

437 Wilmslow Road & 2 Swindbourne Grove



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1.0

Introduction

1.0 Introduction

This Heritage Assessment covers the proposed works to the the corner of Wilmslow Road and Swinbourne Road, Withington. The adjacent site incorporates a Grade II listed building, the former NatWest Bank, the attached Victorian property, and space at the rear. The document assesses the significance of the proposed development area (PDA) and its setting, to provide a heritage context against which to judge impacts of development. This has been done in accordance with the structure established in the Historic England publication Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008).

1.1 Purpose & Scope

This document has been prepared by **Buttress** and slightly edited by Ghassan Kamha and Partners to provide an assessment of significance of PDA and its setting, in line with the National Planning Policy Framework (2018) and Historic England guidance. It will support a Planning / Listed Building Consent application for the construction of a future apartment scheme.

1.2 Methodology

The document surveys the heritage, providing an overview of important information, in order to foster better understanding of the assessment area. It does this through analysing the historical development of the area; its surviving evidence, wider cultural, aesthetic and social heritage; and local context. This is followed by an assessment of significance, based on the information gathered. Significance is assessed in relation to the heritage values outlined by Historic England. The aim of the subsequent Statement of Significance is to understand the site through analysis of secondary documents and physical evidence. A description of the site and its history will help to provide context for this significance assessment and inform the basis for heritage impact judgements.

1.3 Gaps & Limitations

This document contains the most relevant information available at the time, and within the time scale, of research and writing. New information may come to light in the future.

1.4 Authorship & Acknowledgements

This assessment has been prepared by Jenna Johnston MA(Hons) MSc, Senior Heritage Consultant at **Buttress**. It is later edited by Ghassan Kamha and Partners with minor changes to include the site at 2 Swinbourne St as agreed with the clienet TERR LTD.

1.5 Summary of Proposed Works

The brief for the PDA is change of use of existing buildings and development of new build apartments.

1.6 Location & Site Description

The PDA is situated on the corner of Wilmslow Road and Swinbourne Road in Withington, approximately 4 miles south of Manchester City Centre. The area is predominantly Victorian in character, of small to medium scale, with later development and alterations, particularly at shop front level along Wilmslow Road.



1. Location Plan, PDA outlined in red

1.7 Policy Context

1.8 Planning (Listed Buildings & Conservation Areas) Act 1990

This act is the principal statutory protection for built heritage. Chapter II, “Authorisation of Works Affecting Listed Buildings” of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory controls over the planning process for proposed changes to be made. The Act prohibits any works to a listed building, including ‘alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’

Sections 16 and 66 of the Act establish that in determining applications for listed building consent and planning applications the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 establishes the general duty for local authorities and the Secretary of State in exercise of planning functions in conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

1.9 National Planning Policy Framework (NPPF) 2018

Section 16 of The Department for Communities and Local Government’s National Planning Policy Framework (2018) identifies policies for conserving and enhancing the historic environment. This document has been created with the awareness that ‘the

level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’ The justification of the development is informed by Paragraph 192 which states, ‘in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.’

Paragraph 193 of the NPPF states that the more important the asset, the greater weight should be given to the asset’s conservation. Harm or loss to significance is also considered relative to the weight of the asset’s designation and the nature of the proposed works. For example, substantial harm or loss can be allowed as long as that intervention is ‘necessary to achieve substantial public benefit that outweigh the harm.’

1.10 Historic England Guidance

Proposed works to the designated heritage asset have been informed by Historic England’s Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, as they are the government’s statutory heritage advising body. This document has informed the understanding of the heritage asset and assessing its significance, as well as managing change and policies for renewal, repair, new works, alterations and development.

1.11 Equality Act 2010

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. The Act is particularly relevant in the design process due to the responsibility to make reasonable adjustments to facilitate equal access. Compliance with Part M of the building regulations will help to meet the minimum requirements of broad access, but the regulations are not enough alone to comply with the Act. The Equality Act does not override listed building or planning regulation.

1.12 Manchester’s Local Development Framework: Core Strategy Development Plan (2012)

Policy EC 9 South Manchester

South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported. Employment and economic development provision will be within:

1. Existing employment locations, such as
 - a. Business Parks, such as, Towers, Didsbury Point, Christie Fields and Parkway;
 - b. Christies Hospital;
 - c. Along Princess Parkway;
2. District Centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington. These will be suitable for mixed use development providing local needs and services.

Development proposals and planning applications should have regard to:

- Ensuring efficient use of existing employment space;
- Improving public transport, walking and cycling connectivity between residential neighbourhoods and employment locations such as the City Centre, district centres, Trafford Park and Manchester Airport, particularly orbital connectivity.

Policy H 6 South Manchester

South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

1.13 South Manchester Strategic Regeneration Framework

The PDA sits within the South Manchester SRF and is subject to the plans laid out within it. In particular, the following objectives are relevant to the PDA:

DPN Objective 6: Develop policies for the built environment that protect local character and support high-quality design.

DPN Objective 8: Define and improve upon the existing network and quality of centres (district and local) across South Manchester to deliver high-quality services and increase competitiveness.

**1.14 Summary of Proposed Work
at 2 Swinbourn Grove - Withington**

The site consists of the grade II listed bank, the adjacent three stories grade II listed building previously in use as offices, and the vacant site to the rear of both properties.

The proposed works include the change of use for the grade II listed building previously used as office building, adjacent to the grade II listed building bank, into 6 self contained flats. The work includes a minor change to the front elevation by adding a dormer window to match the existing dormer window, in addition to two small windows at the second floor.

2.0

Understanding the Heritage

2.0 Understanding the Heritage

2.1 Description of the Heritage

The National Westminster Bank is Grade II listed and sits within the PDA. The Bank has a symmetrical decorative Jacobean style with 3 windows situated each side of a central basket-arched doorway under an elaborate porch. The interior retains some original features, but has been subject to alterations over the course of its history.

The building behind, previously used as offices, is a three storey Victorian red brick property with bay windows and a pitched porch, with a pitched gable on the right hand side making an asymmetrical frontage. The double bay window and the dormer window both appear to be either original, or alterations that were made early in the building's history, with very little on the exterior changing since. The interior was not inspected.



2



3

2. National Westminster Bank from Wilmslow Road.
3. The bank in 1959.

2.2 History & Development

Mapping shows that the site of the PDA was empty in 1848, but the immediate context had been significantly developed by 1889, including the building of the Bank and associated building. This reflects the area's largely rural existence until the rapid expansion associated with the Industrial Revolution, particularly focussed in Manchester.

On the 1893 OS Map, both the principal bank building and the secondary property are marked as the Bank, implying that both buildings were intended to serve or support banking functions from early in its history. Further mapping indicates small changes in the use of the different blocks of the PDA, but with a consistent banking use. It also appears that the plot behind has been generally empty, perhaps with use as a school yard in the late 19th century.



- 4. 1959
- 5. 1959
- 6. 1967

2.3 Local Character & Distinctiveness

2.3.1 Conservation Area

Manchester City Council describes the Withington Conservation Area as follows:

The village centre of Withington is characterised by buildings with shops on the ground floor and one or two storeys of storage or offices above. Some are single storey and the average height is around two or three storeys.

The Withington Ale House, on the corner of Wilmslow Road and Burton Road, is the most striking building, on account of its clock tower, and it thus forms a focus at the southern end of the village. It is a mixed Gothic-style building, built in 1881 of brick with stone dressings. The forecourt is separated from the highway by railings supported on stone piers. The original railings have been replaced by plain steel horizontal poles, but the piers remain.

The Church of St Paul stands back from Wilmslow Road and has a tall, square tower with large pinnacles forming small spires. It is built of red brick, in simplified Norman style, and dates from 1841.

Nearby is the Withington Forge, built of brick in 1881, a symmetrical building with a large central coach-and-horse entrance, and accommodation on either side. The floor above would have been the blacksmith's residence.

The earliest surviving building in the conservation area is the Red Lion Inn on Wilmslow Road, lying to the south of the junction with Palatine Road and on the corner of Marriott Street. It dates from the 17th

century, but with many later additions, and of particular interest are the horizontal sliding-sash windows.

At the northern end of the village, the National Westminster Bank is a stone building with much decoration, including a finely carved frieze and balustrade parapet wall at roof level. It was originally built as the Manchester and County Bank Ltd in the 19th century, as inscribed in the stone carving over the entrance. Adjoining the bank is the Methodist Church, a stone building in Gothic style.

At the northern extremity of the conservation area is the Withington Public Library, opened in 1927 and admirably constructed of stone to suit its corner site.

St Cuthbert's Church on Palatine Road was built in 1881 of red brick and terra cotta, with much moulded decoration around the rose windows on the gables.

The Conservation area also includes residential property, such as the Victorian terrace on Tatton View, situated off Tatton Grove at the south end of the designated area. There are also some large Victorian houses on Parsonage Road and Palatine Road, some of which have been converted to offices.



- 7. Map showing designated heritage assets in the immediate context of the PDA, including the Conservation Area.
- 8. Map showing non-designated heritage assets in the immediate context of the PDA

2.3.2 Mills & Murgatroyd

Mills & Murgatroyd were prominent local architects that have left a significant footprint on the city's streetscape. There are 20 items on the National Heritage List for England that directly reference Mills & Murgatroyd across the North West, including many works in Halifax. Some of their key buildings are included below.

Mills & Murgatroyd were responsible for the Royal Exchange building modifications in 1869, before subsequent remodelling by Bradshaw, Gass & Hope, and later repairs and alterations as a result of bomb damage in World War II, and the 1996 IRA bomb.

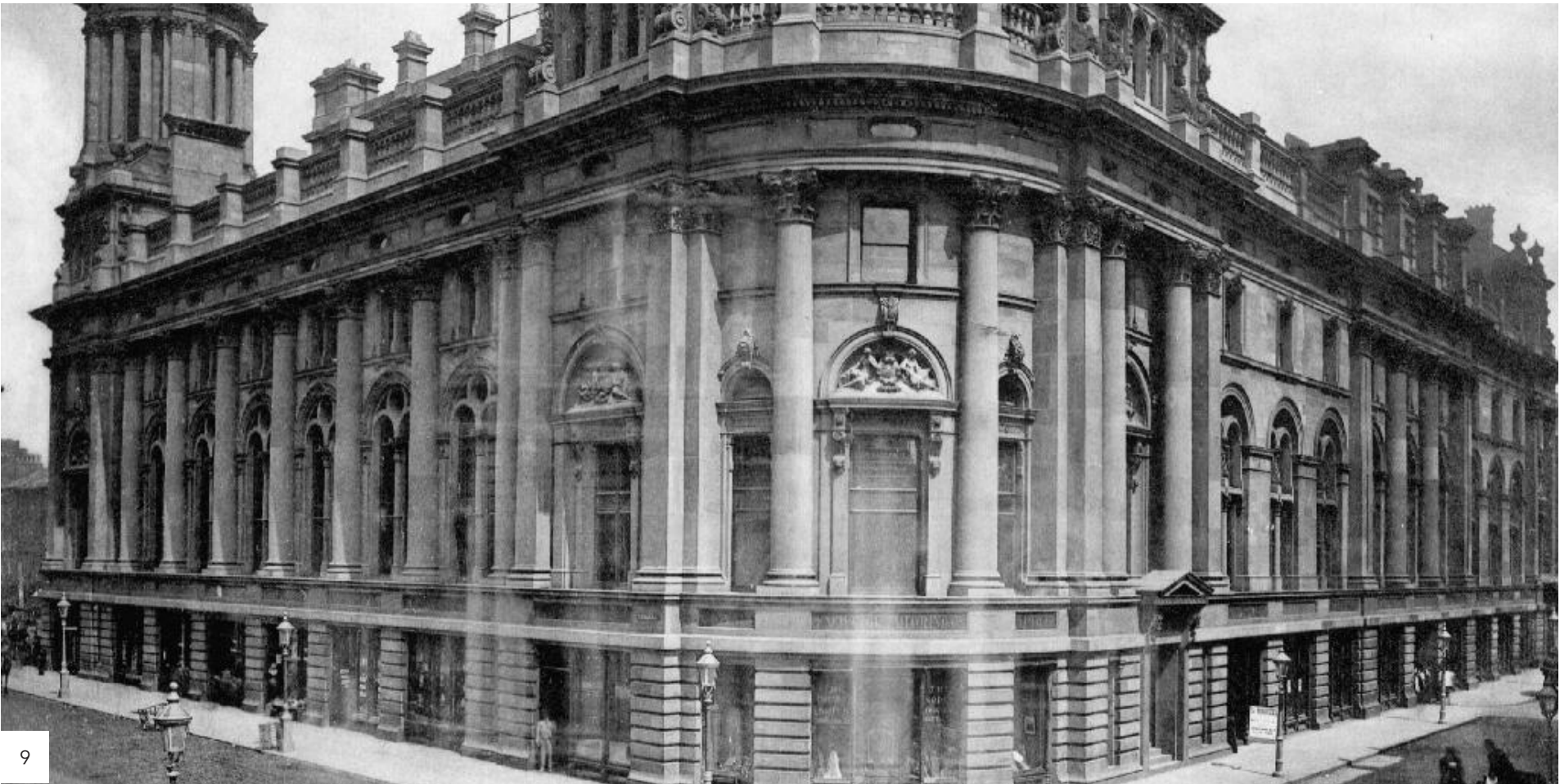
Situated in the heart of Manchester, The Grand Hotel was constructed in 1868 as a warehouse for Messrs A Collie and Co until it was converted for hotel use in the late 1880s. Ian Simpson Architects re-purposed the building for residential purposes in the late 1990s.

In 1866, Mills & Murgatroyd designed the railway station that replaced the Store Street station. The building was visible at street level until the 1967 extensions and forms part of what is now Piccadilly Railway Station with an annual rail passenger use number of 27.807 million.

2.4 Local Context & Current Use

The bank closed on 12th August, 2015 and has since been vacant.

- 9. Manchester Libraries. The Royal Exchange as built by Mills & Murgatroyd, before bomb damage and alteration. 1885.
- 10. Manchester Libraries. Grand Hotel, Chatham Street side, from Aytoun Street, Manchester 1973
- 11. Manchester Libraries. Railway Stations, London Road Station, Manchester. 1905



3.0

Assessment of Significance

3.0 Assessment of Significance

3.1 Introduction

The following assessment of significance looks at identifying the relative significance of PDA and its immediate setting. These levels of significance are outlined below.

It is acknowledged, however, that the significance of a place is understood in more intangible terms, and with a broad holistic understanding. The following Statement of Significance captures some of these more intangible elements to provide a more holistic view of the site.

The following diagram is informed by the National Heritage List for England, the description of the Conservation Area provided by Manchester City Council’s website, and a site visit to understand the context of the PDA. It focuses on the area immediately surrounding the PDA in order to be succinct, and therefore does not diagrammatically represent all non-designated assets within the Conservation Area.

Exceptional
Exceptional historic and architectural interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.
High
High historic interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.
Medium
Less special historic interest, altered, with a less important contribution to the wider significance and understanding of the heritage.
Low
Lost or little special historical interest, significantly altered or largely obscured.
Neutral
Historically unimportant but having negligible impact on the heritage.
Intrusive
Historically unimportant with a harmful impact on the heritage.

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12. Significance Map of area surrounding PDA

3.2 Statement of Significance

The significance considerations for the PDA are informed by the conservation values outlined by Historic England in Conservation Principles, Policies and Guidance for Sustainable Management of the Historic Environment (2008)

The following assessment of significance looks at identifying the relative significance of 437 Wilmslow Road and the PDA. These levels of significance are outlined below.

- **Exceptional:** Heritage values having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.
- **High:** Heritage values having national importance, usually found where assets are designated at grade II*.
- **Medium:** Heritage values having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.
- **Low:** Heritage values that make a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.
- **Neutral:** Historically unimportant.

3.2.1 Evidential Value

Derives from the potential of a place to yield evidence about past human activity.

Mapping appears to suggest that the PDA has been in consistent use as a Bank since its late 19th century construction. It does not appear to have any additional structures in its curtilage which may have been lost. There are also no archaeological reports existing for the area or its surrounding context.

The potential for the PDA to yield evidence about past human activity is **neutral**.

3.2.2 Historical Value

Derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

The principal historical values of the PDA relates to the association with prominent local architects, Mills & Murgatroyd, and with the history and development of the Manchester and County Bank Ltd.

The historical value of the buildings contained within the PDA is **medium**.

3.2.3 Aesthetic Value

Derives from the ways in which people draw sensory and intellectual stimulation from a place.

The aesthetic value of the PDA lies in the contrast of the decorative Jacobean style of the Bank to other properties of a similar age in its context, and the high-quality Victorian design of the Offices at its rear.

The aesthetic value of the buildings contained within the PDA is **medium**.

3.2.4 Communal Value

Derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The listed building contained within the PDA appears to have had a single use for the entirety of its lifespan. Therefore, it has been in consistent use, within a local community, with a public use for over 150 years, until its recent closure. Due to its decorative style in contrast to more restrained buildings nearby, it is a visual focal point in the context of Withington.

The communal value of the buildings contained within the PDA is **medium**.



4.0

Assessment of Heritage Impacts

4.0 Impact on Heritage Significance

4.1 Designated Assets

4.1.1 National Westminster Bank

The National Westminster Bank has been central to developing the concept for the proposed design since the initial brief. The initial concept was developed to be complementary and contextual, with a variety of testing exercises to establish the scale and mass of the building in relation to the designated asset and the curtilage building. The first iterations of the scheme were for a much taller building, but this has been significantly scaled back in order to respect the designation of the historic assets adjacent to the site. The proposed new building also sits substantially below the ridge line of the neighbouring non-designated Methodist Church.

The proposed new development and change of use application has no direct impact on the historic fabric at this time. The development has been set back from the building line in order to avoid blocking the already partially obscured views towards the building from Swinbourne Grove. The elevational treatment and fenestration pattern in the new building is intended to be a modern continuance of the existing building, with the inclusion of a contemporary bay window to echo the bay in the Office building. Cut outs and recesses have also been created in the new building at key points in order to diminish the mass as it touches the existing building.

The materials have been chosen to be complementary to the existing buildings nearby, both historic and modern. Brick is the primary material, in a colour and tone to compliment the stonework of the Bank.

The initial concept, design development and optioneering exercise for this site has resulted in a robust solution for a difficult and physically constrained site that responds appropriately to both the designated and non-designated assets within the vicinity.

Any changes to the interior of the building as a result of change of use will require a separate application.

4.1.2 Conservation Area

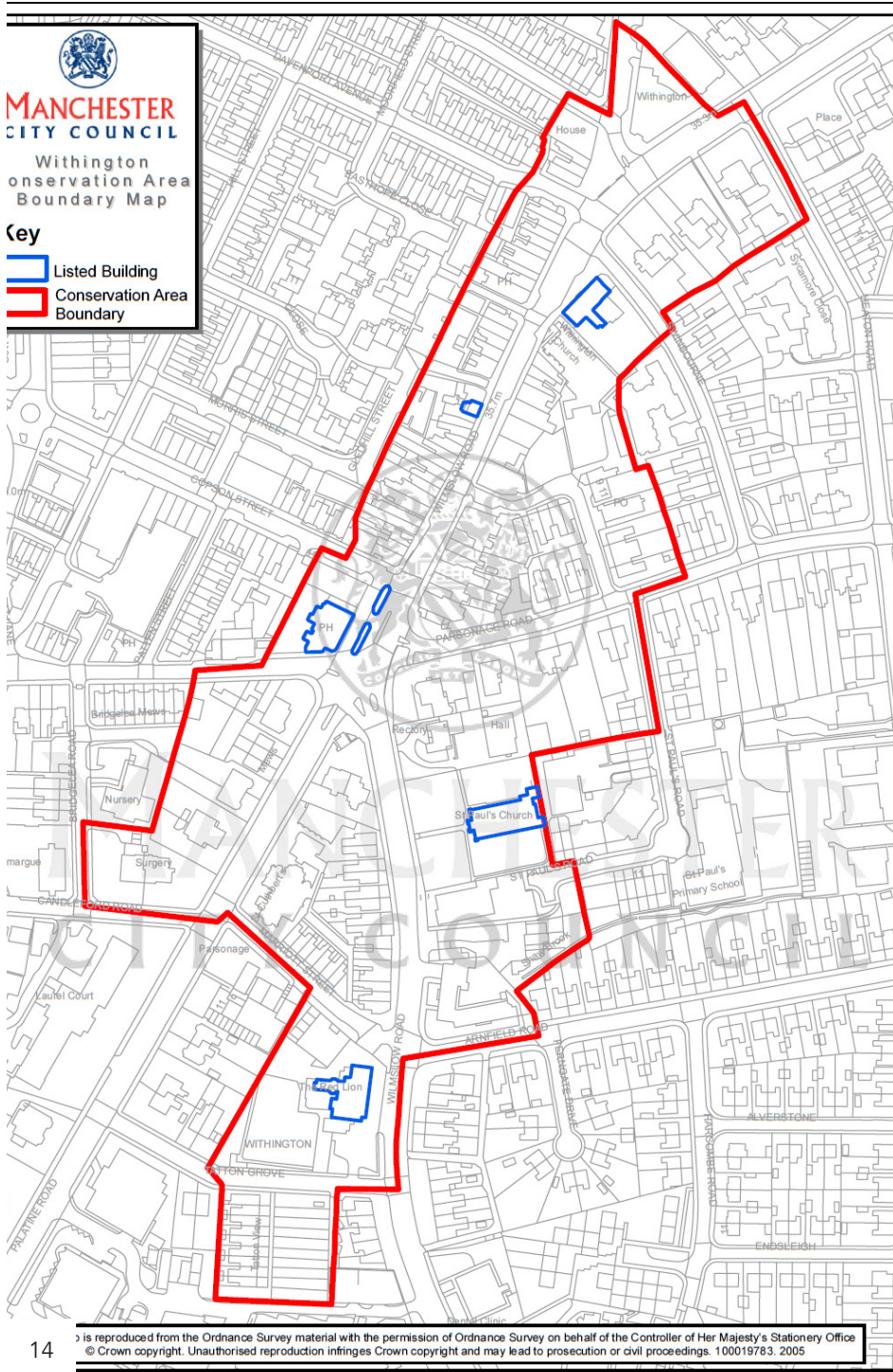
The proposed new build development is situated within the Conservation Area. However, the site is currently underused and away from the main retail thoroughfare of Wilmslow Road. It is currently used as a surface carpark.

The principal potential impacts of the new development on the conservation area relate to key views, which are explored in more detail in Section 5.0. However, it is noted that the scale, mass, relationship to neighbouring buildings, material, colour, and building line have been designed in order to minimise impact not only on the designated and curtilage building, but on site lines.

Additionally, the PDA is set away from the principal thoroughfare that forms the spine of the Conservation Area, which is principally focussed on the retail area and the library. Within the designated conservation area, views towards the PDA are severely limited, through lines of site and existing buildings. It will have little to visibility from key aspects of the conservation area, and will not cause harm to the heritage value and significance of the area, which is highlighted in the brief summary of the area by the Council as being linear shopping high street development and one of the main radial routes. The radial route is situated to the south west of the PDA and has no direct relationship to the site.

4.2 Conclusions

In conclusion, the proposed new development has been designed with the neighbouring buildings, designated and non-designated in mind. It takes cues where appropriate, but sits as a clearly modern building in a context that is mixed historic and new build property. The scale, mass and material of the proposed development fits well in the streetscape and has a less than substantial impact on the historic building and the wider conservation area.



14. Conservation Area Map (Manchester City Council)
15. Map showing non-designated heritage assets.

4.3 Non-Designated Assets

4.3.1 Withington Methodist

Withington Methodist is the closest non-designated asset to the PDA. The new development has been designed so that it sits below the roof-line of the church, and the courtyard element between the site and the church has been retained for access to the window on the church’s elevation. The church’s principal significance is its striking elevation to Wilmslow Road; though the whole building has been much altered - indicated in its lack of formal designation. Though the new development will be visible from the street outside the church, it is not considered to have a harmful impact on the church.

4.3.2 Withington Library

Withington Library is a focal building at this nodal point of the Wlthington Conservation Area. When looking from the library towards the PDA, the new development will be visible, but is of a comparable scale with buildings around it, and not detracting from the significance of the asset. The proposed development will not have a harmful impact on the library.

4.3.3 461 Wilmslow Road

The PDA is not visible from 461 Wilmslow Road and will have no harmful impact.

4.3.4 422 Wilmslow Road

422 Wilmslow Road is a prominent corner property opposite the listed bank. The proposed development will be visible from this property, although obscured by a large tree. The new development will have no harmful impact on the non-designated asset.

- 12. xxxxx
- 13. xxxxx
- 14. xxxxxx

4.3.5 The Victoria Hotel

The Victoria Hotel directly faces the bank. The proposed development will be visible to the rear, but having no harmful impact on the asset.

4.3.6 The Coach House

The Coach House sits to the south east of the PDA. It has been converted to a house of multiple occupancy. Its view of the PDA will be restricted, principally by the Methodist church, and the new development will have no harmful impact.

4.3.7 7 Egerton Crescent

7 Egerton Crescent is a restrained town house with some alterations. It looks towards the PDA, but the development will have no harmful impact.



5.0

Justification Statement

5.0 Justification Statement

5.1 Setting

The PDA is within the Withington Conservation Area, which is principally Victorian in character, with retail use along Wilmslow Road, and residential use along Swinbourne Avenue. The scale of properties in the area varies between 1-4 stories, with Victorian town houses along the peripheral streets averaging 4 storeys.

The PDA has been used as office building since its erection in the 1930s.

Developing the property will have minimum impact on the physical appearance of the building with all windows proposed designed to match existing windows. It will also maintain the continuity of residential use on Swinbourne Grove.

5.6

HERITAGE ASSESSMENT

The building is vacant and needs to be occupied and maintained to preserve it and prevent it from any further deterioration

There is not a great amount of attractive features in this building; the only ones are minor items like the coving in some rooms and around the main staircase which are showing in our photographic attached evidences.

The area does not warrant the building as its former use bank / office and therefore remains vacant, alternative use is needed, the owners are prepared to invest to maintain the building and area and consider residential flats is the suitable / only alternative use which answers that would meet the demands in the area, the needs of the public, and the preservation of the building in good condition.

Internal alterations for residential use as showing on our submitted drawings, so the building could be maintained and become usefully occupied again. Providing income for the owners, local area & city council.

To provide suitable sound insulation and fire protection, false ceilings are to installed (maintaining the structure) to comply with the Building Regulation requirements, and Safety standards.

The coving around the staircase ceiling level will be preserved and remains exposed, only one 12mm layer of plasterboard with plaster skim will be fixed below the existing ceiling for fire precaution, photographic evidence attached. the finished effect will be a plaster ceiling the same as the original

The majorities of the ventilation will be extracted through the existing chimney flue stacks with only 3 small vents provided through the wall at the rear as indicated in our drawings number 14.

5.2 Close & Far Views

The PDA has minimum impact on the close and far views from Wilmslowroad as the building is set back from the Bank elevation on Swingbourne Grove. The elevation is also covered with three mature trees that will be retained at the front of the property.

5.3 Materials & Quality

All materials that are used in the introduction of the new opening windows are to match existing.

5.4 Scale & Massing

As we are ot proposing the erection of any new sections or buildings, these will be no impact in terms of the scale and massing on the surrounding area.

5.5 Public Realm

The PDA is not accessible public realm, and therefore is not encroaching upon public space.

5.7 Conclusion

In conclusion, the proposed new development is appropriate for its context within the Conservation Area, and the designated and non-designated heritage assets in its proximity. The scale and mass are not going to be affected, materials are going to match existing, with the intention of minimising imposing views from close and far, whilst enhancing the street scape.

History of details and applications. Accommodation of 2 Swinbourne Grove. Attached to the Manchester & County Bank,
Palatine Road, Withington

The application is for the former Manager house of the Manchester & County Bank Swinbourne Grove Withington. The bank moved to the propose build accommodation in 1890 which was designed by the architects Mills and Murgatroyd, the bank fronting on to Wilmslow Road at the junction of Swinbourne Road with the attached managers house fronting on the Swinbourne Grove, the bank manager was required to live in the house. The house became offices after the Second World War. The Manchester & County Back was taken over several times and became the National Provincial in 1963 but contained to trade as the District bank until it became the National Westminster in 1969/70. The building is currently unoccupied, and the owners consider it should be allowed to be made in to residential accommodation.

06/07/1882 land adjacent to rear of bank /side of manager's accommodation	Approved 4 houses attached in one block. note existing bank living accommodation shown on site plan
07/11/1882 land adjacent to rear of bank /side of manager's accommodation	Approved 2 houses semi detached.
22/11/1882 land adjacent to rear of bank /side of manager's accommodation	Alternative plans for houses, note existing bank living accommodation shown on site plan
06/02/1883 land adjacent to rear of bank /side of manager's accommodation	Arrangement of the drainage for the four houses. Ref 437
06/12/1890 the bank building & 2 houses.	Rearrangement of the drainage for the two houses. ref 1010
27/02/1890 the bank building cellar areas	drainage detail note existing bank living accommodation shown in outline
06/071902 land adjacent to rear of bank /side of manager's accommodation	2 pairs of semi houses
20/11/1912 the bank building cellar areas	drainage detail note existing bank living accommodation shown in outline
08/11/1912 adjacent to right side of bank.	Extension to bank & strong room, separate house note on plan. ref 3349 and the notice to carry out the work dated 8/11/1912.
23/06/1919? land adjacent to rear of bank /side of manager's accommodation	4 houses attached in one block, details & drainage

See drawings ref 1010 + detail of external wc on side elevation & 3349 + notice of extension work

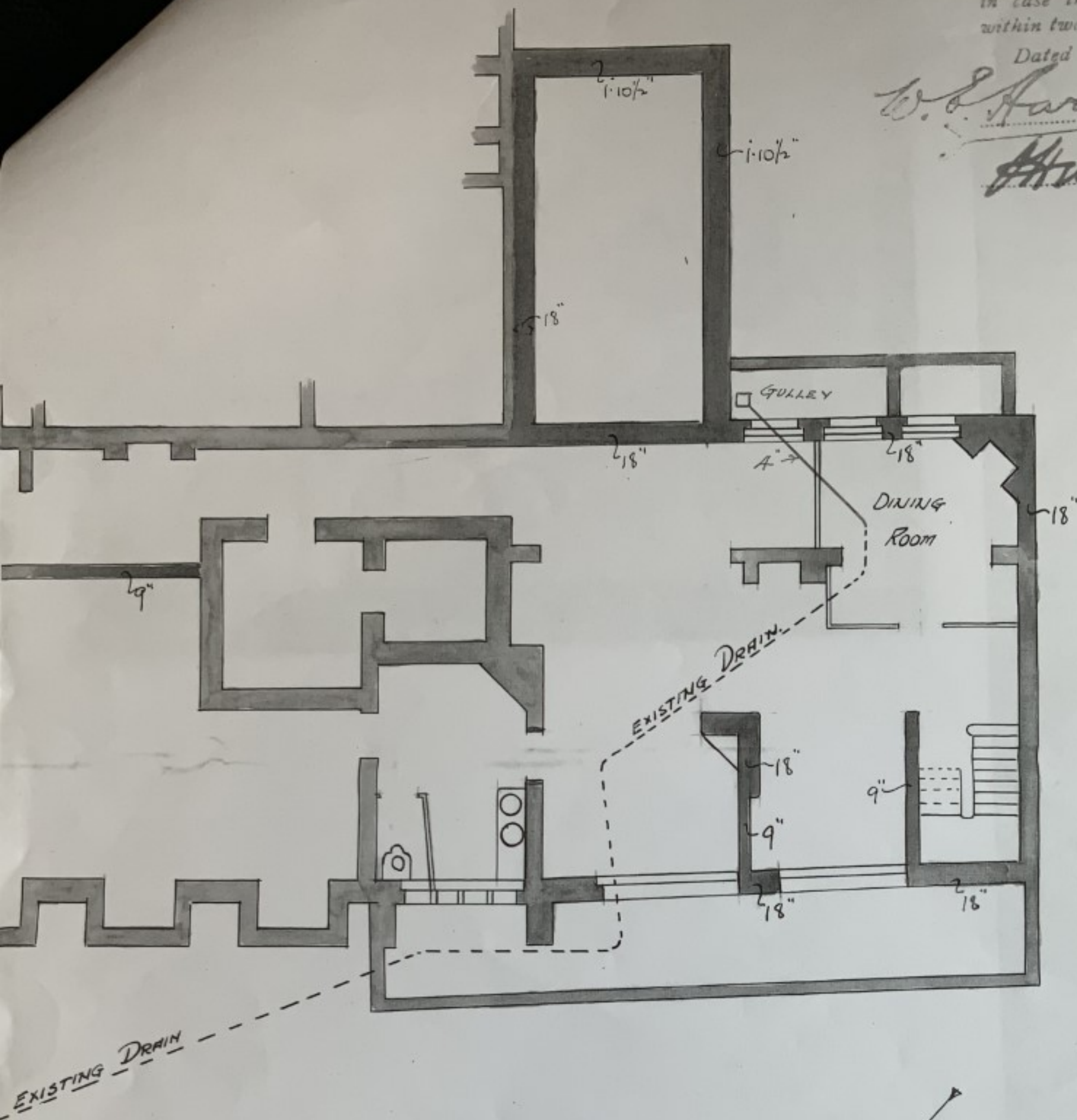
This approval to remain in force in case the buildings are commenced within two years from this date.

Dated NOV 20 1912

W. S. Harwood Chairman
H. Mansell Surveyor

(4)

20/Nov/1912

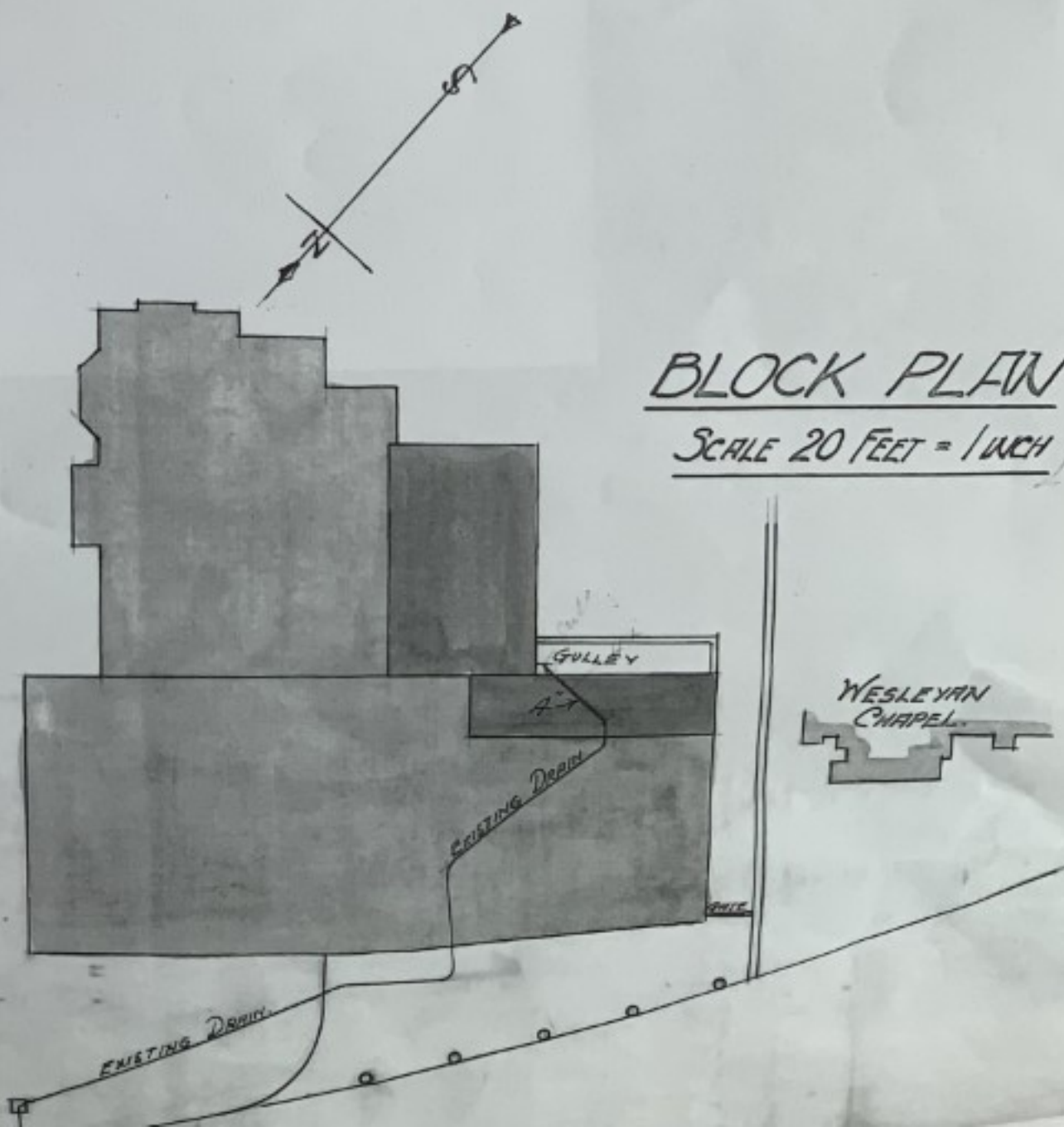


BASEMENT PLAN.

BLOCK PLAN

SCALE 20 FEET = 1 INCH

SWINBURNE GROVE



MANCHESTER & COUNTY BANK WITHINGTON

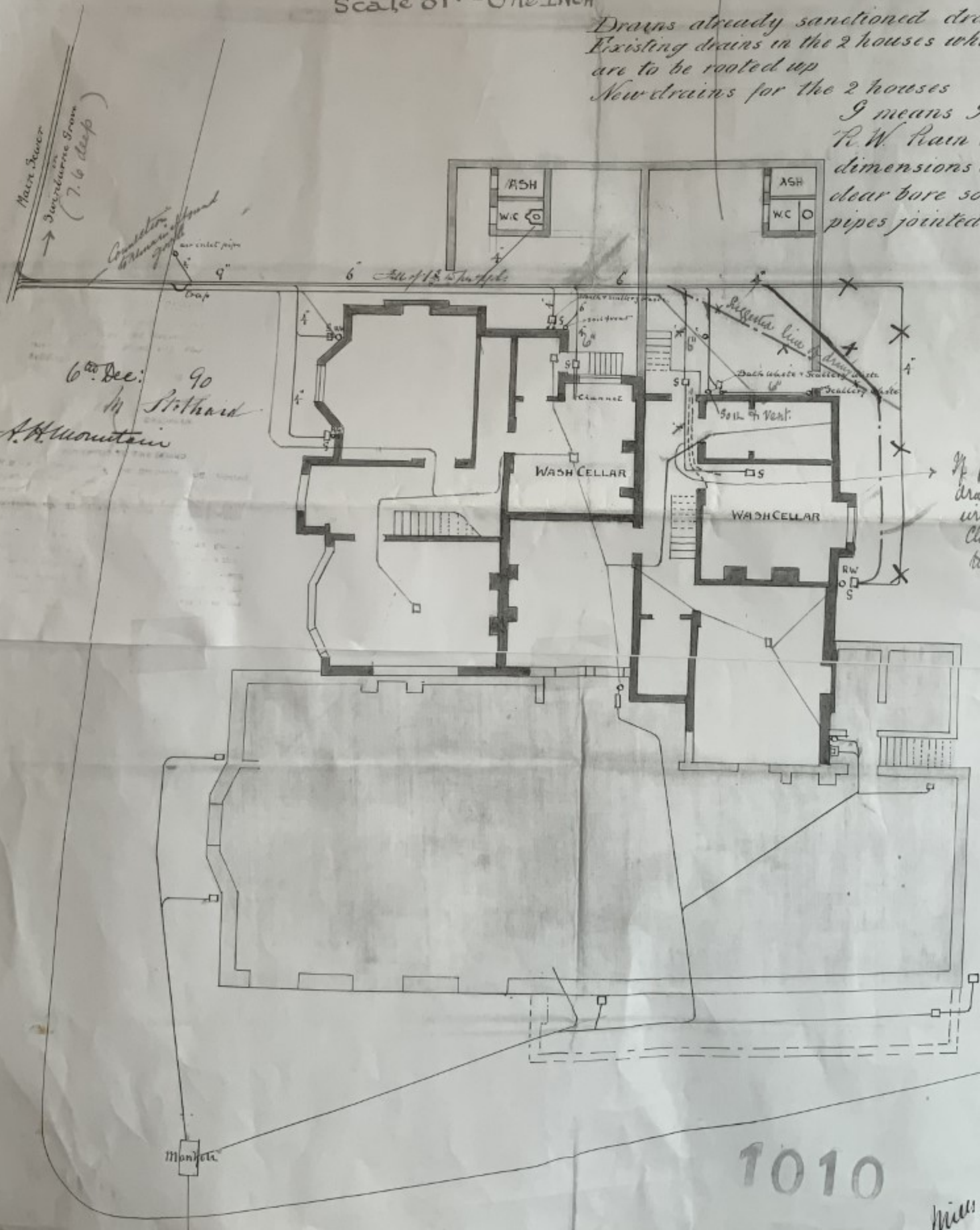
1010

1070

Rearrangement of drainage to the two houses behind the Bank.
Scale 8 FT = ONE INCH

Drains already sanctioned drawn black.
Existing drains in the 2 houses which
are to be rooted up blue
New drains for the 2 houses red.

G means Gully
R.W. Rain water pipe
dimensions on pipes mean
clear bore socketted glazed
pipes jointed in cement.



If possible this branch
drain to be dispensed
with and an open
channel provided instead
to pull outside.
A.H.M.

6th Dec: 90
By Stithard
A.H. Mountain

1010

Mills & Cunningham
Architects
Manchester Dec/90

Plan Ref. No. 3349

To the CITY OF MANCHESTER—WITHINGTON COMMITTEE.

I hereby give you Notice that it is my intention to erect certain Buildings in your District, and that the following particulars relate thereto, namely a—

No.	SUBJECT	PARTICULARS
1	Christian and Surname in full, Address and occupation of person for whom Buildings to be erected.	1 The Manchester & County Bank Ltd
2	Name and Address of Architect	2 Mills & Mungatonyd 23 Strutt Street
3	Name and Address of Builder	3
4	Situation of Buildings	4 Kilmelaw R. Withington
5	Description of Buildings and of the Materials to be used in construction of same.	5 Extension of existing bank brick and stone concrete floors and lead roof
6	Level or intended Level of Cellar or Ground Floor, with reference to surface or Street.	6 6 inches
7	Intended use of Buildings	7 Bank
8	Width of Street or Open Space opposite Buildings.	8 Above 50 feet
9	Size and Description of Drains	9 One 4" water main drain
10	Inclination of Drains	10 embedded in concrete 1 inch to the yard
11	Description of Outlet of Drains	11 into existing drain
12	Means of Water Supply	12 Manchester Corporation
13	Description of Closet and Ashpit Accommodation.	13 ~~None~~ none, ~~new~~ add ones to serve

EXTENSION

AND I herewith deliver at the Offices of your Surveyor complete Plans and Sections, duly signed, of every floor of such Intended Buildings, drawn to a scale of not less than one inch to every eight feet, showing the position, form, and dimensions of the several parts of such Buildings, and of every Water closet, Earth closet, Privy, Ashpit, and all other appurtenances; and also a Block Plan, drawn to a scale of not less than one inch to every 41.66 feet, showing the position of the Buildings and Appurtenances of the Properties immediately adjoining, the width and level of the Street in front and at the sides, and of the Street or Passage at the rear of such Buildings, if any, the level of the lowest floors of such Buildings, and of any Yards or Grounds belonging thereto. Such Plan also shows the intended lines of Drainage of such Buildings, and the intended size, depth, and inclination of each Drain.

Dated this 8th day of November 1912

1912

Signature in full

Address

Occupation

Mills & Mungatonyd Architects
23 Strutt Street Manchester



N.B.—The attention of persons intending to build is particularly directed to the BYE-LAWS with respect to NEW STREETS and BUILDINGS, &c., and to the penalties for non-compliance with such Bye-laws, which penalties will be strictly enforced.

NOTE.—This Notice, together with the Plans and Sections, to be left at the Office of the Surveyor to the Withington Committee, Town Hall, West Didsbury.

MANCHESTER & COUNTY BANK WITHINGTON

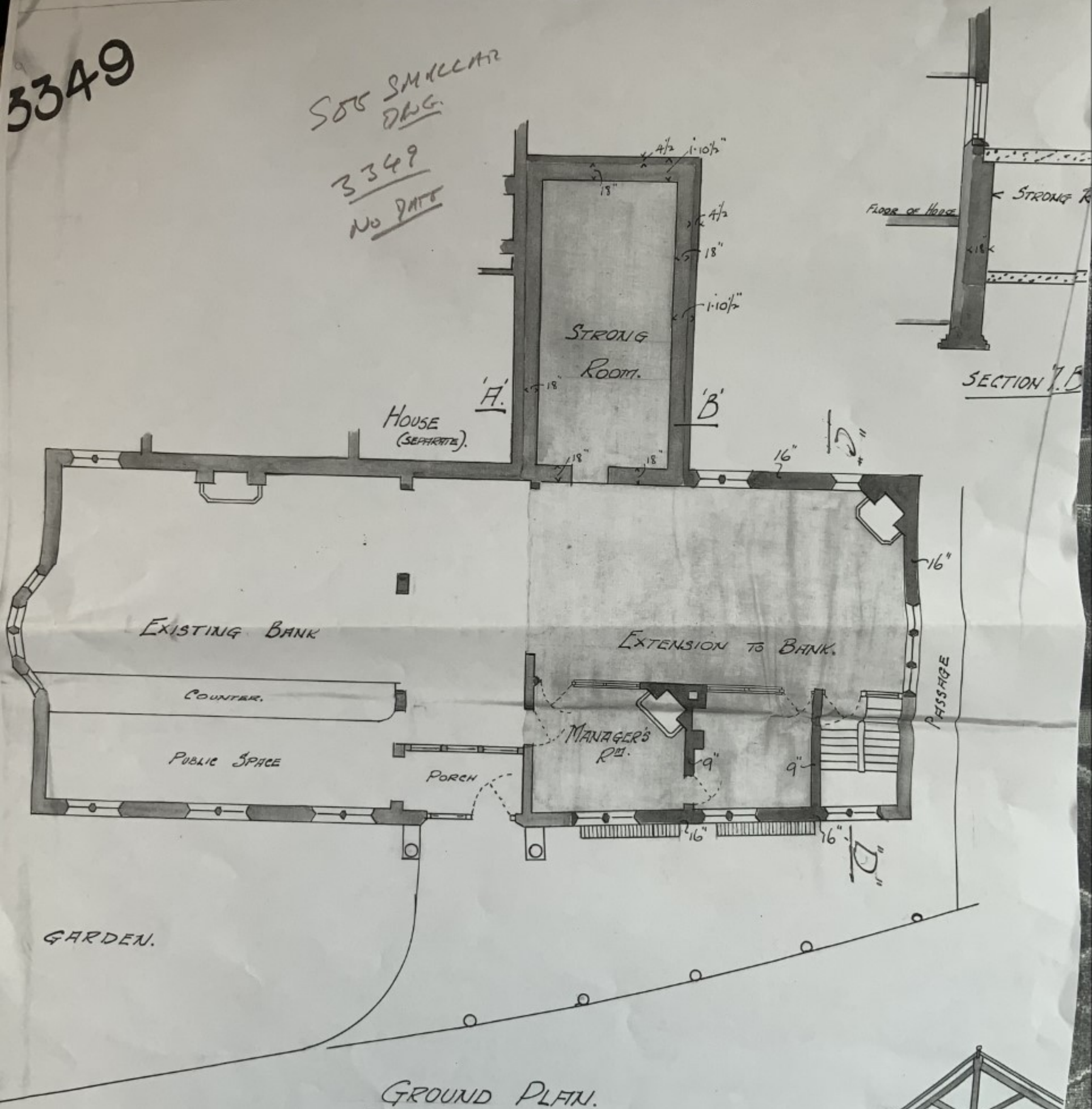
SCALE 8 FEET TO AN INCH.

3349

SOS SMALLER
DWG.

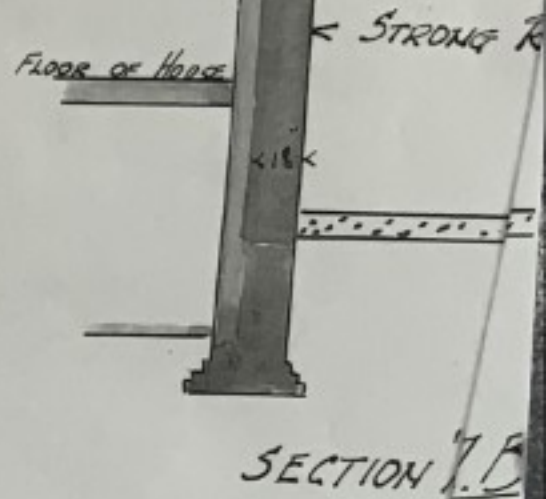
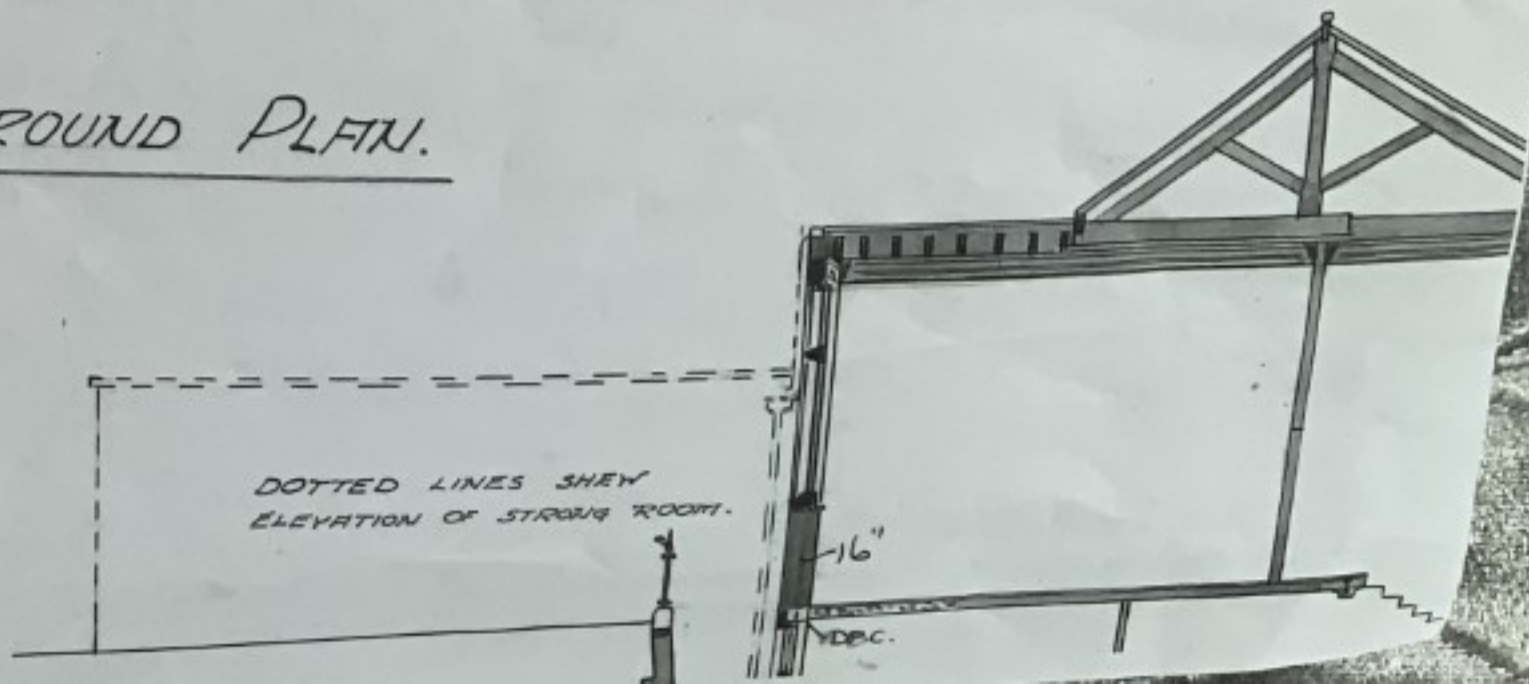
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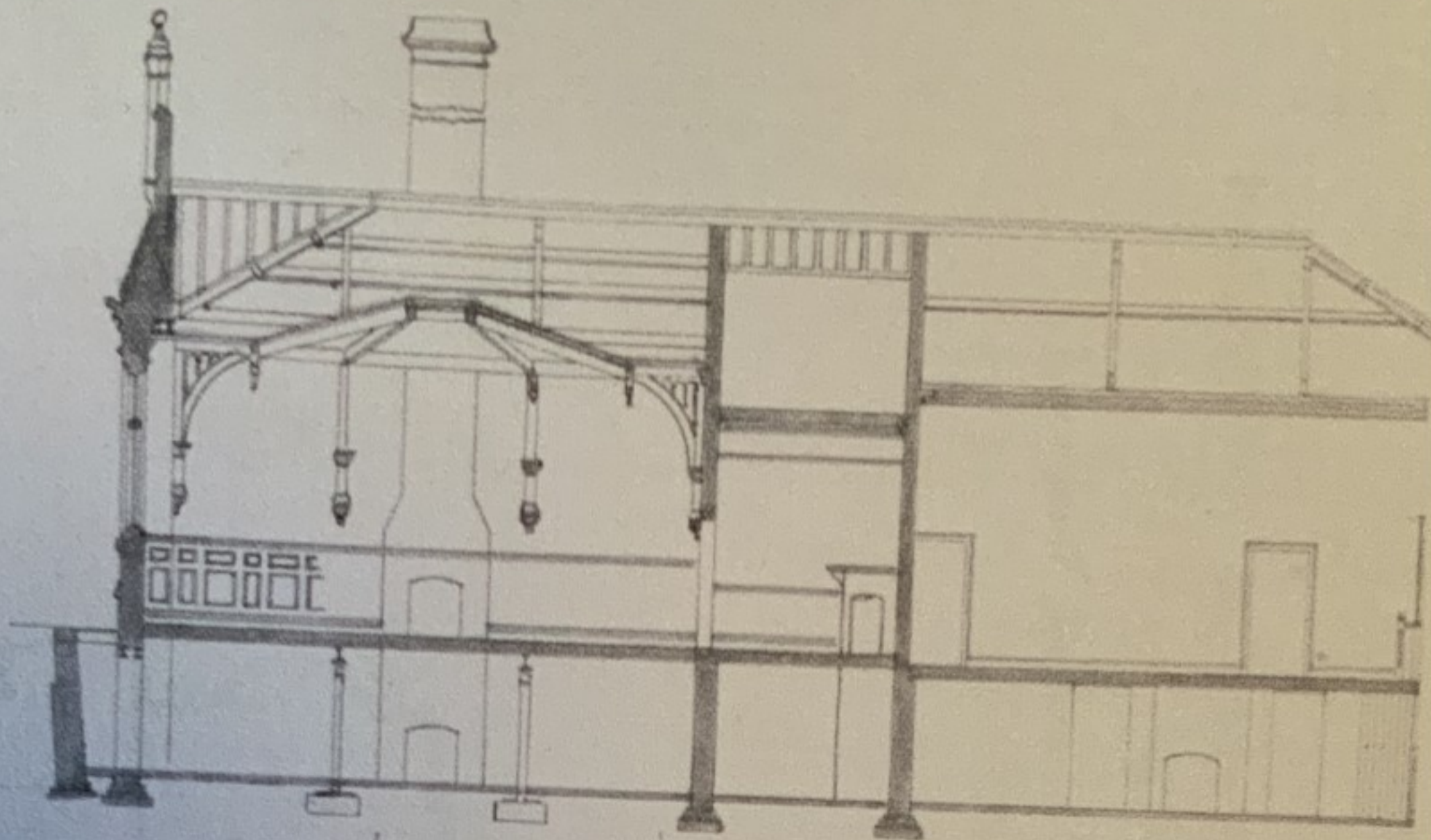
NO DATE



GROUND PLAN.

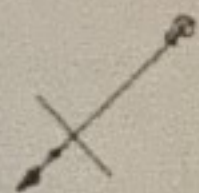
DOTTED LINES SHew
ELEVATION OF STRONG ROOM.



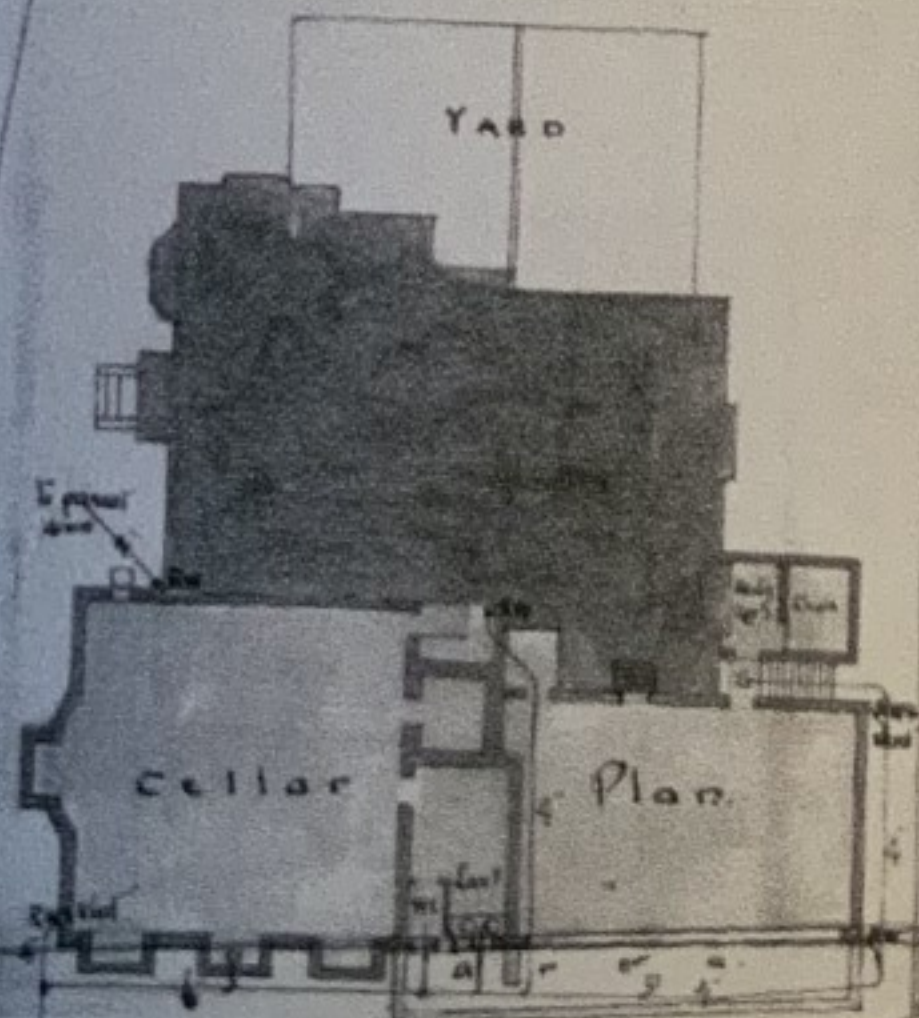


SECTION

Scale 1/4" = 1' 0"



Swinsburne Grove



YARD

Cellar

Plan

WESLEYAN CHAPEL

1010 Miss!

Fair
M
H. H. H.

6.0

Bibliography & Appendices

6.0 Bibliography & Sources

‘Townships: Withington’, in A History of the County of Lancaster: Volume 4, ed. William Farrer and J Brownbill (London, 1911), pp. 288-293. British History Online <http://www.british-history.ac.uk/vch/lancs/vol4/pp288-293> [accessed 10 August 2018].

6.1 Maps

- Lancashire CXI (includes: Manchester.)
Surveyed: 1845
Published: 1848

Lancashire CXI.NE (includes: Manchester;
Stockport.) Surveyed: 1889 to 1892
Published: 1894

Lancashire CXI.NE (includes: Manchester;
Stockport.) Revised: 1904 to 1905
Published: 1908

Lancashire CXI (includes: Manchester.) Revised:
1915 to 1916
Published: 1923

Lancashire CXI.NE (includes: Manchester;
Stockport.) Revised: 1933 to 1934
Published: 1940

Lancashire CXI.NE (includes: Manchester;
Stockport.) Revised: 1938
Published: 1947

6.2 Photographs

- Dawson, A. Withington, Wilmslow Road left
side, Nat West Bank and Methodist Church
(1972)

Harris, J.F. Withington, Wilmslow Road, east
side 156, Swinbourne Grove side of Bank,
Wilmslow Road at right (1959)

Harris, J.F. Withington, Wilmslow Road, east
side 157 (1959)

Harris, J.F. Withington, Wilmslow Road, east
side 158, Withington Methodist Church on
right (1959)

Kay, W. Withington, Wilmslow Road, District
Bank, Withington Village (1967)

Manchester Libraries. Railway Stations, London
Road Station, Manchester. 1905

Manchester Libraries. Grand Hotel, Chatham
Street side, from Aytoun Street, Manchester
(1973)

Manchester Libraries. The Royal Exchange
as built by Mills & Murgatroyd, before bomb
damage and alteration. 1885.

7.0 Appendices

7.1 Listing Descriptions

- 7.1.1National Westminster Bank,
Wilmslow Road

District: Manchester
District Type: Metropolitan Authority
Parish:
National Park: Not applicable to this List entry.
Grade: II
Date first listed: 03-Oct-1974
Date of most recent amendment: Not
applicable to this List entry.
Legacy System Information
The contents of this record have been
generated from a legacy data system.
Legacy System: LBS
UID: 458611
Asset Groupings
This list entry does not comprise part of an
Asset Grouping. Asset Groupings are not part
of the official record but are added later for
information.
List entry Description
Summary of Building
Details
MANCHESTER

SJ89SW WILMSLOW ROAD, Withington
698-1/8/848 (East side) 03/10/74 National
Westminster Bank

II

Bank. Later C19. Sandstone ashlar. Rectangular
single-storey 6-window banking hall in
Jacobean style, symmetrical, with a moulded
plinth, moulded sill-band, drip-band stepped
over the windows, ball-flower and dart
frieze, and pierced parapet with ornamented
upstands and corbelled tourelles at the
corners. The central entrance has a basket-
arched doorway under an elaborate porch
in the form of a corbelled-out shaped-gable

canopy carried on 2 slender marble columns with foliated caps, enrichment to the gable including corner tourelles and an elaborate cartouche inscribed “Manchester and County Bank Ltd”. Each side of the entrance are 3 large cross-windows with slender shafts, 2 large arched lights below the transom and 4 small arched lights above. Hipped roof with tall coupled cylindrical chimneys on the ridge. Interior not inspected.

Listing NGR: SJ8499393136

7.1.2 Pampers

District: Manchester
District Type: Metropolitan Authority
Parish: Non Civil Parish
National Park: Not applicable to this List entry.
Grade: II
Date first listed: 06-Jun-1994
Date of most recent amendment: Not
applicable to this List entry.
Legacy System Information
The contents of this record have been
generated from a legacy data system.
Legacy System: LBS
UID: 458607
Asset Groupings
This list entry does not comprise part of an
Asset Grouping. Asset Groupings are not part
of the official record but are added later for
information.
Summary of Building
Details

MANCHESTER

SJ89SW WILMSLOW ROAD, Withington 698-1/8/846 (West side) No.456 Pampers

GV II

Small house or shop, now shop. Early C19, altered. Brick painted white with dressings painted black, graduated slate roof. Double-depth double-fronted plan. Two low storeys

with 2 windows at 1st floor; central doorway with shop window of 8 large panes to the right all under C20 canopy; sashed window to left (8 panes in upper leaf but lower leaf now lacking glazing bars); large C20 signboard in centre of 1st floor flanked by square 12-pane sashed windows (4 panes in the upper leaf and 8 in the lower), all these sashed windows with deep splayed heads of gauged brick. Now no chimneys.

Listing NGR: SJ8493893086

Buttress

Architects | Masterplanners | Heritage Consultants