

Pall Mall Court

King Street
Manchester

Heritage Statement

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Prepared for:

Bruntwood

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PALL MALL COURT, MANCHESTER – HERITAGE STATEMENT

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1. INTRODUCTION

1.1 Purpose of the report

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

SLHA were commissioned in October 2021 by Bruntwood to assess the impact of the proposed scheme on the baseline heritage significance of the Grade II listed Pall Mall Court, King Street, Manchester (**the Site** - see Figure 1), the character and appearance of the Upper King Street Conservation Area and settings of surrounding heritage assets.

Pall Mall Court was designed by architects Brett & Pollen and constructed between November 1966 and December 1968. The building continued to be used as a multi-tenancy office building throughout the late-20th century, but in recent years the remaining tenants have vacated and the building is now almost entirely unoccupied.



Figure 1: Pall Mall Court looking east along King Street.

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England's 2019 advice on the structure of Heritage Statements. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 194, to describe the significance of the heritage assets affected, and the consequent potential impact of the current Proposals.

This Statement should be read in conjunction with the plans, drawings and Design and Access Statement by Shephard Robson Architects, and planning statement by Deloitte, which are submitted within this application.

1.2 Proposals

The proposals comprise the refurbishment of the Grade II listed Pall Mall Court (the Site) to facilitate its continued long-term use as office accommodation and complementary interventions to ensure a viable future for the building. The proposals include creation of a new entrance off the piazza along with associated piazza improvements; repurposing of part of the ground floor for retail use; renewal and alteration of the curtain walling system; repurposing of the former King Street entrance; rooftop extensions to the King Street and Marsden Street blocks; and the introduction of basement amenities.

1.3 Limitations

Whilst compiling this report, the original Brett & Pollen floor plans and elevations were unable to be found by the Manchester Central Library Archive. The report was, therefore, supplemented by floor plans and a section featured in The Architects Journal from the 28th October 1970.

1.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment

Authors:

Lee Hutchings [BSc (Hons)] – Senior Historic Building Consultant

2. THE SITE

2.1 The Site and statutory designations

Pall Mall Court (the Site) is situated within the historic banking district of Manchester city centre, and is bounded by Marsden Street to the north, the Pinnacle building (former Norwich Union offices) to the east, King Street to the south and the now pedestrianized former street called Pall Mall and current piazza area to the west.

Pall Mall Court is a Grade II Listed building and is located within the Upper King Street Conservation Area. **Figure 2** below illustrates the components that make up Pall Mall Court.

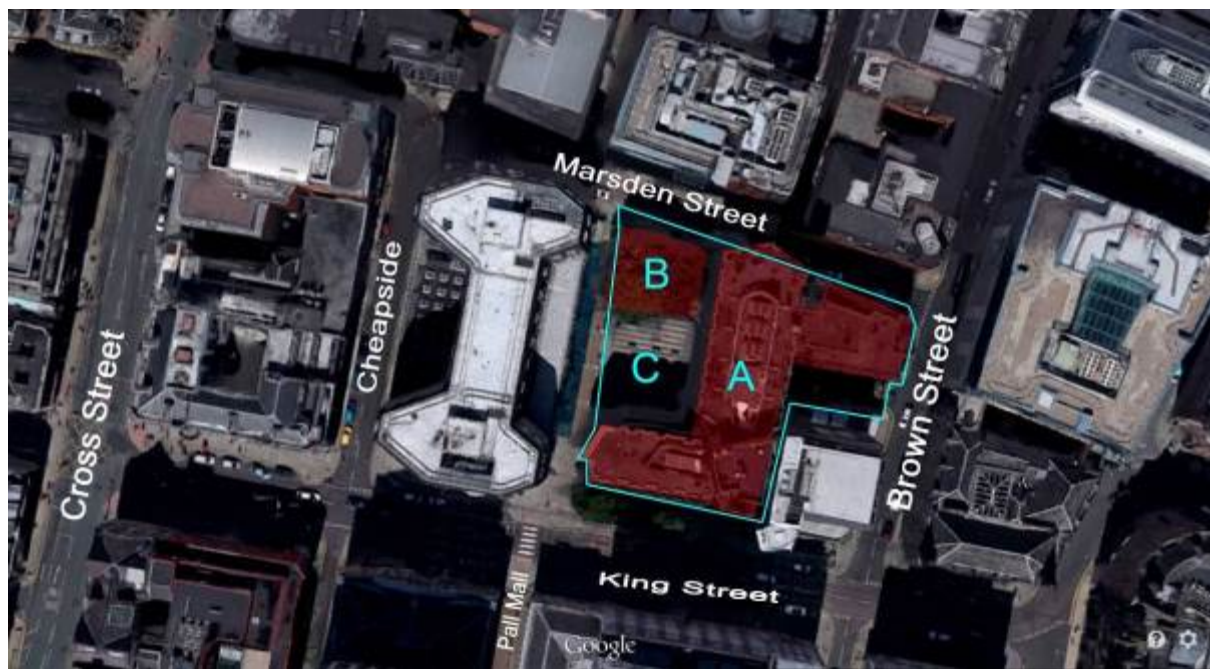


Figure 2: A plan of the Pall Mall Court site outlined in blue, with the Pall Mall Court office building highlighted in red.

- A – Pall Mall Court building
- B – Raised planter/ concealed underground car park entrance
- C – Piazza

Listed Buildings

Statutory listing means that Pall Mall Court is defined as being of special architectural or historic interest and, therefore, is of substantial heritage significance. The grading of listed buildings reflects their relative architectural and historic interest and broadly indicates the potential sensitivity of their fabric components. Grade I Listed buildings are of *exceptional interest*, Grade II* Listed buildings are particularly important buildings of *more than special interest*; and Grade II buildings (such as Pall Mall Court) are of *special interest*.

Pall Mall Court was Grade II Listed on the 4th December 2000, and is therefore of “special interest”. The basis for its designation focusses on the building’s architectural interest, and specifically “as a good example of a high-quality, post-war office building” which exhibits a striking design which

responds well to its site and Victorian streetscape. The extent of listing covers the *whole* complex, including the piazza and planter/car park entrance.

The statutory designation focuses on the particular design interest of Pall Mall Court, derived from its Z-shaped plan and stepped elevations which together form a strong architectural mass and a distinctive elevational composition. The latter mainly derived from the rows of oriel-style windows which create a distinctive rhythmic pattern and movement across the principal facades.

This strong level of stylistic detailing is enhanced by the building's use of bronzed aluminium, tinted glass, and black-bronze mosaic tilework, which creates a dramatic contrast to the other buildings on King Street. The statutory list description can be found in **Appendix i**.

Conservation Areas

Pall Mall Court is centrally located in the Upper King Street Conservation Area (see **Figure 2a** below). The Upper King Street Conservation Area lies in the centre of the city of Manchester and was designated on 4th November 1970. It comprises the building components of the city's former, 19th century and 20th century financial district, primarily located around the eastern portion of King Street. Pall Mall Court was a latter-day addition to the financial character of the area.

Fundamentally the Upper King Street Conservation Area encloses a collection of landmark scale, rather impressive buildings. There is a rich variety to the architecture of the buildings within the area, from the intricately detailed Gothic tracery of the mid-19th century Manchester Club, to the stark mechanical precision of the late-20th century Pall Mall Court. It is the high architectural and landmark quality of the buildings which ensures that, despite their contrasting styles, the buildings retain a degree of cohesion and are read as satisfactory neighbours.

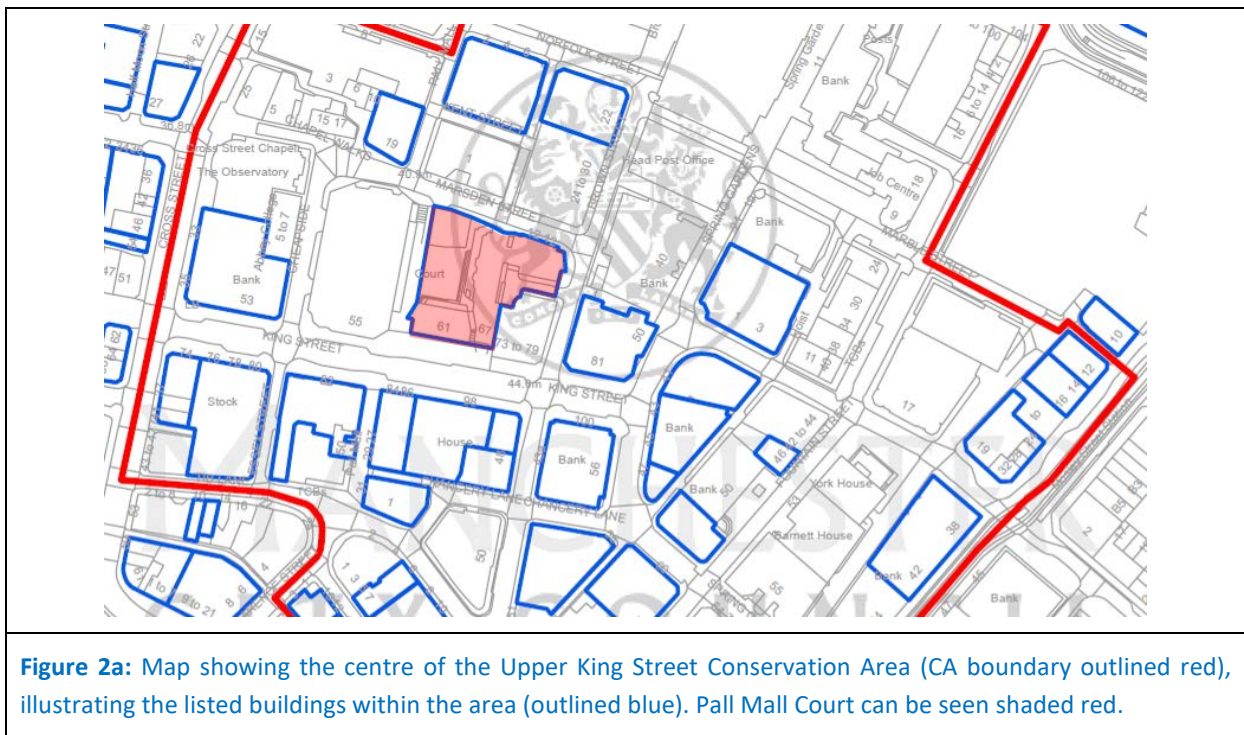


Figure 2a: Map showing the centre of the Upper King Street Conservation Area (CA boundary outlined red), illustrating the listed buildings within the area (outlined blue). Pall Mall Court can be seen shaded red.

3. POLICY CONTEXT

3.1 Introduction

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments' it is important to test development proposals, *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the legislative and planning policy framework within which the proposals for Pall Mall Court will be subsequently tested.

In particular, the proposals are informed by the guidance in Historic England's guidance on Conservation Principles (2018). This guidance is consistent with the legislative framework and local planning policy and is focused upon the need to understand the heritage interest of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles (2018), and the following:

- The relevant legislation relating to both planning and heritage designations.
- The objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF, 2021), Planning Practice Guidance (July 2019).
- Manchester's Core Strategy (2012)
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

The relevance of the above legislation and planning policy is considered in the following section below.

The Council is required by legislation and national planning policy to have regard to the impact of any proposed development when it affects identified heritage assets. This consideration needs to be **proportionate** to the relative significance of the building component and the actual impact of the alterations proposed.

3.2 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the Current Proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its

character as a building of special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building, and the potential impact of the works on its fabric and setting. This statement provides such analysis.

The legislation imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the Site, over and above that provided by development management.

The Grade II listing of Pall Mall Court requires that it is necessary to evaluate the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and 'setting' of the 1960s office building.

The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset. Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed building, or diminish its interests as a designated heritage asset. The focus of the design-development has thus been to avoid any harm and to enhance the significance of Pall Mall Court in order to meet the fundamental requirements of Section 66 of the 1990 Act.

In accordance with the requirements of both Section 66, if a negative impact on Pall Mall Court is identified, its extent must be determined to define the magnitude of 'harm'. This is necessary because limited, or "*less than substantial harm*", should not be afforded the same weight as that which is deemed to be "*substantial*", and thus requires different considerations in terms of the NPPF and the supporting PPG, which together explain the application of the 1990 Act.

'Substantial harm' under the 1990 Act is interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that "*less than substantial harm*" is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its "*special architectural or historic interest*".

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its balancing 'planning benefits'. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings established in Section 66 to the development proposals when making its decision.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site as a whole, and its physical and visual relationship to any neighbouring designated heritage assets. The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated 'harm' or erosion of the interests of the identified heritage assets.

The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage asset, noting that change does

not necessarily equate to 'harm'. Therefore, the weight to be applied by the Council must be proportionate to the status of the affected heritage asset and the nature of the proposed change.

This Heritage Statement aims to provide the evidence to appropriately balance consideration of the Current Proposals in accordance with the requirements of the 1990 Act.

3.3 National Planning Policy Framework (NPPF) (2021)

The policies in the National Planning Policy Framework (NPPF) constitute the Government's view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**NPPF paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (**NPPF paragraph 8c**). It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF's core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 189**). In this instance the 'heritage asset' is the Grade II listed Pall Mall Court (the Site) and the Upper King Street Conservation Area.

The NPPF stresses that "*great weight*" should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the more important the asset, the greater the weight should be. The need to avoid "*substantial harm*" to such assets is outlined in terms of: demolition, alteration, or the compromise of its setting.

As "*substantial harm*" is interpreted as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting, it should be avoided. The NPPF (**paragraph 199**) however, notes that "*great weight*" should still be given to conservation regardless of whether "*substantial harm*" is evidenced.

3.4 Local Planning Policy

Manchester's Core Strategy was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of "*preserving or, where possible, enhancing the historic environment*". The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values/interests of the designated heritage asset, with any impact justified by clear, documentary evidence.

3.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA.2): 'Managing Significance in Decision-Taking in the Historic Environment' was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.

Section 7 of GPA.2 emphasises the importance of properly assessing: *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting"* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:

- particular nature of the heritage asset's significance (as the best means of conservation).
- extent of the Site's significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

The current proposals have also been developed in the context of the 2016, Historic Environment Advice Note 2: 'Making changes to historic assets' (HEA.2). Historic England thus emphasise that the best way to conserve a historic building is to keep it in use (or to find it an appropriate new use if it has passed out of use) preferably that for which it was designed, or alternatively an appropriate new

use which would secure its long-term conservation. The emphasis on securing continued use leads Historic England to conclude that:

“An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners’ needs is therefore essential”.

The emphasis of HEA.2 is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building’s overall significance is unaffected. The current restoration-focused proposals have been demonstrably developed in this context.

Other key Historic England guidance documents referred to in the development of this re-development proposal, to ensure compatibility, include the following:

- Conservation Principles Policies and Guidance (Consultation Draft 2017),
- Conservation Area Appraisal Designation and Management (2019).

4. HISTORICAL DEVELOPMENT

4.1 Introduction

Pall Mall Court was originally designed as the Manchester headquarters for London Insurance Group designed by architects Brett & Pollen and constructed between November 1966 and December 1968.

Pall Mall Court was constructed across several historic building plots that comprised a variety of buildings, uses and phases. This section will chronologically chart these phases, highlighting the historic context of Pall Mall Court and its surroundings.

A thorough historic map regression of the Pall Mall site can be found in **Appendix iv**, and further details on the architects Brett & Pollen can be found in **Appendix v**.

4.2 Historical background and development of Pall Mall Court

The immediate environs surrounding the Pall Mall Court site (and King Street itself) began developing piecemeal during the early 18th Century, following the construction of the nearby St Ann's Church in St Ann's Square. Before the 1730s the area of King Street was open grassland, with the nucleus of Manchester being centred around Christ Church to the north (now Manchester Cathedral).

There were no streets in the area of today's King Street. King Street was first mentioned in the Court Leet in 1730, and slowly developed to become populated by wealthy Manchester families, was primarily an upper class residential street.

By 1750 the upper part of King Street had been laid out and contained at its summit a quadrangle of townhouses fronting King Street, Marsden Street, Pall Mall and Brown Street. These early townhouses were set around an open garden to their centre. This enclosed arrangement was located in the block which now forms Pall Mall Court, and the adjoining Pinnacle/All Bar One building to its east, with Marsden Street to the rear (north). The immediate area surrounding the Site was still largely rural, and at that time King Street extended from Spring Gardens to the east, to Ridgefield to the west, but did not join Deansgate.

The upper part of King Street (from Brown Street to Pall Mall within which Pall Mall Court is located) was known as 'St James Square' during the 1750s. St James Square was a short stretch of King Street, laid out at a slightly wider width than the east and west extremities of the street, and was intended to rival the streetscape status of nearby St Ann's Square.

The naming of St. James Square was a political move, also intended to compete with the residential respectability of St Ann's Square (which accommodated House of Hanover supporters) by naming a new square in alliance with Jacobite sympathisers, and thus named 'St James Square' as a nod to King James. In 1745 the Jacobite rebellion for the throne was defeated and the name of St James was quietly dropped, and the area absorbed into the upper part of King Street.

Between 1750 and 1787 a large grand house had been constructed between Cross Street and Cheap Side. This house became the home of Dr Charles White (an eminent surgeon and pioneer in the

formation of Manchester Royal Infirmary) who's handsome 'mansion' with its classical proportions and Corinthian pilasters was entered via a double flight of external steps allowing for a large, open undercroft to be positioned at street level on its Cross Street side (see **Figure 3** below).

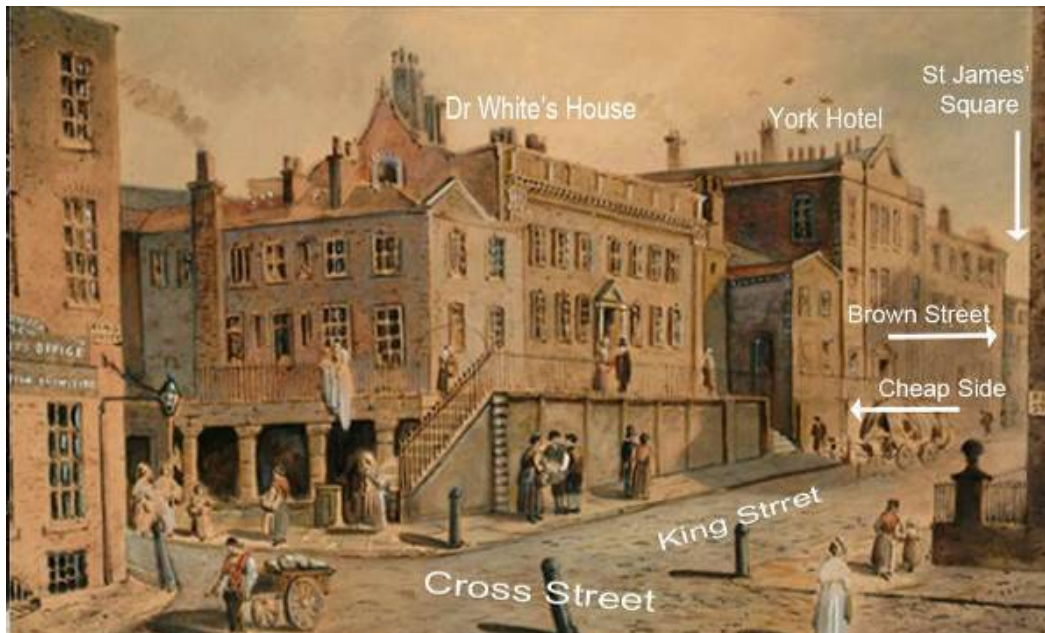


Figure 3: c.1820 - Dr White's House on the corner of King Street and Cross Street as depicted in c1820. Dr White's House, and its two projecting wings on either side, were demolished c1821.

In order to construct Manchester's first purpose-built Town Hall on the site. Notice the area of St James Square to the right of the image and which forms the subject site, York Hotel was located on the corner of King Street and Cheap Side, and is now the site of the former National Westminster Back.

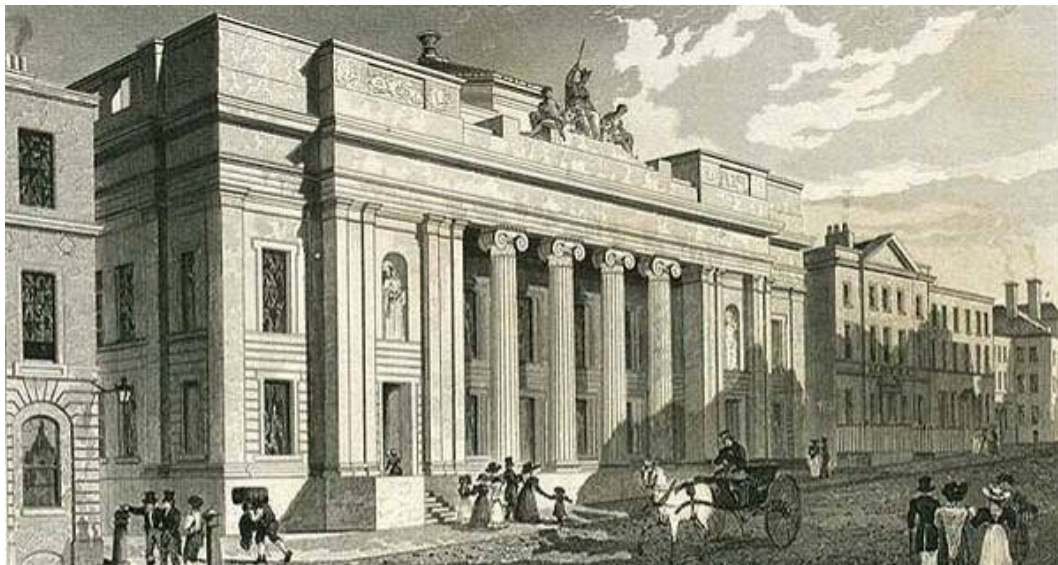


Figure 4: c.1825 - The new Manchester Town Hall, engraved soon after its completion in 1825. The Town Hall was constructed on the site of Dr White's House, and was bounded by Cross Street to the left and Cheap Side to the right.

The former York Hotel can be seen to the immediate right of the Town Hall. Note the area to the extreme right of the image which comprises the former St James Square, now the site of Pall Mall Court.



Figure 5: 1908 – Looking east along King Street, showing the replacement Gothic Manchester & County Bank building by Mills & Murgatroyd, 1877, to the right of the Town Hall, replacing the York Hotel. Note the street widened to form St. James Square at the approximate site of Pall Mall Court. The Gothic buildings to the right of the bank forms the area of Pall Mall Court today.



Figure 6: 1956 - Looking up King Street from the junction of Cross Street, showing the 1913 Lloyds Bank building to the left of the image, which replaced the previous Town Hall building.

Dr White's house was demolished in February 1821 to allow for Manchester's first town hall to be constructed on the site, opening 4 years later in 1825 (**Figure 4**). It was also in 1821 that an act was passed for various street improvements including the opening of King Street, through Ridgefield and into Deansgate to the west, and in 1830 the extended King Street was completed.



Figure 7: The York Hotel, formally York House as depicted in 1830. The building to the left of the hotel is the corner of Manchester Town Hall. York Hotel was demolished in order to construct Mills & Murgatroyd's Manchester & County Bank in 1877.



Figures 8 & 9: 1870 – A proposed sketch of the new Conservative Club by Edward Solomons (left) and as completed in the early 1870s (right). Note the early-19th Century stone buildings to the left, which were replaced in the 1870's by Gothic examples.

During the closing decades of the 18th Century the residents of King Street totalled 42, and among these were solicitors, surgeons, a physician and merchants. Further up King Street, between Cheap Side and Pall Mall and next to Dr White's house was York House, later to become The York Hotel; a classical double-fronted Georgian townhouse with a central pointed pediment.

The set-back area of the former St James Square, on which Pall Mall Court is located, occupied by handsome brick townhouses (primarily of three-storeys) in the 1800s. King Street during this period was changing rapidly, with residential buildings being replaced or converted for use by banks, solicitors and medical professions at this time.

The west end of King Street (between Cross Street and Deansgate) remained an area of small shops, while the upper part (east end) developed into the banking district. The handsome classical stone buildings constructed, included: the neo-classical design of the Bank of England (No. 82) in 1845, the Northern Rock Building (No. 84-86) by Richard Lane in 1842. The street also retained a range of more domestic-scale neo-classical stone buildings, particularly upon the current Pall Mall Court and the adjoining Pinnacle Building/All Bar One sites (**Figure 15**).

The growth of the financial district meant that, by the 1860's the more modest neo-classical buildings towards the top (east end) of King Street began to be replaced by Gothic buildings, started primarily by Alfred Waterhouse's Royal Insurance Buildings of 1862, and followed by Edward Solomon's Conservative Club in 1871. However, at this time, the north side of the former St James Square (adjoining the club) continued to retain relatively low-rise residential and small commercial properties, before being replaced by large and impressive Gothic buildings.

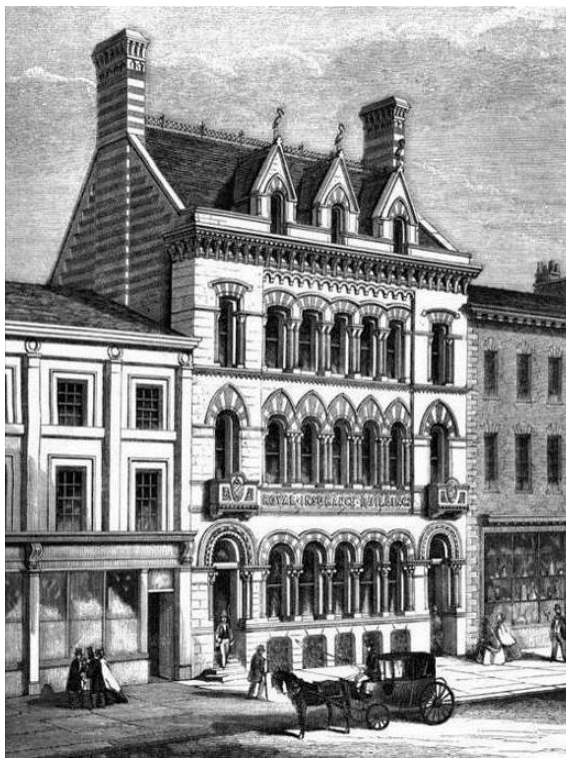


Figure 10: The site of Pall Mall Court showing Alfred Waterhouse's Royal Insurance Buildings, as engraved in 1862. This building was located at the central part of the front elevation of modern day Pall Mall Court.



Figure 11: Alfred Waterhouse's Royal Insurance Buildings (latterly known as Vulcan Insurance Buildings), as seen in the late 1950's, shortly before its demolition and replacement with Pall Mall Court.

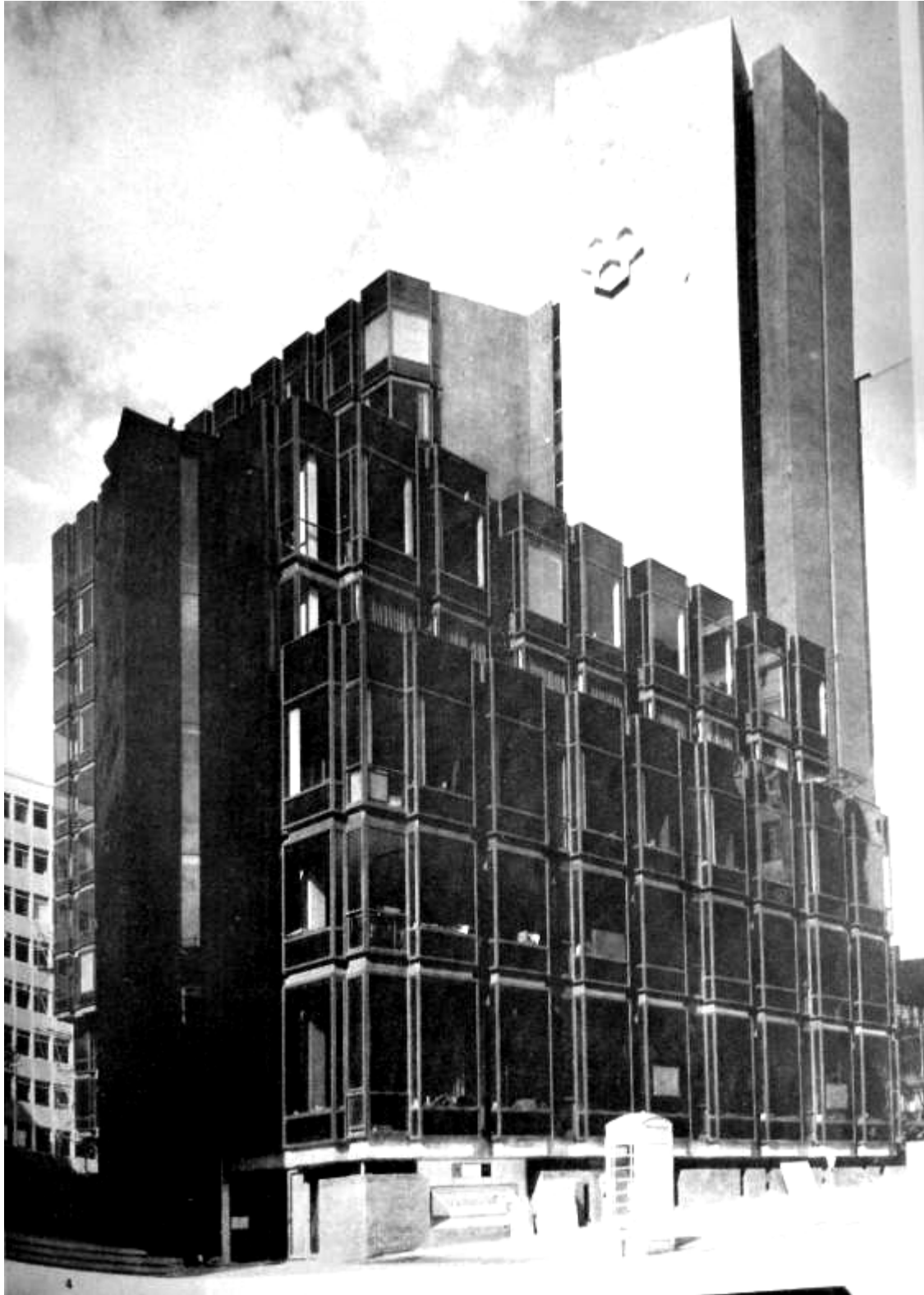


Figure 12: The newly finished Pall Mall Court, as seen in 1970. The left of the image shows that the pedestrianised entrance into the piazza was originally accessed via steps. Note the location of the telephone box compared to the previous photo taken in the late 1950's (**Figure 11**).

Of the original buildings contained within the former St James Square, the last to be demolished formed the corner building on the southern side. This early 18th century residential townhouse had become the Eagle Insurance Company in the early 1800's and was demolished in 1927 to allow for the construction of Eagle Insurances' new building in 1929.

The process of demolition also facilitated the building line of the original St James Square to be pushed back (southwards) to meet with the new line of pavement created by the construction of the Ship Canal House in 1927, whilst retaining the 'set-back' formation to the northern side of former St James Square, thus preserving the intended original residential square alignment in this location. It is this retention of the original street alignment that accounts for the set-back alignment of Pall Mall Court within the widened pavement.



Figures 13 & 14: Two views looking up King Street from its junction with Cross Street. This late-Victorian view shows the Town Hall to the left, with the c1870's Gothic Manchester & County Bank, featuring a Gothic tower, by Mills & Murgatroyd to the right, on the site of the York Hotel and adjoining building.

The recessed area of the former St James' Square can be seen next to these gothic buildings, with the newly constructed Gothic-style insurance buildings keeping the line of the former square.



Figure 15: This image depicts the recessed northern side of King Street, which was formally St James' Square, and is today the site of Pall Mall Court, depicted by the two red lines. Note the Conservative Club to the right of the image. The left of the image now forms the access into the rear piazza.

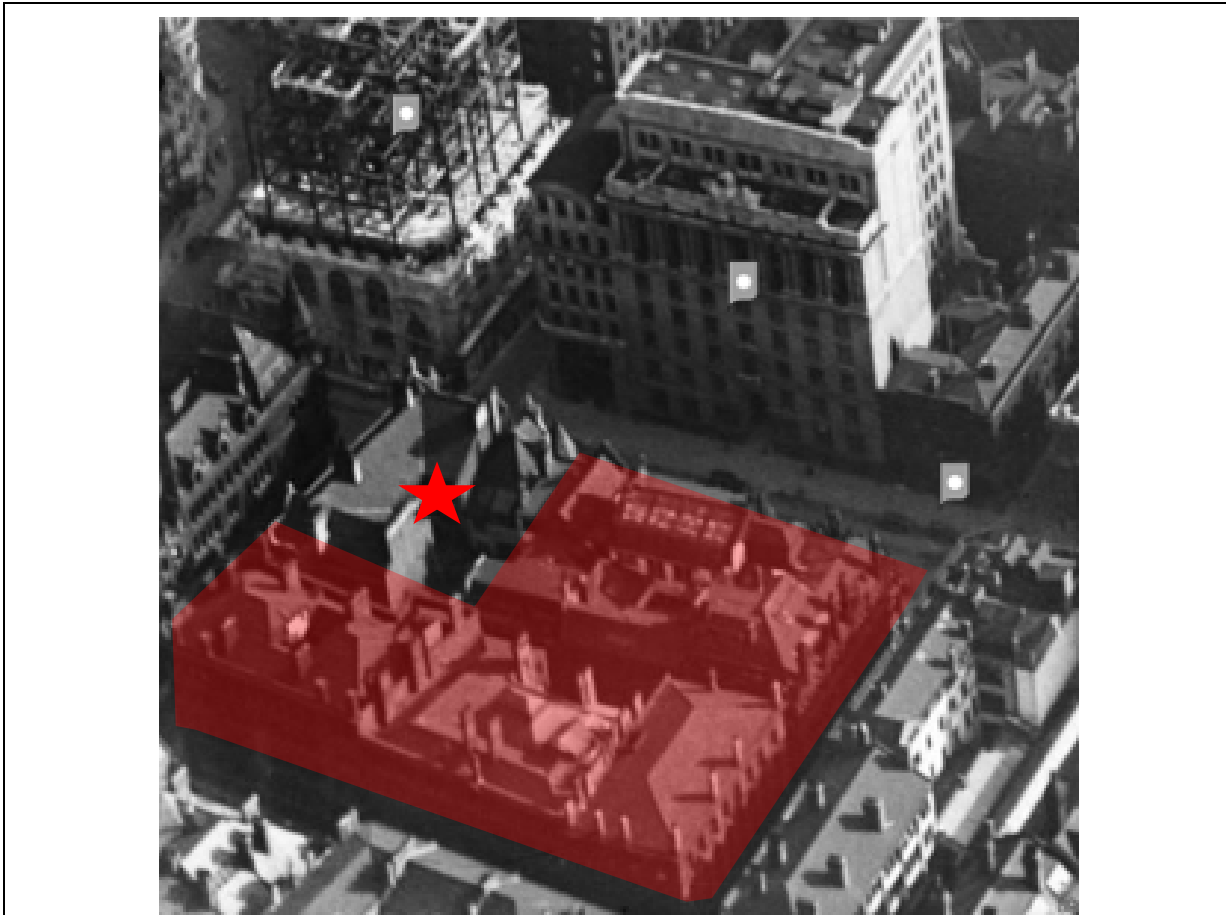


Figure 16: 1934 – An aerial view looking south-east across the Site showing the sheer mass of Victorian and Edwardian buildings that made up the site during the 19th and early-20th Centuries shaded red. The red star indicates the site of the Pinnacle Building/All Bar One today. Note the line of Back Marsden Street running left-right through the centre of the site.

4.3 Summary

In summary, the shift in focus of the area from predominately residential use to a commercial and financial street was seen in the mid-19th century with the construction of the first major financial institutions on King Street. The commercial focus of the area increased in the 20th century with the development of the shopping district around Market Street to the north, whilst the commercial base continued to expand in the form of purpose-built office accommodation within the area of analysis itself. The distinctive historic elements of the area of the area under analysis are:

1. The historic street pattern and associated building line;
2. The historic building grain;
3. Commercial use of buildings; and
4. Individual, distinct buildings with large footprints.

Pall Mall Court is thus a part of the continued commercial evolution of King Street that started in the mid-19th century, and which is defined by the higher-status and landmark buildings along King Street and Spring Gardens.

5. CONSTRUCTION OF PALL MALL COURT

Initial designs for the new Pall Mall Court were started in 1962 with a series of models and sketches created to assess and explore the challenging site and its environs. In November 1966 the Victorian buildings that fronted the Site onto King Street and Marsden Street were demolished to initiate the start of the construction phase. In-between these 19th century buildings was a small, narrow access road called Little Marsden Street, also containing various buildings along its length.

The new building was completed in July 1968 (**Figure 22**) and officially opened on 27th August 1969 and received the RIBA Regional Architecture Award for 1970, not long after the designation of the Upper King Street Conservation Area by Manchester City Council. (Floor plans taken from The Architects Journal (28th October 1970 can be found in **Appendix ii**)

The new building was designed as three linked blocks, arranged at right angles to each other in a roughly Z-plan, each varying in height and proportion. The block facing south onto King Street (the King Street Block) comprised of five storeys over a lower ground floor level set partly into the gentle incline of the street, with a basement floor located beneath (**Figure 17** below).

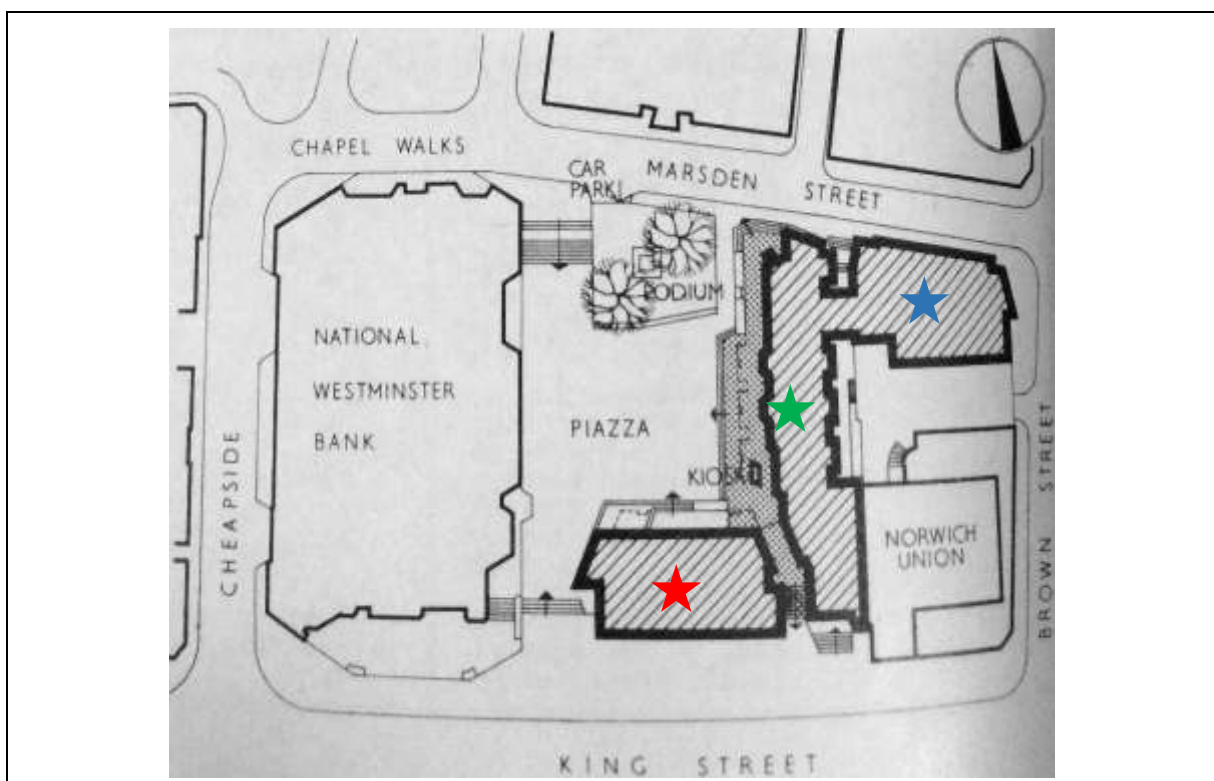


Figure 17: Site plan of the new Pall Mall Court as it appeared in 1970, showing the already extant National Westminster Bank/District Bank building to the left (completed shortly before) and the Norwich Union Building to the right (completed December 1st 1960), which was built over the route of the Pall Mall street.

The red star indicates the King Street Block, the green star indicates the Central Block and the blue star indicates the Marsden Street Block.

The incline of King Street (rising west to east) required the main entrance to be provided via a flight of steps composed of dark-blue, Staffordshire engineering brick. This higher entry level into the main building also incorporated an unusual, narrow entry directly to the left (west) of the stairs, which led

down a further set of stairs and through into the covered, semi-open area beneath the twelve-storey central block (marked by the green star in **Figure 17** above). This passageway concept was adopted in order to retain a sense of the character of Manchester's many ancient 'ginnels' (or narrow passageways), which were historically located on the site and which were a characteristic of the centre of Manchester city centre. This reinvention of the ginnel introduced the sense of small-grain pedestrian routes through and into the new office complex.

Towards the middle of the Pall Mall Court site, and directly behind the King Street frontage block, is the taller twelve-storey block (Central block). Extending eastwards along Marsden Street from this central block, is a further five-storey block (Marsden Street Block - See **Figure 17**).



Figure 18: 1956 – A view of the old Norwich Union Offices as seen in the year they were redesigned by T. P. Bennet & Son. These would be eventually demolished in 1959.



Figure 19: 1959 – The old Norwich Union Offices having been demolished in 1959, leaving the buildings on the future Pall Mall Court site still standing to the left.



Figure 20: 1959 – A wider view looking up King Street towards the demolished Norwich Union Offices from the junction with Cheap Side (left).



Figure 21: Jan 1960 – The new Norwich Union Offices (adjoining Pall Mall Court) in the process of construction.

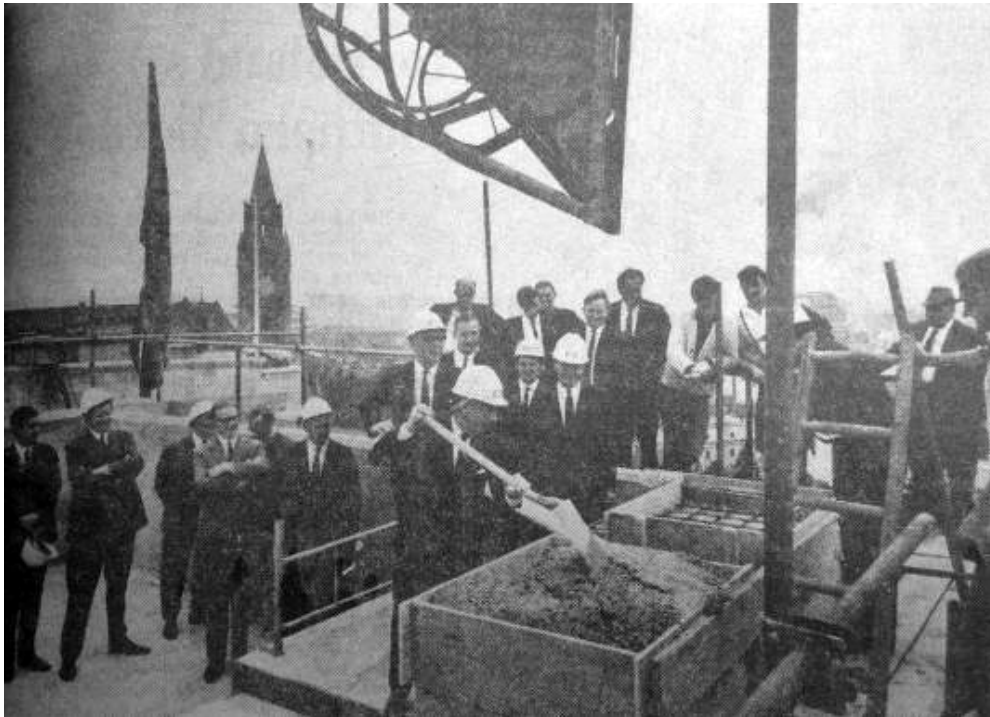


Figure 22: Topping-out ceremony on top of the twelve-storey block of Pall Mall Court, July 1968.

Designed to form the centre of the original architectural composition was a large, open piazza space between Pall Mall Court and the neighbouring National Westminster Bank Building (designed by Casson & Conder) and Marsden Street, forming a pedestrian link between King Street and Marsden Street.

5.1 Building Description – Exterior

Pall Mall Court was originally intended to have the visual impact of a faceted ‘jet stone’ through the use of bronze glass, sharp angles and opaque facets, which would add a modern reimagination of the soot blackened 19th century buildings that would surround it. However, ironically this visual effect was entirely lost when the Victorian buildings on King Street were comprehensively cleaned in c1968, leaving the new Pall Mall Court the sole dark-coloured building on King Street.

The original curtain-wall glazing system that is used on each elevation forms possibly the most distinctive element of the overall design. The glazing system comprises a brown/bronze-coloured painted anodised aluminium framing system set in projecting oriels extending from the building’s facades. The large panes of largely original glass comprise bronze tinted, 6mm single glazing (**Figures 23-26**). The bays are carefully spaced in pairs, with 2ft between each bay and 4ft between each pair, with a number of different combinations and arrangement across the elevations.

Natural ventilation was achieved by creating slender vertical sash windows set between each pair of windows forming slender glazed recesses, which allowed the windows to be opened even in high winds. The original design of the sashes allowed the bottom sash to open directly from floor level, consequently, because of the obvious health and safety risk the sash windows are now all fixed shut.



Figure 23: 1970 - Looking up at the Marsden Street entrance of the Bank of America.



Figure 24: 1970 - Looking towards the Marsden Street entrance of the Bank of America. The corner of the raised carpark entrance/planter can be seen to the extreme right.

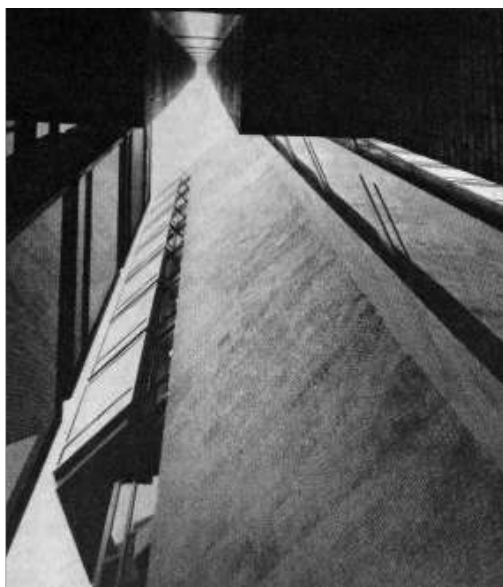


Figure 25: 1970 - Looking up from the through the central part of the building.



Figure 26: 1970 - A typical section of glazed bays. Note the paired bays separated by single and pairs of recessed, metal frame sash windows.



Figure 27: The condition of the Marsden Street Entrance in 2022.



Figure 27a: The condition of the original windows to the Marsden Street elevation in 2022.



Figure 27b: The appearance and condition of the undercroft former walkway to the eastern side of the piazza as seen in 2022.

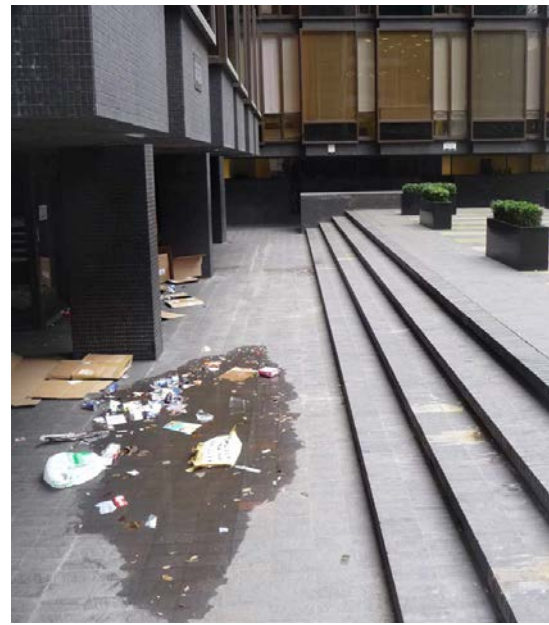


Figure 27d: The area between the undercroft walkway and the piazza as seen in 2022.

Internally decoration/design largely concentrated on the main staircases and lift lobbies, which were emphasised in form by wall surfaces being clad in dark mosaic tiling with a bronze flash, to match the external mosaics and compliment the dark-blue Staffordshire brick which forms the lowest parts of the walls beneath the long bay windows.



Figure 27e: An example of the original windows to the upper parts of the building facing onto the piazza, which comprise an undulating system of oriel windows. Note the use of narrower single-glazed spandrel panels and the continuation of small black mosaic tiles used between each floor level (Photo taken as seen in 2017; condition has since deteriorated)



Figure 28: An example of the original windows to the lower parts of the north elevation that looks on to the piazza in 2022, demonstrating the severely deteriorating condition of the 1960s frames, which includes the general poor condition of the now peeling, bubbling and flaking paintwork, subsequent patching and overpainting in gloss paint, failed and broken spandrel panels, deflecting frames and replacement of rubber gaskets with silicon.

Over the previous 20-plus years the condition of the original 1960s glazing system has progressively worsened. Typical defects across the facades generally include: the deteriorated condition of the brown/bronze paintwork to the framing, which is now faded and chalky, with peeling, bubbling and flaking throughout; areas of subsequent patching and overpainting in gloss paint to the reachable lower levels; failed and broken spandrel panels, with some examples being replaced with timber board, deflecting frames and the replacement of failed rubber gaskets with silicon sealant.

Other issues with the original design include that that glazed panels are single glazed and non-safety glass, resulting in health and safety concerns. These concerns extend to the original design of the bottom hung openable vertical sliding sash windows, which open at floor level. The original glass panes are also non-thermally broken, which results in poor u and g-values, have poor air tightness, and that asbestos material is within the original gaskets.

These inherent issues were not problems when the building was constructed and originally inhabited. However, the resultant long-running issues with letting office floors within the building over the last 15 years due to tenants not wanting to deal with these issues, has also led to substantial issues of antisocial behaviour around the perimeter of the building, and specifically the piazza space, which, over time and increased intensity, has resulted in a lack of investment and a lack of potential new tenants.

For further details on the current condition of the glazing system, please refer to the detailed condition survey undertaken by Wintech Facade Engineering.

5.2 Building Description – Interior

The following section will describe the current rooms and spaces in and around Pall Mall Court.

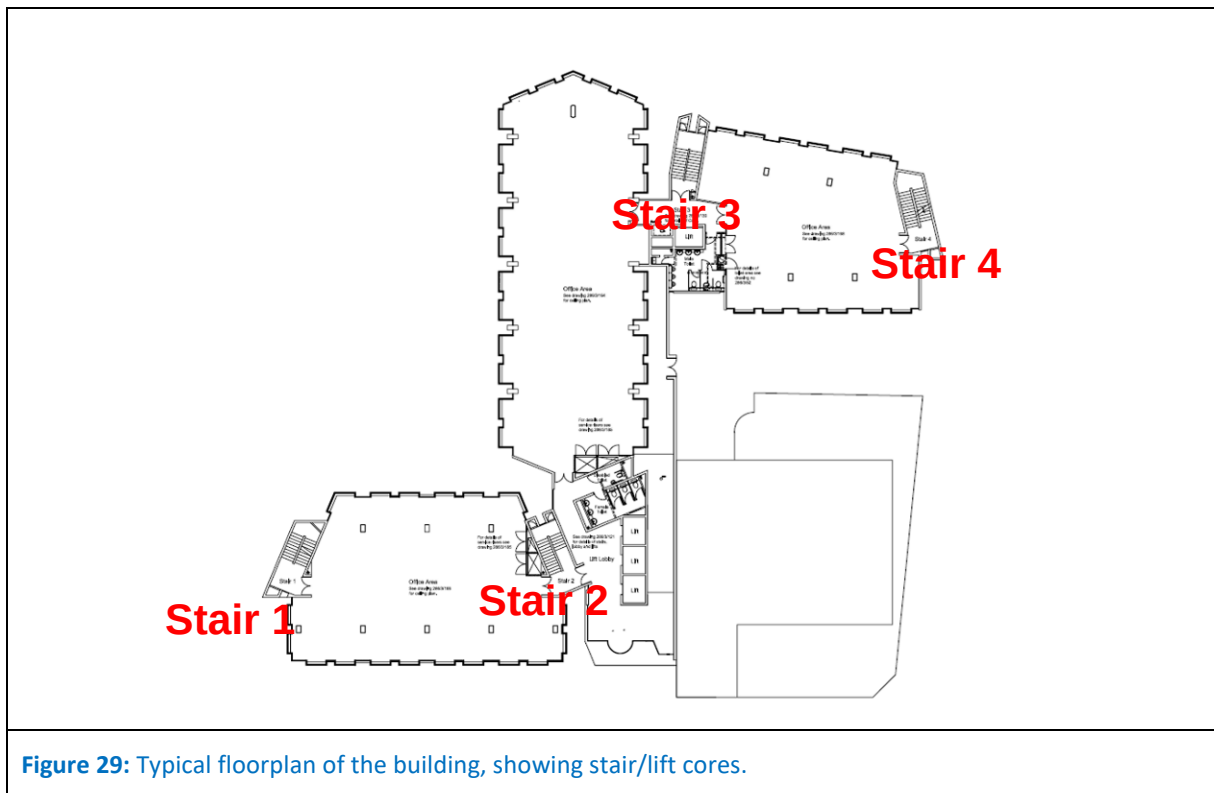


Figure 29: Typical floorplan of the building, showing stair/lift cores.

Pall Mall Court was originally designed with four staircases, spaced at equal distances between each office space, with Stairs 2 and 3 forming the principal cores which also providing passenger lifts (**Figure 29**). The staircases provided primary and escape access to all floors and were originally designed with blue-brick paving tiles to the floor and skirting, dark ceramic mosaic tiled walls and varnished hardwood veneered doors, banisters and railings.

Located to the internal exterior faces of Stairs 3 and 4, are a pair of unusual smoke vents. These smoke vents are positioned both side of the central slender window and are tiled to be hidden from view within the wider mosaic walls. In the event of fire, these two ‘walls’ could be pushed inwards, into the two smoke vents within the external wall to aid the escape of smoke out of the building and evacuation.

An article in *The Architects’ Journal* on the 28th October 1970 described the staircases as: *“The main structural elements of the staircases and lift shafts have been emphasised in form by being clad in ceramic mosaic specially made to have a bronze flash on a basically gun metal colour to match the Staffordshire blue bricks used in the paving of the piazza and the main entrance hall. The building has a continuity of form in all facades and a consistency of materials throughout”*.

The original appearance and survival of original decorative scheme of Stairs 1 and 4 are almost entirely complete. Stairs 2 and 3 (which are the larger, central cores with lift lobbies attached to stairwells) are largely complete, although the ground floor lobby to Stair 2 has been substantially altered. Although it is unlikely that the original decorative scheme survives to this area, the

decorative mosaic scheme to the lobbies on the 1st, 3rd, 4th and 9th floors of Stair 2 have been boarded over and are likely to survive beneath.

Similarly, the lobby area to the ground floor of Stair 3 appears to have had its original decorative scheme covered by later partitions/ boarding. In some areas the brick-paved flooring and skirting has been painted and or covered by modern carpet tiles. The internal mosaic was fixed with adhesive on cement rendered backing. The lighter pointing, seen externally, is understood to be a later addition.



Figure 30: The King Street Block fire escape, showing the original al balustrade and blue brick flooring. (Photo taken in 2017; condition has since deteriorated)



Figure 31: The King Street Block fire escape showing the original blue brick flooring and skirting. (Photo taken in 2017; condition has since deteriorated)



Figure 32: The original concealed smoke vent when closed, note the poor level of lighting. (Photo taken in 2017; condition has since deteriorated)



Figure 33: The smoke vent as it appears when pushed open. (Photo taken in 2017; condition has since deteriorated)



Figure 34: An example of the attention to detail in the lift lobbies on each floor, a single piece of bronzed glass is inserted directly into the window jambs creating the illusion of the internal and external tiled surfaces being uninterrupted. (Photo taken in 2017; condition has since deteriorated)



Figure 35: An example of a typical pair of original melamine covered internal doors, separating the main office space from the fire escape core. (Photo taken in 2017; condition has since deteriorated)

The Architects' Journal (October 28th 1970) review of the building noted that a disadvantage of the internal layout was that it was necessary to cross the lift lobby to get from the lifts to the King Street Block, and explain that, *"it is not a pleasant way to approach prestige offices such as these and it also makes direction finding more difficult"*. This flaw in the original design has continued to affect the building's lettability and usability to the present day.

Another flaw was the toilet provision for the building, which provided hit and miss toilets for each sex on alternate floors. An original janitor's cupboard located adjoining each toilet have since been converted for use as disabled toilets.



Figure 36: An example of a lift lobby connecting the Central Block to the King Street Block, showing the survival of the original mosaic walls with black cement pointing. The carpets were installed in c2003, along with the ceiling and lights. (Photo taken in 2017; condition has since deteriorated)



Figure 37: An example of a lift lobby connecting the Central Block to the King Street Block, showing the replacement of the original mosaic tiles with plastered surfaces. (Photo taken in 2017; condition has since deteriorated)



Figure 38: An example of a lift lobby, showing the original mosaic walls with black cement pointing and double doors into the King Street Block. The carpets were installed in c2003, along with the suspended ceiling and lights. (Photo taken in 2017; condition has since deteriorated)



Figure 39: An example of a lift lobby which connects the Marsden Street Block to the Central Block, showing original tiling, black cement pointing and doors. (Photo taken in 2017; condition has since deteriorated)

When originally designed, the lower ground floor level along the King Street Block was planned for storage, but at the last minute the Northern Commercial Trust rented these two bottom-most floors, as a result a redesign of these two floors was undertaken in November 1968 by Ley, Colbeck & Partners to accommodate a commercial office use.



Figure 40: The entrance of the Bank of America, entered from Marsden Street.c1970



Figure 41: An entrance lobby of one of the tenanted offices.c1970

Each office plate is largely similar from floor to floor, however, due to the graduation in building width as you get higher in the building, this diminishes the dimensions of the uppermost floor levels.

Originally every office floor was designed in a similar fashion, with a central ‘corridor’ defining the middle of each office floor along with partitions and/or open office space either side (see **Figure 42**). Each ‘corridor’ was denoted by a continuous, raft of suspended 4in wide aluminium strips, directing staff to the main office floors, and to the lobbies and staircase halls. The office floor-plates are largely open-plan and have been altered to now include replacement suspended ceilings, lighting, radiators and floor coverings (see **Figure 43**).

The floors comprise of concrete rafts over-laid with screed and boarded floors, and originally finished with a mix of carpet and vinyl flooring. These coverings have since been removed or overlaid with carpet tiles.



Figure 42: A typical floor layout looking north in the Central Block. Note the beige vinyl floor covering and original metal boards denoting the central ‘corridor’. C1970



Figure 43: Looking north across the seventh floor from the same location in 2015 – refer to Figure 43. (Photo taken in 2017; condition has since deteriorated)



Figure 44: Looking along the King Street Block fenestration, showing the recently lowered suspended ceiling. (Photo taken in 2017; condition has since deteriorated)



Figure 45: A typical king Street Block office floor showing the modern carpet, modern lowered suspended ceilings and lighting. (Photo taken in 2017; condition has since deteriorated)

At ground floor level, the principal entrance foyer comprises a double-height space, and was originally tiled with matching mosaic tiles and Staffordshire Blue Brick flooring as used elsewhere across the building. A concrete sculpture of the Sun Alliance Logo (by Josephine Reid) was attached at high level behind a mosaic-clad concrete pillar (both now removed). The original wall coverings and flooring within the entrance foyer were removed at some point before the 2003 refurbishment (see **Figures 46 and 47** below).



Figure 46: The entrance foyer, looking east in 1969, note the original glazed doors to the right and extent of mosaic tiles and Staffordshire blue engineering brick. To the top right of the image is the Sun Alliance sculpture by Josephine Reid.



Figure 47: Looking east across the entrance lobby highlighting the ‘sanitising’ affect of the c2003 alterations, including the installed the glazed swing door to the right and the removal of the mosaic tiled concrete column which was originally located immediately next to the entrance doors (see Figure 47 above). The c2003 alterations also included the complete redecoration of the space. (Photo taken in 2017; condition has since deteriorated)

At fifth floor level (directly above the fourth-floor roof of the Marsden Street Block) the building was originally designed with a simple, self-contained care-taker's flat, entered from the Marsden Street stair core (see **Figures 48-51** below).

The flat contained: two bedrooms, a kitchen, bathroom, and living/dining room, with each room having French doors leading out onto the roof-top area (see **Figures 50 and 51** below). In the event of fire, the flat could be escaped by passing across the roof and into the eastern service stair core which terminates at this level.



Figure 48: The original fitted sliding wardrobe as seen in both bedrooms. (Photo taken in 2017; condition has since deteriorated)



Figure 49: An example of the original doors (not solid) with simple chrome handles. (Photo taken in 2017; condition has since deteriorated)



Figure 50: Looking north-west towards the caretakers flat from the roof terrace, showing the four pairs of original timber French doors. (Photo taken in 2017; condition has since deteriorated)



Figure 51: The eastern fire escape core which acted as the fire escape for the caretakers flat. (Photo taken in 2017; condition has since deteriorated)

5.3 The Piazza

The piazza was designed as part of the architectural expression of Pall Mall Court but has been compromised in recent years by a number of design changes, neglect and longstanding anti-social behaviour, the extent of which has created a somewhat detrimental contribution to the setting of the building and on the character, appearance and experience of the Upper King Street Conservation Area.

King Street rises from west to east, requiring the main entrance to be provided via a steep flight of steps composed of dark-blue, Staffordshire engineering brick. This higher entry level into the main building allowed for an unusual, narrow entry directly to the left of the main stairs, which led down a further set of stairs and through into the covered, semi-open area beneath the twelve-storey tower.

This passageway concept was adopted to retain a sense of the character of Manchester's many ancient 'ginnels' (or narrow passageways), which were historically located on the site and were a characteristic of the centre of Manchester.

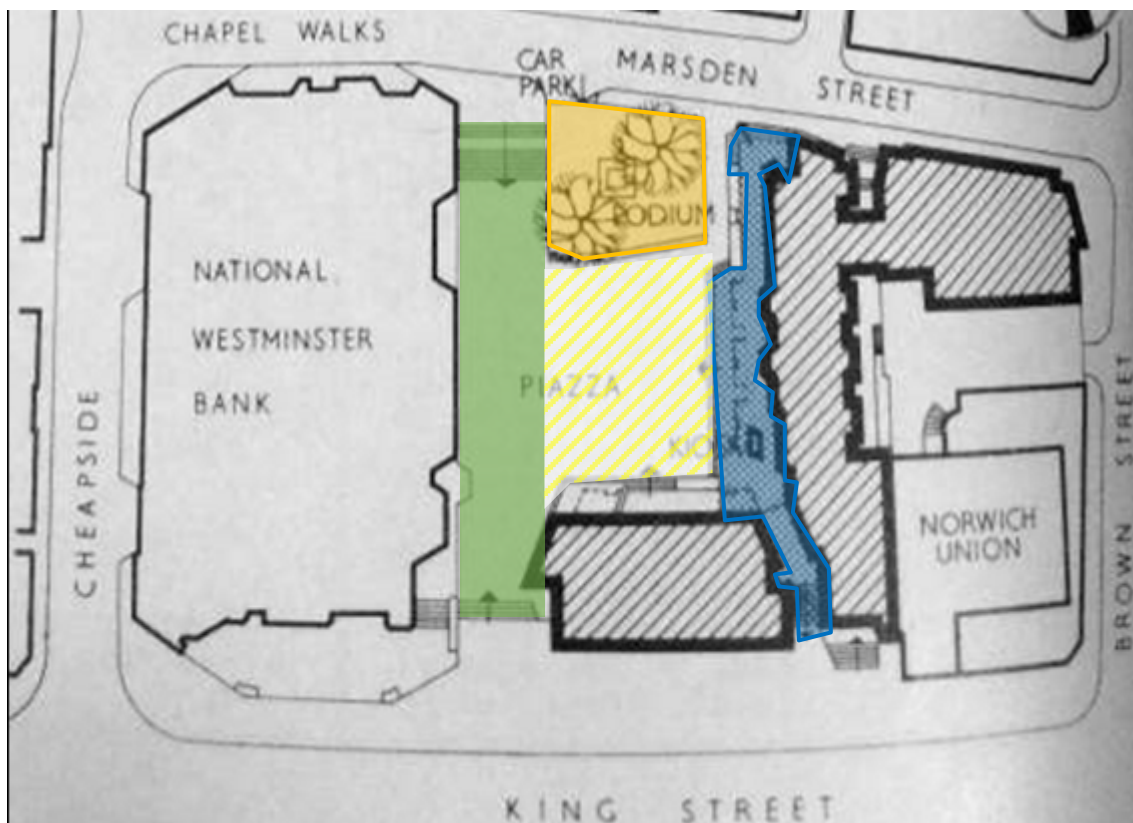


Figure 52 - The design of the Pall Mall complex as originally constructed, illustrating the elements that led to the creation of the piazza space.

The former route of the street of Pall Mall was pedestrianised and widened (shaded green); the original concept of a narrow "ginnel" connecting King Street with the piazza through a semi-covered overhang, originally intended to be lined with commercial units, can be seen outlined blue; and the area of the raised planter, which concealed the entrance to the car park can be seen highlighted orange. The residual "piazza" space is hatched yellow.

This ginnel introduced the sense of small-grain pedestrian routes into the new office complex – it was intended that this sunken-covered-through-route would be lined with commercial units, providing activity and animation. Unfortunately, the leasing of the space to the Bank of America meant the space instantly became defunct.

The piazza forms part of the pedestrian link between King Street and Marsden Street and was a design response to the pedestrianisation of Pall Mall which was closed to through-traffic with the construction of No.55 King Street (the former Westminster Bank building).

The piazza was conceived as an enclosed space, alongside No.55 King Street, and originally the south and west sides of No.55 were set back and open (see photos below); these have been infilled and extended, altering the west side of the piazza and reducing its size. Originally, the entrances into the piazza were wider and via steps. The alteration of the steps into the piazza on both the north and south sides has further altered the original design intention.

In an article from 1970 in the Architect's Journal, Harry Teggin – the architect of the Pall Mall Court – tells us that the Pall Mall route was specifically kept open to frame the view of Town Hall tower. The same article also explains that the huge, over-sized planter to the north side of the piazza, which takes up a third of the available space, was built to mark the entrance to the car park which is located underneath the piazza. The design concept for the planter was originally a slightly shorted structure, but a number of additional layers of brickwork were incorporated into the design before construction.

Clearly, the notion of a covered walkway, lined with commercial units, the construct of enabling a framed view, and the entrance to a car park were the primary drivers in designing the space – as was the need to ensure the building was well lit and did not overshadow No.55. The piazza was thus created out of the residual space.

The main negative factors around the Pall Mall Court site focus on the failed realisation of the piazza as a 'public' space, including the partially covered area to the east and south of the space linking King Street via the now blocked 'ginnel' and formed from the overhanging Central Block and King Street Block. The piazza no longer functions as its original concept intended, and arguably never did and is generally considered to be an undesirable space that has a history of attracting antisocial behaviour and graffiti.

The usability and connectivity of the piazza was diminished by the alteration of the former National Westminster/District Bank building (No.55 King Street), which encloses the piazza to the west. These alterations resulted in the original, partially-covered walkway of the bank building, over the original route of Pall Mall, being infilled to form retail units, thus limiting the entrance into the piazza from King Street.

The closure of the original pedestrian route from King Street (via the ginnel), which led under the main section of the building and through the recessed parts of the building (which face west into the piazza) has also contributed to the loss of permeability and eroded the functionality and special interest of the space.

Furthermore, the awkwardly designed installation of new paved steps and access ramp structure to the north of the space, adds to the apparent disconnection of the piazza from Marsden Street.



Figures 53 & 54 - The 'as built' piazza area, with widened opening under the adjacent building (No.55 King Street), and the sunken through-route.



Figure 55 - The entrance into the piazza from Marsden Street, showing the original, over-sized planter with car park entrance, and the later alterations comprising buff stone steps, ramp and associated street furniture which have had a detrimental effect on the original, rigid material and colour palate of the piazza and Pall Mall complex. (Photo taken in 2017)



Figure 56 – Looking into the beginning of the piazza from the King Street entrance. (Photo taken in 2017)

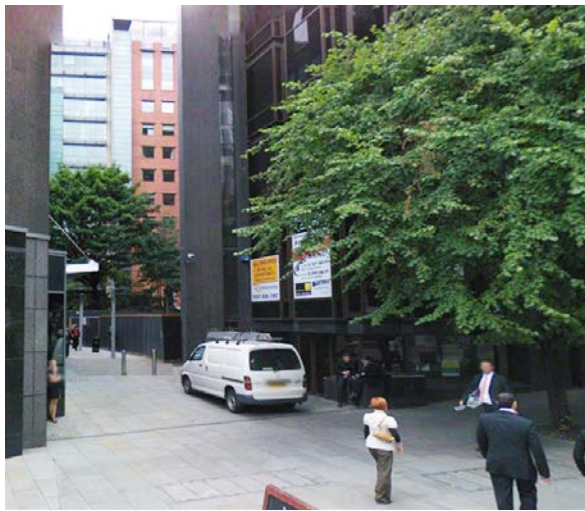


Figure 57 – Looking towards the entrance into the piazza from King Street in 2008, during the time the previous building owner erected hoarding around the piazza (see left) to stop antisocial behaviour.



Figure 58 – Looking into the semi-covered walkway (from Marsden Street), which originally linked into the ginnel access from King Street. This area of the Site has long been plagued with anti-social behaviour. (Photo taken in 2017; condition has since deteriorated)

6. CHARACTERISATION AND SIGNIFICANCE ASSESSMENT

6.1 Introduction

This section of the report describes the character area surrounding the Site, which is directly impacted by Pall Mall Court and assesses its relative historic and architectural importance in line with Historic England guidance.

Following this appraisal is the assessment of the fabric significance of the Pall Mall Court building. The purpose of this section is to appraise the character area's sensitivity and the capacity for change to which the development options for Pall Mall Court will need to demonstrate a positive response.

Pall Mall Court was completed just a year before the City Council designated the Upper King Street Conservation Area (in November 1970) but continues to complement the historic environment. The building is considered by Historic England to be an exemplar of its type and, *"one of a small number of sensitive, well-detailed infill schemes"* which demonstrated in the latter part of the C20th that modern architecture need not be incompatible with the historic urban townscape.

The particular sensitivity of Pall Mall Court to its location in the city's historic core-area is expressed through its massing, scale and materials, all of which are particularly important factors in helping define its architectural character and its contribution to the Upper King Street Conservation Area.

The area-wide influences take into account the key factors regarding the distinctiveness of the character area (as defined by **Figure 59** below) and have informed and influenced the preferred design option for the regeneration of Pall Mall Court. The following issues thus also inform the significance conclusions and the subsequent impact assessment.

The following key characteristics which help define the nature of Pall Mall Court, include the: spaces around the building, its enclosing public realm and landscape, the architectural diversity, construction, materials, detailing, decoration, views into and from the site. These factors are broadly considered below and are important to help measure the development could impact on the two streets and the Piazza.

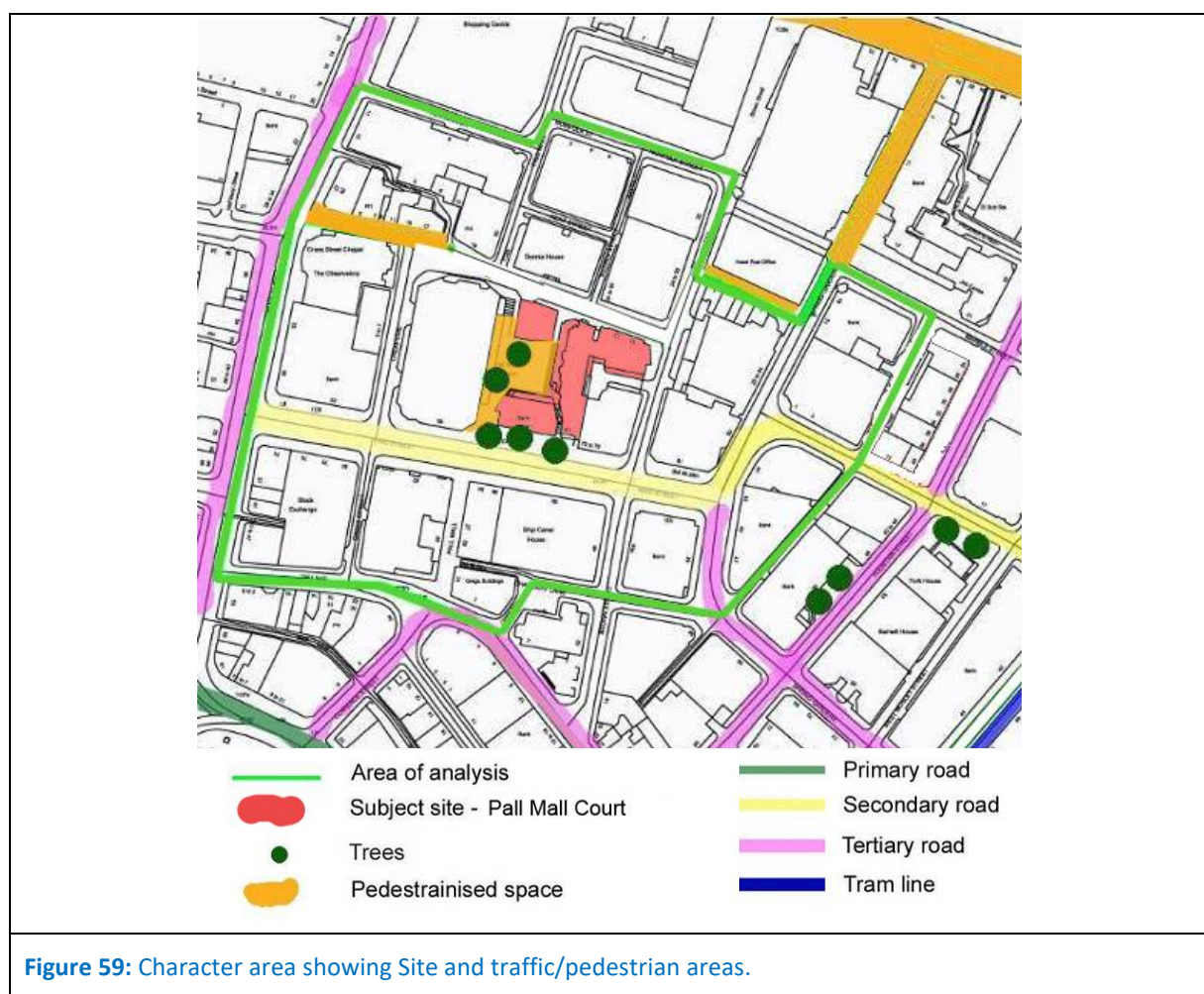
The evaluation of the broader urban characteristics of the building will thus determine how the emerging proposals for Pall Mall Court will influence its heritage significance, as well as that of the Upper King Street Conservation area (and the ability to appreciate and understand them).

6.2 Characterisation appraisal

For the purposes of this Significance Assessment, the Character Area within which Pall Mall Court has been considered, is the area bounded by: Newmarket, Norfolk Street, Marriot's Court & Marble Street to the north, Concert Lane & Milk Street to the east, Tib Lane & Chancery Lane to the south, and Cross Street to the west. See **Figure 59** below.

Fundamentally the Upper King Street Conservation Area encompasses a collection of landmark scale, rather impressive buildings. There is a rich variety to the architecture of the buildings within the area, from the intricately detailed Gothic tracery of the mid-19th century Manchester Club, to the stark mechanical precision of the late 20th century Pall Mall Court. It is the high architectural quality of the buildings which ensures that, despite their contrasting styles, the buildings retain a degree of cohesion and are read as satisfactory neighbours.

Pall Mall Court was designed as three linked buildings, arranged at right angles to each other, having varying heights and proportions. The layout of the blocks was in response to the adjacent buildings – No.55 King Street (built in the early 1960s) and the Pinnacle Building (originally built in 1958). Having an open courtyard to the west side allowed the King Street and central block to be well lit, as well as not overshadowing No.55. An additional courtyard was created to the west side to enable servicing to the building, and access to the Pinnacle Building.



Key Heritage Assets within the defined character Area require that the impact of any development of Pall Mall Court on the below heritage assets will also need to be considered, should the options extend beyond the fabric of the building.

However, it will be clear that due to the minimal external alterations to the building, there will likely be no visual impact on the settings of any surrounding designated heritage assets.

Table 1: Key Heritage Assets within the defined character Area

Heritage Asset	Designation	Potential degree of impact from current proposals to Pall Mall Court
Bank of England Trustee Savings Bank	Grade I	None
Ship Canal House	Grade II	None
Atlas Chambers	Grade II	None
Ship Canal House	Grade II	None
Prudential Assurance Office	Grade II	None
Nos. 84 and 86 King Street and 27 and 29 Pall Mall	Grade II	None
47 Spring Gardens	Grade II	None
Former National Westminster Bank	Grade II*	None
Former Reform Club	Grade II*	None
Midland Bank	Grade II*	None
Former Lloyds Bank	Grade II	None
Princes Chambers	Grade II	None
Northern Stock Exchange	Grade II	None
Barclays	Grade II	None
43 & 45 Spring Gardens	Grade II	None
41 Spring Gardens	Grade II	None
No. 74 King Street	Grade II	None

The character and interrelationship of spaces within the environs of the site are defined on the basis of the following key characteristics:

- The plan form and street grid around King Street remains in various states of completeness and dates to the mid-18th century when the subject site and the adjacent plots were defined. The urban grain reached its present configuration by the mid-19th century when the majority of remaining residential premises were replaced by commercial and civic buildings, which resulted in a larger urban grain.
- The area surrounding the Site is distinguished by the interrelationships between large individual buildings which occupy a mixture of regular and irregular island sites (generally providing total coverage of their plot) which creates the sense of a dense urban environment.
- The principal streets within the area of analysis, King Street, Cross Street and Spring Gardens are primary traffic and pedestrian routes, respectively, and are intersected by tertiary routes and back streets. The resultant street pattern is a mix of rectangular plots, laid out in a fairly orthogonal grid, with instances of irregular shaped plots adding interest to the streetscape.



Figure 60: A view taken from the southern end of Spring Gardens looking north at its junction with Chancery Lane (left).



Figure 61: A view looking south along Spring Gardens, to the right, and York Street to the left.



Figure 62: A view looking north along Cross Street from its junction with King Street to the right, and the lower, continuation of King Street to the left.



Figure 63: A view looking west into the lower, continuation of King Street as viewed from its junction with Cross Street.

The **contribution made to the character of the area by greenery and green space** has been considered using the following issues.

- The area of analysis is characterized by a densely built urban environment and thus little space is left for trees and green areas outside the Pall Mall Court site. There is no opportunity for greenery or green spaces as buildings have maximised their plots, occupying the whole site. The only open area of green in the area of analysis is the area surrounding Pall Mall Court itself.
- The mid-18th century building line established by the intended layout of St James Square (on which Pall Mall Court is now constructed) creates a slightly widened street and allows for the inclusion of street-trees within the pavement on the north side of King Street to the front of Pall Mall Court.
- A further area of green space is located within the central piazza to the rear of Pall Mall Court. This forms part of the original Brett & Pollen landscaping design. The original raised planter/underground car park entrance adds a secluded area of mature planting to the north side of the piazza, enclosing it from Marsden Street, shading the piazza and giving pleasant views from the higher floors of Pall Mall Court.

The **architectural and historic qualities of the buildings & prevalent building materials** have been considered in terms of the following:

- An important characteristic of this part of the city is the impressive scale and architectural ambition of the building group. This is a particular characteristic within this part of King Street and Cross Street and Marsden Street. These streets have been more heavily redeveloped throughout the 20th century.
- However, throughout the area of analysis (and the immediacies of the subject site), the historic and aesthetic values of the heritage assets remain dominant against the contrasting massing and materiality of the late 20th century development. This even remains the case when viewing the Grade II listed Pall Mall Court in conjunction with the neighbouring Grade II* Listed former Reform Club within King Street.
- The fabric of the earlier buildings varies and exhibit a limited range of high-quality traditional materials such as: stone, red brick, terracotta and faience. In general, the fenestration patterns are designed to express vertical movement, and include recessed sash windows, or metal framed windows. The windows tend to be set back from the external face of the building, enhancing the design of the facades with characteristic shadows. The fenestration pattern of Pall Mall Court is particularly striking and a key component of its distinctive and contrasting architectural form.
- The collections of contemporary buildings within the conservation area are built in a range of modern materials, contrasting with the earlier buildings in both form and materiality. However, roofs are generally clad in slates, usually blue-grey and occasionally green. The articulation of cornices and balustrades atop some buildings produces a skyline of special interest across the study area, characterised by its eclectic material and form, which add considerable interest to short and medium range vistas.
- The heights of the historic buildings vary considerably around Pall Mall Court. The majority of the 19th century buildings within the area are of 3-4 storeys over basement or with an attic, with the Reform Club, King Street and 84-86 King Street being notable examples.
- The scale and height of the buildings in the area grew in the 20th century, notably with the 8-storey Atlas Chambers, the 10-storey Midland Bank building, and the 11-storey Ship Canal House, all setting precedents for later commercial development in the area. Late 20th century buildings, such as the 15-storey Lowry House, to the north of the site, or the 30-storey City Tower, to the east, also now contribute to the wider character of the City, enabling Pall Mall Court to sit 'comfortably' within the Conservation Area.
- The architectural style of the buildings enclosing Pall Mall Court is thus varied; from the flamboyant Baroque-style Lloyds Bank building at the corner of King Street and Cross Street, 1913) to the detailed Gothic of The Reform Club (1870). The use of the classical style is employed at No.82 King Street, the former Bank of England building, and is the most architecturally and historically significant building in the area.

- The classical forms used by Charles R. Cockerell at the former Bank of England (No.82 King Street - 1845) are echoed by Lutyens' use of monumental classicism for the Midland Bank (1929-1935) at the east end of King Street. The bold modernism and International-style of the 1960s Pall Mall Court thus complements the high-quality architectural character of the building group.

The **Form, setting and character of the public realm** has been considered against the following issues.

- The public realm within the conservation area largely consists of the footways along each side of the road complete with the associated street furniture, street lighting and signage. The footpaths are largely tarmac or stone flags, which are replacements of the original Victorian stone flags.
- The area directly fronting Pall Mall Court still retains the mid-19th century street form which is slightly recessed northward to denote the former line of what was intended to be St James Square. The widened streetscape accommodates mature planted trees set the wider pavement area and offers the scope for enhanced street activity.
- The area forming the central Pall Mall Court piazza was created as part of the original construction of the building. It was accessed by steps from King Street and Marsden Street to a level plateau which extended between the enclosing buildings and was intended to be a public pedestrianised area, with planting provided by a purpose-built raised planter to the north of the space.
- This area also provided an outbreak space from Pall Mall Court and a sheltered location for the adjoining former National Westminster Bank building (to the west of the space).

As a relatively tall building in the city centre, the value of **Skyline, views and vistas** are of some importance and have been considered as follows.

- The existing skyline of the city centre is characterised by a variety of built forms of which Pall Mall Court is a contributor. The skyline's profile accommodates a myriad of forms that rise above the general level including spires, turrets, towers and the more recent taller buildings that punctuate the cityscape.
- The skyline of Manchester does not present a cluster of tall buildings and so when built tall buildings tend to become city landmarks. However, the tightly-grained street with a number of neighbouring examples means that, despite its relatively tall scale, Pall Mall Court continues to positively respond to the streetscape.
- The topography of King Street (which rises to the east end) enhances views of the buildings along the street and emphasises their townscape presence. Pall Mall Court is a prime example, its presence is also enhanced by the widening of the street.

The significance appraisal has also considered the **extent of intrusion or negative factors** (as well the existence of any neutral areas), as follows:

- The main neutral area/negative factors around Pall Mall Court focus on the failed realisation of the intended public piazza. This included the partially-covered area to the east and south of the space (formed from the overhanging Central Block and King Street Block) which linked King Street via the now blocked 'ginnel'. Unfortunately, the piazza failed to meet its original expectations and no longer works as its concept intended. It is currently considered to be an undesirable and mis-used public space.
- The usability and connectivity of the piazza was diminished by the alteration of the former National Westminster/District Bank building, which encloses the piazza to the west. These alterations resulted in the original, partially-covered walkway of the bank building being infilled to form a clothes shop, thus limiting the entrance into the piazza from King Street. The ground floor shop units, which face east onto the piazza, remain largely unoccupied.
- The closure of the original pedestrian route from King Street (via the ginnel), which led under the main section of the building and through the recessed parts of the building (which face west into the piazza) has also contributed to the loss of permeability and eroded the interest of the space.
- Furthermore, the awkwardly designed installation of new paved steps and disabled ramp structure to the north of the space, adds to the apparent disconnection of the piazza from Marsden Street.

7. ASSESSING HERITAGE SIGNIFICANCE

7.1 Defining significance

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of Pall Mall Court.

Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England’s criteria outlined in ‘Conservation Principles, Policies and Guidance, 2018’ have also been considered.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological interest needs to be disaggregated and determined.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic Interest An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The below analysis of significance of the fabric of the Grade II listed Pall Mall Court allows for an assessment of the current integrity and authenticity of the building and its components. This has been used to inform and justify the building’s capacity for change, and thus the development of the Proposals. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The concluding ‘Statement of Significance’ summarises the contribution of the various components of the Site in order to identify the most and least sensitive areas, which have informed and measured appropriate intervention options.

The significance assessment will inform the subsequent heritage impact assessment (**Section 7**), which considers the effects of the proposals in heritage terms upon the significance of the listed building, Conservation Area and settings of surrounding heritage assets. This in turn allows, in a policy context, the extent of “harm” upon the heritage asset incurred by the proposals to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England’s guidance.

A thorough survey of all surviving features and decorative schemes within each of the four original staircases can be found in **Appendix ii**.

The below hierarchy of significance is tailored to Pall Mall Court in order to outline individual features and building elements across the Site, and is not intended to be directly transferable to other listed buildings as the purpose is to disaggregate the relative interests of the building’s particular fabric components.

High heritage significance relates to those components of the Site deemed to be of special interest. They are important to the understanding of the site’s design concept and play a considerable role in reflecting its archaeological, architectural and artistic or historic interest.
Medium heritage significance relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of subject site’s design concept and play a minor role in reflecting its archaeological, architectural and artistic or historic interest.
Low heritage significance relates to those components of the Site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the Site’s archaeological, architectural and artistic or historic interest.
No significance /Detrimental features and elements within the site that do not contain any special interest. These can detract from the significance of the Site, and can be evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest is currently unknown and may require determination by further investigation.

6.1 Setting of surrounding Listed Buildings

Due to the minimal external alterations proposed to Pall Mall Court, and the locations of surrounding listed building around the wider Site, it is considered that the proposals will have no impact on any settings of surrounding listed buildings.

7.2 Pall Mall Court

The historical, architectural/artistic interest that Pall Mall Court yields is primarily related to its unique and unusual external design qualities and planform. The original intended status of the building as a prestigious head-quarters office building for London Assurance Ltd, is thus evident in the architectural expression of the building complex.

The external expression of the building's construction was an unusual design development for the late 1960s and compares favourably to many of its contemporaries which were largely concrete-framed and faced, using a simple, repeating 'block' planform.

In particular, the building's boxed-out windows create a bold fenestration pattern (with the appearance of layers of oriel windows) and combined with their bronze-patinated aluminium frames and tinted glass, establish a striking streetscape contribution.

The significance of the building is also clearly expressed by the interaction of the enclosed nature of the rear aspects of the building from within the partially mature planting and paved original piazza space. However, the piazza has been compromised in terms of its fabric and original design in recent decades, and does not function as originally intended.

The space was designed as part of the architectural expression of the building, but its compromised form means that it currently presents an inactive, poor pedestrian environment which in part detracts from the building's setting and makes a negative contribution to the character and appearance of the Upper King Street Conservation Area through anti-social behaviour and non-active street frontages.

The semi-public piazza is partially terminated to the north by the retention of the original raised blue brick planter, which gives a sense of intimacy to the overall design as well as enhancing the setting of the Central and King Street Blocks. The planter was a conscious effort to disguise the below-ground car park entrance and ramp, and also forms a sculptural termination to the open space, helping to complete the overall artistic composition of the complex.

The integral bench fitted to the southern side of the planter allows the architectural expression of Pall Mall Court to be appreciated whilst seated – a symbol of how modern office developments were beginning to be designed for the office user to enjoy.

Internally, the building's office plate is largely eroded through later refurbishment schemes, and thus of lesser significance. These spaces were designed to be flexible and uncluttered and have largely retained their original open planform. Other significant characteristics and components are revealed in the surviving decorative schemes found in the main lift/stair cores and lobbies, which generally retain their original blue-black mosaic tiled walls, as well as their planform.

The staircase lobbies and fire escapes also retain their original Staffordshire-Blue, brick flooring within the stairways, along with the original balustrades and handrails. Consequently, the main internal fabric components of significance are the staircases, lift lobbies and the fire escapes.

The architectural and artistic interest are thus of particularly high significance. The focus is on the building's unusual plan-form and strong massing and composition, which is greatly enhanced by innovative stylistic detailing, which includes the use of bronze painted-aluminium, tinted glass and the grey-black mosaic cladding.

The result is a dramatic contrast to its more traditional stone neighbours and a continuation of the expression of King Street as a place of high architectural quality and of landmark financial institutions.

7.3 Statement of significance

The special architectural and historic interest of Pall Mall Court is recognised by its Grade II Listed designation, however, it is necessary to assess Pall Mall Court in order to determine the particular special interest which it yields in heritage terms.

The architectural merit and group value of the three main parts of the building, combined with its careful contextual setting within the original piazza (enclosed by the raised planter/car park entrance) remain fundamental to the significance of the complex as a whole.

Although the building has undergone a number of modern refurbishments throughout the latter-20th century, the complex still fundamentally retains its essential architectural features and distinctive character, despite the imposition of some unfortunate alterations.

Unfortunately, the original design concept made little allowance for the accessibility of the complex from the public realm and King Street in particular, and subsequent alterations have exacerbated the physical and visual access into the complex.

The external piazza and connecting spaces has clearly been considered as part of the architectural composition of the building, but has been compromised by a number of factors, and never functioned in the way it was originally intended.

- The building yields **Medium Historic Interest** through the building illustrating the intentions of its architects Brett & Pollen to design a functional, modern office building, designed as a high-status headquarters building in a cutting edge, modern design. The building also represented a new wave of late-20th Century modern office buildings which contrasted with the brutalist examples of the period.

Pall Mall Court is significant through its association with the noted architectural firm of Brett & Pollen, and with Harry Teggins, and although the firm were not widespread across the UK nor were widely known, they nevertheless made an impact with their short span of work.

The building illustrates the latter stages of the development of Manchester's financial quarter. The building is also regarded as a fine example of late-20th century architecture in Manchester.

- The building yields **High architectural and artistic interest** through its striking design, which is an unusually good example of mid-to-late-1960s architectural design. The design, form and appearance of the original window system along with the aesthetic interest yielded by the brown and bronzed colour palette used on the framework and tinted glass, which is a key component of the entire architectural form and aesthetic interest of the building.

The unusual design of Pall Mall Court, tailored to its particular site, means that it retains an appearance of architectural innovation, which retains its high-quality finishing and expresses its forward-thinking design. It thus compares favourably to many of its contemporaries nationally.

The building complex still retains many areas relating to original uses such as original floor and wall coverings and lift/stair cores, and it is an unusually well-designed building of that period, reflecting its intended status.

Despite a number of modern interventions throughout the building, the overall unique architectural form/expression, along with the most significant parts of Pall Mall Court survive.

- The building is considered to yield **low archaeological interest** due to the Site having been fully developed with the current building in the 1960s.

Areas/elements of **high significance** include:

- All areas retaining their original decorative schemes (largely concentrating around lift and stair cores) comprising of black mosaic tiling to walls, blue Staffordshire Engineering brick to floors/stairs, stair balustrades and handrails, integral smoke vents to staircases, and original flush doors/tubular pull handles. (Note – a number of doors are modern replacements that match the original design.
- The original double-height space to the original entrance foyer (not including the modern internal fitout which is of **no significance**).
- The original open-plan spatial quality of each office plate.
- The visual aesthetic appearance of the brown-painted window frames with tinted glass to the original exterior window system. The significance of the window system lies in its visual appearance and original colour palate of materials.
- All areas of external mosaic tiling.
- The spatial quality, surviving paving and blue brick planter with integral bench to the original piazza.

Areas/elements of **low significance** include:

- The surviving elements/ planform of the original 5th floor caretakers flat, including fitted wardrobes, flush doors etc.
- The basement car park.

Areas/elements of **no significance** include:

- All modern interventions, including all modern suspended ceilings - the inserted ceiling tiles in particular have diminished the space, lowering the ceiling and having a negative impact on the proportions of the floor-plates and cutting through the window heads, new stud partitions, modern flooring throughout, all toilet fit-outs and all M&E/lighting.
- The modern internal fit-out to the original double-height entrance foyer, including the modern revolving doors.
 - Modern like-for-like replacement internal doors.
 - The modern platform lift in the location of the original “ginnel”.

8. HERITAGE IMPACT ASSESSMENT

8.1 Scope of Potential Impact

The aim of this assessment is to demonstrate the cumulative impact of the proposed alterations to the Grade II listed Pall Mall Court as a whole. Cumulative heritage impact derives from both direct (physical) and indirect (visual) change.

Thus, the key purpose of the impact assessment is to consider individual changes and the cumulative impact that the proposals will have on significance. In accordance with planning policy, the proposals aim to balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

There is no recognised standard methodology for the appraisal of impact on listed buildings. Therefore, the method used below is a synthesis of the Historic England's guidance on "*Conservation Principles*" (2008), the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable') and the ICOMOS methodology for evaluating impact.

The current proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that (in accordance with Historic England guidance) the sustainable re-use of a building requires a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

The proposals are designed to correct long-running issues with the building's 1960s fabric and planform, and put the Grade II listed building in sustainable, active use. Although the works will see areas of historic fabric being removed, the proposals have endeavoured to ensure that replacement of principal features and building materials enable inherent faults and issues to be corrected whilst aiming for a like-for-like result.

All works will see the minimal amount of alterations necessary to enable the building to function effectively for future, long term reuse in its original office use, whilst ensuring all retained original architectural features of interest are preserved and/or enhanced, restored.

8.2 Assessment methodology

The impact of the proposed development is essentially an evaluation of the change or alteration which would occur to the fabric, setting, character or appearance of the defined heritage asset, measured against the relative significance of the component. The impact assessment thus records where there is any change or alteration to the historic fabric and/or character of the designated heritage asset, and concludes whether the result will have an adverse, neutral or beneficial impact.

The physical and visual impacts are outlined below and utilise a version of the tests set for the evaluation of impact on setting, as described in Step 3 of the Historic England guidance on "*The Setting of Heritage Assets*" (Dec.2017), with reference to Conservation Principle (2008) and "*Making Changes to Heritage Assets. Historic England Advice Note 2*" (2016).

It is important to consider whether the proposed physical works will cause any demonstrable harm to heritage significance. This is a planning judgment having regard to the circumstances of the case. However, the heritage impact conclusions must be proportionate to the significance of the Site, because change does not equate to harm, and may be beneficial, particularly where the existing site/context has been compromised.

The assessment of heritage impact should thus focus on the degree and nature of the proposed development's impact, both **physical and visual**. It is understood that the assessment of the degree of impact has regard to the need for considerable and proportionate weight to be placed on any findings of harm to heritage assets.

The methodology used below for the appraisal of impact on Conservation Areas is a synthesis of the Historic England guidance set out in their 2017 guidance on "Conservation Principles" and "Setting." The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial (see **Table 2, below**, for full definitions). This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: "The Setting of Heritage Assets" (*Historic Environment Good Practice Advice in Planning. Note 3*).

The criteria for assessing significance of impact is set out in **Table 5 (Appendix i)**.

Mitigation in respect of any adverse impact upon the setting, and/or the context of the identified listed buildings, is formulated upon the overall heritage benefits (discussed within the conclusions of this report) and/or public benefits of the Proposed Development, which relate to the wider community or society as a whole. Discussion of such public benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (provided by Deloitte).

Table 2: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage

<i>public benefits.</i>	setting.	assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interest of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would</i>	Development resulting in alterations to a built heritage asset which deliver a minor	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the

<i>result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	beneficial physical impact or enhancement of the site's special interest.	identified designated heritage assets. Where the development enhances to a minor extent the interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

8.3 Direct heritage impact (physical and character change)

Please refer to the accompanying drawings and Design and Access Statement by Sheppard Robson.

Note – The proposals do not include the existing interior of Pall Mall Medical.

Internal alterations

The basement currently contains a secure car park, accessed from Marsden Street, along with utilitarian spaces and access to electric meters etc, with all spaces generally comprising unpainted concrete. Consequently, the significance assessment above has concluded these basement areas (not including lift and stair lobbies) are of a low significance.

Proposed changes include incorporation of plant room/switch room, along with a large tenant gym with associated showers, toilets and changing rooms, and a large bike store. This new public area will be largely located beneath the central block and will be accessed via the proposed new staircase at ground floor level above.

The existing awkward and convoluted planform will be altered by the repositioning of the main entrance from the small and stepped access from King Street into the lower ground floor level of the central block in the piazza. This change allows for a large new destination entrance, much improved circulation that will give direct access into the northern and southern blocks and allow for a coffee shop offering and a concentration of lounges and meeting rooms within this part of the block.



Proposed CGI of the new entrance area and coffee shop (Source: Sheppard Robson)

The creation of a feature, open-well staircase from basement to ground floor level within the proposed central block entrance lobby area in a simple, mid-century design is key for the relative success of this change in planform/use, and will allow open plan access down to the new gym and bike store within the basement; as well as creating a busy and dynamic tenant/visitor hub with views

through the building and out onto the piazza area through the removal of areas of original concrete floor slab.



Proposed CGI's of typical meeting rooms (Source: Shephard Robson)



Proposed CGI of a typical teapot space (Source: Shephard Robson)

All original stair cores will remain and will have their concrete ceilings exposed and cleaned. Other works to staircases will include the restoration of original painted metal and hardwood balustrades and blue engineering brick floors/steps. The modern and original flush internal doors will be replaced like-for-like in order to comply with Building Regulations Part B – Fire Safety, which will include like-for-like replacements of original ironmongery.

Lift lobbies will be refurbished with the restoration of all original black mosaic tile surfaces, the replacement of modern lifts, and panelled/coffered timber ceilings that reflect the original mid-century design intent of the original building. Concealed lighting between the ceilings and mosaics also add to this effect and enhance the appearance of the original tiling, whilst maintaining a dark and subdued character, as originally intended.



Proposed CGI of the typical approach to the original lift lobbies, showing the retained/restored black mosaics (Source: Shephard Robson)

Timber framing and coffered ceilings/linear timber slats will form new ceilings to circulation areas, lift lobbies and central lounge area, which evoke the original mid-century design of the building and its now lost original office interiors. Office floors will receive coloured acoustic panel systems to the ceilings.

A mix of timber panelling, painted surfaces, mirrored surfaces, fabric panels will be used on wall surfaces throughout the building, whilst a mix of carpet, vinyl, tiling and restored floor surfaces will be used. Areas of fitted joinery/cupboards/shelving etc will be constructed to a number of offices, including teapoint areas.

All modern toilets will be removed and redesigned with the installation of new toilets, including tiling, sanitaryware etc throughout, which will improve the current, original “hit and miss” male and female toilet arrangement.

Raised access floors will be installed to each office floor level to the western, central and northern blocks, and will be ramped down to existing stair cores/lift core. Whilst the blue brick flooring stairs 1, 2, 3 and 4 will be exposed, the landings at floors 1-4 at the King Street block, and floors G-5 on the Marsden Street block will be retained but covered by RAF, which is necessary in order to make up the levels.

Modern stud/glazed walls from upper office floor plates will be replaced with new stud/glazed walls to form new CAT A offices/open plan offices and meeting rooms.

The original caretaker’s flat structure at Level 05 of the northern block will be replaced with a new office plate, which will extend eastwards to meet with Stair 4, as seen with lower floor levels.

External alterations

The existing plantroom will be removed and a new plant room and outdoor roof terrace created at Level 05 accessed from Stair 2 of the western block, including fixed seating and planting.

Levels 05 and 06 will receive a new, two-storey rooftop extension to accommodate a new office floor at Level 05 with plant area above at Level 06. The new structure will be constructed from tinted curtain wall glazing, which will continue the existing rhythm of glazing to match existing façade.

Externally, the proposals include a new ENWL room/substation to be created within the existing large external planter within the piazza space, which will include the creation of two new louvered openings.

The modern “Pall Mall Court” signage from the King Street lift core tower, the existing entrance, and the Brown Street elevation, will be removed.

The existing original entrance from King Street will be converted into a small retail outlet. The modern, c2000’s glazed entrance doors/glazing and turnstile doors will be replaced with a more sympathetic, geometric system that will echo the angular character of the building, whilst the original blue engineering brick staircase, metal handrail and black mosaic canopy will be retained and restored.

The central block facing onto the piazza is proposed to be altered at ground and lower ground levels to enable the relocation of the main entrance and reconfiguration of the planform. Alterations include the removal of the original cantilevered lower ground floor level and window arrangement above to both improve the accessibility, useability and visibility of the main entrance, and to prevent the long running antisocial behaviour within these overhanging/partially concealed areas.

The proposed new curtain wall glazing system has been designed to continue the vertical and horizontal banding of the original glazing system, whilst forming larger areas of flat glazing to allow for passive surveillance and views in and out of the central block. The new framework will match the original colour of the existing framework. A subtle shadow gap will be formed between existing columns and proposed curtain glazing, whilst back-painted glazing will conceal the exposed concrete floor slab.

The piazza itself will have its original slab and blue brick cleaned, and a new blue brick pavement will be formed leading across the piazza to the new entrance via an area of infilled void/steps.

As outlined in Section 5.1 above, the original glazing system used in Pall Mall Court has been suffering from a prolonged and worsening condition throughout, which has arisen from the fact the system is now over 55 years old, was not designed to meet any current regulations or tenant expectations, and also that as compared to a traditional glazing system of painted timber and glass, this 1960s system is incapable of being refurbished or upgraded due to the sheer level of failing parts and elements and that the deteriorating frame cannot be simply patched or repainted.

Through a long and exhaustive options analysis, and as discussed at length with the LPA (Manchester City Council), Historic England, and the 20th Century Society, because the existing system cannot be improved or refurbished, the current proposals involve the total replacement of all original windows throughout.

The new glazing system will recreate the original framework virtually to its original appearance, and crucially will allow for double glazed units to replace the existing single panes, the minor adjustment in millimetres to the framing/beading allows for the heavier and wider units to be secured. The original bronze-tinted glazing will also be reproduced to its exact original tone and appearance.

The original colour of the window framing has long been lost from the current windows due to the whitening/powdering and deterioration caused by the weather and sunlight. However, through a paint analysis study undertaken by Hurst Conservation, the original shade of brown paint used on the window framing has been established and this exact colour will be used on all new window frames in order to restore the original and intended appearance of the exterior of the building, but also to allow for a holistic and uniformed appearance throughout.

8.4 Visual (indirect) Impact Assessment

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the adjacent heritage assets has been considered. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

Assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development, it will be clear that the proposed development could have the potential to impact the setting of Pall Mall Court and the identified surrounding listed buildings.

As recommended in the revised Historic England guidance on the Settings of Historic Buildings, the Visual Impact Assessment comprises a long form text discussion of the potential impact upon the identified heritage assets, supported by a table containing all of the identified heritage assets as referenced within the significance appraisal.). This also follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

To assist in this discussion, existing and proposed key heritage views have been produced in order to facilitate the Heritage Visual Impact Assessment carried out below. **Figure 64 and Table 3, below.**

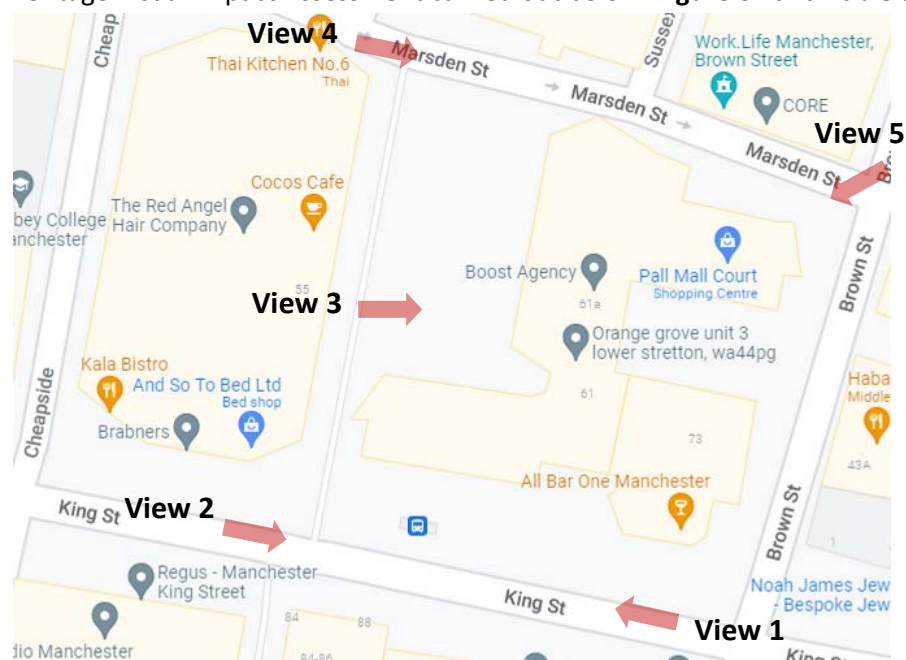


Figure 64 – Heritage viewpoint locations

The selected views have been scoped in where; a) there is a baseline value to the view, in heritage terms, b) where the proposed development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible.

Viewpoint 01

Viewpoint 01 is experienced from within the Upper King Street Conservation Area, looking west down the gentle incline of King Street from outside the Pinnacle office building (right) towards the southern aspect of Pall Mall Court (centre-right).

To the left of the view can be glimpsed the buff stone Grade I listed Back on England, and the red terracotta Grade II former Prudential Assurance Offices. At the junction of King Street and Cross Street can be glimpsed an oblique view of the Grade II listed former Lloyds Bank.

This view illustrates the varied types, dates and scale/heights of buildings to the north and south of King Street, which largely comprise earlier, lower scale buildings of traditional construction and materials to the western half (beyond the Cross Street junction), whilst the central part of the eastern part of the street (middle and right of view) is characterised by much larger, and ununiformed/asymmetric modern office buildings dating the 1950s and 1960s using a verity of cladding and glazing systems.

The lower 5 stories (plus lower ground level) of the southern block of Pall Mall Court can be seen to the middle right of the view, the characteristic appearance of the brown-coloured window frames and tinted glass provide a unique appearance to the street, which is enhanced by the use of an undulating rhythm of projecting oriel windows, extending at different rates from the southern façade.

This viewpoint does not best represent the historic interest of the Grade II listed Pall Mall Court or the other identified heritage assets, but does largely illustrate the historic banking/commercial character of the wider conservation area.

The proposed view illustrates how the proposed scheme will only be partially glimpsed from this viewing place, with only a small area of the proposed rooftop extension being visible above the main south block on King Street, which will only be perceptible whilst traveling along the southern side of King Street. The replacement of the original glazing system will not be perceptible from this location, however, its consistent original brown paint colour and non-defective framing will restore the building back to its original and intended 1960s appearance.

The proposed view will have no impact on the settings of the heritage assets within the view or on the overall character of Pall Mall Court, and will have a minor beneficial impact on the character and appearance of the Upper King Street Conservation Area.

Viewpoint 02

Viewpoint 02 is experienced from within the Upper King Street Conservation Area, looking east up the gentle incline of King Street from outside the Pall Mall Court (left). To the right can be seen the currently scaffolded Grade II* listed Manchester Reform Club.

This view highlights the entirety of Pall Mall Court's principal aspect from King Street, and demonstrates its regimental geometric design, which although is not symmetrical in any respect, follows the same design language, rhythm and material/black and dark brown colour palette to form an almost sculptural effect. The faceted oriel windows that project and undulate from the building in

different forms creates a dynamic and exciting effect that forms a robust and unique character and appearance.

The view shows a number of more recent additions and alterations to the surrounding streetscape, including the modern refurbishment of the adjacent Pinnacle office building to the right, which uses an incongruous silver/grey cladding system that removed the earlier, 1950s exterior of the building.

This viewpoint represents the historic interest of the Grade II listed Pall Mall Court well, but does not illustrate the character of the wider conservation area. This view demonstrates how the setting to the immediate east of Pall Mall Court has been partially adversely impacted by the redevelopment/recladding of the adjacent 1950s Pinnacle building.

The proposed view illustrates how the proposed scheme will only be partially glimpsed from this viewing place, and although a small area of the proposed rooftop extension and pergola will be visible above the main south block on King Street, this is imperceptible against the robust and varied character and form of the original building, and will be seen to be a part of that original design conception, only being perceived whilst traveling along the southern side of King Street.

Due to the almost like-for-like replacement of the original glazing system, this will not be perceptible from this location, however, its consistent original brown paint colour and non-defective framing will restore the building back to its original and intended 1960s appearance.

The proposed view will have no impact on the settings of the heritage assets within the view or on the character of Pall Mall Court, and will have a minor beneficial impact on the character and appearance of the Upper King Street Conservation Area.

Viewpoint 03

Viewpoint 03 is experienced from within the piazza area of Pall Mall Court, and from within the Upper King Street Conservation Area. The view is looking east from the piazza towards the western elevation of the central block.

The west elevation can be seen to be formed of increasing cantilevered rows of undulating oriel windows that terminate at lower ground floor level by the use of a semi-enclosed walkway, originally linking with King Street through a now blocked opening.

This view illustrates the inherent issues arising from the original design of the lower floor levels of the building, which as can be seen creates secluded, partially concealed and unusable spaces that attract antisocial behaviour through a lack of passive surveillance which has historically discouraged tenant occupation. The large original blue brick planter/car park entrance to the left of the view demonstrably adds to the sense of enclosure of this piazza space.

This viewpoint represents the historic interest of the Grade II listed Pall Mall Court well, but does not well represent the character of the wider conservation area.

The proposed view illustrates the new interventions at the lower levels of the west elevation of the central block, and although the scale and form of the proposed interventions are distinctly

contemporary, these complement the robust character, materiality and design ethos of the listed office building.

The façade entrance intervention can also be seen to demonstrably improve visibility through large areas of active street frontages which encourages passive surveillance across the piazza area and the perimeter of the building itself, allowing for the piazza to become a new destination and an appropriately scaled entrance into the building, giving a much needed sense of arrival.

The piazza will become an active and dynamic space, encouraging pedestrian movement through the space and into the wider area, and providing seating areas and overspill from the in-house coffee shop.

Due to the almost like-for-like replacement of the original glazing system, this will not be perceptible from this location, however, its consistent original brown paint colour and non-defective framing will restore the building back to its original and intended 1960s appearance.

The proposed view is not within the settings of any identified heritage assets, and will be seen to enhance the character and appearance of the Upper King Street Conservation Area. However, due to the alterations to the lower storeys of Pall Mall Court, this will result in an isolated instance of minor adverse visual impact on the character of the Grade II listed building from this location.

Viewpoint 04

Viewpoint 04 is experienced from within the Upper King Street Conservation Area from Marsden Street, looking up the gentle incline towards the north and west elevations of Pall Mall Court and the existing large planter/car park entrance.

This view illustrates the rear parts of the Grade II listed office building, which can be seen to be of a different character and composition to the above views. The northern block can be partially and obliquely seen to the far left, whilst the central block forms the dominant part of the composition from this viewing place.

The large and oversized blind elevation of the original blue brick planter and basement car park entrance to the centre of the view dominates the wider view, and presents a non-active street frontage which discourages further travel southwards through the piazza, which is entirely hidden from this location.

The stepped and ramped pedestrian access to the right of the view is a modern c1990s/2000s addition and is of an inappropriate design/materiality that is detrimental to the wider Pall Mall Court site composition and character.

This viewpoint does not best represent the historic interest of the Grade II listed Pall Mall Court or the character of the historic banking/commercial character of the wider conservation area.

The proposed view illustrates that the visibility of the Proposed Development will focus on the partially visible rooftop additions to the King Street block roof, and the continuation of the proposed façade redesign that can be seen to wrap around the corner of the building at the lower levels into Marsden Street. Although there will be some small changes to the original character of the building

from this viewing place, it is considered these changes are isolated instances, and because of the robust character and design of Pall Mall Court and the mid-century design of the proposes, will not be conspicuous additions.

The replacement of the original glazing system will not be perceptible from this location, however, its consistent original brown paint colour and non-defective framing will restore the building back to its original and intended 1960s appearance.

The proposed view is not within the settings of any identified heritage assets, and will be seen to enhance the character and appearance of the Upper King Street Conservation Area.

Viewpoint 05

Viewpoint 05 is experienced from within the Upper King Street Conservation Area looking south-easterly towards the north-east corner of Pall Mall Court from the junction of Marsden Street (right) and Brown Street (left).

To the far left of the view can be glimpsed part of the Grade II listed Ship Canal House on King Street. To the left of Pall Mall Court can be seen the rear/side elevation of the Pinnacle office building, whilst the building seen to the extreme right of the view is the corner of the modern No. 30 Brown Street office building.

This view illustrates the largely blind rear/side of the building as seen from these two back streets. The large area of blind mosaic tiling to this corner of the building presents a non-active street frontage that intentionally turns its back from Brown Street. Consequently, This viewpoint does not best represent the historic interest of the Grade II listed Pall Mall Court or the character of the historic character of the wider conservation area.

The proposed view illustrates that the proposed roof extension to the northern block will be visible from this location. The new extension takes cues from the original 1960s building and continues these to form a new addition that follows the mid-century design of the building, and the rhythm/colour palate of the glazing system.

Although this will result in a minor change to the original silhouette and roofscape of the building from this viewing place, it is considered this is lessened through the robust character and design of Pall Mall Court and its strong mid-century design and the quality of the proposals, thereby resulting in negligible adverse visual change to the listed building overall.

The replacement of the original glazing system will not be perceptible from this location, however, its consistent original brown paint colour and non-defective framing will restore the building back to its original and intended 1960s appearance. The restoration of the original black mosaic wall tiling will also enhance the appearance of the building. The replacement glazing will also have a beneficial, visual effect – despite the loss of original fabric (which is no longer fit for purpose).

The proposed view is not within the settings of any identified heritage assets, and will be seen to enhance the character and appearance of the Upper King Street Conservation Area, resulting in a minor beneficial impact. The addition of the proposed new rooftop structure will result in a minor

adverse impact, however due to the narrow and fully built-up character of Marsden Street and Brown Street, this impact will only be kinetically glimpsed whilst crossing the street towards the building.

Table 3: heritage viewpoints, existing and proposed



Viewpoint 01 Existing



Viewpoint 01 Proposed



Viewpoint 02 Existing



Viewpoint 02 Proposed



Viewpoint 03 Existing



Viewpoint 03 Proposed



Viewpoint 04 Existing



Viewpoint 04 Proposed



Viewpoint 05 Existing



Viewpoint 05 Proposed

8.5 Summary of Visual Impact

The values have been established within the following table (4) assessing the scale of impact and the effect of change in each case as regards each of the designated heritage assets identified which could potentially be affected by the Proposed Development.

Table 4 – Tabulated matrix of impacts of Proposed Development upon significance of setting to Listed Buildings identified within the visual impact assessment

Heritage asset	Listing grade or other description	Contribution of setting to significance (as existing)	Scale of impact	Significance of the effect of change, or overall impact
Pall Mall Court	II	High	Negligible change	Negligible beneficial
Bank of England Trustee Savings Bank	I	High	No change	No impact
Former National Westminster Bank	II*	High	No change	No impact
Former Reform Club	II*	High	No change	No impact
Midland Bank	II*	High	No change	No impact
Ship Canal House	II	High	No change	No impact
Atlas Chambers	II	High	No change	No impact
Ship Canal House	II	High	No change	No impact
Prudential Assurance Office	II	Medium	No change	No impact
Nos. 84 and 86 King Street and 27 and 29 Pall Mall	II	Low-medium	No change	No impact
47 Spring Gardens	II	High	No change	No impact
Former Lloyds Bank	II	High	No change	No impact
Princes Chambers	II	Low	No change	No impact
Northern Stock Exchange	II	Low	No change	No impact
Barclays	II	Low-medium	No change	No impact
43 & 45 Spring Gardens	II	High	No change	No impact
41 Spring Gardens	II	Medium-high	No change	No impact
No. 74 King Street	II	High	No change	No impact

9. CONCLUSIONS

9.1 Direct (physical) Impact

This assessment of the Grade II Listed Pall Mall Court, King Street, Manchester, accompanies the Listed Building Consent and Planning application for the alteration and refurbishment of the building/Site to enable its viable, long term historic use as a high quality office building.

The significance assessment within this report has established a baseline from which the potential impact of the Proposals have been assessed. The aim is to demonstrate the cumulative impact of the proposed works to the Site as a whole.

The sensitive proposals reflect the realistic level of works necessary to correct a number of the existing building's inherent issues and defects in order to ensure that the building has a long term, viable future in its original role as an office building, and thus enable its optimum viable use.

Where areas of alteration or renewal are proposed, these physical interventions to the historic fabric are essential to allow for the successful, viable reuse of the Site in the most sympathetic and carefully considered manner, whilst retaining, restoring all remaining elements and features of significance, which together enhance the building's character, and the ability for its full use.

Due to the building's late date of construction, and the substantial internal refurbishments that were undertaken before the building was listed, the surviving principal areas of internal significance focus on the lift and stair cores, which comprise mosaics, blue engineering brick and original wood and metal handrails. Consequently, these surviving highly significant original features/spaces will all be retained and restored, and through the use of the chosen mid-century inspired interior design scheme, will also be greatly enhanced, and each will result in highly beneficial impacts.

Bruntwood's proven history of reimagining and appreciation of mid-century architecture and interior design, which is clearly evident in their other similar schemes across the city, gives confidence that the chosen mid-century design approach employed at Pall Mall Court, like their other schemes, will play to the building's original design ethos and style.

Bruntwood, with Shephard Robson, have used these design cues in their current scheme with the aim of complimenting these surviving, significant internal features with the addition of period inspired coffered, slatted and exposed concrete ceilings, areas of concealed lighting to highlight original features, and a new feature staircase.

These demonstrable heritage benefits of the scheme include replica mosaic tiles being manufactured like-for-like to replace missing or broken examples both internally and externally, the restoration of the blue brick stairs and landings and hardwood handrails/metal balustrading throughout, removing the inappropriate modern entrance doors from the original King Street entrance, and replacing them with an appropriately geometric design.

The scheme will reinvigorate this empty and altered 1960s building for the 21st century by harnessing and furthering these original design cues throughout in order to be sympathetic to the

building's character and special interest, but also to create a scheme that is relevant to today's appreciation of simple, modernist architecture and living/working style.

The proposals for the building have striven to ensure that where possible all surviving significant original features are retained, restored and enhanced, both internally and externally. Where restoration of original historic fabric has not been possible due to inherent faults in the original design/manufacture, such as the replacement of the glazing system, this has been approached with much consideration and respect for the original building.

Although the removal of all original windows will result in a moderate adverse impact, this impact only relates to the loss of historic fabric as due to the proposed almost like-for-like design for the glazing system, which uses matching tinted glass panels, a bespoke aluminium frame to match the existing whilst accommodating double glazed units, and using the findings from Hurst Conservation's paint analysis, allowing for the frames to be painted in the exact original 1960s colour, will together enable the glazing system to be restored to its 1960s appearance.

This intervention will result in the glazing system appearing much more similar to its original appearance than it does presently, which conversely also presents heritage benefits, not only on the character of the listed building, but also on the character and appearance of the conservation area, because although historic building conservation and accepted methodologies champion retaining the "patina of age", which adds to a building's special interest and character, ironically, this simply is not the case with a modern, mid-20th century building such as Pall Mall Court, where this "patina" and signs of an aging glazing system are detrimental to the building's character and special interest.

It is the optimal proposal in heritage terms to maintain and enhance the Grade II listed Pall Mall Court in its original office use, and the proposed works strive to ensure that sustainable long term use, returning the building back to a desirable place to work, and ultimately resolving the long running poor condition of the building, its inherent issues with planform and main entrance, and the resulting antisocial behaviour.

Overall, it is considered that the instances of physical alteration resulting from the proposed works to the building, range from moderate, minor and negligible adverse impact, are necessary to ensure the building's sustainable long term use, and are balanced by the many heritage and public benefits.

The above elements of the scheme constitute heritage benefits for the listed building by enhancing its special character and the ability to appreciate its use, as well as enhancing the character and appearance of the Upper King Street Conservation Area.

The beneficial impacts across the Site are seen to enhance the appreciation, understanding and character of the mid-century office building, of returning a longstanding, semi-derelict site back into an active use.

9.2 Indirect (visual) Impact

The visual impact assessment has also shown that, although the inclusion of rooftop additions will result in negligible adverse impact, and the redesign of the proposed new entrance from the piazza will result in a moderate adverse impact, these changes do not impact on the overall character of the listed building, and are considered to be balanced by the overarching benefits of the scheme and ensuring its long-term viable use.

As shown in the summary of visual impact above, the interventions to the exterior of the Pall Mall Court site will have no impact on any of the settings of the identified heritage assets, and will have a moderate beneficial impact on the character and appearance of the Upper King Street Conservation Area.

9.3 Statutory and policy requirements.

The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework, 2021**, set out the Government's planning legislation and policies for England and how these are expected to be applied.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 200-202**).

It will be clear the proposals will result in various instances of adverse and beneficial impacts upon the listed building (both direct and indirect) as explained above, however, the proposals will also incur beneficial impacts on the Upper King Street Conservation Area.

The proposals to facilitate the long-term viable use for the building have been expounded above as delivering a number of highly beneficial heritage and public benefits, including the restoration and enhancement of all significant internal features and spaces, the use of an appropriate mid-century interior design scheme to enhance the low significance general office floors/circulation spaces, and the change in planform/building use to facilitate and secure its long term optimum viable use.

As outlined above there will be examples of both beneficial direct impacts and adverse direct impacts on the historic fabric of Grade II listed Pall Mall Court, with the principal alterations concerning the replacement of the original glazing system and the alteration of the central block to accommodate the proposed new entrance.

With regards to the replacement of the glazing system, although this will result in an adverse impact in terms of the removal of historic fabric, this is considered to be mitigated and balanced by the appropriately designed new system, the restoration of the original paint scheme, and the restoration of the building's original 1960s appearance overall, and therefore would conversely also yield beneficial impacts.

Therefore, when weighing up both the beneficial and adverse impacts of the overall scheme, it is considered that on balance the Proposed Development will result in an overall minor adverse direct

impact on the historic fabric of the Grade II listed Pall Mall Court, a moderate beneficial visual impact on the Upper King Street Conservation Area, and no impact on the settings of surrounding listed building, and will consequently result in “less than substantial harm” to the significance of the Grade II listed Pall Mall Court.

This subsequently triggers the required ‘tests’ outlined within Para.202 of the NPPF (2021) and requires clear public benefits to outweigh the level of “*less than substantial*” harm identified. Please refer to the Planning Statement and Public Benefits Statement by Deloitte for comprehensive overview of benefits.

9.4 Embedded mitigation and conclusions

The NPPF (2021) and the associated Planning Practice Guide emphasise the need for a thorough understanding of the significance of designated heritage assets, to form the basis for the assessment of any development impact. The Heritage Significance Appraisal (Part 1 of this report) has informed the Heritage Impact Assessment (Part 2) which demonstrates that the cumulative impact of the development proposals would result in both adverse and beneficial impacts, but on balance would have an **overall beneficial impact** upon the built historic environment.

The NPPF requires that all planning proposals contribute to the achievement of “*sustainable development*” (**NPPF. Paragraph 8**), which in this case means the preservation of the fabric, character and appearance of the identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in Parts 1 and 2 of this Heritage Statement.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 200-202**).

Although the Proposed Development will not affect the ability to appreciate the settings of the identified heritage assets, and will, in fact, enhance the character and appearance of the Upper King Street Conservation Area. Consequently, on balance, the proposals will result in a minor adverse direct impact on Pall Mall Court, and therefore, this will result in “less than substantial harm” to the significance of the Grade II listed Pall Mall Court.

This subsequently triggers the required ‘tests’ outlined within Para.202 of the NPPF (2021) and requires clear public benefits to outweigh the level of “*less than substantial*” harm identified. Please refer to the Planning Statement and Public Benefits Statement by Deloitte for comprehensive overview of benefits.

The proposals will however, demonstrably sustain and enhance the significance of the Grade II listed Pall Mall Court and the Upper King Street Conservation Area by putting the building to its optimum viable use. The cumulative impact of the proposals would avoid any unmitigated conflict with the conservation of the identified designated heritage assets overall. Thus, the proposals are considered to meet the requirements of NPPF, **paragraphs 197 & 199**.

10. APPENDICES

10.1 Appendix i: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within Historic England's Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. **The scale or severity of impact can be ranked without regard to the value of the asset.** This significance of impact can be either adverse or beneficial.

Table 5: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

10.2 Appendix ii: List Description

Name: PALL MALL COURT, INCLUDING RAISED PIAZZA AND PODIUM TO THE WEST SIDE.

List entry Number: 1246934

Location. PALL MALL COURT, INCLUDING RAISED PIAZZA AND PODIUM TO THE WEST SIDE, 67 KING STREET & 12 MARSDEN STREET, MANCHESTER

Grade: II **Date first listed:** 04-Dec-2000 **Date of most recent amendment:** 26-Apr-2013

Legacy System Information. The contents of this record have been generated from a legacy data system.

Legacy System: LBS **UID:** 486899

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. Commercial office building, 1966-8 by Harry Teggin of Brett, Pollen & Teggin in association with A H Brotherton and Partners, and the engineers, Cyril Blumfield and Partners. Reinforced concrete frame with grey-bronze ceramic-mosaic cladding to the service towers, and Staffordshire blue-brickwork and bronze painted-aluminium cladding to the rest of the building with bronze glass. Flat roofs with parapets. 6-storeys and 12-storeys.

Reasons for Designation. Pall Mall Court is listed at Grade II for the following principal reasons:

* Architectural interest: it is a good example of a high-quality post-war office building with a striking design that is resolutely of its time, but which respects, and responds well to, its site and Victorian streetscape
Design interest: its unusual Z-shaped plan and stepped elevations form a strong massing and composition, with rows of oriel-style windows creating a rhythmic pattern and movement across the principal facades. This strong level of stylistic detailing is enhanced by the building's use of bronze painted-aluminium and glass, and grey-bronze mosaic cladding, which create a dramatic contrast to the other buildings on King Street

History. Pall Mall Court was constructed in 1966-8 to the designs of Harry Teggin of Brett, Pollen & Teggin in association with A H Brotherton and Partners; the engineers for the project were Cyril Blumfield and Partners. The building was commissioned as a prestige headquarters office building for London Assurance Ltd. London Assurance was taken over by the Sun Alliance Group as work on the building began, resulting in the building being in multi-occupation upon its completion instead of its originally intended sole use. The partnership of Brett & Pollen was formed in 1959 and Harry Teggin joined shortly afterwards, later working in partnership with David Taylor as Teggin & Taylor. Teggin's partner, Major Lionel Gordon Baliol Brett, 4th Viscount Esher had previously designed 25-6 Pall Mall, London (now demolished) for London Assurance in 1956; hence the architect firm's involvement in the Manchester project and possibly also the reason for the location of the new building alongside Manchester's Pall Mall. Teggin's other building commissions include council offices constructed for Portsmouth City Council (1970s) and the Grade II listed Sekers building in Sloane Street, Kensington & Chelsea (1963-4).

Teggin conceived the building *'to have the impact of a jet stone by the use of bronze glass, sharp angles and opaque facets'*, although the cleaning of the surrounding stone buildings has subsequently tempered its illusional effect. Pall Mall Court won a Civic Trust Award and the RIBA Regional Award in 1970. In c2003 the building underwent a programme of refurbishment, including some alteration works.

Details.

PLAN: Pall Mall Court occupies a plot bordered by King Street to the south, Marsden Street to the north, Brown Street to the east, and the former Pall Mall to the west, which is now closed at this point and the road space occupied by the unlisted no.35 King Street. The plot is set upon sloping ground with the highest point being on the eastern side and the lowest on the western side.

Pall Mall Court has a 'Z'-shaped plan formed by a 6-storey block fronting King Street, a 12-storey spine block attached at a right angle to the rear, and a 6-storey block fronting Marsden Street. Attached to the eastern end of the King Street block is 73-79 King Street, which does not form part of Pall Mall Court and is not listed. Two service-core towers containing lifts and stairs are located at each change in axis, along with further stair towers at each splayed end of the building. Occupying the infill space to the west side of the building is a raised, paved public piazza called Pall Mall Court. At the northern end of the piazza is a massive brick planter podium located over a basement garage. Set to the east side of the building and surrounded by Pall Mall Court's spine block, Marsden Street block and the neighbouring 73-79 King Street is a service yard accessed from Brown Street.

EXTERIOR: Pall Mall Court has a raised ground floor with a lower ground floor level (visible on the King Street and spine blocks) clad in blue brick. On the piazza side of the building this lower level appears sunken due to the raised nature of the piazza, and the floors above project out, creating a covered walkway to allow pedestrians to pass through the square under cover. The lower ground floor was originally intended to be blank, but changes in occupancy prior to the building's completion meant that windows were inserted.

The rest of the building's external elevations are composed of a series of fully-glazed square bays, stepped in tiers in places, and separated by narrow glazed recesses that give the appearance of oriel windows. The bays contain sash windows (now sealed shut) that originally enabled natural ventilation in sheltered conditions, and are of a repetitive pattern on a 6ft-2ft-6ft-4ft grid so that they are paired. The service-core towers, containing lifts and stairs, have blank facades clad with small ceramic mosaic tiles that were specially made to have a bronze flash on a gun-metal colour. The stairs are lit by narrow, vertical glazed bands that run up the full height of the towers, and the main service tower also incorporates windows on the west side facing into Pall Mall Court, which light the lift lobbies. Air-conditioning plants are located on the building's flat roofs.

KING STREET BLOCK: This 6-storey, 6-bay block, fronting south onto King Street is set-back from the street line on this side, due to objections raised during the design process from the owners of the neighbouring building at nos.73-79 who were concerned about the new building masking theirs. The top 2-storeys of the King Street block are set back from the main face on both the north and south sides behind a parapet; a design feature intended to reduce the scale and impact of the building upon its Victorian neighbours. As the block's west end is splayed the elevation is of 8-bays on the south side and 6-bays on the north side, facing into the piazza. Set back and attached to the far right of the south elevation is the building's main service-core tower, which is of 12-storeys and has an irregular angled shape that articulates the main spine and King Street blocks, and has later signage lettering attached to the west side.

Attached in front of the service tower is the building's 2-storey, flat-roofed main entrance, which is fully glazed and has a raised ground floor entrance accessed by a flight of steps. Early-C21 revolving doors have been installed, along with new signage to a flat canopy above. A very narrow, gated alleyway to the left of the main entrance passes through the lower ground floor level and links King Street with the piazza. A further glazed entrance exists to the south-west corner of the lower ground floor. The roof of the main entrance projection is slightly angled with a drainage channel at the northern end, which was designed to allow rainwater to fall on to a stepped roof at the rear below, where another channel then flowed on to a further stepped roof below and then into a drain in the rear service yard. Unfortunately the roofs are not sufficiently angled to enable this process to take place successfully.

PIAZZA-FACING SPINE BLOCK: This block, which fronts into the Pall Mall Court piazza, is of 12-storeys and 11-bays with the upper 8-storeys projecting outwards. The northern end of the block faces onto Marsden Street and the upper 10-storeys project outwards over the street's pavement with angled sides. A service-core tower lies to the east side of the block and incorporates a secondary entrance to the raised ground floor, accessed by a flight of steps.

MARSDEN STREET BLOCK: This block is of 6-storeys and 6-bays with a stepped elevation to both north and south sides. Later signage lettering in the same style as that to the main service tower adorns the blank stair tower at the east end of the block. Attached to the western end of the Marsden Street block is the north end return of the spine block and attached service-core tower, as described above.

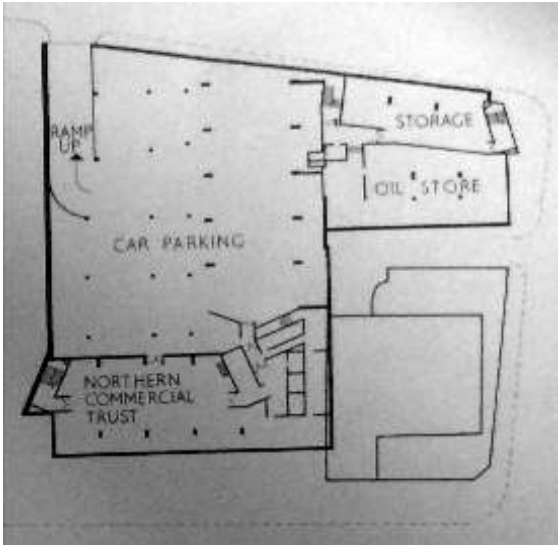
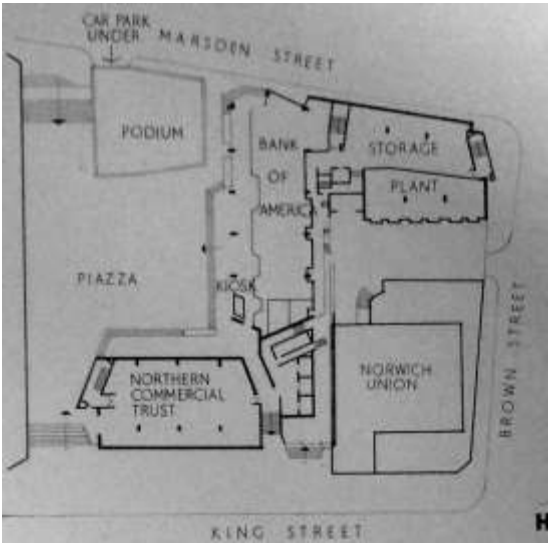
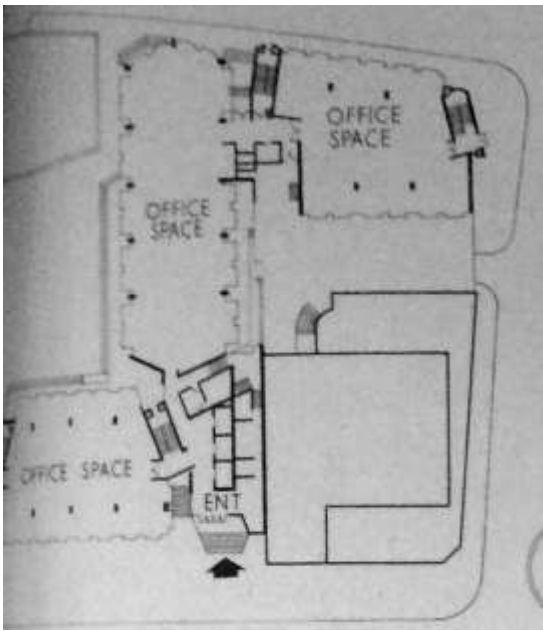
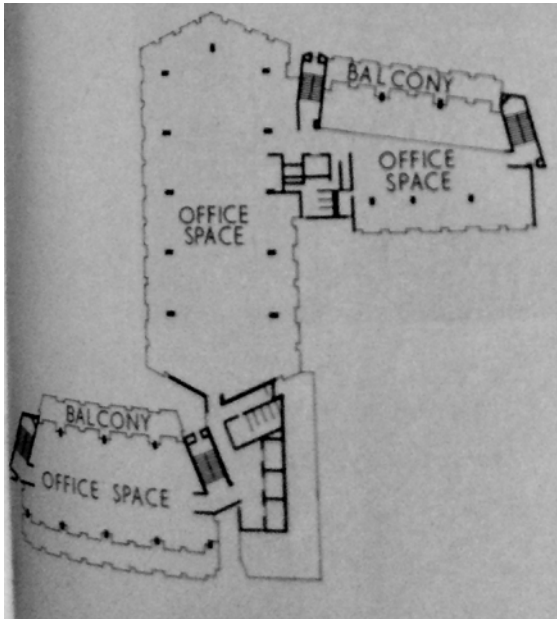
PIAZZA: Set to the western side of the building is a raised piazza that was originally accessed via flights of steps from both King Street and Marsden Street; the stair off King Street has since been replaced by a ramped access, and the stair off Marsden Street has been altered, reduced in width and a ramp inserted alongside. The piazza is paved in Staffordshire blue-brick and stone, and the northern end is occupied by a very large and high, blue-brick podium planter containing trees and tall plants. The planter occupies approximately one third of the overall piazza space and located underneath is a car park, which is accessed via a roller-shuttered entrance in the north side of the planter off Marsden Street. The far western side of the piazza, beyond the podium, has lost its original Staffordshire blue-brick and stone paving, and is not considered to be of special interest.

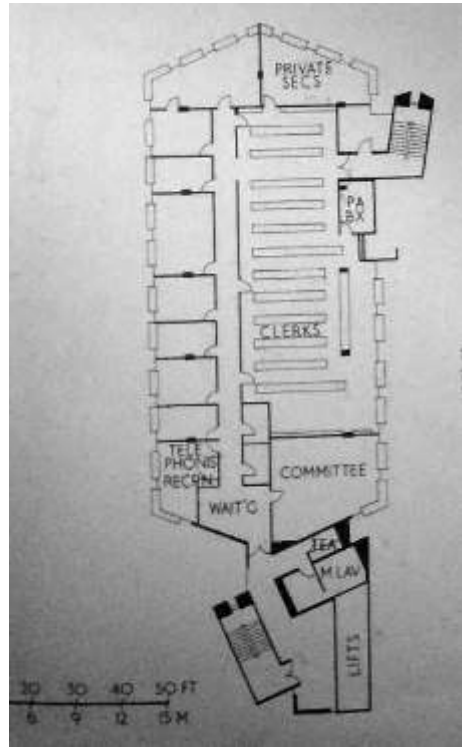
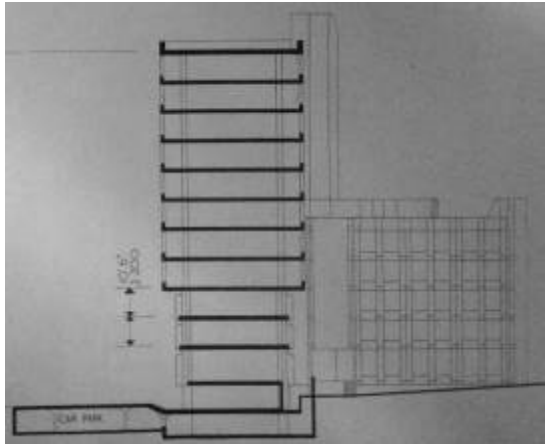
INTERIOR: Internally screed and board floors can be found throughout, except in the stairwells and lift lobbies, which have blue-brick floors (many of the floors are hidden under later coverings). The service-core towers contain original painted-brick and concrete, dog-leg stairs with simple timber and metal rail balustrades, and stairwells incorporating original smoke chutes to enable smoke to escape out of the building and aid evacuation. Both the stairwells and upper lift lobbies retain their original mosaic-clad walls, which are in the same style as those to the exterior; the lifts themselves have replaced cabs and machinery.

The remaining areas of the interior have been altered and/or modernised and are not considered to be of special interest. These include the office floors, which are largely plain and open plan, and have been modernised and refurbished, including replaced lighting, modern suspended ceilings, new radiators in the window bays, and the installation of new services in the north-east corner of the King Street block. The principal communal areas have also been altered, including the main ground-floor lift lobby, entrance foyer and toilets on each floor. The main entrance foyer is double-height and originally had a blue-brick floor, but this has since been replaced by a tiled floor.

The walls were also originally clad with mosaic tiles in the same style as those to the exterior, but these have been removed, along with a small mosaic sculpture by Josephine Reid, which originally adorned one of the entrance foyer's walls and incorporated Sun Alliance's corporate logo of three interlocked hexagons (depicted on a photograph dating to 1969). A derelict principal ground-floor and lower-ground floor space in the King Street block contains a large, central open well overlooking the lower-ground floor, which is accessed by a stair located at the eastern end of the well. The basement below contains a reinforced concrete vault (retained from the space's previous use as a building society) and a small goods lift, which travels between the lower-ground and ground-floor levels.

10.3 Appendix iii: Floor plans from The Architects Journal 28th October 1970

 This plan shows the basement level. It features a large 'CAR PARKING' area on the left, a 'RAMP UP' on the far left, and 'STORAGE' and 'OIL STORE' rooms on the right. The 'NORTHERN COMMERCIAL TRUST' is located at the bottom left.	 This plan shows the lower ground floor. It includes a 'CAR PARK UNDER MARSDEN STREET' at the top left, a 'PODIUM' area, a 'BANK OF AMERICA', 'STORAGE', and 'PLANT' rooms. A 'PIAZZA' and 'KIOSK' are also shown. The 'NORTHERN COMMERCIAL TRUST' and 'NORWICH UNION' are at the bottom. The plan is bounded by 'MARSDEN STREET' at the top, 'BROWN STREET' on the right, and 'KING STREET' at the bottom.
Basement Floor (1970)	Lower Ground Floor (1970)
 This plan shows the ground floor. It contains several 'OFFICE SPACE' areas and an 'ENT' (entrance) marked with a triangle at the bottom center.	 This plan shows the first and second floors. It features 'OFFICE SPACE' and 'BALCONY' areas. The layout is similar to the ground floor but includes the upper levels.
Ground Floor (1970)	First & Second Floors (1970)

	
Third & Fourth Floors (1970)	Fourth & Fifth Floors (1970)
	
Sixth to Tenth Floors (1970)	Section looking north through the central tower (1970)

10.4 Appendix iv: Survival of original decorative staircase schemes

This section provides a visual survey of all parts of each original staircase, and provides descriptions of the current decorative schemes and survival of any original features/decorative scheme of the building.

Each stairwell/ lift core area was originally decorated with blue-brick paving tiles to the floor and skirting, dark ceramic mosaic tiled walls and varnished hardwood doors, banisters and railings. This internal decorative scheme is integral to the architectural interest of the building, as a building of special interest, and is of high significance.

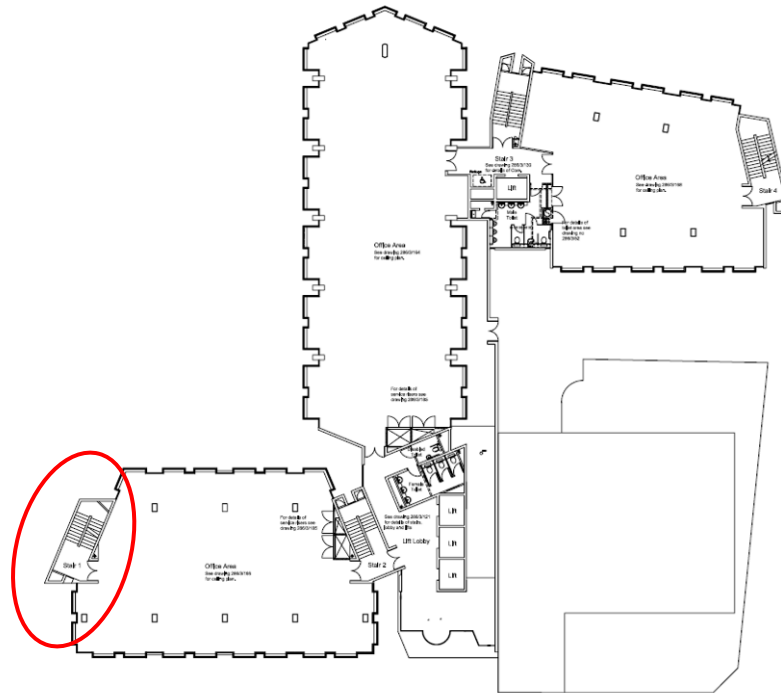
Stairs 1 and 4 are almost entirely complete. Stairs 2 and 3 (which are the larger, central cores with lift lobbies attached to stairwells) are largely intact, although the ground floor lobby to Stair 2 has been substantially altered. Although it is unlikely that the original decorative scheme survives to this area, the decorative mosaic scheme to the lobbies on the 1st, 3rd, 4th and 9th floors of Stair 2 have been boarded over and are likely to survive beneath.

Similarly, the lobby area to the ground floor of Stair 3 appears to have had its original decorative scheme covered by later partitions/ boarding.

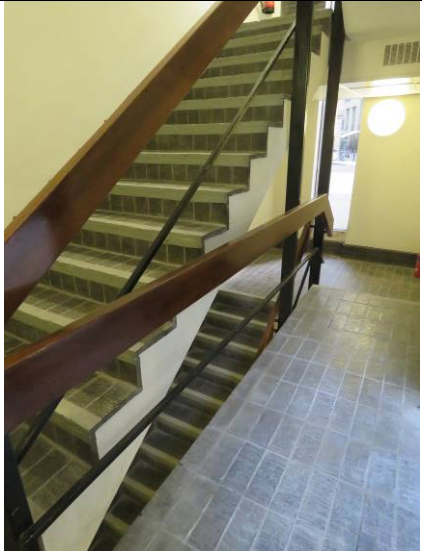
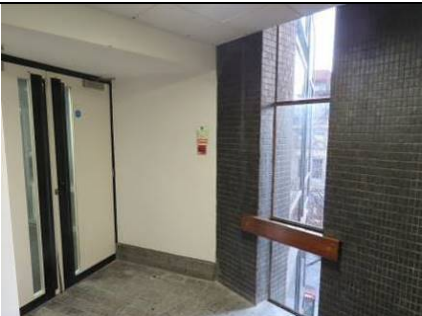
In some areas the brick paved flooring and skirting has been painted and or covered by modern carpet tiles. It is recommended that these later finishes are removed. Originally, the brick tiles were pointed in black cement. The internal mosaic was fixed with adhesive on cement rendered backing. The lighter pointing, seen externally, is understood to be a later addition.

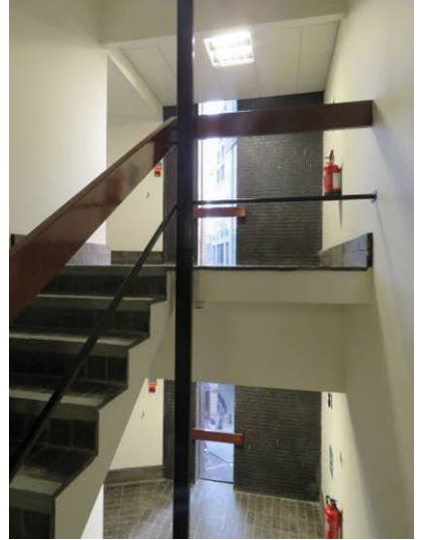
Survival of original decorative staircase schemes - Stair 1 – Please note the following photos were taken 2017; interior condition has since deteriorated

Location:



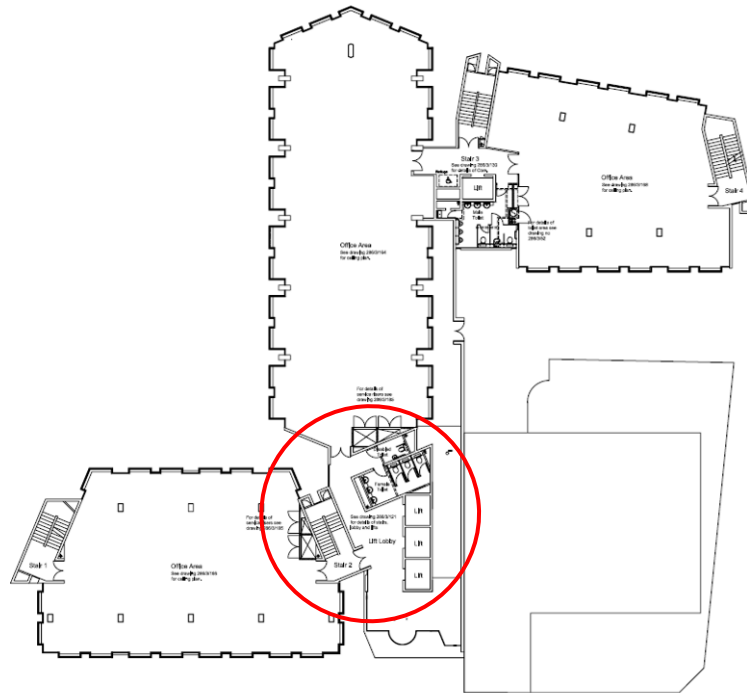
Location/ Note	Photo
Basement Brick paving tiles remain to stairs and skirtings. Tiles have been removed to the floor – some remain stacked to the side. Nosings to stairs have been painted.	

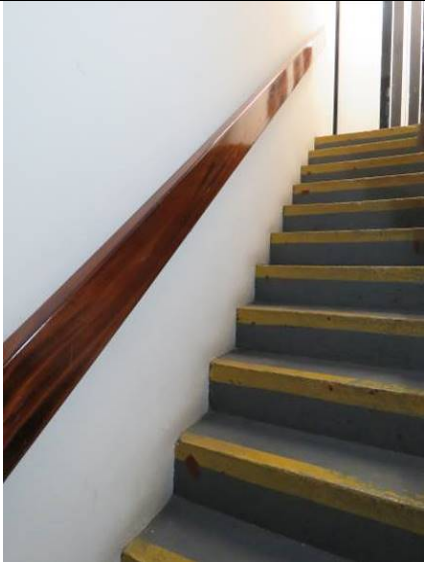
Location/ Note	Photo
Lower Ground Floor Brick paving tiles to floor and skirtings and stair banisters/ railings as original. Brick nosings have been painted. Mosaic tiles to internal reveals of window/ door opening. Water ingress to south window (seen far end of photo).	
Ground Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Brick nosings have been painted. Mosaic tiles to walls either side of window – complete with railing.	
1st Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Brick nosings have been painted. Mosaic tiles to walls either side of window – complete with railing.	

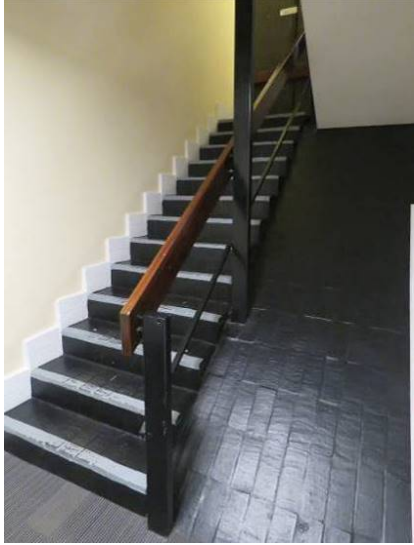
Location/ Note	Photo
2nd Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Brick nosings have been painted. Mosaic tiles to walls either side of window – complete with railing.	
3rd Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Brick nosings have been painted. Mosaic tiles to walls either side of window – complete with railing.	
4th Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Brick nosings have been painted. Mosaic tiles to walls either side of window – complete with railing.	

Survival of original decorative staircase schemes - Stair 2 - Please note the following photos were taken 2017; interior condition has since deteriorated

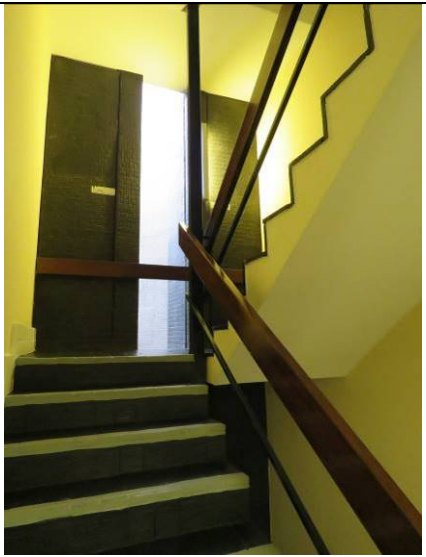
Location:

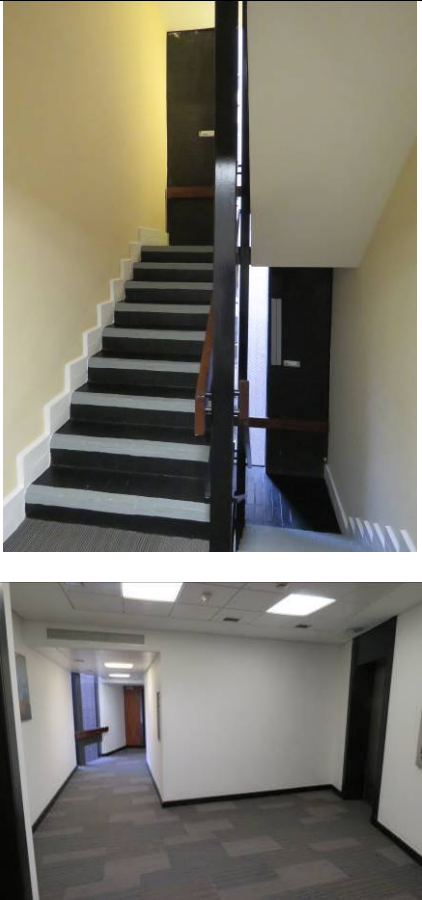


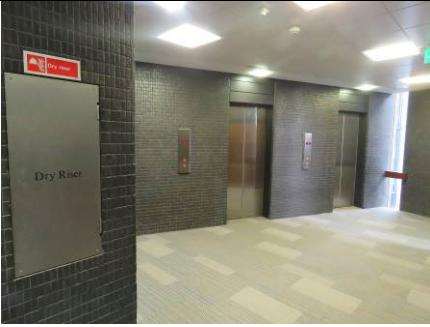
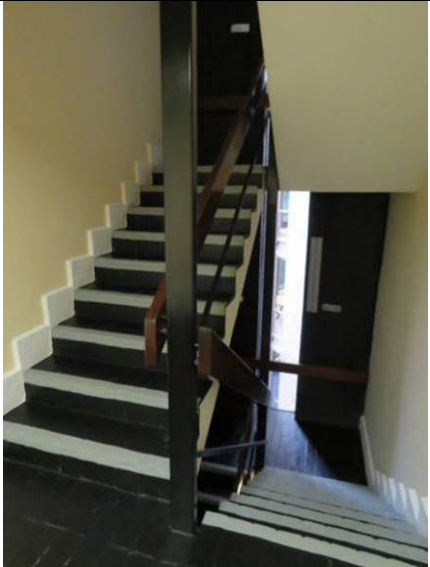
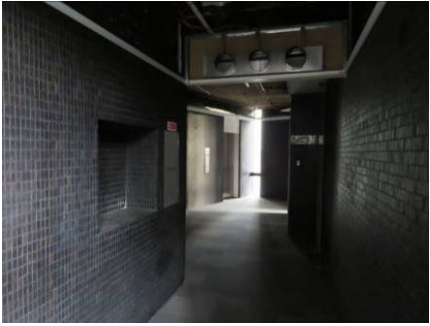
Location/ Note	Photo
Basement No decorative scheme to this area (none existed originally). Original varnished hardwood banister rail still exists	

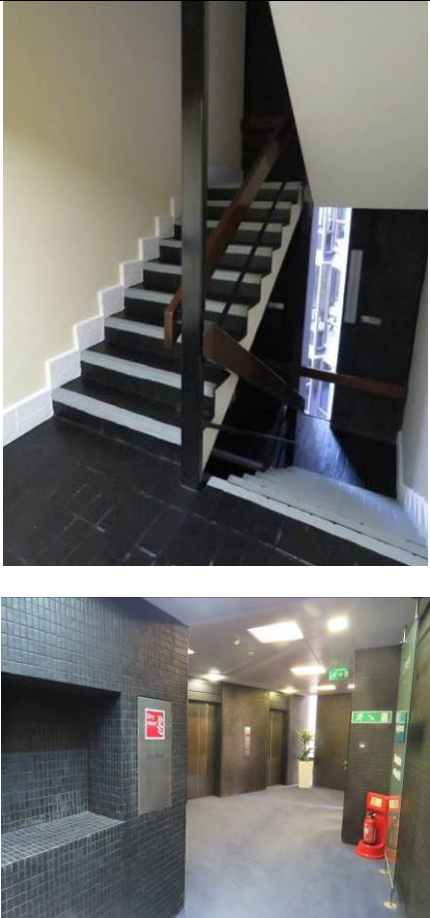
Location/ Note	Photo
Lower Ground Brick tile paving to floor and skirtings, mosaic to all walls and doors are all original and complete. Minor, localised damage to mosaic around lift doors.	
Ground Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Reception/ lift lobby area has been substantially altered. Possibility that areas of mosaic/ brick paving survive under later surfaces.	 

Location/ Note	Photo
1st Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted; carpet tiles to landing. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area has been substantially altered. Possibility that areas of mosaic/ brick paving survive under later surfaces.	
2nd Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted; carpet tiles to landing. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath	

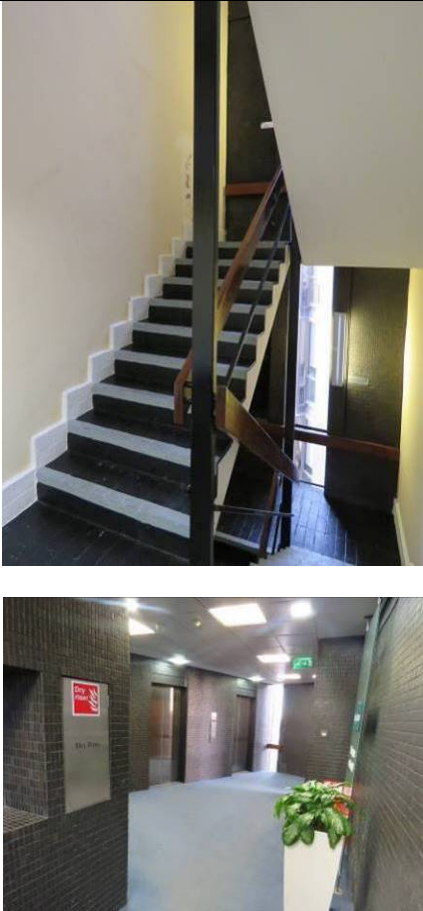
Location/ Note	Photo
	
3rd Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted; carpet tiles to landing. Mosaic tiles to walls either side of window – complete with railing. Lift lobby: mosaic to walls has been boarded over. Brick paving tiles have been carpeted.	 

Location/ Note	Photo
4th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted; carpet tiles to landing. Mosaic tiles to walls either side of window – complete with railing. Lift lobby: mosaic to walls has been boarded over. Brick paving tiles have been carpeted.	
5th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath	

Location/ Note	Photo
	
6th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath	 

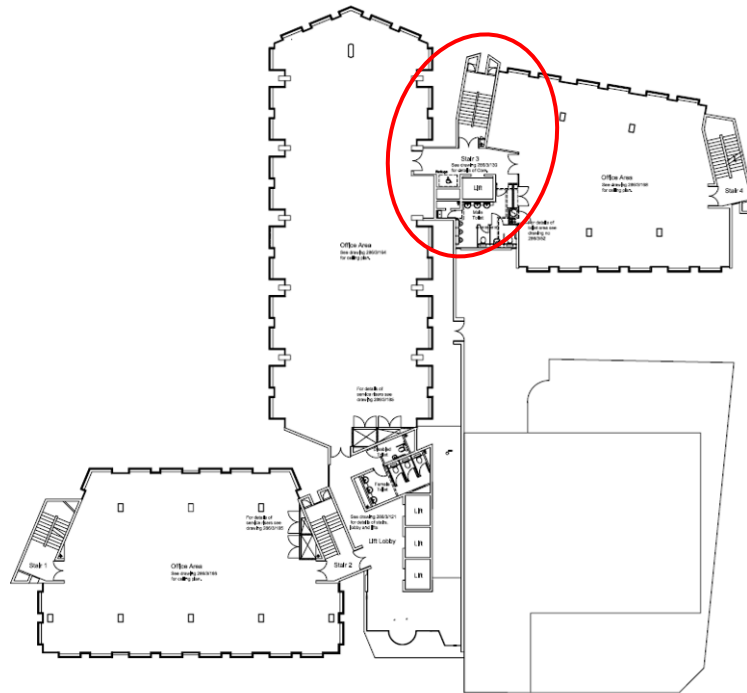
Location/ Note	Photo
7th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath	
8th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath	

Location/ Note	Photo
	
9th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted; carpet tiles to landing. Mosaic tiles to walls either side of window – complete with railing. Lift lobby: mosaic to walls has been boarded over. Brick paving tiles have been carpeted.	 

Location/ Note	Photo
10th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath.	 The top photograph shows a stairwell with a dark metal frame and wooden handrails. The stairs have dark treads and light-colored risers. The walls are covered in mosaic tiles, and the floor is made of brick paving tiles. The bottom photograph shows a lift lobby area with mosaic tiles on the walls and a carpeted floor. A potted plant is visible in the foreground.

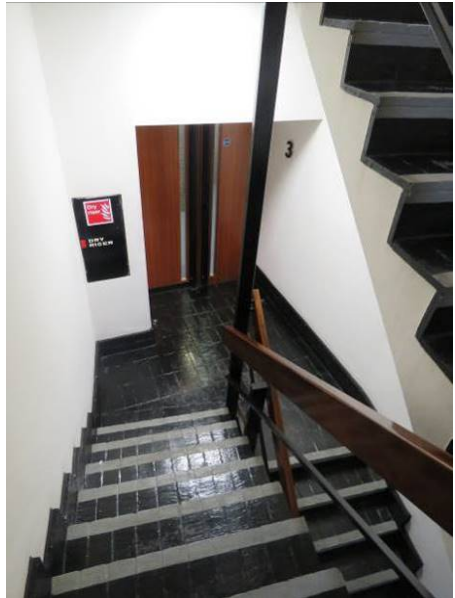
Survival of original decorative staircase schemes - Stair 3 - Please note the following photos were taken 2017; interior condition has since deteriorated

Location:



Location/ Note	Photo
Basement Brick paving tiles and stair banisters/ railings complete. Brick tiles have been painted; nosings have been painted in contrasting colour. No mosaic to this location originally.	

Location/ Note	Photo
Lower Ground Floor Brick paving tiles and stair banisters/ railings complete. Brick tiles have been painted; nosings have been painted in contrasting colour. No mosaic to this location originally.	
Ground Floor Stairwell: Brick paving tiles and stair banisters/ railings complete. Brick tiles have been painted; nosings have been painted in contrasting colour. Mosaic tiles to walls either side of window – complete with railing.. Lift lobby: mosaic to walls has been boarded over. Brick paving tiles have been carpeted.	 
1st Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath.	

Location/ Note	Photo
2nd Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath.	
3rd Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath.	 

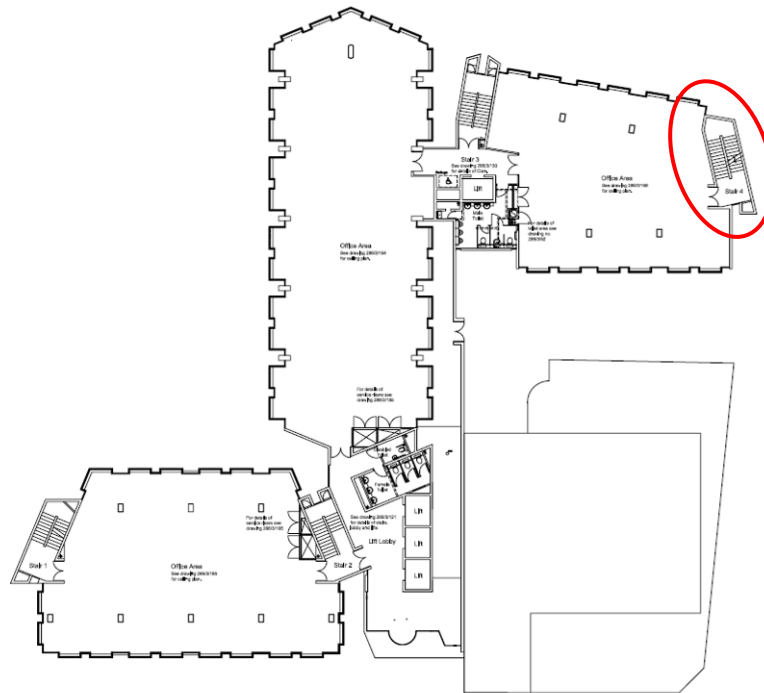
Location/ Note	Photo
4th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lift lobby area: mosaic to all walls and doors are all original and complete. Floor has been carpeted; brick paving tiles are likely to exist beneath.	
5th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing. Lobby area: Entrance of former caretakers flat/ lift motors. No mosaic work to walls originally. Brick paving tiles to floor are painted. Original doors.	
6th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing.	

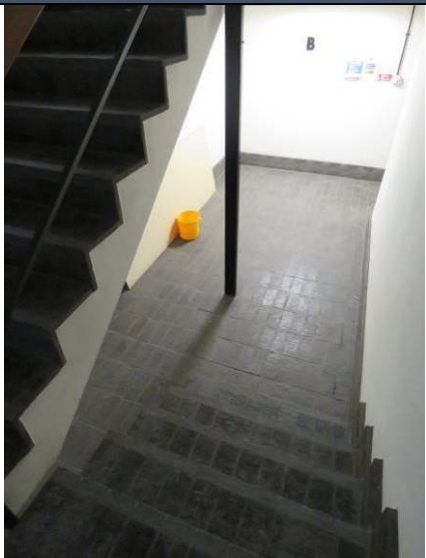
Location/ Note	Photo
7th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing.	
8th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing.	

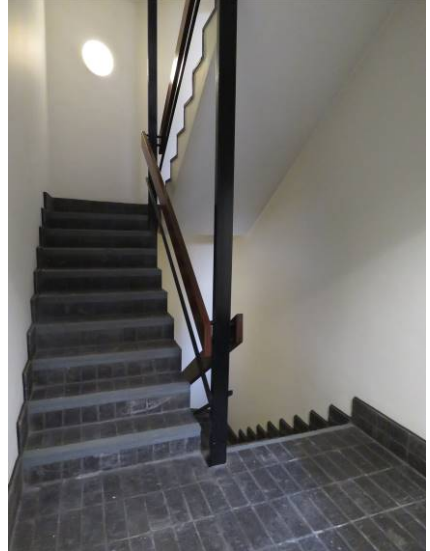
Location/ Note	Photo
9th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted. Mosaic tiles to walls either side of window – complete with railing.	
10th Floor Stairwell: Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. All brick tiles have been painted.	

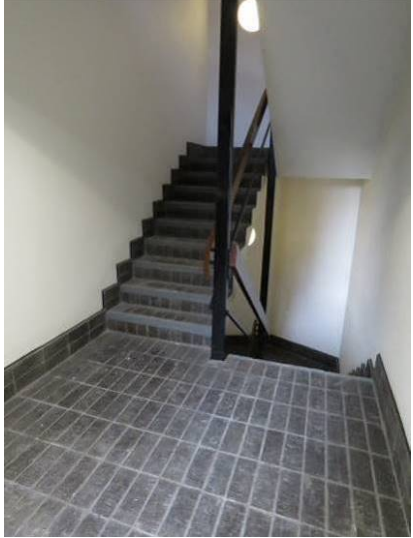
Survival of original decorative staircase schemes - Stair 4 - Please note the following photos were taken 2017; interior condition has since deteriorated

Location:



Location	Photo
Basement Brick paving tiles and stair banisters/ railings complete. Brick tiles have been painted; nosings have been painted in contrasting colour. No mosaic to this location originally.	

Location	Photo
Lower Ground Brick paving tiles and stair banisters/ railings complete. Brick tiles have been painted; nosings have been painted in contrasting colour. No mosaic to this location originally.	
Ground Floor Brick paving tiles to floor and skirtings, stair banisters/ railings as original. All brick tiles have been painted (largely worn off). Mosaic tiles to walls either side of window – complete with railing.	
1st Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Nosings of brick tiles to stairs have been painted. Mosaic tiles to walls either side of window – complete with railing.	

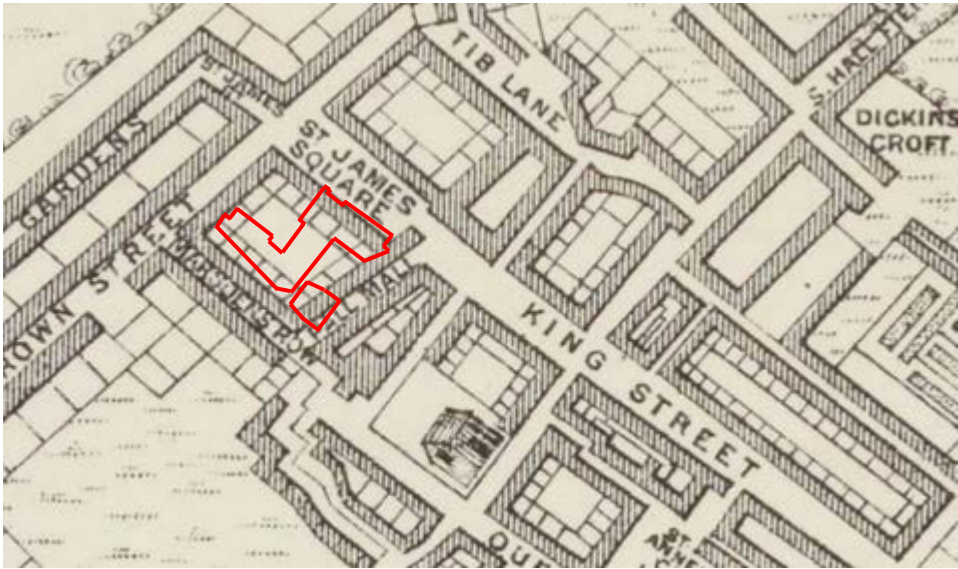
Location	Photo
2nd Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Nosings of brick tiles to stairs have been painted. Mosaic tiles to walls either side of window – complete with railing.	
3rd Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Nosings of brick tiles to stairs have been painted. Mosaic tiles to walls either side of window – complete with railing.	
4th Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Nosings of brick tiles to stairs have been painted. Mosaic tiles to walls either side of window – complete with railing.	

Location	Photo
5th Floor Brick paving tiles to floor and skirtings, stair banisters/ railings and doors as original. Nosings of brick tiles to stairs have been painted. Mosaic tiles to walls either side of window – complete with railing.	

10.5 Appendix v - Map Regression

In order to understand how the site and the area around it have developed in detail historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.

Table 6: Map Regression



1751 – Looking south-east along King Street showing the original formation of St James Square at the top of King Street, and its continuation into St James Street. The street block which now forms the area of Pall Mall Court can clearly be seen bounded by King Street, Pall Mall, Marsden Row (now Marsden Street) and Brown Street.

Table 6: Map Regression



1787-94 William Green - By 1787 St James Square had been incorporated into the wider King Street, along with St James Street to the right. The buildings within the former square were still elegant brick townhouses. Dr White’s House, with its two projecting wings can be seen clearly at the bottom (left) of King Street backing onto the Quaker Chapel, with the York Hotel directly above the letter ‘S’.

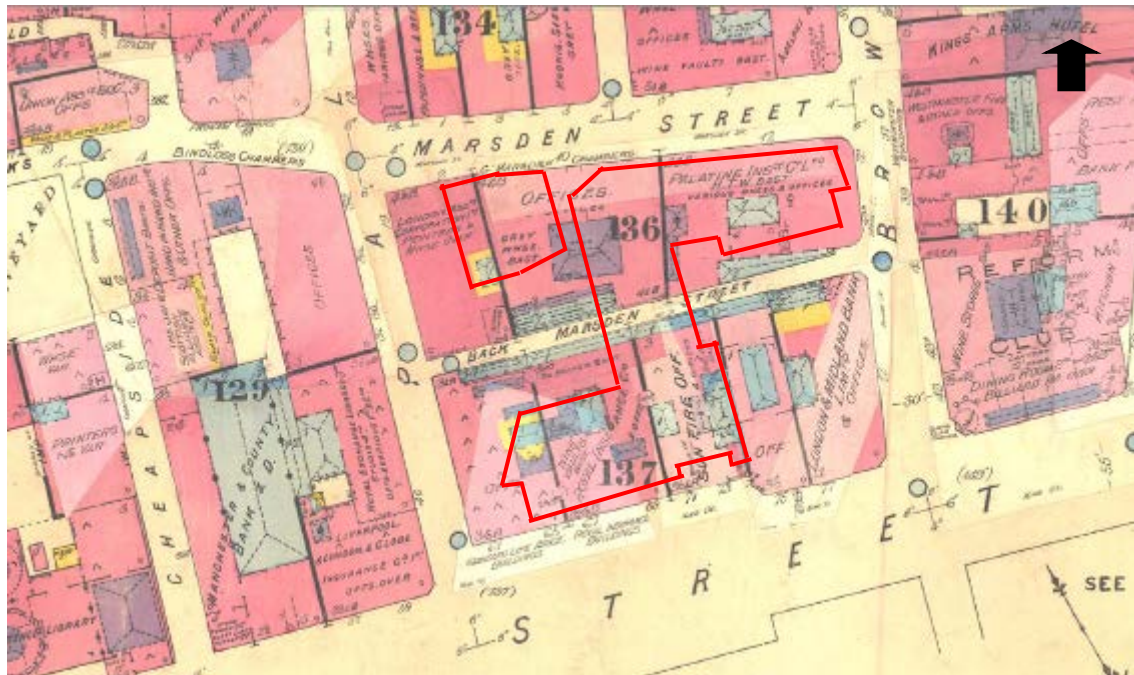
Note Marsdens Row has now been renamed Marsden Street, and the subject site has received a narrower, back street through the plot (left-right) called Back Marsden Street.



1850 Adshed – By the middle of the 19th Century King Street was still relatively residential in use, with narrow Georgian townhouses lining both sides of the street. The area of the former St James Square (the subject site) can be seen clearly recessed on both sides, and containing such townhouses, with the north side of the square containing 5 buildings.

The new Manchester Town Hall can be seen to the left of the street, constructed on the site of Dr White’s House. The neighbouring York Hotel can be seen above the letter ‘T’.

Table 6: Map Regression



Goads Fire Insurance Plan -c.1888 – By the 1880s the street had altered considerably. The site of the York Hotel is now occupied by the Manchester & County Bank (No 55), and the building to the right has been replaced by the Liverpool, London & Globe Insurance Company (No 57-59).

The residential townhouses to the north side of the former St James Square have now been demolished and replaced by the high-Gothic Standard Life Assurance Buildings (No 61-65), the Royal Insurance Buildings by Alfred Waterhouse (No 67-69) and the Sun Fire Insurance Office (No 71-73).

Table 6: Map Regression

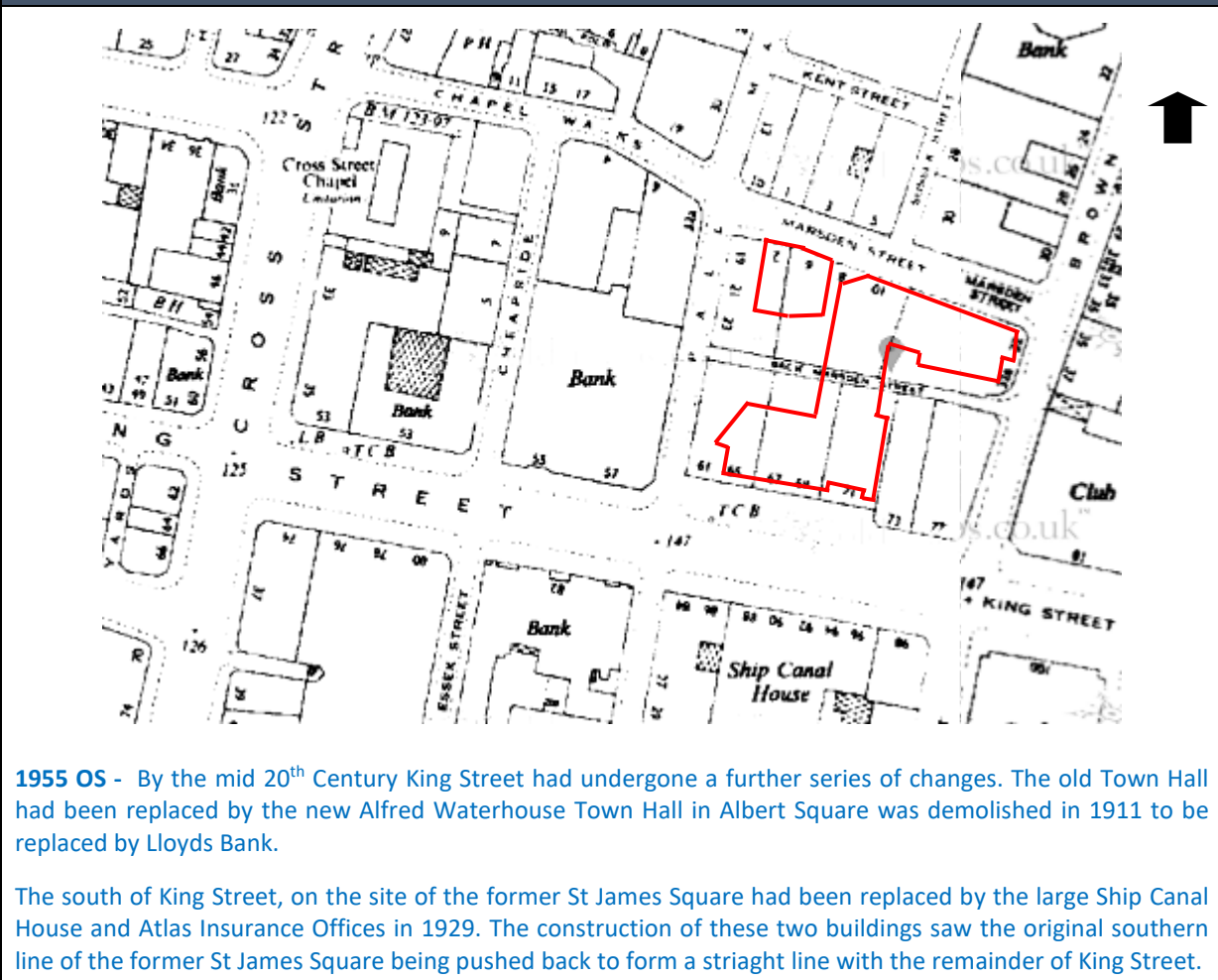
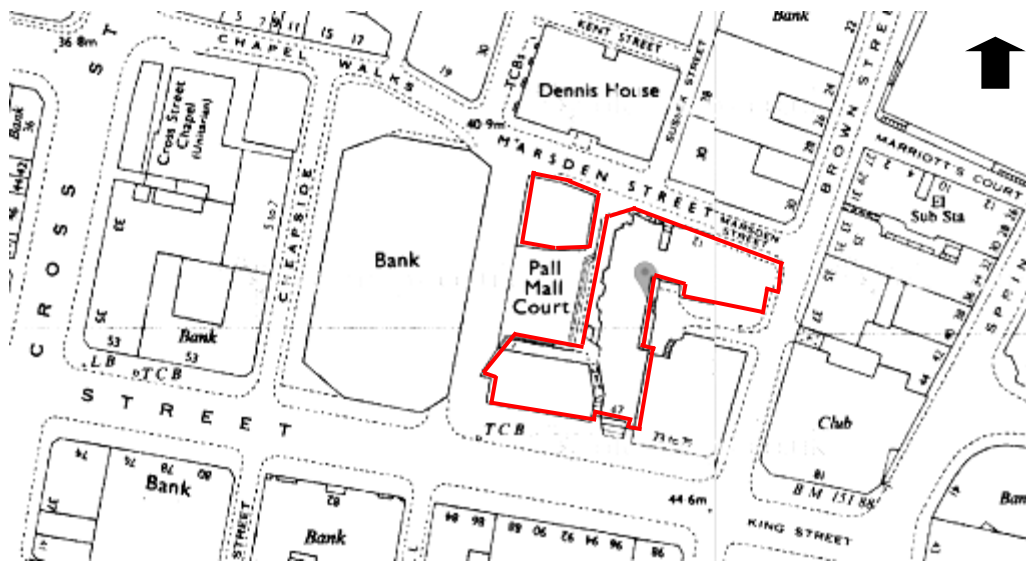


Table 6: Map Regression



1970 OS - By the late 1960s the area had considerably changed, with the demolition of all buildings between Cheapside and Pall Mall, being replaced in 1966 by the National Westminster/District Bank building, which was built over the top of the historic Pall Mall route. Pall Mall Court had been constructed to the right of the District Bank, incorporating this old part Pall Mall into the public piazza. A remnant of the former Back Marsden Street remains as part of the rear access road into Pall Mall Court's rear yard.

10.6 Appendix vi - The Architects

Pall Mall Court was designed by the firm Brett & Pollen, with partner Harry Teggin. Brett & Pollen were based in London, with local firm A. H. Brotherton & Partners being used as executive architects. The structural engineers were Cyril & Partners. However, an alliance with Sun Alliance resulted in only part of the building being occupied by the insurance group, whilst the rest was tenanted to banks, solicitors and architects etc. This led to last-minute design changes to both the interior and exterior of the building.

Lionel Brett (1913-2004) formed a partnership in the 1950s with Kenneth Boyd to design new houses as Architect-Planner of Hatfield New Town. The firm of Brett & Pollen was formed in the late 1950's after Brett's previous practice ceased trading.

In 1963 Francis Pollen (1926-1987) won the commission for the redevelopment of the Guildhall area of Portsmouth, including Portsmouth Civic Centre. Francis Pollen was a talented designer who specialised in Catholic Churches and domestic buildings, had emerged as a follower of Edwin Lutyens to become a serious modernist architect. He designed the Urenco building in Marlow, and the octagonal library at Downside monastery. Pollen worked on the buildings with Harry Teggin, and Teggin later joined the firm as a third partner.

Harry Teggin; a much younger architect brought youth and new ideas to their London based firm. In 1963 Brett succeeded his father to become Viscount Esher. He was president of the Royal Institute of British Architects in 1964-65.



Offices and showroom, 190-192 Sloane Street, Kensington & Chelsea, London by Brett & Pollen, 1965



Worth Abbey in West Sussex by Francis Pollen, 1966.



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