

HERITAGE and PLANNING STATEMENT

BROWNS, 1 YORK STREET, MANCHESTER, M2 2AW

Client: Mitchells & Butlers Retail Ltd

Our Ref: ND/mac/9399

Brentwood	Canterbury	Leeds
Number One, The Drive, Great Warley, Brentwood, Essex CM13 3DJ	1st Floor, 44 St Peters Street, Canterbury, Kent, CT1 2BG	2 Infirmary Street, Leeds, LS1 2JP
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1. INTRODUCTION

This Statement has been prepared to help inform proposals to refurbish Browns Bar and Restaurant, which occupies part of the ground and basement floors of the former National Westminster Bank building on the corner of York Street and Spring Gardens.

The building (Photo 1) is Grade II* listed and is, therefore, an important heritage asset. Paragraph 194 of the National Planning Policy Framework 2021 (NPPF) confirms that, “... *when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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*”.

This Statement identifies the heritage significance of the building. It describes the proposals and identifies potential impacts upon significance. Photographs of the building are provided as Appendix 1.

2. BROWNS BAR & RESTAURANT

The building, which was constructed in 1907 as the headquarters of Parr’s Bank, and which was subsequently taken over by the National Westminster Bank, is owned by Mitchells & Butlers Retail Limited (MAB).

The Company, which is the pub and restaurant arm of the former Bass Group, operates Browns from the former ground floor banking hall and waiting rooms, together with parts of the basement areas.

The upper floors are offices (now vacant) and the Company is in pre-application discussions about proposals to convert this part of the building into a boutique hotel.

3. HERITAGE SIGNIFICANCE

Built in 1902, the building is Grade-II* listed. The list entry is detailed and reads as follows:-

“Manchester SJ8498SW York Street 698-1/28/445 (North Side) 04/01/72 Nos.1 and 3 former National Westminster Bank on corner at junction with Spring Gardens GV II* Bank. 1902, by Charles Heathcote, for Parrs Bank. Red sandstone on grey granite plinth, slate roof. Rectangular plan with splayed corner to Spring Gardens. Vigorous Edwardian Baroque style. Three unequal storeys and attic, 1:5:1 bays to York Street, including the corner, which has a domed turret. The ground floor, which is taller than the next 2 floors together, has banded rectangular piers supporting coupled Doric columns with shaped entablatures from which inverted consoles rise (between the 1st floor windows), and a large round-headed window filling the width of each bay, with moulded head, scrolled keystone, and plate-glass glazing with enriched bronze “ferramenta”, including a horizontal mid-panel, bottom panels with stained glass, and arched upper lights with margin panes. The 1st floor has 3-light mullioned windows with eared architraves and triple keystones, and a prominent enriched cornice with modillions; the 2nd floor has arcaded segmental-arched windows with festoons between each group of 3; and the attic has 3-light dormer windows with shouldered architraves and segmental pediments. The 6th bay (at the right-hand end) differs: it is 4-storeyed to the same height, breaks forward slightly, has an open semi-circular pediment, a doorway at ground floor with emphatic Baroque architrave, including blocked coupled columns and segmental pediment, a 2-storey canted oriel above (with little windows in heavy surrounds at 1st floor and a cross-window at 2nd floor), and a round-headed window at 3rd floor with enriched pilastered architrave. The splayed corner to the left has octagonal piers framing a large round-headed doorway with enriched granite surround, a pair of windows at 1st floor with Gibbs surrounds and triple keystones, an

elaborately-detailed 2-stage feature above (rising into the turret), including a curved balcony with elegant Art Nouveau railings and a broken pediment containing a cartouche; and a cylindrical Baroque turret with projected Ionic aedicules, prominent modillioned cornice and domed lead roof with a lantern. Six-bay return side to Spring Gardens matching the York Street façade. Interior: imposing and richly decorated banking hall”.

Attached, at Appendix 2, are extracts from the Builder’s Journal published on 10th July 1907. The property is, therein, described as follows:-

“The head-office of Parr’s Bank in Manchester is a five-storey building in neo-Classic style situated at the corner of York Street and Spring Gardens. It is faced with red Carlisle stone, and is surmounted by an octagonal turret, having a copper dome at the angle (this dome was executed by Messrs. Ewart and Sons of London). The bank occupies the basement and ground floors of the building, the remaining floors being let out as offices. The banking hall is an imposing department 25ft. high lined with marble and having large, detached, marble columns, with bronze window frames and an enriched ceiling in fibrous plaster. Beyond it is the clerks’ hall, lighted from the top by a large saloon roof into an area. The metal work, lead glazing and bronze window frames are by Messrs. George Wragge Limited and the whole of the carving on the building was executed by Messrs. Earp, Hobbs and Miller. Lifts have been provided by Messrs. Archibald Smith and Stevens Limited. The strong-rooms are by Messrs. Chubb and are of the most up-to-date construction. Messrs. Robert Neill and Sons were the general contractors, and Messrs. Charles Heathcote and Sons of London and Manchester, were the architects.”

The Journal extract includes a plan showing the original layout of the ground floor. The main public entrance is on the corner of York Street and Spring Gardens. There is a fine timber internal entrance lobby, which gives access to the public banking hall, and which lies behind the first two bays of the York Street frontage. The banking hall extends the full depth of the building along the Spring Gardens frontage.

That part of the ground floor, which lies behind the other four bays of the York Street frontage, was laid out as waiting rooms and a boardroom and also included the entrance to the independent offices at 1st, 2nd and 3rd floor levels.

The northeast corner of the ground floor was the Clerk’s Hall. It also included various offices – including the Manager’s office. This area was divided, from the main public banking area, by a series of arches faced in marble.

The extract from the Builder’s Journal includes impressions of the original Banking and Clerks Halls.

The Clerks Hall was converted into a car park and service area in accordance a listed building consent granted in February 1980 (Ref: 21960/LBC). It included the erection of internal blockwork walls, in order to divide the car park from both the Banking Hall and the Waiting Rooms / Boardroom area. This work included the creation of a vehicle entrance in the Milk Street elevation of the building.

The Banking Hall, together with the waiting rooms and boardroom along the York Street frontage and basement areas beneath, were converted to public house use in accordance with planning and listed building consents granted in 1985 (Refs: 23681/FUL & 23975/LBC). Internal, black and white, photos, taken just prior to the conversion, are attached at Appendix 3.

Mitchells & Butlers Retail Limited first purchased the leasehold interest of the public house in the mid 2000s (it has subsequently secured the freehold of the whole building) and in

2010/11 it converted the operation into a Browns (in accordance with listed building consent 093703/LO/2010/C1).

The mid-1980s conversion included the removal of the teller's counter in the main Banking Hall (Photos 2 to 11). Part has been retained, and re-located, to the rear of the Banking Hall, where it is incorporated into the 'free-standing pod' that houses the kitchens (Photo 11). The extraction system is located above a false ceiling in the pod and there are stairs leading up to a mezzanine, created on its roof, that is used as ancillary storage (Photo 7).

The original conversion (Appendix 4) also included the creation of a central bar island (Photos 2, 4, 5, 6 & 11), together with a raised seating area adjacent to the Spring Gardens facade (Photos 3 & 6). Both were subsequently altered and refurbished when the operation was changed to Browns.

The former waiting and boardrooms (Photos 12 to 15), along the York Street frontage, were originally converted into a secondary bar; they are now part of the main trade area. This part of the ground floor is much altered with the wooden panelling, below the plaster frieze, on the 'car park' wall being modern. (Photo 12).

As part of the public house conversion, an original staircase, together with a number of partitions, were removed. A replacement staircase (Photo 16) was created behind the blockwork wall in the car park area. A new entrance (Photo 14) was also created in the third bay of the York Street frontage.

It is thought that the staircase that was removed, was used to take customers down to a secure 'strong room(s)' in the basement. The former 'public' areas in the basement are lined with bricks that have a white glazed ceramic finish. One original black and white tiled floor remains. One of the former storage / strong rooms has been converted into 'ladies toilets' (Photos 20 and 21).

The current layout of the ground and first floors can be seen on application drawings:

- 2115/801: Ground Floor Plan Existing
- 2115/802: Basement Floor Plan Existing

Heritage Significance

The former Parr's Bank is a Grade II* listed building and is thus a significant heritage asset. Its architectural significance arises from:-

- its form and substantial and impressive elevations; and
- the ground floor banking hall (facing Spring Gardens) and office suite (facing York Street) which, whilst much altered, retain their original volume and many original features.

The basement and upper floors, whilst still important, are of lesser significance.

The ground floor former Clerk's Hall, which has been converted into an internal car park and service yard, detracts from significance.

The building is also of historical significance as it is a good surviving example of a late Victorian regional headquarters bank.

4. THE PROPOSALS

Browns Bar and Restaurant has been a major success since it first opened in the early 2010's. It has been heavily trafficked and the Company proposes to undertake a refurbishment to refresh the business.

None of the proposed works involve any structural alterations or, with the exception of the proposal to create a new set of 'men's toilets' in the basement, impact upon any 'original' fixtures or finishes.

Whilst the full extent of the refurbishment works are shown on the application drawings, not every item impacts upon significance and thus requires listed building consent. The works which need consent include:-

Ground Floor

1. Reconfiguration of modern island bar.
2. Extend tiled apron around bar.
3. Adapt existing raised flooring to Spring Gardens frontage, to include new balustrade.
4. Create new store opposite disabled toilet.
5. Lower height of kitchen pass.
6. New tiled floor to secondary York Street entrance.
7. Create Private Dining Room alcove.

Basement

8. Refurbishment of existing 'ladies' toilets.
9. Creation of new 'gents' toilets.

External

10. Installation of perspex panel to protect glazing.
11. Replacement of 'BROWNS' letters.
12. Replacement banner over front entrance.

5. DRAWINGS

The refurbishment proposals are illustrated on the drawings which form part of the application submissions. For the avoidance of doubt, they are:-

- 2115-801 Existing Ground Floor Plan
- 2115-802 Existing Basement Floor Plan
- 2115-803 Existing Basement Corridor Details - Sheet 1
- 2115-804 Existing Basement Corridor Details - Sheet 2
- 2115-811 Proposed Ground Floor Plan
- 2115-812 Proposed Basement Floor Plan
- 2115-813 Proposed Basement Corridor Details - Sheet 1
- 2115-814 Basement Corridor Details - Sheet 2
- 2115-815 Accessible WC Lobby
- 2115-816 Ladies WCs Details
- 2115-817 Gents WCs Details
- 2115-817 Gents WCs Details
- 2115-819 Proposed Bar Details - Sheet 1
- 2115-820 Proposed Bar Details - Sheet 2
- 2115-821 Proposed Bar Details - Sheet 3
- 2115-408 Window Fixed Seat Details
- 2115-409 Typical Bench Seating

- 2115-410 Rear Dining Area Bench Seat Details
- 2115-412 New Balustrade Details
- 2115-413 External Perspex Panel Details

6. DESIGN & ACCESS

The proposals do not impact the scale, use or appearance of the building, or any landscape features.

Minor changes to the internal layout are proposed, with the gents' toilets being relocated to basement level. There is a wheelchair accessible toilet on the ground floor.

No changes are proposed to pedestrian access(es) into the building.

7. IMPACT ON SIGNIFICANCE

With the exception of the proposal to create new basement toilets, the proposed refurbishment works almost exclusively concern changes to modern insertions (such as the island bar, kitchen pod, raised flooring and secondary entrance created to the York Street frontage).

Where work is to be undertaken to existing finishes, they are to be redecorated, restrained and / or repaired to match existing.

The drawings show the removal of existing, and replacement, 'fixed' furniture. This is all freestanding and will not be secured to internal wall finishes. As such, listed building consent is not required.

1. Reconfiguration of the Bar Island (Photos 2, 4, 5, 6 & 11)

The original conversion to public house use saw the creation of a central bar island in the main Banking Hall. This layout was chosen after much discussion as it was considered that it would involve the least alteration (impact upon) existing wall finishes which, in the Banking Hall, are mainly marble.

The central bar island was substantially rebuilt, and refurbished, when the operation was converted to Browns about a decade ago. The bar counter is now too large for the Browns operation (which is more focused on the restaurant dining experience). Accordingly, the latest proposals include a reduction in the size of the bar counter and replacement with booth seating.

The central display and storage areas will also be altered and refurbished and will incorporate upward lighting. The banking hall is a large space and it is difficult to light as the Council has previously resisted new ceiling fittings (because of the impact on the decorative ceiling) and wall fittings (because of the impact on the marble).

The proposals also include a small screened area where 'empties', awaiting cleaning and reuse, can sit out of view.

The island bar is a modern insert. The changes to it will be undertaken in quality materials, to match existing, and are appropriate to the character of the Banking Hall (converted space now used as a bar and restaurant). These changes will have a neutral impact upon the significance of the Banking Hall and the building.

2. Tiled Bar Apron (Photos 3 & 6)

As part of the refurbishment, and reorganisation, of the island bar, it is necessary to extend the surrounding bar apron. The floor in this area is not original and so there will be a neutral impact upon heritage significance.

3. Adjust Raised Flooring with Balustrade (Photos 2 & 6)

Minor changes are proposed to the configuration of the raised floor, and associated balustrades, to the Spring Gardens frontage.

This change will also have a neutral impact upon heritage significance.

4. Create New Store (Photos 2 & 9)

The marble arches between the former Banking and Clerks' Halls were infilled when the internal car park was created.

A wheelchair accessible toilet was created in the north western most alcove as part of the Browns conversion works. It is now proposed to create a store in the same alcove. Given the changes that have already taken place in this area, it will have a neutral impact upon heritage significance.

5. Lower Height of Kitchen Pass (Photo 11)

The kitchen pod at the northern end of the Banking Hall, includes a vision panel and pass, which allows customers to see food being cooked and to go out into the trade area.

It is proposed to lower the height of this panel so as to obscure views of the underside of the kitchen ventilation system (which sits in the void above the kitchen pod) and reduce the visual impact upon the Banking Hall.

This change will have a minor positive impact upon heritage significance.

6. New Tiled Floor to York Street Entrance

A secondary entrance onto York Street was created, in one of the bays, when the building was first converted to public house use. It is proposed to upgrade the modern tiled floor which has been created in the 'new' inner lobby. This change will have a neutral impact upon heritage significance.

7. Private Dining Room

It is proposed to convert the north eastern alcove, between the Banking and former Clerks' Halls, into a 'private dining' area. This involves a change to the existing wall treatment (which is modern) and the installation of a new booth seat.

Given that this area has been substantially altered, the proposal will have a neutral impact upon heritage significance.

8. Refurbished Ladies' Toilets (Photos 20 & 21)

The ladies' toilets, in the basement, were created when the building was refurbished and converted into a Browns restaurant about a decade ago. The refurbishment of this facility, as it is detailed on the application drawings, will have no adverse impact upon heritage significance.

9. Creation of Gents Toilets in Basement (Photos 22 & 23)

The existing gents' toilets are at the north eastern end of the former waiting rooms on the York Street frontage. They are original and are attractively tiled and are of heritage significance.

They are, however, too small for the number of people using Browns and queues often form. Because of where they are located, and their significance, they cannot be enlarged or upgraded. Accordingly, it is proposed to create a new set of gents' toilets in a basement room adjacent to the existing ladies' toilets.

The conversion works are virtually identical to those that were required in order to create the ladies' toilets, and which were, in 2000, found to be acceptable by the City Council. The

existing wall finishes will be retained behind new stud walls. The drainage will link into that already provided for the ladies' toilets.

The basement areas are much altered and changed and are of much less heritage significance than are the principal areas on the ground floor. However, the conversion works will have some impact on original finishes and this element of the scheme will have a neutral to minor negative impact.

10. Perspex Panels to Protect Glazing (photos 24 & 25)

The ground floor windows contain, in the lower parts, attractive stained glass panels. Over the years, these panels (particularly on the Spring Gardens frontage) have been prone to vandalism and breakages.

Opaque panels have previously been installed to protect them but they are now scratched and dirty. It is proposed to replace them.

This change will have a neutral impact upon heritage significance and will protect one of the significant features of the building.

11 & 12. Replacement Signage (Photo 1)

It is proposed to upgrade and replace the existing signage over the main entrance at the corner of York Street and Spring Gardens. New signs are 'like-for-like' replacements. They are constructed of good quality materials and are illuminated in the same manner.

The proposals will have a neutral impact upon heritage significance.

8. SUMMARY

Mitchells & Butlers Retail Ltd proposes to refurbish the successful Browns Bar and Restaurant operation that was established just over a decade ago.

The proposed changes almost exclusively impact upon modern interventions and, overall, have a neutral impact upon heritage significance.

The one item identified as potentially having a minor negative impact is the proposal to relocate the existing gents' toilets to the basement. Less than substantial impact may arise, but the impact will be at the very lowest end of that scale.

Any negative impact is clearly justified by the need to upgrade the existing toilets, which are too small for the size of the trade area and to meet the needs of customers.

APPENDICES

1. Photo Schedule.
2. Extracts from the Builder's Journal 10th July 1907.
3. 1984/85 Photographs.
4. Plan showing layout of public house as originally converted.

APPENDIX 1

PHOTOGRAPH SCHEDULE

BROWNS, 1 YORK STREET, MANCHESTER, M2 2AW

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Brentwood	Canterbury	Leeds
Number One, The Drive, Great Warley, Brentwood, Essex CM13 3DJ	1st Floor, 44 St Peters Street, Canterbury, Kent, CT1 2BG	2 Infirmary Street, Leeds, LS1 2JP
01277 224664	01227 456633	0113 244 4288

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MAIN ENTRANCE & SIGNS



Figure 1: Main Entrance & Signs

BANKING HALL



Figure 2: Photo taken from Storage Area on Kitchen Pod



Figure 3: Photo taken from Roof of Kitchen Pod



Figure 4: Island Bar



Figure 5: Island Bar



Figure 6: Island Bar – Raised Floor Area Behind and to the Right



Figure 7: Storage Area on Roof of Kitchen Pod

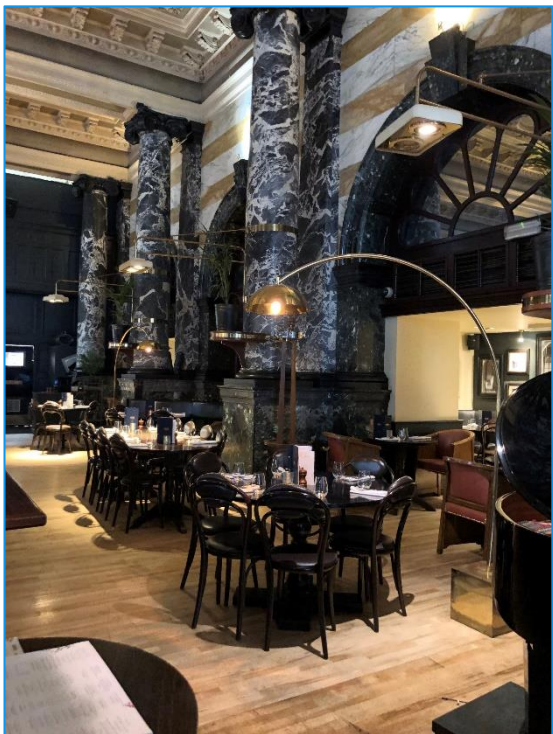


Figure 8: Former Arches between Banking Hall & Clerk's Hall

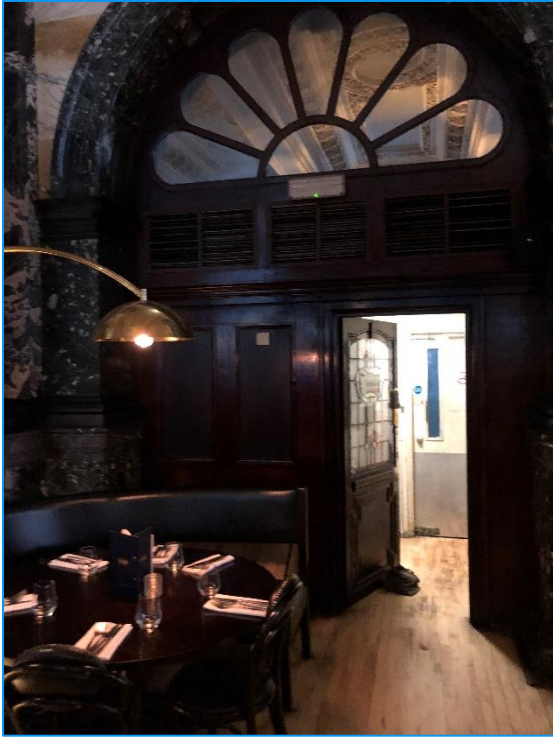


Figure 9: Former Arch



Figure 10: Main Entrance



Figure 11: Central Island Bar with Kitchen Pod

BOARDROOM / MANAGERS SUITE TO YORK STREET FRONTAGE

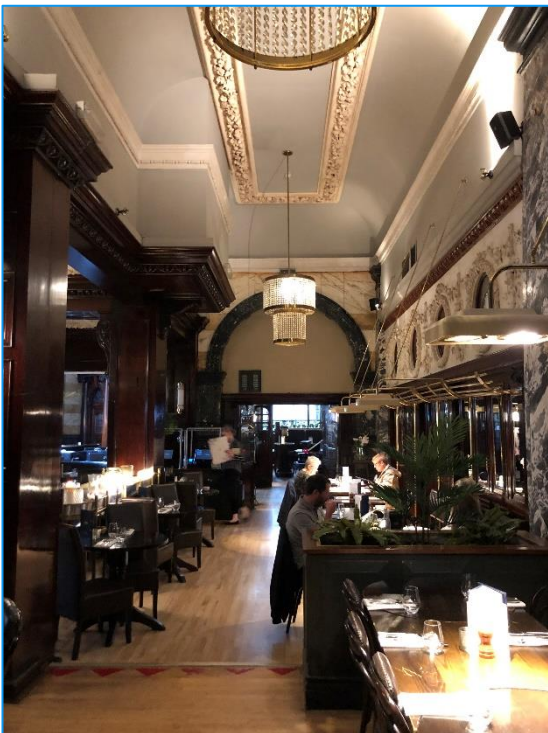


Figure 12: Modern Blockwork wall to Car to Right



Figure 13: Door to Gents Toilet to Left. Door to Stairs to Basement Toilets to left of that.



Figure 14: New Inner Lobby Entrance Doors from York Street1



Figure 15: Former Manager's Office

BASEMENT

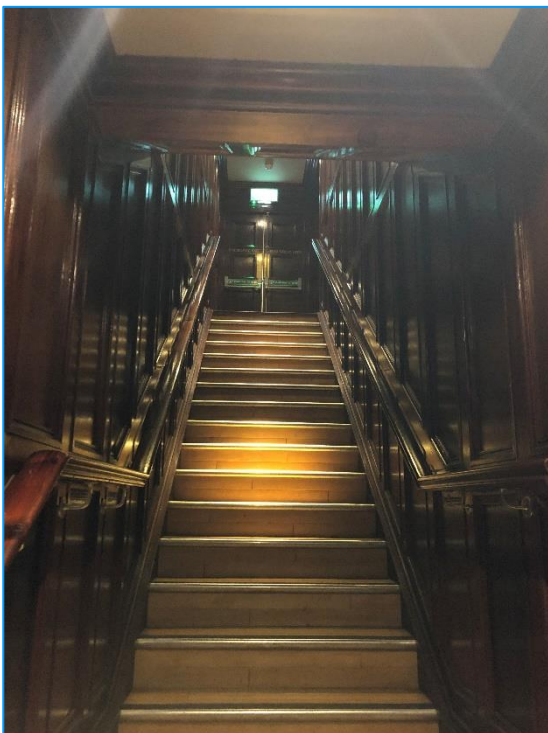


Figure 16: Modern Stairs to Basement



Figure 17: Ladies Toilet created a decade ago.

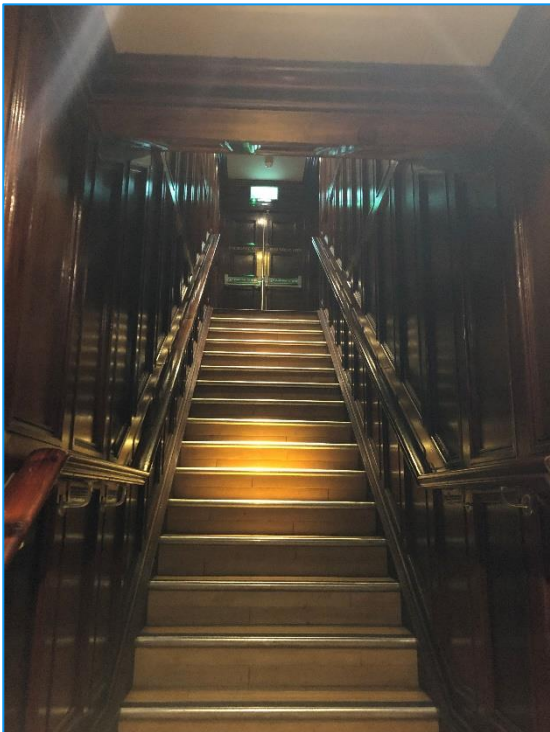


Figure 18: Modern Stairs to Basement



Figure 19: Lobby at bottom of a Stairs.

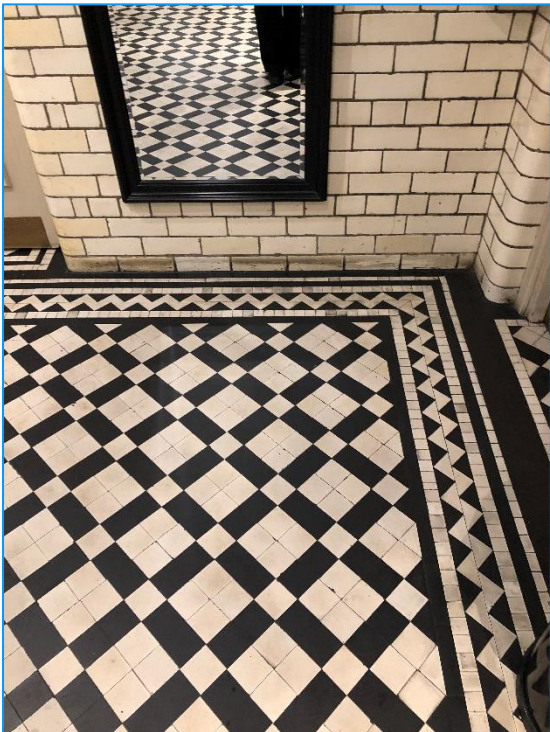


Figure 20: Ladies Toilet created a decade ago.



Figure 21: Ladies Toilet created a decade ago.



Figure 22: Area to be converted in Gent's Toilets



Figure 23: Figure 47: Area to be converted in Gent's Toilets



Figure 24: Stained Glass Panels

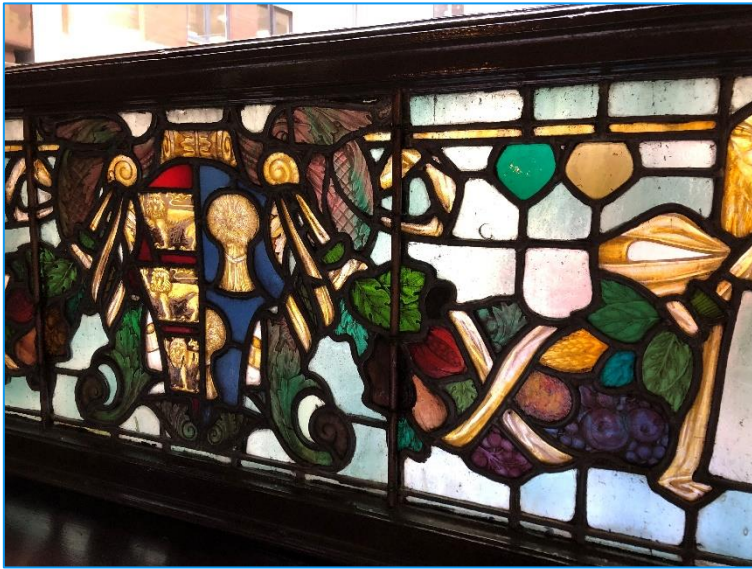


Figure 25: Stained Glass Panels

APPENDIX 2

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PARRS BANK, YORK STREET / SPRING G.

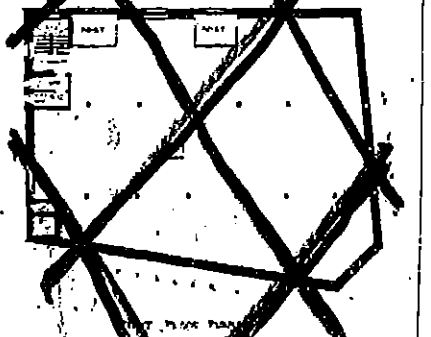
July 10, 1907.

Parr's Bank.

The head-office of Parr's Bank in Manchester is a five-storey building in neo-classic style situated at the corner of York Street and Spring Gardens. It is faced with red Carlisle stone, and is surmounted by an octagonal turret having a copper dome at the angle (this dome was executed by Messrs. Ewart and Sons, of London). The bank occupies the basement and ground floors of the building, the remaining floors being let out as offices. The banking hall is an imposing department 25 ft. high lined with marble and having large, detached, marble columns, with bronze window frames, and an enriched ceiling in fibrous plaster. Beyond it is the clerks' hall, lighted from the top by a large saloon roof into an area. The metal work, lead glazing, and bronze window frames are by Messrs. George Wragge, Ltd., and the whole of the carving on the building was executed by Messrs. Earp, Hobbs and Miller. Lifts have been provided by Messrs. Archibald Smith and Stevens, Ltd. The strong-rooms are by Messrs. Chubb, and are of the most up-to-date construction. Messrs. Robert Neill and Sons were the general contractors, and Messrs. Charles Heathcote and Sons, of London and Manchester, were the architects.

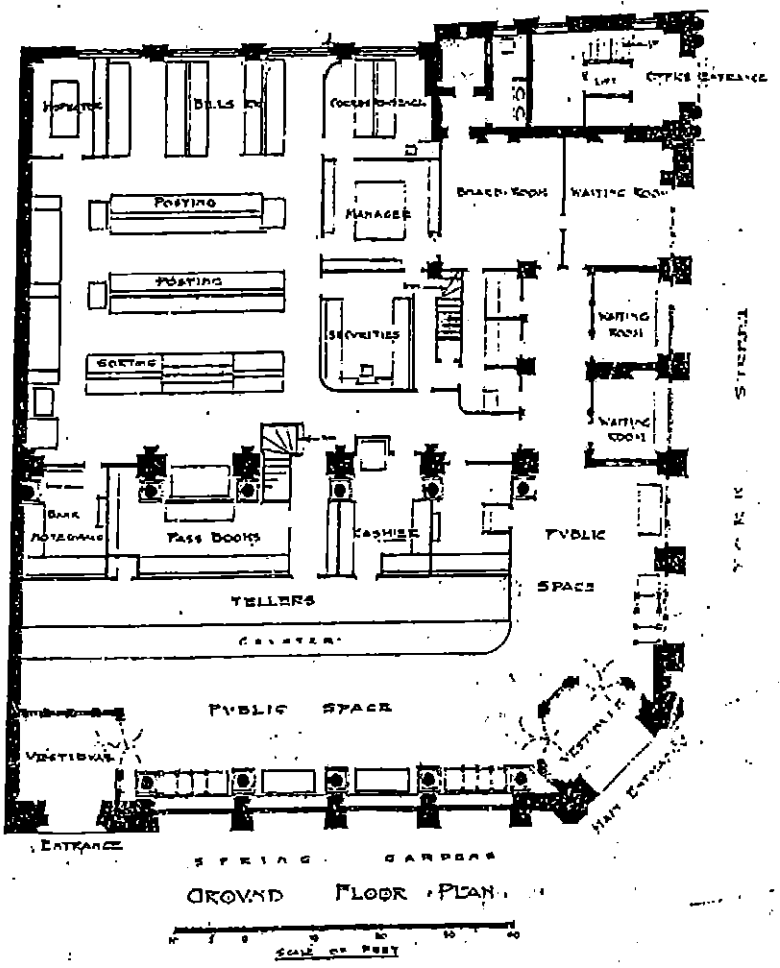
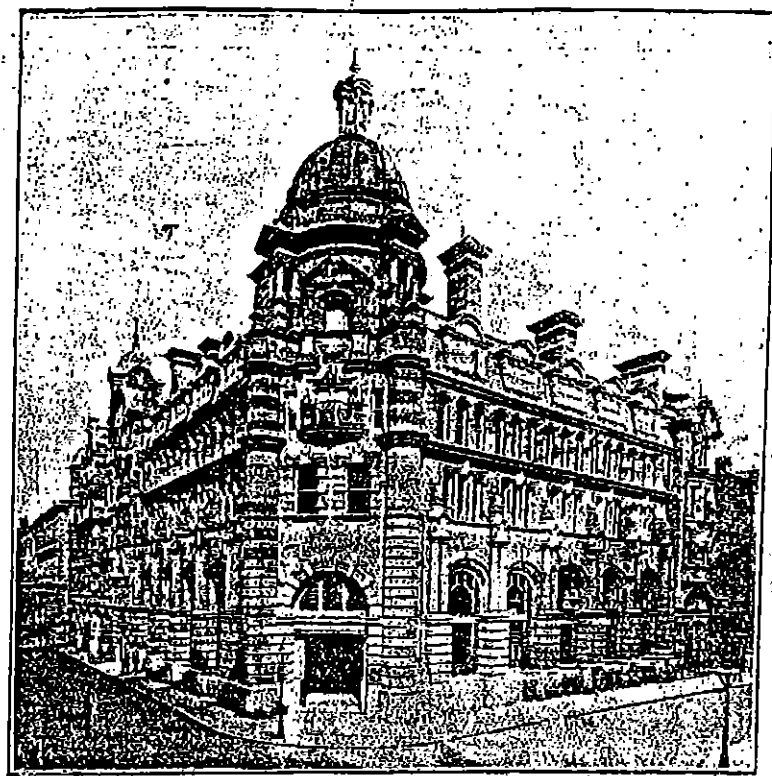
Union Cold Storage Building.

This building was erected with great rapidity for the Colonial Consignment and Distributing Co., of which Sir Montague Nelson is the chairman. The tenants are

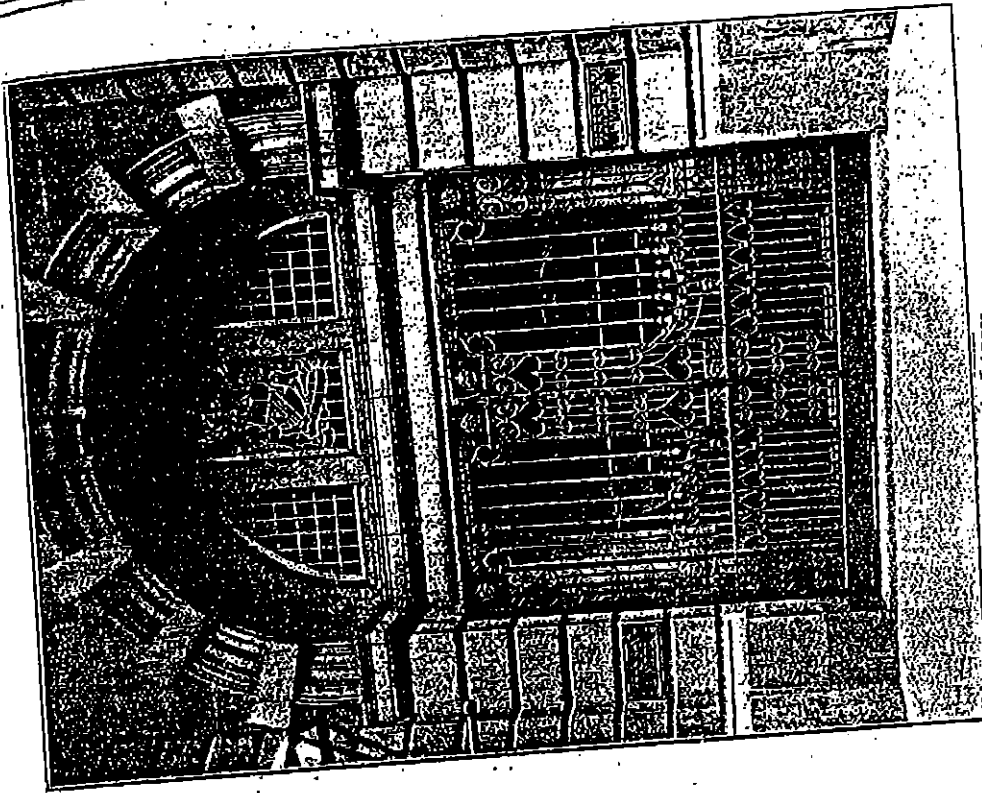


Note: Insulation not shown on this Plan.

Messrs. Vester Brothers, of Smithfield Market, London. Messrs. Charles Heathcote and Sons, of London and Manchester, were the architects, and Messrs. R. Neill and Son, the builders. There are ten storeys with a flat for the condensers used in connection with the machine refrigerating machinery in the basement (which is 32 ft. below street level). The building has

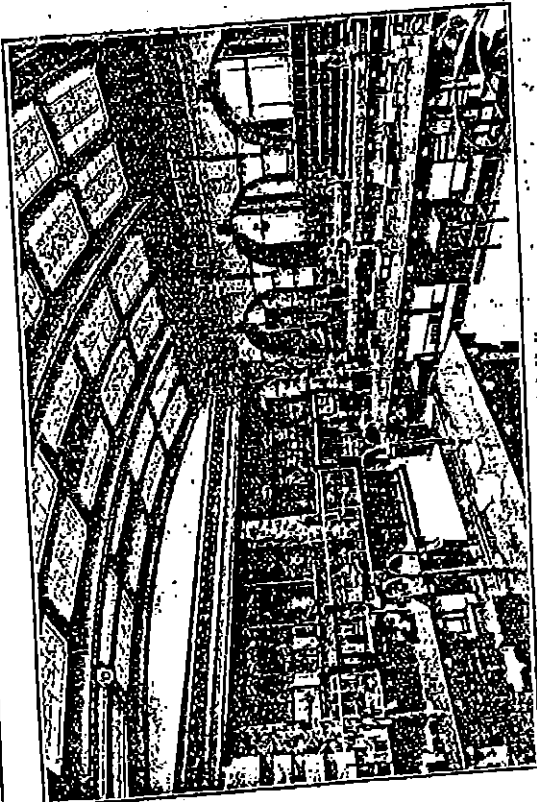


PARR'S BANK, MANCHESTER. CHARLES HEATHCOTE & SONS, ARCHITECTS.

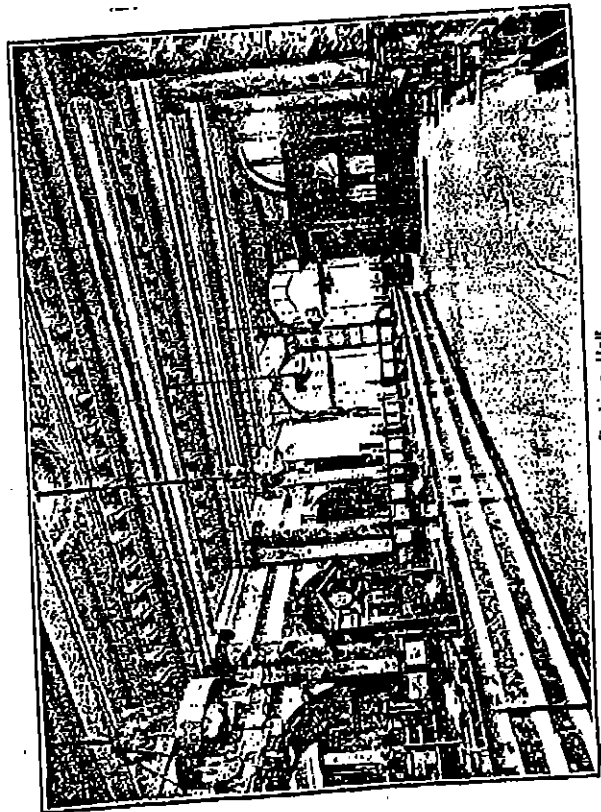


Main Entrance

PARR'S BANK, MANCHESTER.
CHARLES HEATHCOTE & SONS, ARCHITECTS.



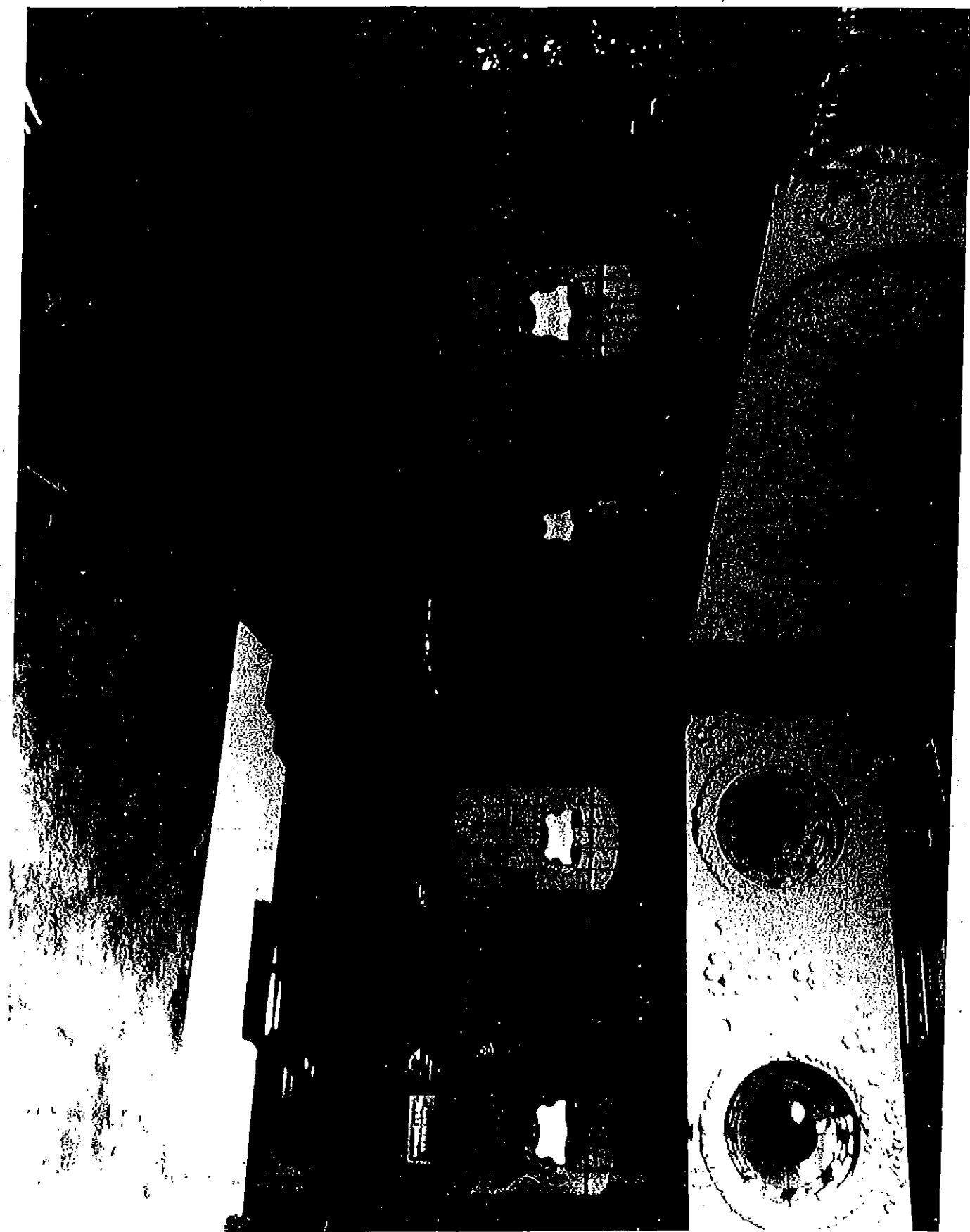
Clerks' Hall.



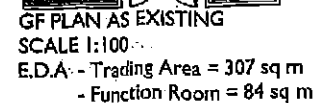
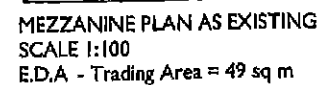
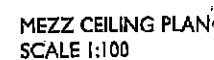
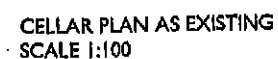
Banking Hall.

APPENDIX 3





APPENDIX 4



- NOTE:**

The Contractor is to check and verify all building and area dimensions, levels and sewer invert levels at connection points before work starts.

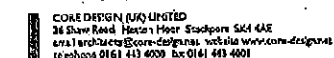
This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

This drawing is to be read in conjunction with all other standard Mitchell and Butlers specifications and documentation.

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Mitchell and Butlers.



Prn.		By	Tolson

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LUN

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The Athenaeum
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DER

Ground Floor, Mezzanine & Cellar
Mechanical and Electrical Plans as
Existing

Project Manager/ Checked	Drawn By MB	Scale 1:100 @ A1	Date 20.11.0
Arch/Sec	Drawing Number 0617-08	Rev -	