

Lower basement
alterations.
Gotham Hotel,
100 King Street,

Heritage Statement: significance and impact.



Prepared for
Marshall's CDP

07 July 2017

Lower basement Alterations, Gotham Hotel, 100 King Street, Manchester: Heritage Statement

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Executive Summary



EXECUTIVE SUMMARY.

1. The proposed development is to convert the Lower-Basement areas of the former Midland bank into additional function space for the Gotham Hotel.
2. The necessary works will be located in the relatively unaltered space in the sub-basement floor which was originally design as the Strong Rooms and Secure Corridors for the bank, as well as the plant room. The closure of the bank meant that the majority of the bank equipment has been removed, although the access to the space survives and the heavy Strong Room doors remain in situ. The original character of the space remains evident from the surviving fixtures and fittings.
3. The works to create a private bar / function space will require very little fabric alteration, other than works necessary to meet fire regulations and compartmentalise the existing plant machinery. The alterations will cause no demonstrable harm to the character or special interest of the grade-II* listed building, but will have the considerable public benefit of enhancing the sustainable use of the building. The relatively minor fabric alterations are necessary to meet current building performance requirements. However, the various interventions are demonstrably balanced by the modest restoration of architectural details, such as the former stairs and the creation of a sustainable new use.
4. The positive impact of the proposed conversion of the lower-basement to ancillary hotel use to support the Gotham Hotel within the former Midland Bank is demonstrated within the Heritage Statement and associated planning and architectural documents.
5. Pre-application site inspections and consultation was undertaken with Manchester City Council's Conservation Officer (John Whyard) and Historic England's Inspector of Historic Buildings (David James), respectively on the 4th and 5th of July 2017. The comments from the two heritage officers were used to refine and finalise the current Planning & LBC applications.
6. The application documents and drawings demonstrate the proposal's full compliance with local and national planning policy.
7. The fundamental beneficial impact of the proposed alterations will clearly be the restoration of the use of the lower-basement space, but will also include the injection of additional vitality into this part of city. These factors both will have a broad impact on the fabric of the individual heritage asset and the city's wider historic environment.
8. The cumulative heritage impact of the proposed development is thus clearly beneficial.

1. Purpose & methodology



1. PURPOSE AND METHODOLOGY

1.1 Purpose of report

- (i) Heritage Architecture Ltd. has been commissioned by Marshall CDP Ltd to work with the project team and contribute to the development of a conservation-focused, re-use of the basement areas of the Grade-II* listed, former Midland Bank building, 100 King Street, Manchester.
- (ii) The proposals have been developed for ancillary hotel-use of the lower-basement floors, with access at ground-floor level via re-opened stair access, and the provision of associated facilities.
- (iii) The specific tasks of the commission have included undertaking an objective heritage appraisal of the building and then testing the impact of emerging development options, to arrive at a deliverable scheme. The proposed use will secure the current use of the building and the unused basement spaces. For the purposes of this report only the areas subject to the current proposals are discussed.
- (iv) This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the significance of this part of the heritage asset and the consequent impact of the proposed development.
- (v) This statement should be read in conjunction with the plans and drawings which illustrate the proposals.

1.2 General research methodology

- (i) This statement is the result of an extensive process which synthesises literature and documentary research, information analysis, building surveying and professional judgment.
- (ii) The documentary research was based upon primary and secondary sources, including maps, drawings and published material
- (iii) Surveys of the site and surrounding areas were conducted in June 2017, following detailed investigation of the building between October and December 2012 (prior to the hotel conversion scheme), in order to understand the building and identify how it is considered within the city centre. The currently proposed, minor, internal works will have no impact on the fabric or setting of any other designated heritage assets.
- (iv) Consideration has been given to the historical development of the building and its context, including its relationship to the Upper King Street Conservation Area (of which it is a component part).

- (v) The proposed minor alterations to the grade-II listed building should thus be considered by Manchester City Council in the light of the 2016 Historic England guidance on *“Making Changes to Heritage Asset. Advice Note 2.”* Historic England’s advice to local planning authorities when considering change to heritage assets emphasises (Paragraph 3) the following:

“the best way to conserve a building is to keep it in appropriate use.....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”.

- (vi) Given the necessity to support the continued viability of the new use of the building (as a hotel and restaurant) the design approach for the basement alterations has been to minimise the extent of fabric change and provide the proportionate amount of information necessary to justify the necessary alterations.

1.3 Pre-application consultation with MCC (Conservation) and Historic England

- (i) Pre-application consultation was undertaken with both Manchester City Council’s Planning and Conservation team, and Historic England. A package of information was issued by the design team in 21.06.2017 comprising the following information:
- a) Pre-application Heritage Statement. SLHA. Dated 21.06.2017
 - b) Existing floor Plans – CDP Ltd
 - c) Proposed Basement Plans. Drg.no.: 3015-103 – CDP Ltd
 - d) Proposed Layout for Sub-basement. Drg.no.: 3015-104 – CDP Ltd
 - e) Sub-basement Fire Strategy. Drg.no.: 3015-105 – CDP Ltd
 - f) Sub-basement Plan. Drg.no.: 3015-SK-01A – CDP Ltd.
- (ii) Guided site inspections were undertaken with members of the design team John Whyard of Manchester City Council on 4th July 2017 and David James of Historic England on 5th July 2017. The inspections were intended to enable the spaces which are to be altered to be better understood and discuss the (then) indicative proposals, as outlined in the documents above. It was understood that neither of the two officers had any concerns regarding the principle of the development, or the general scope of alterations.
- (iii) It was recognised that these spaces would have been inaccessible to the public and consequently the layout and fabric is functional and contributes relatively little to the character of the designated building, or the reason for its listing.
- (iv) The useful site discussions have helped finalise the current Planning and Listed Building Consent applications.

1.4 Authorship

- (i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic environment.
- (ii) The author of the report was:
 - Nick Grimshaw [BA(Hons); BPL; MA; RICS.PgDipBldgCons; MRTPI; IHBC] – Senior Associate

Chatwood-Milner

2. Policy context



2 POLICY CONTEXT

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990

- (i) The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the conversion of the lower basement for hotel use as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.
- (ii) 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 specific character of the former bank strong-rooms and the potential impact of the works on its fabric. This document attempts to provide such analysis.
- (iii) As 100 King Street falls within the Upper King Street Conservation Area, Section 72 of the Act is also of relevance as it requires the Local Planning Authority to pay special attention to the ‘*desirability of preserving or enhancing the character and appearance*’ of the designated area. However, it will be evident that the proposed lower-basement works will have no impact on the exterior of the building and, therefore, no impact on the Conservation Area.

2.2 National Planning Policy Framework (NPPF), 2012 - Please refer to Planning Design and Access Statement (August 20210 prepared by CDP)

- (i) The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 7). It will be clear that the proposed development focuses on finding a sustainable use for a currently under-used component of the heritage asset and, therefore, aims to demonstrate that it accords with the definition of sustainable development.
- (ii) The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (NPPF paragraph 126). The current proposal seeks to address this policy requirement by demonstrating that the proposed hotel development will conserve the significance of the heritage asset.
- (iii) The NPPF stresses that “*great weight*” should be given to the conservation of designated heritage assets (NPPF paragraph 132), emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting. 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.

- (iv) It will be clear that securing a new use for the lower-basement will have some impact on its fabric. The fundamental design objective is to ensure that the balance of the impact on the heritage asset is demonstrably beneficial, minimising any negative impact on its significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact. This report seeks to contribute to such evidence, demonstrating that the proposed works will *cause no demonstrable harm* to the physical or visual significance of the grade-II* listed building.
- (v) The cumulative impact of the proposed development should, therefore, be evaluated against the *substantial public benefit* of securing a sustainable future for the former bank offices, in accordance with the requirements of NPPF para. 134. This report demonstrates that the proposal offers a substantial opportunity to both enhance and sustain the significance of the grade-II* listed, former bank building, and, therefore, will be shown to accord with the national planning policy requirements.

2.3 Manchester City Council Core Strategy, 2012

- (i) It will be clear that Manchester City's heritage planning policy maintains the same focus as the NPPF. The Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. In particular, it notes that proposals which enable the re-use of heritage assets, *"will be encouraged where they are considered with the significance of the heritage asset"* (policy EN3).
- (ii) This 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). The policy also requires development proposals to be sensitive to the inherent values of the heritage asset and provide a clarity of evidence, in order to justify the impact on the historic building.

2.4 Historic England (HE) advice and guidance

- (i) The best conservation practice outlined in Historic England's 2016 guidance, *"Making Changes to Heritage Assets – Advice Note 2,"* has been used to inform the design development of the current proposal. The design approach to the development, has, therefore, focused on addressing the conservation challenges presented by the re-use of the lower-basement space.

- (ii) Fundamentally, the development will conserve the character of the heritage asset by providing the means to support refurbishment and maintenance, with carefully considered alterations which will sustain and enhance the building's heritage significance. The development consequently accords with paragraph 2 of the Advice Note 2.
- (iii) The emphasis has been on understanding the significance of 100 King Street's: architectural, historic, artistic and archaeological interest, in order to inform the development options, thereby addressing the objectives of HE's Advice Note 2.
- (iv) The importance of interpreting the relative significance of the lower-basement as a space within the listed building is recognised as a means to disaggregate the value of individual building components, and thereby determine the best means of their conservation. This is necessary in order to provide compelling evidence and justify necessary interventions, which demonstrate the cumulative beneficial impact of the development. This Heritage Statement seeks to present such evidence as the culmination of the design development exercise.
- (v) Consequently, the key conservation objective has been to balance the various, minor physical impacts and demonstrate the positive benefits of the proposal. In this instance, the proposed ancillary function space will provide an active use which will sustain the hotel use as a whole. Thus, the development will secure the optimum viable use and long term conservation of the heritage asset. In these terms the development can be considered to present significant 'Heritage Benefits' which will meet the objectives of HE's Advice Note 2.

3. The lower-basement site



3 THE LOWER-BASEMENT SITE

3.1 Location of the subject site

- (i) The lower-basement site is the former bank strong-rooms within 100 King Street. The former bank has been converted to a restaurant and hotel and is located on an island site at the east end of King Street, in the city centre. The gentle slope of King Street, which rises to the east, enhances the prominence of the building within the streetscape. The building is bound by King Street to the north, Spring Gardens to the east, Chancery Lane to the south and Brown Street to the west (see Figure 1).



Figure 1: site plan of 100 King Street illustrating the prominent island site.

- (ii) All four of the elevations of the former bank building can be experienced in both short and long-range views around the site. These are outlined below, simply to demonstrate that the experience of the Lutyens-designed exterior is the focus of the former bank's heritage significance.
- (iii) Long range views from the west end of King Street demonstrate the prominent position of the building, at the top of the street, alongside the other large, individual buildings of differing architectural styles within the street. This view demonstrates the architect's careful composition and how the scale, form and materiality of 100 King Street competes with its neighbours including those of the adjacent Ship Canal House.

- (iv) Long range views of the building are enjoyed from Mosley Street, looking west along Spring Gardens. This view highlights the contrast between the white of its Portland stone elevations and those of the buff-coloured, local sandstone of the adjacent Victorian commercial buildings.
- (v) The impressive scale of the building is experienced in distant and more intimate views, particularly along Brown Street, Chancery Lane and to the north of Spring Gardens, which all reflect the denser historic grain and urban character of the area.
- (vi) The principal entrances to the Gotham Hotel at 100 King Street are located on the south-east corner of the building. The building is currently in restaurant use at ground floor, mezzanine and basement level. The restaurant utilises entrances to the north side of the building and use the entrances on the south side of the building for service access. The hotel is accommodated at lower-basement level and the upper-floors.
- (vii) The lower-basement is used for ancillary hotel uses at present. The following photographs describe the impacted spaces (see Figures 1a – 1i below).



Figure 1a: The former bank switch gear room now used for hotel services. The glazed screen is an original feature.



Figure 1b The glazed, metal-framed screen from the main plant room.



Figure 1c . The former Ventilating Plant room, with the main sump for all basement drains.



Figure 1d. The corner basement corridor space for the proposed offices.

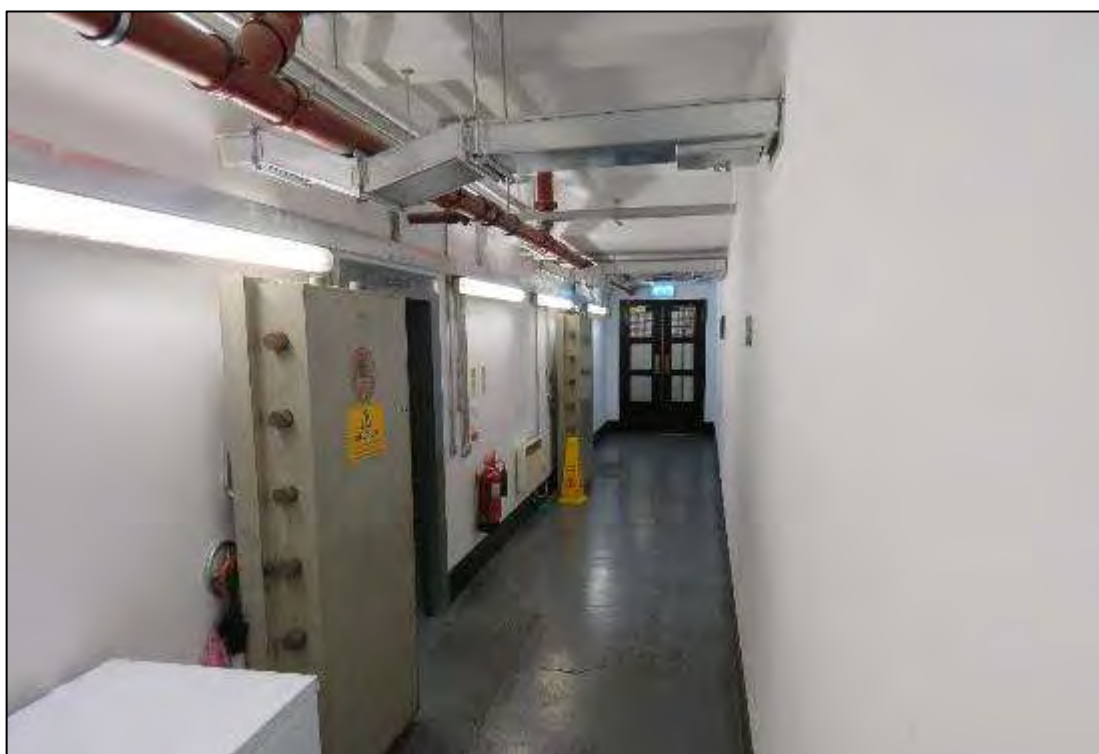


Figure 1e: the stong room doors are to remain in situ.



Figure 1f. One of the former strong-rooms with non-original, free-standing safes.

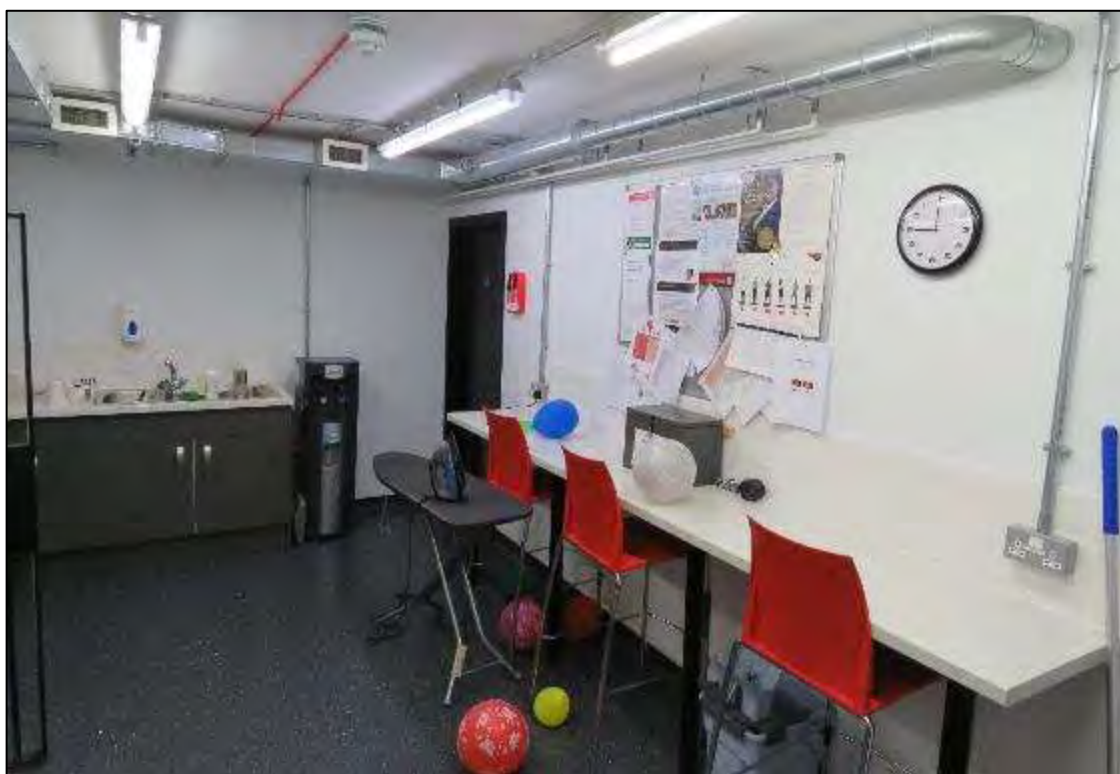


Figure 1g: the central, former strong-room has been converted to staff facilities for the hotel use.



Figure 1h. Corner of the corridor, currently used as staff meeting space.



Figure 1i: The blocked former stair access to the basement, from the hotel entrance..

- (viii) The restaurant provides an active use for only two of the eleven floors of the building but, importantly, creates activity at street level which enhances the Conservation Area

- (ix) Figures 2 – 5 illustrate the surrounding urban context of the former bank building.



Figure 2:
Long range view east along King Street illustrating: the scale, form and materiality of 100 King Street (right hand side) alongside that of the Ship Canal House



Figure 3:
Long range view, looking west along Spring Gardens from Mosley Street, illustrating the prominent townscape qualities of 100 King Street.



Figure 4:
Short range view of 100 King Street looking west from Fountain Street, illustrating the contrast in materiality of the building with the local sandstone.

The entrance to the Gotham Hotel is shown on the corner.



Figure 5:
Short range view of 100 King Street from Spring Gardens looking south illustrating the narrower irregular plan form which contrasts to the wide, regular streets of King Street.

3.2 Statutory designations

- (i) The former bank building at 100 King Street is a Grade-II* Listed Building and is, therefore, within the top 8% of all the listed buildings within England. Its high listed status is primarily merited due to its architectural interest, a fine example of the work eminent British architect Sir Edwin Lutyens (see Appendix i for the list description).
- (ii) The building has now been converted to a restaurant and hotel use, with ancillary lower-basement spaces (former strong-rooms) largely remaining un-used.
- (iii) The building is also within the Upper King Street Conservation Area which was designated by Manchester City Council as a Conservation Area in 1970 (extended 1985). The purpose of the designation was due to recognise and seek to preserve the concentration of buildings of high architectural interest within the area, that emerged from the commercial growth of the city during the mid-18th century to the early 20th century. The current lower-basement proposals have no impact on the conservation area, other than potentially reinforcing the vitality of the area.
- (iv) **Figure 6** illustrates the listed buildings and conservation area boundary surrounding 100 King Street.

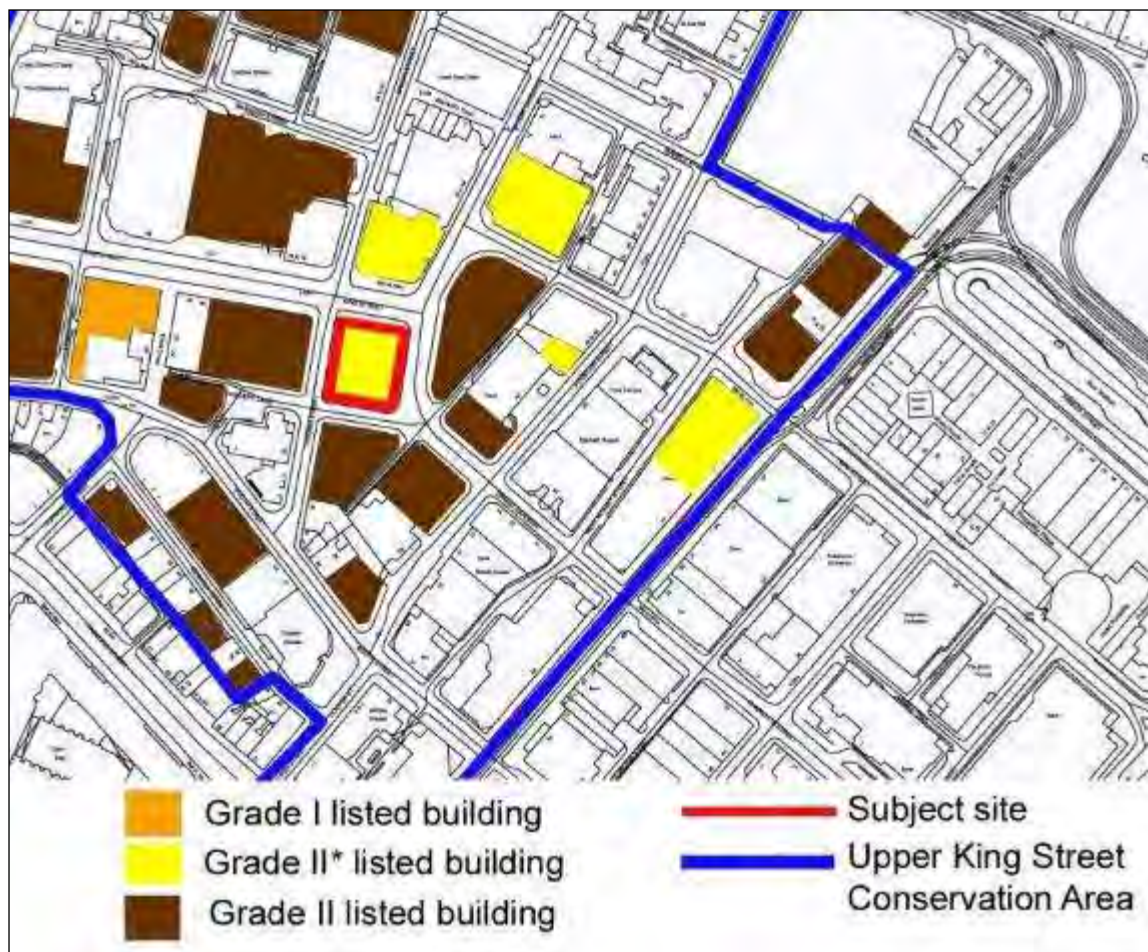


Figure 6: Statutory designations map

4. Historical development



4 HISTORICAL DEVELOPMENT

4.1 Introduction

- (i) In order to understand the heritage significance of the lower-basement of the Gotham Hotel at 100 King Street, as a component of the grade-II* listed it is first necessary to understand its historical development.
- (ii) This section of the report briefly analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the building in the context of the development of Manchester's city centre.

4.2 Brief historical background

- (i) The area around King Street has traditionally been home to Manchester's financial district. Up until the 17th century the area had been open fields to the south of the medieval town of Manchester which was based around the Cathedral. Natural springs in the area provided a water supply to the town and gave rise to the names of Fountain Street and Spring Gardens. By the 18th century development of the town had spread and King Street was named in 1735, in support of the exiled Stuart King, and developed into a prestigious residential area.
- (ii) The affluent upper classes patronised various cultural institutions in the area including the first Theatre Royal which was built on the site to the north of 100 King Street (now the site of the former National Westminster Bank building, currently Browns restaurant). However, by the 1830s the increase in industry and ensuing rise in development and land values saw the resident population replaced with buildings for commercial use.
- (iii) The transition from residential to commercial use started with the construction of Manchester's first Town Hall, built in 1825 to the designs of Francis Goodwin which was located at the bottom of King Street on the corner with Cross Street. Alongside this, in 1829 the Bank of Manchester, was established on the corner of Brown Street and Market Street giving rise to the concentration of financial institutions and offices in the area, eventually culminating in the Midland Bank building at 100 King Street, designed by Sir Edwin Lutyens.
- (iv) In 1845 the Bank of England opened a branch at No. 82 King Street soon to be followed by other large, grand buildings along the street and up to Spring Gardens and Fountain Street. Mosley Street, which was another elegant 18th century residential street, marked the boundary between the financial institutions to the west and the palazzo styled warehouses to the east.
- (v) The OS map from 1848 illustrates the principal thoroughfares of King Street (the site of 100 King Street is highlighted), Mosley Street (to the south) and Market Street (to the north) which are surrounded by dense urban development ([Figure 7](#)). The layout of the larger, regular street grids to the south-east of King Street converge with the smaller scale property boundaries and irregular street pattern to the south-west in the area at

the top of King Street. This contrast between the wide, openness of King Street and the irregular, narrower streets such as Brown Street and Chancery Lane can still be experienced today.



Figure 7: 1889 GOAD Map showing the dense urban development surrounding the site of the future 100 King Street.

- (vi) Residential buildings continued to be replaced by prestigious office buildings for banks and insurance companies well into the 1920s.
- (vii) A photo of the site of 100 King Street dating to 1924 illustrates the commercial buildings that had replaced the former residential properties on the site and the 1922 OS map provides us with a clear picture of how the footprints of buildings were increasing and how the area was a focus for commercial buildings (Figures 7,8,9).



Figure 8: site of 100 King Street in 1924 © Manchester Libraries.

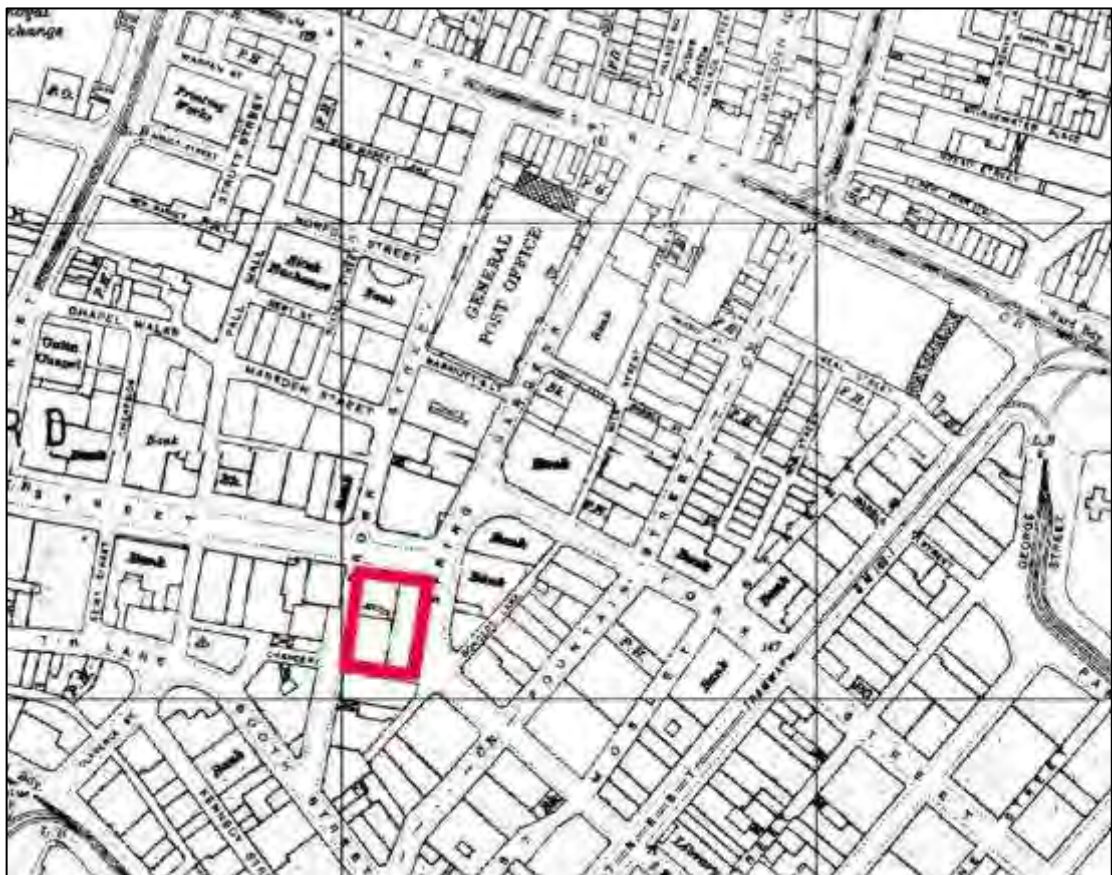


Figure 9: 1922 OS map. The site of 100 King Street is highlighted in red. The extent of large commercial buildings surrounding the site can clearly be seen.

- (viii) The Midland Bank had occupied No.79 King Street since 1892. Following the amalgamation of the Manchester Joint Stock Bank, the Midland Bank commissioned Sir Edwin Lutyens, working with Whinney, Son & Austin Hall to design a purpose-built, new building at the east end of King Street.
- (ix) Lutyens' friendship with the Midland Bank's Chairman, Rt. Hon. Reginald McKenna, had resulted in a series of commissions for the Bank. In 1922 Lutyens designed the Bank's Piccadilly, London, building which was followed in 1924 by the commission for the head office building in Poultry, London, and in 1928 by the commission for the Leadenhall Street, London, building. Lutyens worked in collaboration with two other firms of architects on all of the Midland bank buildings. For the Manchester building the London-based firm, Whinney Son and Austen Hall were responsible for the detailed plans and project administration.
- (x) Unlike the London buildings, the island site for the building in Manchester provided Lutyens with a unique opportunity to have four open sides. Lutyens' design for 100 King Street was in response not only to the prominence of the island site but also to the adjacent Ship Canal House building which occupied a larger site and was in the Classical style and built of Portland stone.
- (xi) Lutyens' response was to create a building with diminishing floors thereby exaggerating its height, form and scale. Cyril Farey's perspective illustration of 1931 demonstrates the Lutyens' building towering above the Ship Canal House (to the right of the illustration, see Figure 10).
- (xii) It is reported that in 1933, McKenna requested a significant redesign of the upper floors following concerns he had about providing sufficient light of these floors. Comparing Farey's illustration (Figure 10) with a photo of the building from c. 1937 (Figure 11) the changes to the 3-bay projecting fifth and sixth floors can be seen; the deep-set windows to the Classical portico structures have been pushed forward and crowned with an elaborate escutcheon, rather than a triangular pediment.
- (xiii) Drawings from Manchester City Council Building Control records, dated 1933 (extracts provided in full in Appendix iii) illustrate the changes made externally to Lutyens' original design. Plans of the building which pre-date the changes made to the exterior have not been found and it is not known if significant changes were made internally.
- (xiv) However, the lack of interior records is of little consequence, as Lutyens was only commissioned to design the internal spaces specifically used by the Midland Bank, these were essentially the ground-floor Banking Hall and basement level. However, Lutyens worked in collaboration with architects Whinney, Son & Austen Hall who took care of the practical side of the commission, including the speculative office spaces (now the Gotham Hotel) and the ancillary spaces in the lower basement.
- (xv) As a consequence (*and outlined in more detail below*) the design and the quality of the surviving fabric of the internal spaces to the lower-basement spaces are evidently of lower significance than the exterior architectural expression to which Lutyens focused his attention. Similarly, the interior, speculative office-spaces (now the Gotham Hotel) were designed by Whinney, Son & Austen Hall, rather than Sir Edwin Lutyens.

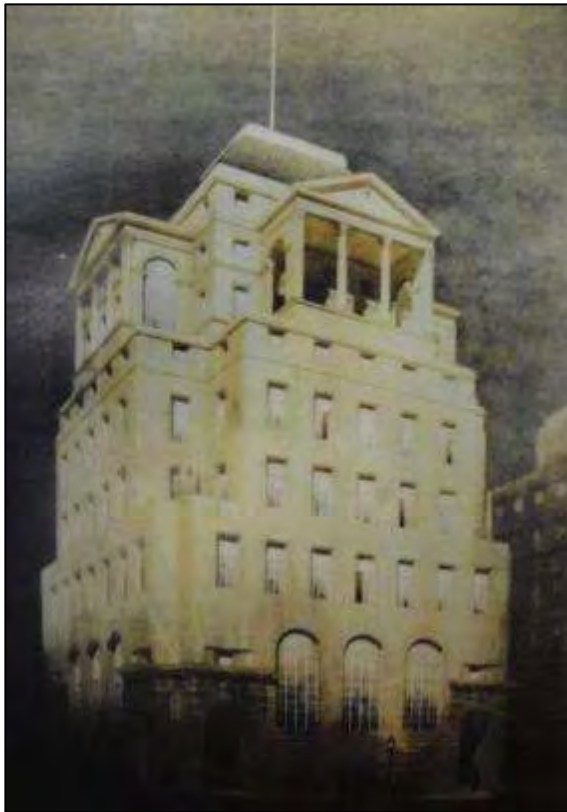


Figure 10: Cyril Farey's perspective drawing of 1931 illustrating the tower-like form of Lutyens' design to overshadow the neighbouring Ship Canal House (to the right of the drawing).



Figure 11: View of 100 King Street c1937 illustrating the changes made to Lutyens' original design. © Manchester Libraries



Figure 12: View of 100 King Street c2012 illustrating the surviving composition at the head of King Street.



Figure 13: 1948 OS map. Note the changes in the footprints of the buildings in this area as the commercial district continues to expand.

4.3 Development history.

- (i) 100 King Street was completed in 1935, with Portland Stone overlaid onto a steel frame construction (see [Figure 14](#) below). Internally the Bank occupied the two basement levels, the ground floor and the mezzanine. The upper six floors were let as offices, with a caretaker's apartment was on the seventh floor.
- (ii) 100 King Street was in use as a bank and offices from 1935 – 2008. Planning records from 1974 -1990s reveal a series of internal alterations undertaken to the building during this time in response to changing working environment requirements (see *Appendix ii for a full record of the planning history between 1974–2010*). However, in 1993 an application was approved for the removal of the central light well by infilling the floors between the first – seventh storeys and the conversion to open office floor-space. This scheme was commenced but not fully implemented (application ref.: 043109 & 043108).
- (iii) Following the announced closure of the bank (HSBC) in c.2005 applications were submitted for change of use and associated alterations to the building. In 2007 approval was given for retail use to the ground floor (application ref. 084306 & 084316) although this was never realised. In 2009 approval was granted by Manchester City Council for the following:

“the refurbishment of the former Midland Bank at 100 King Street, to accommodate A2/B1 use from sub-basement to mezzanine floors, B1 use from first to sixth floors and C3 use to seventh floor, alterations include: the introduction of new services, including toilets, roof top plant equipment, removal of lightwell from first to sixth floors and the removal of a number of internal partitions.” (application ref: 088851 & 088865)

- (iv) Works commenced in accordance with the planning consent but were only partially realised due to changes in the market and a proposal for conversion of the basement, ground and mezzanine floors to restaurant use in 2010 (application ref. 094786 & 094787). Whilst the proposals for the basement, ground and mezzanine restaurant were fully implemented the upper floors have been completely stripped and have remained vacant.
- (v) The Gotham Hotel use was developed after the granting of LISTED BUILDING CONSENT (planning ref: 101523/LO/2013/C1) for, "Internal and external alterations to 100 King Street to facilitate its re-use and associated refurbishment and restoration as a new hotel with ancillary bar and restaurant use". This proposal has largely been implemented. The current application is to broaden the facilities within the hotel.
- (vi) 100 King Street has made a significant contribution to the commercial development of the area around King Street demonstrating the valuable patronage of banks. As well as contributing to our understanding of the early-20th Century development of the city centre's financial district, the building is a significant contributor to the high architectural quality of the townscape in this area. The external expression of the building is a significant component of the Upper King Street Conservation Area. The lower-basement is an ancillary and modest component of the landmark building.

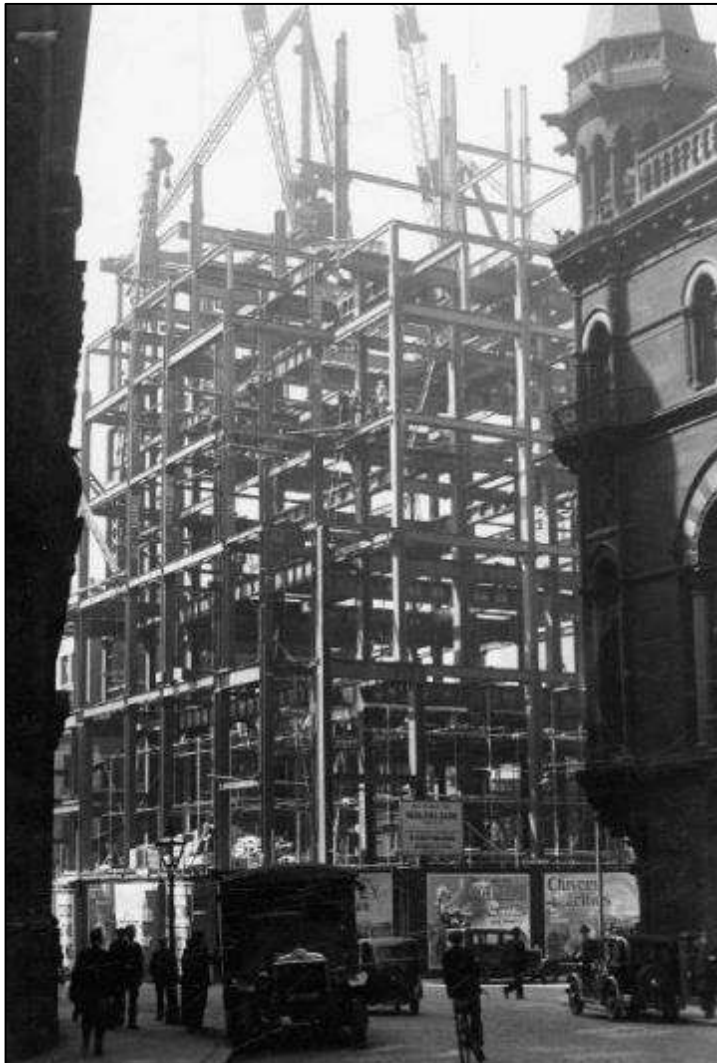


Figure 14: 100 King Street under construction c.1934, illustrating the steel frame.

5. Heritage significance



5. HERITAGE SIGNIFICANCE

5.1 Introduction

- (i) This significance appraisal for 100 King Street has been structured to provide an objective description of the building and an evaluation of the surviving components, with particular focus on the internal spaces subject to the current proposals (i.e. the lower basement, the ground floor entrance area to Spring Gardens and floors one – eight). The significance appraisal will be used to inform the design development and provide a baseline measure to test the impact of the proposals.
- (ii) This attempt to evaluate the significance of the listed building's inherent qualities and components is particularly important due to the recent internal alterations that have partially been completed since 2009, leaving the upper floors in an incomplete state.
- (iii) The purpose of this Heritage Statement is to meet the requirements of the NPPF (Para. 128) which, requires a level of detail of proposed works, *"proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance"*.
- (iv) The application package describes the works in detail and is rigorously objective in describing the proposed minor changes. The impact section below evaluates the overall impact of the proposed changes, balancing the benefits of securing a new use of the heritage asset in a proportionate and reasonable manner.

5.2 Methodology and concept.

- (i) A summary of the building's significance is given, according to the statutory criteria set out in the DCMS guidance, *"Principles of Selection for Listing Buildings"* (2010). A summary significance statement is then included which addresses the general principles of Age and Rarity, Aesthetic Merits, Selectivity and National interest.
- (ii) The key criteria for listing are essentially the special historic or architectural interest. Therefore, in order to determine the significance of a heritage asset the sum of its architectural, historic, artistic or archaeological values needs to be determined. Significance is unique to a place and its specific values are vital to identify so that informed decision may be made regarding the *conservation* of the heritage asset. The significance of a particular site cannot be simply regarded as intrinsic as the perception and interpretation of heritage assets can be eroded or enhanced, depending on the consequences of change. The key conservation objective is, therefore, to manage change in a manner which secures positive benefits, particularly the sustainable use of 100 King Street. Thus, the aims of the development of the redundant former bank should focus on the need to bring the building back into use consistent with its conservation.
- (iii) Consequently, the tangible and intangible significance of 100 King Street, and particularly those subject to the current proposals has been assessed, along with a

brief indication of the physical condition of their built fabric is also provided. This is consistent with the requirements of the NPPF which warns that significance can be “*harmed or lost through alteration or destruction*” (Para.132), hence the need to disaggregate and evaluate the value of individual components of the heritage asset so that decision on potential change can be appropriately informed.

- (iv) The significance appraisal accords with the requirements of the NPPF and uses English Heritage’s methodology outlined in its 2008 document, “*Conservation Principles, Policies and Guidance*”. The grade-II* listed status is indicative of the heritage value of 100 King Street but is an insufficient basis to inform decisions on necessary change to secure its future conservation. Consequently, the exterior and interior components of 100 King Street have been evaluated to determine those particular factors which contribute to the significance of the building. This has been summarised in relation to the relevant aspects of the following:
- **Evidential Value** – this relates to the potential of the place to yield primary evidence about past human activity;
 - **Historical Value** – relevant to ways in which the present can be connected through a place to past people, events and aspects of life;
 - **Aesthetic Value** – focusing on the ways in which sensory and intellectual stimulation is derived from the place;
 - **Communal Value** – relating to the meaning the former Midland Bank has for Manchester and the collective experiences and memories it may hold.
- (v) The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the internal spaces of 100 King Street. This has been used to inform and justify the capacity for adaptation and change.
- (vi) It will be evident that the key to securing the future of the heritage asset is to secure a sustainable new use, which will inevitably result in a degree of adaptation of the historic building. Therefore, the focus is on providing the necessary and proportional amount of information in order to justify the proposed alterations, based on their perceived level of heritage significance.
- (vii) The assessment of the significance of 100 King Street is based on both desktop research and on-site visual surveys. Drawings summarising the morphological development and the overall significance of the surviving built fabric are provided as a graphic representation of the evaluation. These are based on the current survey drawings of the building and the 1933 drawings held by Manchester City Council.
- (viii) The photographic images incorporated with the significance drawings are intended to record character defining features, the most important of which are intended to be retained, where feasible, in order to avoid erosion of the special interest of the building.
- (ix) The drawings are colour coded and contain a summary assessment of significance according to the following criteria: **high**, **considerable**, **some**, **none/detrimental**, as outlined below.

Level of significance	Definition
High significance	Relates to those parts or elements of 100 King Street which are deemed to be of particularly special interest. These components are <i>fundamental</i> to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historic, aesthetic or communal values. The loss of elements deemed to be of high significance (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building and consequently has largely been avoided in the proposed development.
Considerable significance	Relates to those components of the complex which are deemed to be of special interest. They are <i>important</i> to the understanding of the architectural design concept, and play a considerable role in reflecting the buildings' evidential, historic, aesthetic or communal values. The loss of elements deemed to be of considerable significance (through demolition, removals, and/or alterations) could potentially cause a moderate adverse impact on the special interest of the buildings. Consequently, every effort has been made to avoid such loss in the proposed development, but if this is unavoidable the impact needs to be mitigated and justified as necessary to secure the new use.
Some / low significance	Relates to those components within 100 King Street which are deemed to be of more modest interest. They provide a <i>minor</i> contribution to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building and has, therefore, been the focus of justified alterations.
No significance or Detrimental	Are those elements that do not contain any special interest, or are alterations. These components and structures actively <i>detract</i> from the overarching architectural expression of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments and additions. The loss of such elements (through demolition, removal or alteration) could potentially result in a minor, moderate or high beneficial impact on the special interest of the building.

5.3 Exterior significance – the design division.

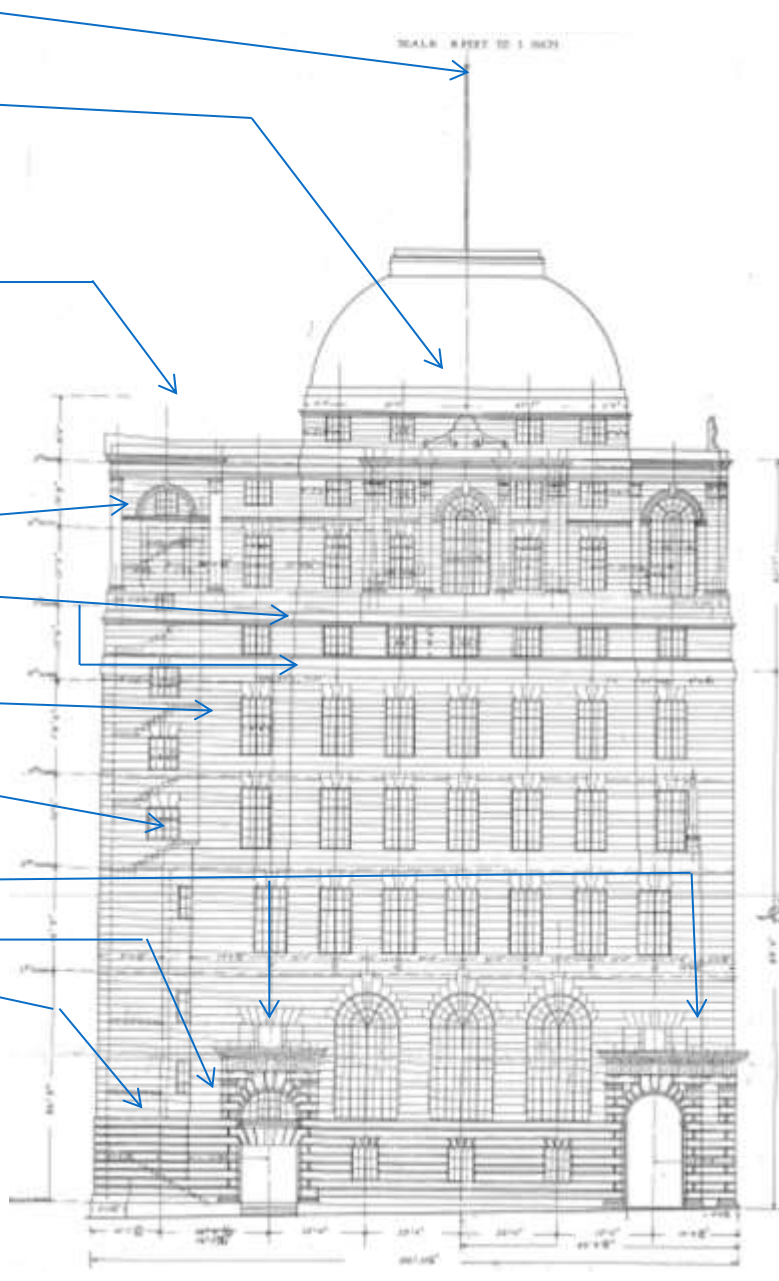
- (i) The currently proposed works will have no impact on the exterior. The following significance assessment is thus simply included to set the context for the relative conclusion on the significance of the lower-basement's fabric.
- (ii) As discussed above, 100 King Street was designed by Sir Edwin Lutyens for the Midland bank in 1929. The building was built between 1933-35 in collaboration with Whinney, Son & Austen Hall. Lutyens designed a number of banks for the Midland Bank in the second half of his career, having evolved from his earlier Arts and Crafts style to a more modernist classical architectural expression which he favoured for his many commercial buildings.
- (iii) His works for the Midland Bank includes buildings in London such as: Piccadilly (1922), Poultry (1924-29) and Leadenhall Street (1928). The design for 100 King Street was consequently a relatively late version of the bank commissions completed by Lutyens, and develops some of the architectural themes established in his previous buildings. However, in this case his design work was confined to the overall building form, the exterior elevations and the banking hall's interior. The fit out of the remaining interior spaces and the speculative offices was undertaken by the joint project architects, Whinney, Son & Austen Hall.

5.4 Exterior significance assessment

- (iv) The overall external expression of the eight-storey (plus basement and attic) building is essentially in the Modernist Classical style. The island site-plan was almost square which led Lutyens to treat the elevations symmetrically, with the classical motifs on the upper storeys subtly varied on all four sides. These are described in the following annotated elevations.
- (v) Lutyens took great delight in detailing the proportions of the elevations, which are ingeniously calculated, exhibiting an established design signature of the architect. The top stage is two-thirds of the stage from the obelisks to the next set-back, and that middle stage is two thirds of the bottom stage. The walls above the first-floor also have a very slight batter, comprising one inch in every eleven feet (2.5 cm in every 3.35 metres).
- (vi) The complex but subtle elevations thus belie the apparent simplicity of the extruded plan form and composition. As a result the stepped elevations and diminishing windows (alongside its prominent position within the streetscape) exaggerate the size and presence of the building in the city's former financial quarter.
- (vii) Each window opening is set within a deep reveal, heightening the sense of solidity and mass of the building. The fenestration pattern is well defined and largely retains the original metal-framed casement windows. The verticality of the building is expressed in the fenestration, with prominent mullions dividing each window into tall narrow sections, with a large number of relatively small-scale multi-panes to each opening. Consequently, the cohesion of the fenestration pattern is evident, despite the great variety in the scale and shape of openings (square, rectangular, arched and circular).

The fundamental emphasis is on the expression of the upward thrust and verticality of the elevations.

- (viii) The building's steel-frame windows are perhaps a reflection of its steel-frame construction. The frame of the building is clad in Portland Stone, a material little used in Manchester during the 1930s, due to the potential to collect soot and grime. However, the use of the brilliant-white stone was clearly a deliberate architectural decision, designed to further emphasise the prominence of the building within the City's townscape.
- (ix) Lighting and ventilation were provided by an inner light-well that ran from the first floor level to the roof and was clad in reflective, white faience tiles. The light well was hidden by the slated French pavilion roof which originally housed large water tanks to service the building and supported a large flag-pole which projected above the roof.
- (x) The Portland stone building adopts Classical architectural features in a restrained fashion, which Lutyens used to exude the expression of power, strength and security of the building. He further exploited the modest, rectangular, island site to create a building that would maximise its townscape value and prominence.
- (xi) The channelled rustication of the ground floor 'anchors' the building to the street and emphasises the principal entrances to the north-east and north-west corners. The subsidiary entrance to Spring Gardens (east) is denoted by the same rusticated architrave, frieze and cornice arrangement above the door as is seen to the principal entrances. The 'back-of-house' entrances to the building, on Chancery Lane (south), are denoted as such, with simple punched openings cut into the rusticated base and without any architectural embellishment.
- (xii) The diminishing stages of the building express its verticality and exaggerate its height and scale, providing particular focus on the architectural treatment of the upper-floors and roofline. The flat-roofed fifth and sixth floor pavilions, to the north, west and east elevations, are crowned with a shield containing the initials of the Midland Bank ('M. B.'). The pavilions to the south and west elevations of the building are not as visually prominent as those to the north and west due to the proximity of the surrounding development. The south five-bay pavilion differs to the rest and has pedimented outer bays and a three-bay colonnade in the centre.
- (xiii) The aesthetic and associative values of the building are consequently well established and are discussed below. The Grade-II* listed status records the special architectural and historic interest of the building, in its entirety, is of **high significance**, clearly the four street facades are of particular design interest as fine examples of the work of Sir Edwin Lutyens.
- (xiv) The subtleties of the four elevations are discussed below, followed by an evaluation of the 'heritage values' of the exterior architectural form. The illustrations highlight the value and subtly of the four exterior elevations, to reveal how the Former Midland Bank is revealed and experienced as a heritage asset is experienced. Clearly the over-arching objective of the development will be to avoid or minimise any negative impact on these defining architectural components. As noted above the, the individual elevations and their contribution to the architectural composition have been evaluated as being of: **high significance**, **considerable significance**, **some/low significance**, or of **no/neutral significance**, and/or **detrimental** to the interest of the building.

Spring Gardens Elevation / components.	Spring Gardens elevation: high significance.
Asymmetrical elevation. Flagpole removed Pediment is now crowned with a decorative escutcheon carved with letters MB. Flat roof to rear is the current location for air conditioning equipment, screened by the parapet and height of the elevation. Subtle variation in the fenestration pattern across the elevation Line of sixth floor divides arched windows, screened by external opaque glazing. Slight batter to each section of the elevation (<i>1 inch in eleven feet</i>) Smooth ashlar face above ground level. Stairwell lit in angles of the elevation. Paired door openings Pilaster expressed in rustication Screen wall to lightwell. Overall: Asymmetrical, Portland stone elevation. Deeply punched windows. Simple ashlar face to upper storeys with a strong rustication below. Innovative use of classical details and motifs enlivens the sober façade. The focus of the approach along Spring Gardens is on the former office entrance.	 View of the GothamHotel entrance. 

Spring Gardens elevation. *(view taken from Fountain Street.)*

The material, impressive scale and careful siting of the former bank means that this angled elevation is the terminus of cross-city views from Portland Street. The stepped and battered elevation reveals the bright white stone which contrasts with the commercial buildings lining the approach.

The Spring Gardens elevation is thus of **high significance** to the city's streetscape, with distant views revealing the full composition and emphasising the loss of the central flagpole.

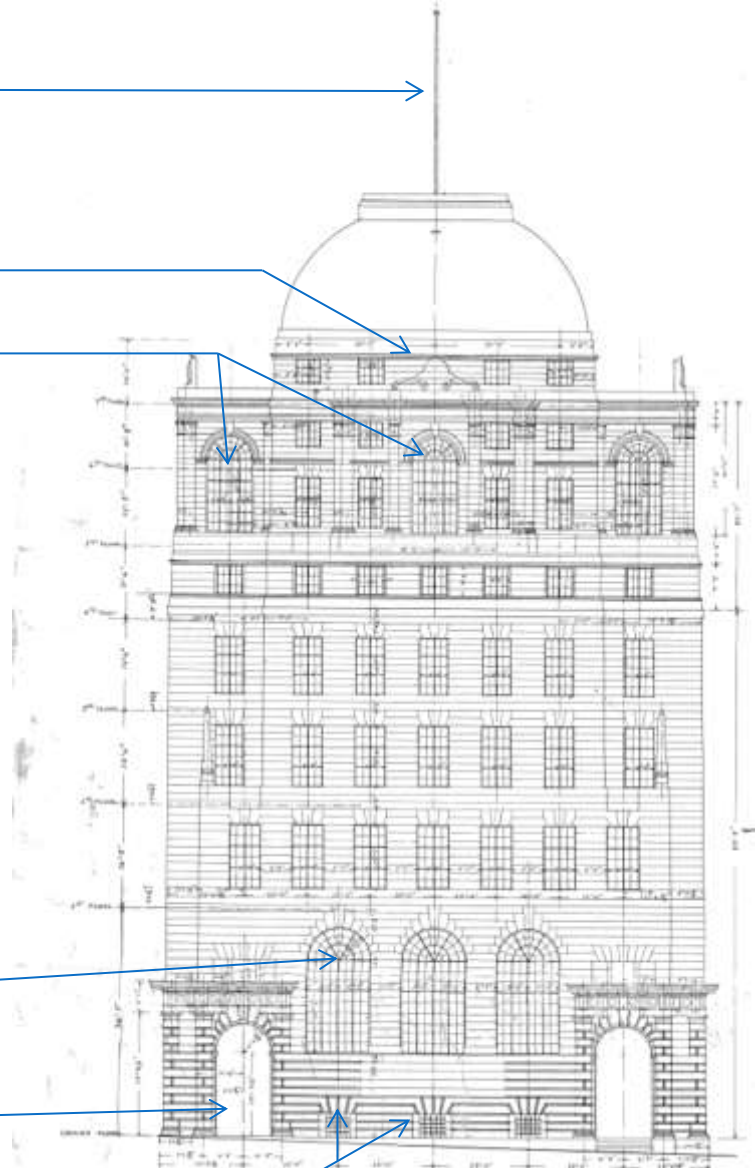
**Ground floor - Spring Gardens elevation.** *(View from junction with Chancery lane Spring Gardens).*

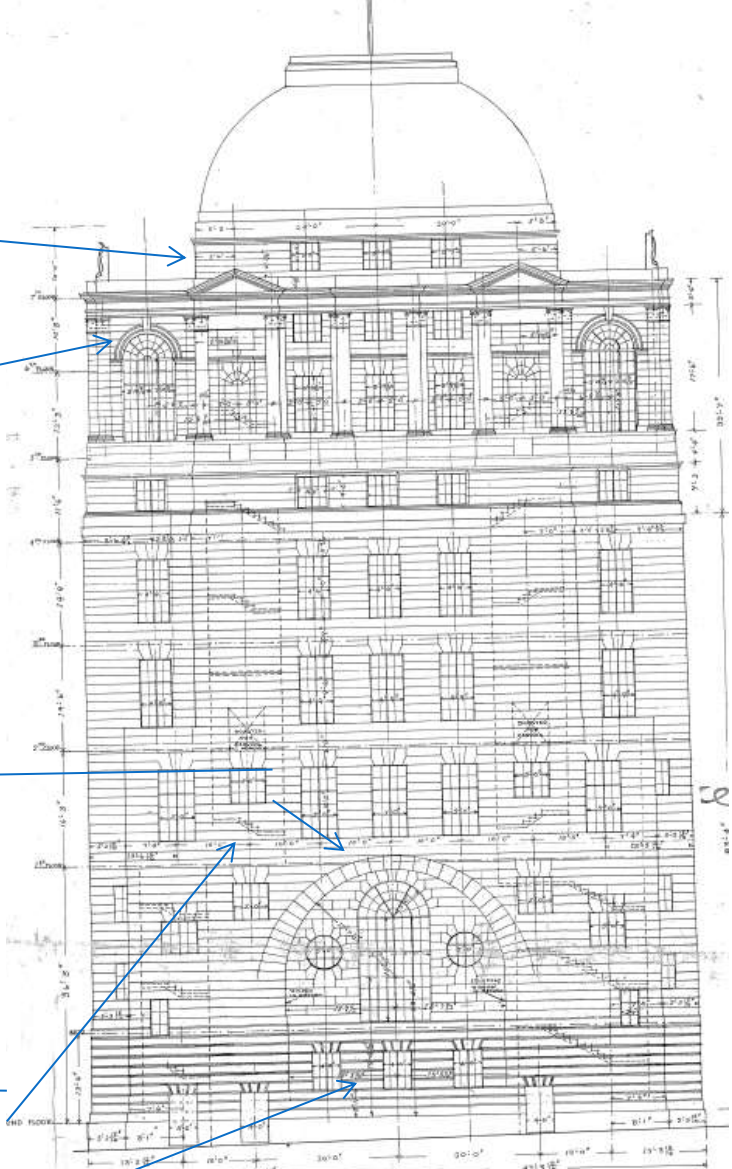
The paired entrances subtly express the hierarchy of the almost symmetrical elevation and animate the otherwise sober and uncluttered elevation, which is of **high significance**. The subordinate, private access to the former office space is emphasised by sub-division of the arch to create a deeply-set, panelled doors. The bus stand has a **detrimental** impact on the streetscape but offers the potential to provide emphasis to the more accessible Hotel entrance.

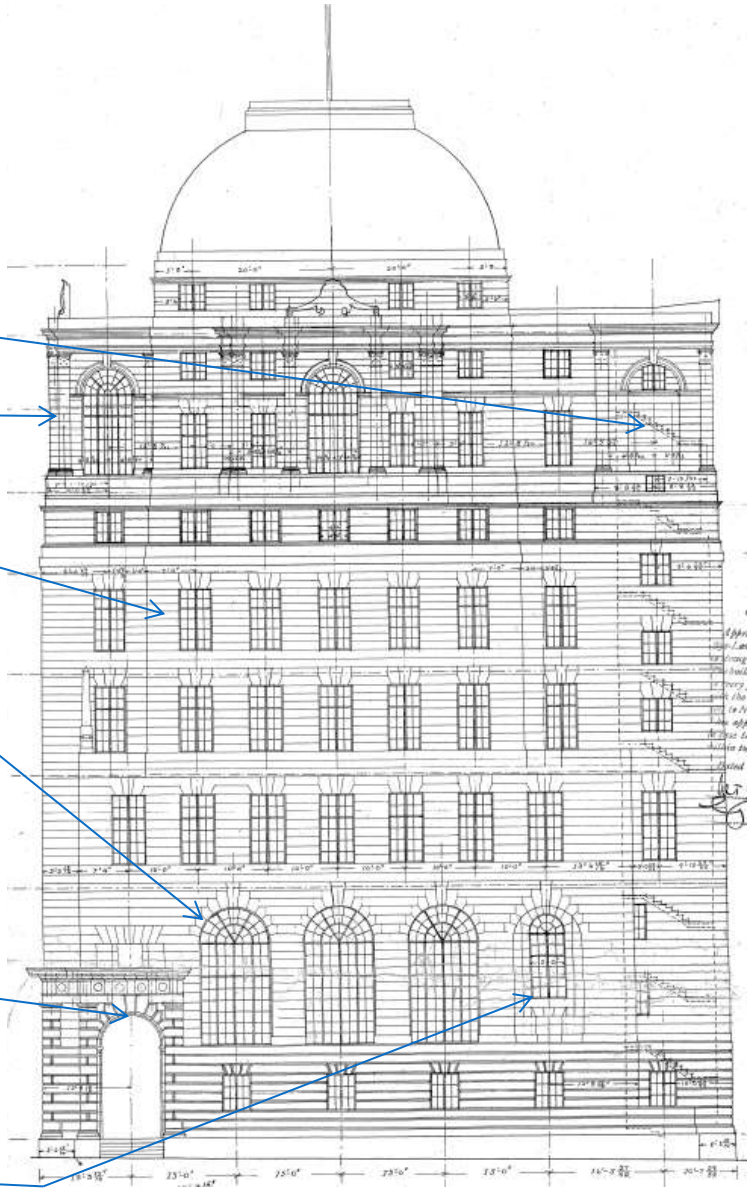
**Former office entrance Spring Gardens** *(from Spring Gardens).*

The bold cornice, supported by pilasters which merge with the rustication creates a complex and strong architectural feature of **high significance**. This is both read in in the wider streetscape (from Moseley Street) as a grand arch and has a more intimate, private space at street-level by enclosure of the relatively modest doors. Avoiding a cluttered entrance was thus a key design objective for the new hotel use.



King Street elevation / components.	King Street elevation: high significance.
Strong symmetry of elevation, emphasised by the central flagpole (now removed). The pediment is now crowned with a large, decorative escutcheon highly carved to emphasise this as the main elevation. Floor-levels at 6th floor obscured by false glazing. The stepped components of the elevation, contract and emphasise its verticality. The composition focuses on the three main sections of the composition; ground, middle and top which are all boldly expressed. The hierarchy of the building's use is also clearly expressed in the stonework. The ground floor projects into the street and is heavily rusticated. The middle and top section has a smooth, ashlar finish. Large arched windows light the galleries and double-height banking hall. The entrances are emphasised by the corner openings which include massive bronze gates. Rusticated lintels align within the fenestration pattern.	
The former bank building has an imposing presence on King Street, which is its main elevation, facing the commercial core of the city. The façade is carefully sectioned to express the division of business uses. The two angled porches wrap round the elevation and are framed by pilasters which grow out of the rustication. The high significance of the streetscape presence is enhanced by stepping out beyond that of the adjacent Ship Canal House.	

Chancery Lane elevation / components.	Chancery Lane elevation: high significance.
Strong symmetry to the relatively complex elevation, with the central five bays projecting towards Chancery Lane. 5-bay pavilion with pedimented outer bays, with niches and a central 3-bay colonnade. External elevations obscure the scale and height of the interior floors, with false-glazing dividing the windows at 6th floor level. Fenestration pattern is cohesive and strongly vertical in rhythm, despite the variety of openings, which include rectangular, square and circular. Centrally located, deep, semi-circular arch is the focus of the narrow streetscape. The orientation and height of the building largely obscure the upper-level details. Deep rusticated ground-floor includes punched door and window openings giving access to the secure part of the former bank. Stone plaques with former bank heraldic forms enliven the elevation. Rustication also obscures the light-wells.	
Despite the animation of the upper-levels of the Chancery Lane elevation, the streetscape remains rather austere, as befits the secure, rear entrance to the vaults and the bank. Smooth ashlar elevations create a cohesive, sober elevation, which demonstrates Lutyens' design imposition on the interior spaces. The complex but uncluttered elevation is of high significance.	

Brown Street elevation / components.	Brown Street elevation: high significance.
Asymmetrical elevation facing a side street with subtle quirks to the fenestration to disrupt any apparent symmetry and avoid being read as a reverse of the Spring Gardens elevation. Note the apparently blank window openings on the projecting pavilion. Floor –levels obscured by false-glazing. Smooth ashlar face above ground-level. Banking hall emphasised by the scale of the arched windows which light the galleries and the double-height banking hall. Secondary lobby to bank replicates the design details of the main entrance, with heavy bronze gates and lanterns, but is accessed via steps to accommodate the fall in levels, creating subtle design distinction. Pilaster expressed in the rustication. Projecting bay window inserted into elevation lights the former manager's office.	
The Brown Street elevation expresses the solidity and security of the bank in the rustication and punched, high level openings. Lutyens introduced a number of quirky design features which appear to have no specific functional purpose other than to highlight important spaces. The secondary, side-street elevation is clearly expressed in the design, creating a cohesive frontage of high significance.	

5.4 Exterior significance assessment.

- (i) This section evaluates the significance of the exterior of the former Midland Bank, in terms of the guidance outlined in English Heritage's Conservation Principles (2008). This offers a useful method for analysing the significance of heritage asset (such as the former Midland Bank) by considering it in terms of its key values disaggregated as: evidential, historic, aesthetic, and communal.
- (ii) The significance of the former Midland Bank has, therefore, been appraised using these four values. The exterior is considered separately from the interior to reflect the division of the commission between the original project architects. The specific heritage values of the interior spaces affected by the proposed hotel development are considered below.

Evidential values – exterior.

- (iii) As noted above, evidential values are those that derive from the potential of a place to yield evidence about past human activity (*Conservation Principles para.35*). Such values usually comprise physical remains or the genetic lines that had been inherited from the past. The evidence tends to be archaeological in form and its ability to be understood or interpreted is diminished in proportion to the extent of its removal or replacement (*Conservation Principles para 36*).
- (iv) Evidential value is not of substantial relevance to the appreciation of the former Midland Bank, despite the form of the building retaining its functional and spatial divisions, as these characteristics are better understood in terms of the design values. The evidential value of its exterior is, therefore, considered to be of **low** in this evaluation.

Historical values - exterior.

- (v) It will be clear that historical values derive from the manner in which people, events and aspects of life can be connected through a place to the present day (*Conservation Principles para.39*). The evidence illustrating this value may be either illustrative or associative and is clearly of relevance to the former Midland Bank, primarily in terms of the connections to nationally notable 20th century figures.
- (vi) In essence the historical interest of the former Midland Bank relates to it being one of a series of commercial banking commission undertaken by Sir Edwin Lutyens for the Chairman of the bank, and former Chancellor of the Exchequer, Sir Reginald McKenna. The building consequently has important associations with the notable liberal politician and the “*greatest British Architect*”, according to contemporary architectural commentator Gavin Stamp. This despite the fact that the interior was largely the work of Whinney, Son and Austen Hall.
- (vii) However, the building is primarily of **high** historical value as one of the finest surviving achievements of Sir Edwin Lutyens, an architect of international status, and despite his limited work in the city, of great importance to the architectural heritage of Manchester.

Aesthetic values - exterior.

- (viii) The way in which people draw sensory and intellectual stimulation from a place (*Conservation Principles para.46*) can be defined as its aesthetic or design value. In the case of

the former Midland Bank this is essentially a result of Sir Edwin Lutyens deliberate use of a familiar architectural style, in an innovative and quite personal manner. The resultant building's aesthetic qualities are consequently generated by his particular manipulation of classical architectural details and his specification of locally remarkable materials, as well as the subtle qualities of the detailing and the craftsmanship of its execution.

- (ix) As noted below much of the interior fabric has been lost prior to the conversion to the hotel use, by a series of fundamental alterations which have removed key components and inevitably compromised the building's aesthetic and design values. However, the emphasis of Lutyens' design was so clearly on the external expression of the bank's solidity, security and prominence that the impact of the loss of the interior fabric, while unfortunate, does not substantially impact on the aesthetic values of the building.
- (x) The external architectural expression and townscape value of the building is also recognised as a key component of the character and appearance of the area around King Street which has been designated as a Conservation Area.
- (xi) Consequently, despite the damage and loss to the interior fabric (discussed below) the overall design and architectural value of the former Midland Bank remains of **high** aesthetic value. Therefore, the objective of the proposed development is to reinforce and protect this important exterior design quality.

Communal values - exterior.

- (xii) The social or communal value of the building relates to the various intangible meanings of a place which are applied to by those people who directly relate to the former bank and to which it features in their life experiences (*Conservation Principles para 56*).
- (xiii) The former bank and its offices was clearly a major centre of employment in the city centre and helped stimulate Manchester's identity as a financial centre. However, the specific social values, associated with the former bank have been diminished by changes in the organisation and both its lack of use over many years and recent alteration to a restaurant at ground floor-level.
- (xiv) Some communal values will remain as memories and new social values are beginning to be attached to the building as it is brought back into use. Crucially, the building continues to maintain its landmark architectural status and thereby contributes to the identity of the city as a regional financial centre. It is thus the exterior form of the building which defines its **considerable** communal value. The restoration of a sustainable use for the former strong-rooms and lower-basement (especially one which restores a degree of public access) may help reveal its importance to the collective memory of Manchester.

5.5 Interior significance assessment - introduction

- (i) Sir Edwin Lutyens was responsible for designing the elaborate interiors covered by the Bank's demise, particularly the banking hall which is the focus of high quality metalwork, joinery and plasterwork. However, he made no significant contribution to the fit out of the lower-basement.
- (ii) Lutyens notably used his 'Delhi Order' for the capitals of the piers in the banking hall. These signature details, which subtly included bells in the decorative column heads, were devised by the architect during his work on the Viceroy's House in New Delhi. As the banking hall could not be sky lit (due to the needs of security and to accommodate the associated offices) Lutyens included arcading on all four sides of the impressive ground-floor space, with wooden, open galleries, perhaps reflecting his knowledge of the Wren churches in London.



Fig. 15 – The banking hall – prior to conversion to restaurant use with the *Delhi order* designed by Lutyens.

- (iii) In contrast, the lower-basement and upper-floor speculative offices were designed and fitted-out by the architects Whinney, Son & Austin Hall, and are defined by their simple form and a distinctly modest decorative architectural treatment. These ancillary offices were evidently designed to be subservient to the Lutyens' exterior architectural expression and his ingenious and carefully proportioned elevations. However, the bold external statement created by Lutyens also resulted in a series of spatial compromises at the upper levels, so that the ceiling heights and floor-levels had to be shaped around his fenestration pattern.
- (iv) The following only considers the areas affected by the proposed hotel development and outlines their significance on a floor by floor basis.

5.6 Interior significance assessment: *lower-basement*.

- (i) The lower-basement was designed as a 'back-of-house' space. The former Strong Rooms were entered via the eastern entrance on the south elevation (via Chancery Lane). Comparing the 1933 working drawing for the floor (Fig 16) against that illustrated in the relevant morphology drawing, it is clear that the original plan form of this level of the building remains largely intact. It was designed for functional, security purposes and has no architectural detailing. Some of the doors in the lower-basement corridors have been upgraded for fire protection, while new openings have been created to improve circulation, using relocated, refurbished doors.
- (ii) The north side of the lower-basement floor is occupied by three, centrally placed, inter-connecting strong rooms, enclosed by narrow corridors but detached from the bullion lift. To the south are a series of rooms that formally housed the services for the building including the boiler room, ventilating plant, fuel and switch gear. The functional, utilitarian nature of these spaces is evidenced by the use of plain, glazed-tiles. All the machinery has been removed from these spaces and a single electrical unit, which serves the current building, is located within the former switchgear room (Room B09).

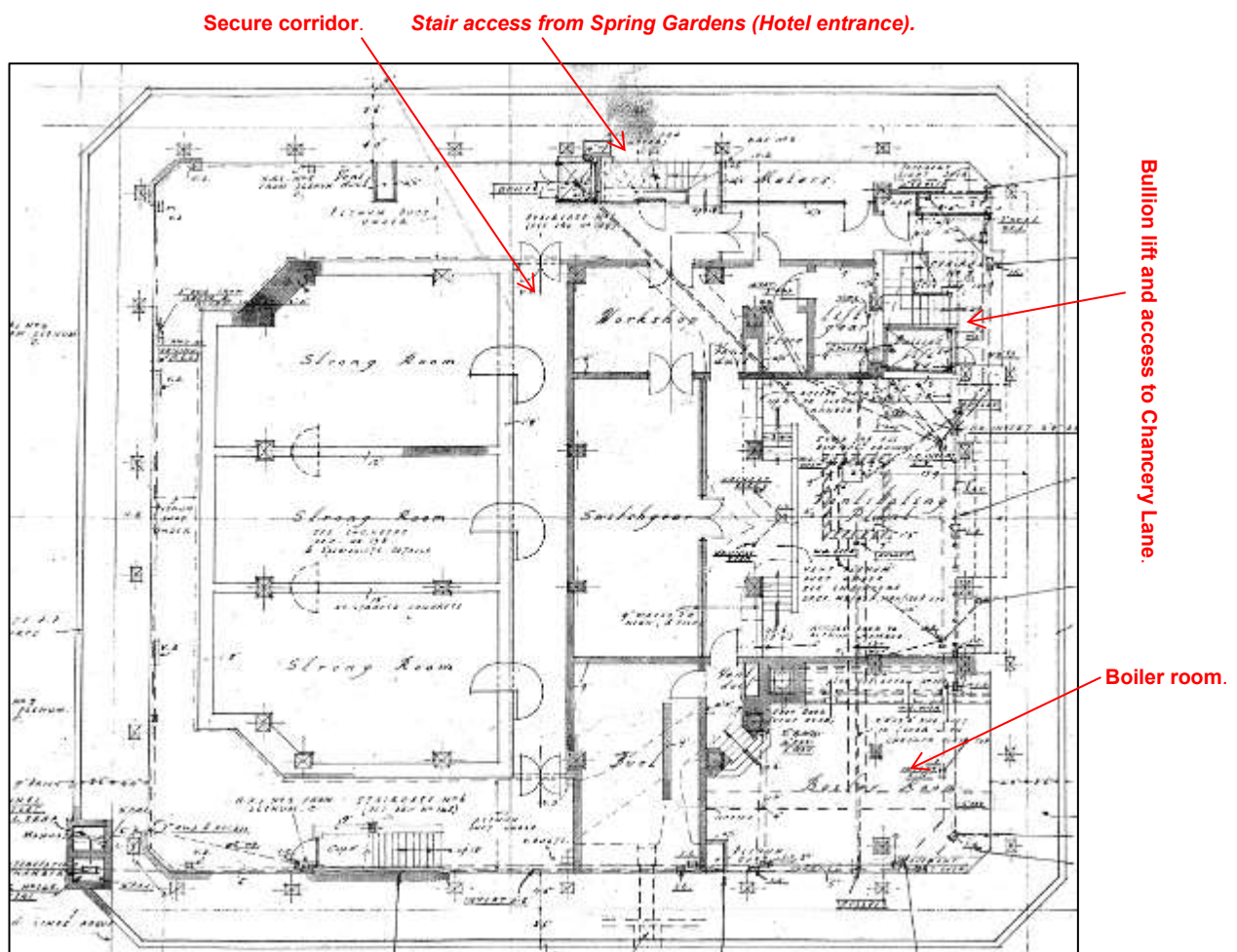


Fig. 16 – Lower Basement plan – Edward Lutyens & Whinney Son & Austin Hall . December 1933.



Fig 16a Strong Room doors – **High significance** - (June 2017) to be retained in situ.

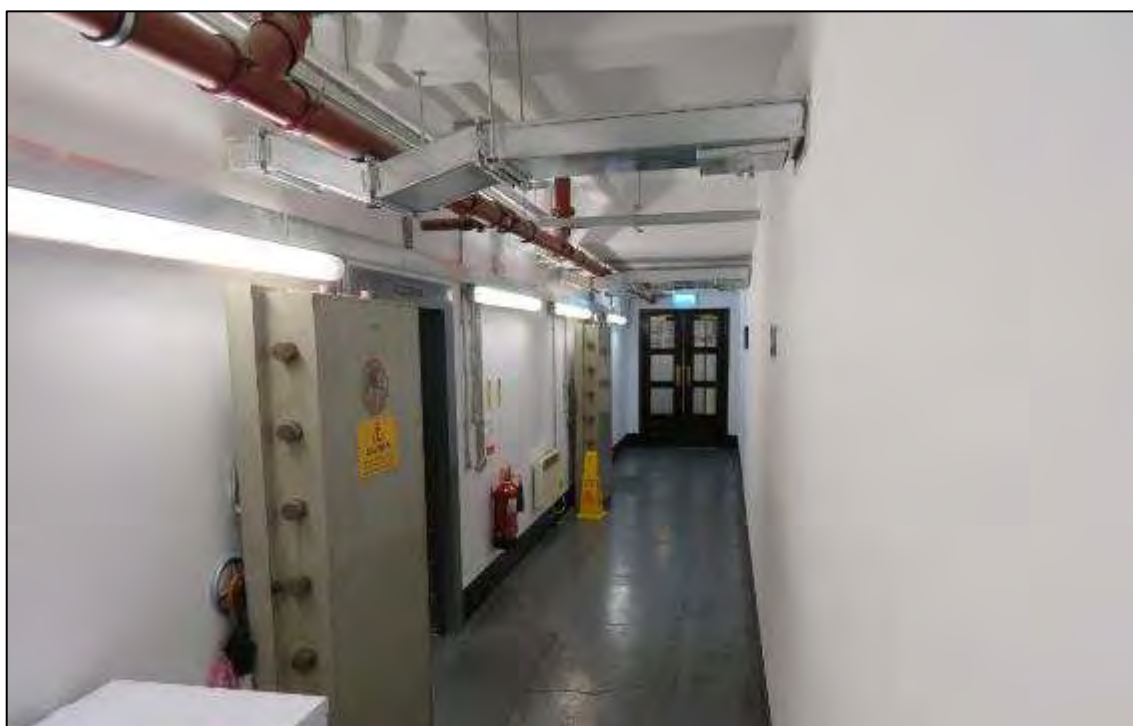
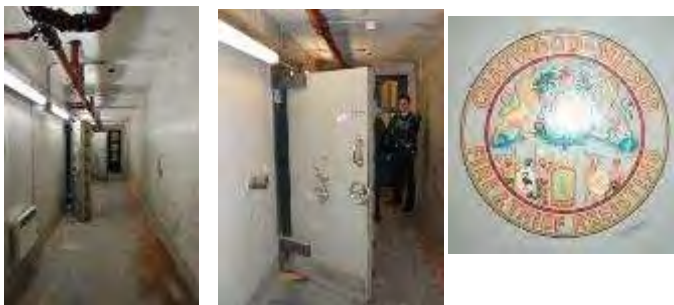


Fig 16b The altered secure corridor – **considerable significance** (June 2017), modern hotel services of no significance.

Significance	Lower Basement components (as at 2013)
The former workshop and switch-gear rooms with plain glazed tile wall treatment and a painted, steel frame door and screen. The interest of the spaces are neutered by their loss of original machinery and features but they retain their plan form and are thus of considerable significance.	
The secure corridor enclosing the strong rooms survives along with the original, "Chatwood-Milner Fire & Thief Resisting" doors. These functional spaces are important to the understanding of the building's design function and are thus of considerable significance.	
The former boiler room now accommodates the sub-station and has been altered to allow for power connections using existing ducting. The plain glazed tile wall treatment so of limited interest and the interest of the space is further reduced by its loss of original machinery hence the low significance of the altered room.	
The access to the basement retains limited features, other than the terrazzo steps. The stored doors and frames are however, of considerable significance and should ideally be re-used in the development.	

- (iii) This was not an area subject design input by Sir Edwin Lutyens. However, the relative completeness of the original plan form and the partial remains of its historic fabric (including the strong room doors), means that it is deemed to be of **considerable significance**. These components are important to the understating of the building's original purpose, although the loss of the original machinery and the general functionality of this back-office space reduces its significance.
- (iv) Located within the lower basement are stacks of what original timber doors and associated joinery. Such features could be re-used within the building and are integral to the architectural definition of the more important internal spaces and the design intentions and are of **considerable significance**.

5.7 Interior significance assessment: *Basement*.

- (i) The *Basement* area forms part of the Jamie Oliver Restaurant and had been converted to a restaurant use, prior to the establishment of the Gotham Hotel. The stair access from basement to the Spring Gardens office entrance had been truncated prior to the conversion of the restaurant, with the access into the former banking chamber closed-off.
- (ii) The only impact on the basement (which lies in the demise of the Jamie Oliver Restaurant) will be the restoration of the stairs to re-create the original access from the Spring Gardens entrance.
- (iii) Consequently, the *Basement* is not impacted by the currently proposals and is not considered in this report.
- (iv) All the machinery had been removed from the Basement spaces, while the strong rooms have been adapted for private dining spaces, accessible via the restaurant.

Truncated stair access from Spring Gardens (current Hotel entrance).

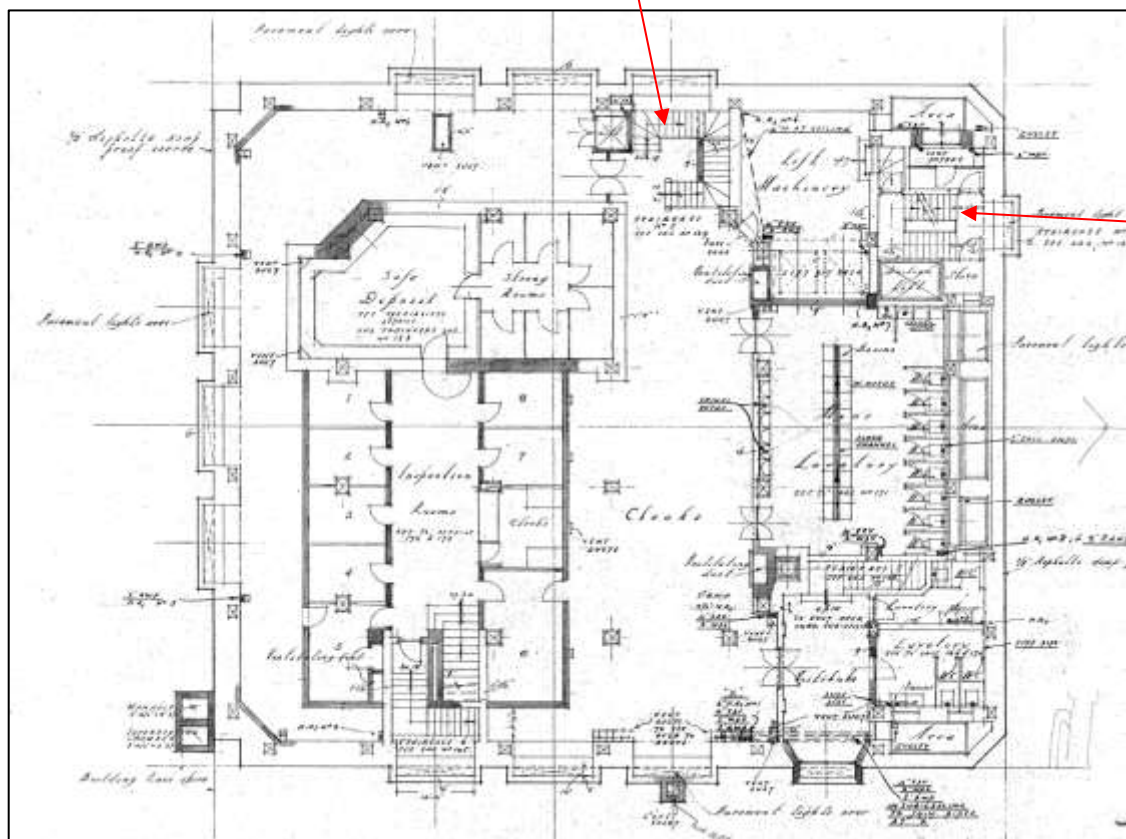


Fig 16c Basement plan – Edward Lutyens & Whinney Son & Austin Hall . December 1933.

NB. Not part of the current Gotham Hotel project.

5.8 Interior significance assessment: Ground floor entrance hall (Spring Gardens).

- (i) The basic plan-form and space of the Spring Gardens ground-floor entrance hall was refurbished, following the original design, when the Gotham Hotel was established. The works to the hotel entrance from Spring Gardens included fabric repairs to the plasterwork and surviving fixtures and fittings. The original decorative plasterwork scheme to the ceiling was largely removed and damaged following earlier works to the former offices. The surviving elements are all of **considerable significance** and warrant retention and restoration.
- (ii) The original lifts had been removed prior to the establishment of the hotel conversion, while alterations to the partition wall to the north of the entrance hall had also resulted in the loss of historic fabric and are, therefore, of **no significance**.

Truncated stair access from Spring Gardens (current Hotel entrance).

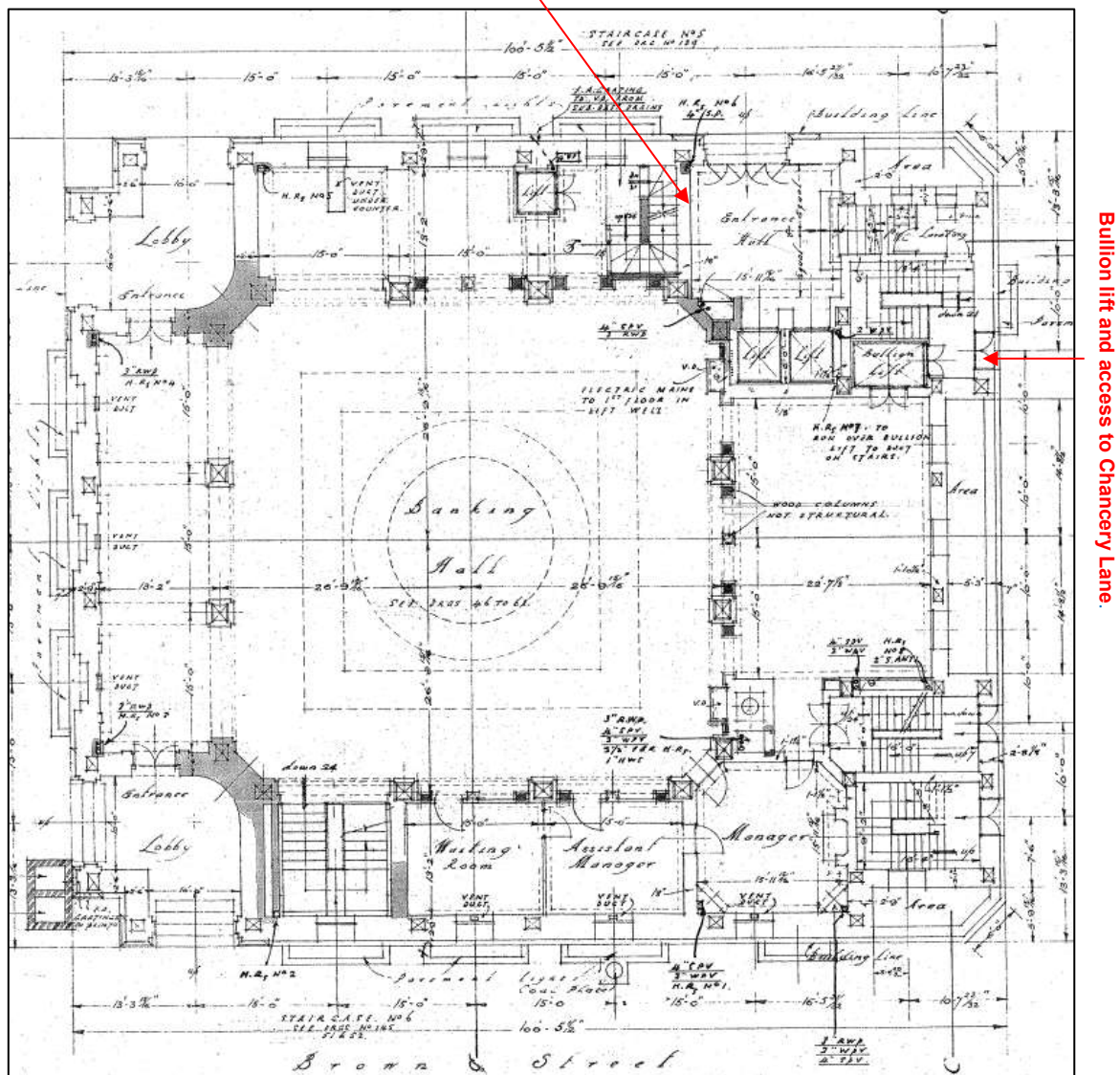


Fig. 17 – Ground floor plan – Whinney Son & Austin Hall . December 1933.



Figs 17a & 17b

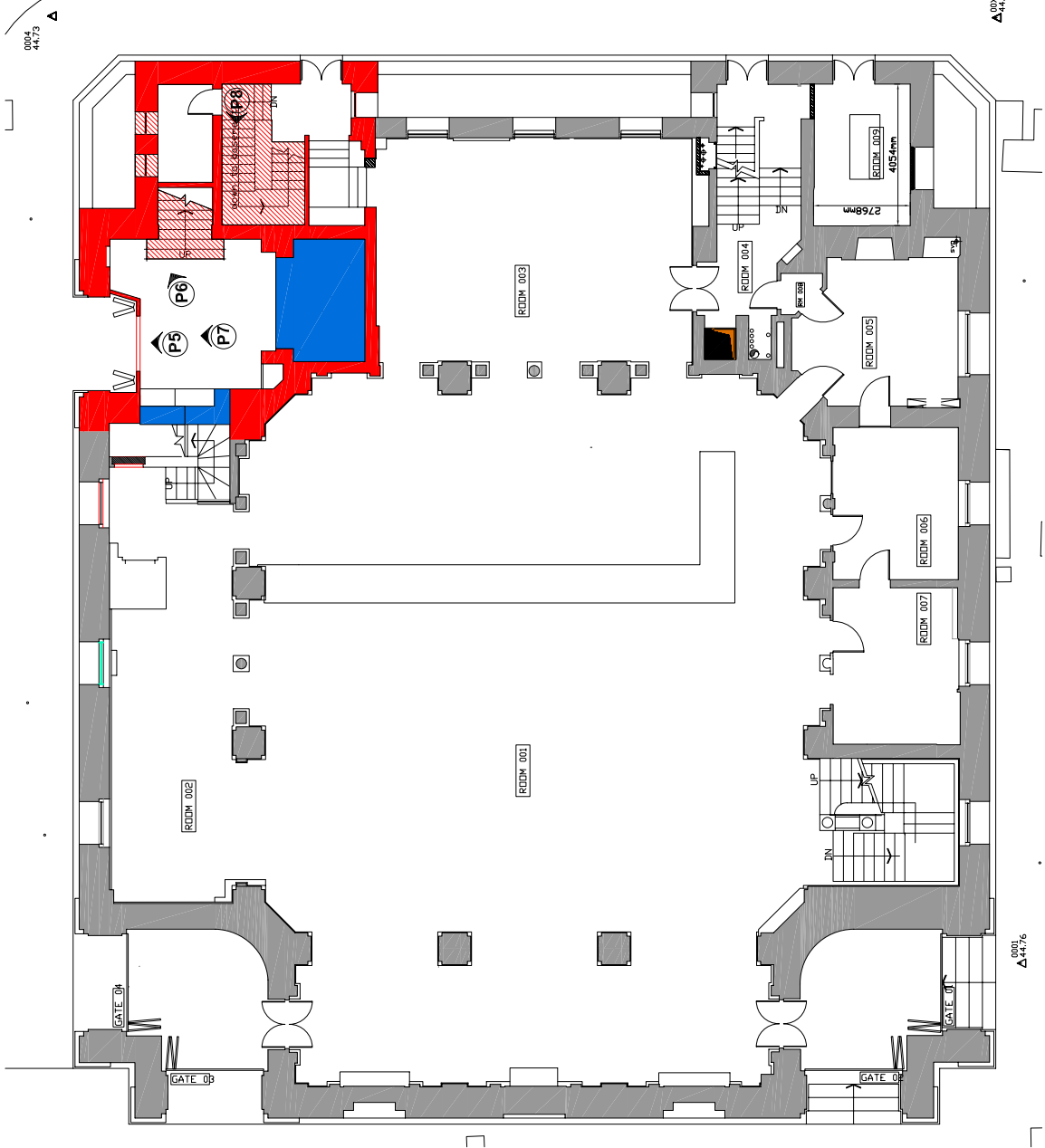
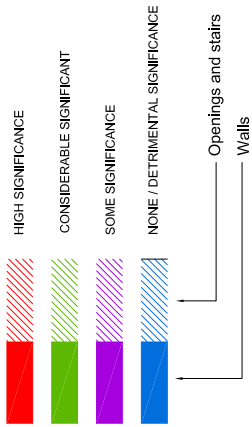
Ground-floor stairs (currently storage space) to be re-opened to re-instate the former stair access via the Basement, as the link to the lower basement.

Significance	Ground floor entrance hall components - 2013
The entrance and lift lobby accessed of Spring Gardens is a modest but important space which had previously been compromised by the insertion of services for the restaurant, along with dividing plaster-walls. The plaster ceiling has been reinstated and the space has been adapted to be the lift entrance to the hotel, retaining its surviving fabric and status. Retention of the uncluttered, highly significant space is important as the access to the upper floors.	
The interior of the entrance hall doors and their timber surrounds survive in good condition, along with their folding mechanism and door furniture. The doors are of high significance and are maintained in situ. The terrazzo steps survived in good condition and are of high significance as an example of the use of a quality material. The extended handrail is a replica which replaced a poor-quality brass version installed for the office use and, although not original is of some significance.	 
The plaster work to the ceilings and cornice of the entrance hall (accessed off Spring Gardens) was largely intact, with small sections lost due to investigation or the addition of services. The plaster was restored as part of the decorative scheme for the hotel. The pattern of the plaster-work is relatively simple and elegant, reflecting the secondary nature of the entrance. The plaster coving and ceiling was damaged but repaired to maintain the cohesion of the new hotel entrance and of considerable significance.	
The Hotel lifts were a replacement of modern lifts installed for the offices and of no significance. The timber surround to the lift doors was also a replacement, and had been altered to accommodate the necessary services. The refurbished version, simplifies the services and maintains the character of the original, but is of no heritage significance.	

General Notes

1. Please note that information used to produce these drawings is based on architectural drawings supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings.

Significance Legend



Ground Floor Plan



P8- Terrazzo stairs



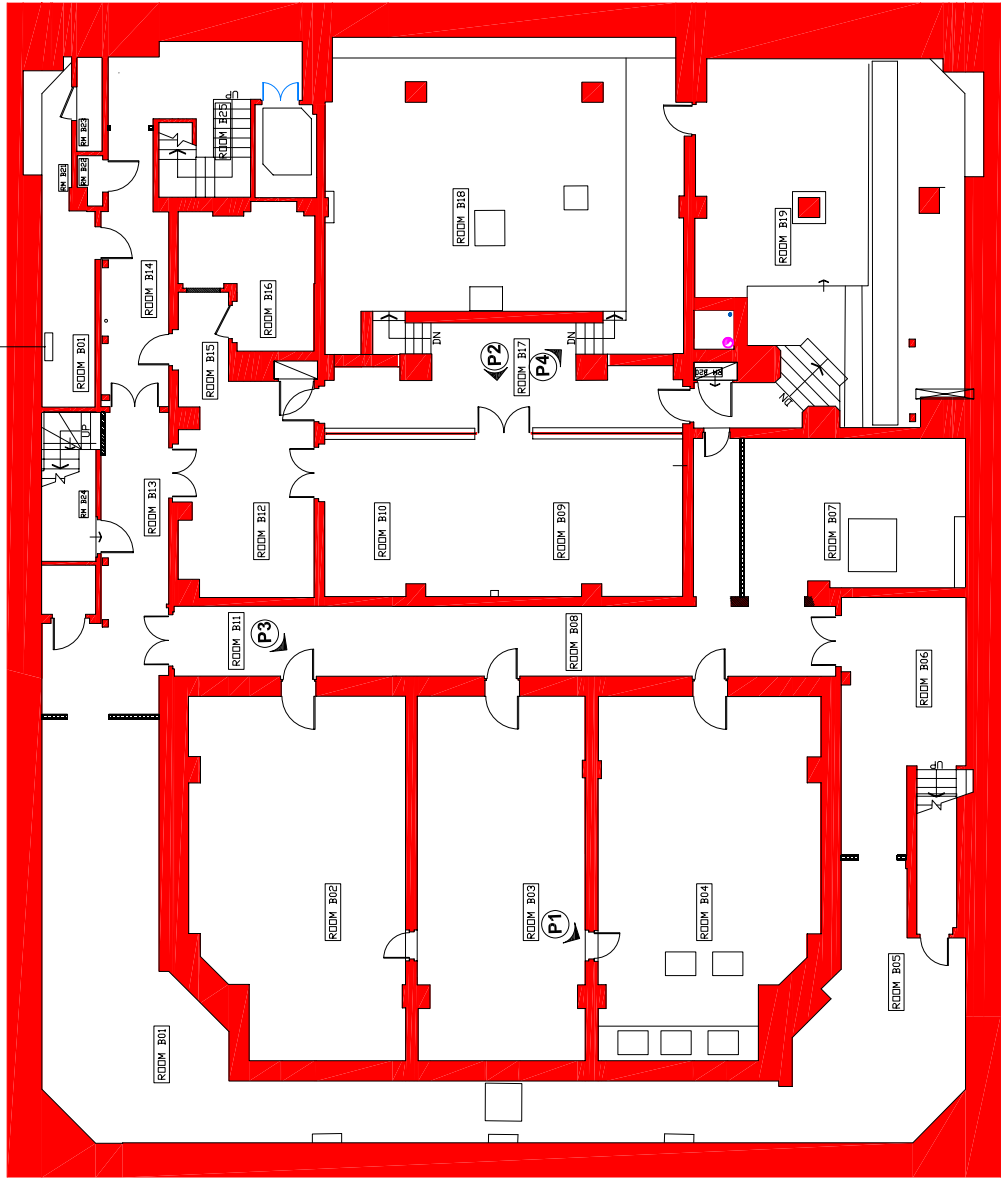
P7- Moulding details of plaster ceiling



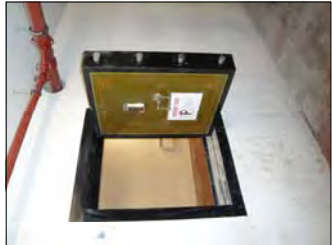
P6- Staircase with
Brass handrails



P5- Timber entrance
doors



Lower Basement Plan



P1- Inter connecting safe
door within strong room



P2- Glazed wall and doors
between rooms B09, B17
& B19



P3- Safe into strong
room B02



P4- Glazed tiling as seen
throughout rooms B09,
B10, B17, B18 & B19

Project
100 King Street, Mcr
Project Number
N1841

Clients
Marshalls CDP

Drawing Title
100 King Street
Significance Plan - Lower basement & Ground

Floor
Drawing Number
KS-01

Scale
NTS

Drawn By / Revised By
DP & KR

Date
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5.9 Interior significance assessment: stair cores.

- (i) The current proposals will impact on the lower service stairs. The following describes the range of stairs in the former-bank building to demonstrate the relative significance of the affected, ancillary basement stairs.
- (ii) There are two stair cores that service the former bank building which are located to the south-east and south-west corners of the building. The principal staircase is to the south-east of the building, and runs from the ground-floor entrance hall to the sixth floor. The principal staircase is of terrazzo with brass handrails. At second floor level the staircase opens up to form an open well and the brass handrail sits on painted metal balusters, which at fourth floor level contain a decorative monogram of the Midland Bank.
- (iii) The subsidiary stair, to the south-west corner of the building, is an open-well staircase of stone with simple metal balusters and handrail running from the first floor to the sixth floor.
- (iv) At sixth floor level there is a further, simple timber staircase (s-east side) with quarter-turn and winders which allows access to the seventh and then eighth floors.
- (v) The stairwells and stairs cases are a prominent component to the internal plan form and design of 100 King Street and are of **high significance** as they are generally unaltered spaces, containing surviving original fabric. However, the stairwells are of simple, functional and unembellished design, with plain plaster walls and no mouldings. The stairs are lit by the metal casement windows which survive throughout the building. The plaster work, terrazzo steps and handrails survive in generally good condition and are of **high** significance as original design features.

Significance	Stair core components
The main (south-east) service stair well runs from the entrance to the sixth floor and is of terrazzo risers with painted steel and brass handrails. The stairwell and its components survive intact, with little damage and is thus of high significance. This stair case is unaffected by the current proposal and is included here simply for comparison of significance.	
The monograms of the Midland Bank are included on the fourth floor landing, emphasising the original purpose of the building and perhaps over-estimating the potential occupation of the upper-floors. These distinctive purpose designed simple painted steel details are of high significance and should be retained. This stair is unaffected by the current proposal.	

The secondary (south- west) stairwell is an open-well, service access which is of more modest material finish.

The functional structure includes concrete steps, painted steel rails and handrails running from ground to sixth floor and accessed from Chancery Lane and is of **high** significance as it is largely intact and expresses its modest character.

This will form part of the fire-escape from the lower-basement into Chancery Lane.



The exist into Chancery Lane from the lower-basement access stairs.

The secondary stairwell, to the south-west, is of more modest design treatment and is clearly read as the service stairs within the hierarchy of access. This is now part of the Jamie Oliver's restaurant demise at ground-level and may be part of the fire-escape access from the lower-basement to Chancery Lane.

It survives relatively intact, is clearly capable of restoration and is therefore of **high** significance. Any potential adaptations to accommodate modern escape and fire protection requirements will need to be Carefully considered.



5.10 Heritage values

- (i) This section summarises the significance of the interior of the former Midland Bank in terms of the guidance outlined in Historic England's Conservation Principles (2008). As discussed above these offer a useful method for summarising the significance of a heritage asset and its components, such as the former Midland Bank, by considering it in terms of key values disaggregated as: evidential, historic, aesthetic, and communal.
- (ii) The significance assessment of the former Midland Bank has been divided into exterior and interior sections and considered separately, as the proposed development largely leaves the exterior unaffected, while the interior has been subject to considerable change which has removed much of the original fabric. The exterior is also considered (above) separately from the interior to reflect the division of the commission between original architects. The specific heritage values of the interior spaces affected by the proposed hotel development are summarised below.

Evidential values – exterior.

As noted above, evidential values are those that derive from the potential of a place to yield evidence about past human activity (Conservation Principles para.35). Such values usually comprise physical archaeological remains or the genetic lines that had been inherited from the past. Such evidence is diminished in proportion to the extent of its removal or replacement (Conservation Principles para 36). The evidential value is therefore negligible at 100 King Street due to the extent of interior fabric removal to the upper floors (prior to the hotel conversion), despite the form of the building retaining its spatial divisions. The impact on the interior fabric is better understood in terms of the surviving aesthetic and design values. The evidential value of the interior of the former bank is, therefore, considered to be of **no significance** in this evaluation.

Historical values – interior.

- (iii) It will be clear that historical values derive from the manner in which people, events and aspects of life can be connected through a place to the present day (Conservation Principles para.39). The evidence illustrating this value may be either illustrative or associative, with the latter clearly of relevance to the former Midland Bank Memorial Hall, primarily in terms of the connections to nationally notable 20th century architectural figures. However, with specific regard to the interior, the historical value is somewhat diminished as the work of the Sir Edwin Lutyens did not extend to the interior of the former bank offices. As outlined above his work is confined to the exterior and the banking chamber.
- (iv) Clearly overall the building remains of great interest, as one of the finest surviving achievements of Sir Edwin Lutyens, an architect of international status. However, the particular historic value of the interior spaces, above the banking chamber is diminished by the speculative nature of the commercial space and the reliance on the project architects (Whinney Son & Austin Hall) who have a considerably more modest reputation. The series of adaptations and changes in the operational uses of the building has also moderated the historic value of the interior spaces, which is consequently considered to be of **low** significance.

Aesthetic values – interior.

- (v) The substantial alterations to the interior have considerably diminished the aesthetic or design values of the former office spaces. As noted above, much of the interior fabric has been lost, including plaster-work, internal walls and ceilings which have clearly compromised the interior's heritage value. However, the loss of the interior components does not appear to have substantially affected the focus of Lutyens' design, which was on the external expression of the former bank's fundamental architectural status.
- (vi) The damage and loss to the interior fabric inevitably results in the devaluing of the more modest internal aesthetic values. However, it remains possible to determine the hierarchy of the spaces by reference to the application of the surviving decorative plasterwork features. Thus, the ground-floor entrance, lift lobbies and the south-east stairwell retain some aesthetic value (or at least potential for restoration) in their relatively simple but elegant cornice features (the ceilings are all plain plaster onto the concrete floors). The former manager's office on the first-floor is of a greater aesthetic interest as an oddity in the building, as the only area with an elaborately decorative cornice and ceiling rose, defining the status of the corner space. However, the partition walls enclosing the office have all long been removed, resulting in further damage to the residual cornice details.
- (vii) In contrast, the majority of the surviving ceilings and cornice details are of more modest in design and detail and become more diminished in detail as one progresses up the building. Their design and material contribution to the interior aesthetic value is much diminished and resulted from the speculative office fit-out. Consequently, the interior aesthetic values, cumulatively are considered to be of **considerable** value where cohesive sections survive. Such spaces are largely confined to the entrance hall, lift lobbies, with considerably more limited survival on the main office floors (Refer also to the significance drawings).
- (viii) It will be evident that while some sections of ceiling and decorative plaster-work survive, there are no areas where the fabric is wholly intact. Consequently, the overtly functional and standardised interior design is of considerable aesthetic value. The conservation objective for the interior should be to avoid further compromise and loss of any cohesive surviving fabric to protect the more modest interiors, while retaining the expression of the spatial hierarchy by restoration of areas of decorative plaster where this would contribute to cohesive space.

Communal values – interior

- (ix) The social or communal values of the interior spaces have largely been eroded by alteration and the removal of the office uses and the residential flats. Consequently, the intangible connections associated with the speculative offices, as applied to it by people who directly relate to the former bank and to which it features in their life experiences (Conservation Principles para 56) is now considered to be lost and therefore of **no significance**.

5.11 Statement of significance – lower basement areas.

- (i) The special architectural and historic interest of 100 King Street is recognised by its Grade II* listed status. However, the particular significance of the former Midland Bank is essentially derived from the combination of its considerable heritage values. It will be noted that the building's listed status gives an indication of the *national* significance of the building, as well as its relative rarity as grade II* buildings are statutorily defined as particularly important buildings of 'more than special interest' and comprise a very small percentage of all listed buildings.
- (ii) Although considerably predating the drafting of the methodology established in *Conservation Principles*, it will be evident that the evaluation of the former Midland Bank's potential for listing will have been broadly based on similar considerations. It will be clear that the focus of the building's significance largely remains with the extent of survival and the quality of the Lutyens-designed *external* elevations and the former banking hall. The sober, classically-inspired elevations to King Street, Spring Gardens, Chancery Lane and Brown Street are expressive of both the design function of the building and the architect's ambition to create a new Manchester landmark.
- (iii) Furthermore, and perhaps of greater relevance to the consideration of the proposed lower-basement adaptations (below), the building is widely acknowledged as being one of the best examples of Lutyens' architecture. His work demonstrates the great subtlety of form and a confident mastery of the Classical language, to create a building which expresses both the solidity and tradition of the bank which clearly looks to the future.
- (iv) However, while the high architectural interest and aesthetic value of the external expression of the building are mirrored by the high quality architectural spaces of the banking chamber (*on the ground-floor and mezzanine levels*) the same could not be said of the upper-floors or the functional lower-basement areas of the building.
- (v) The upper-level internal spaces were considerably compromised by substantial alteration to both their plan form and historic fabric and have since been converted to accommodate the Gotham Hotel. These internal spaces were always intended as subsidiary, speculative office space and can be understood as having a separate design origin and function to the principal spaces occupied by the former Midland Bank (*i.e. the basement, ground floor Banking Hall and mezzanine levels*). Despite a degree of constraint to Lutyens' external vision his imposition of the bold external form and lack of involvement in the 'fit out' of the interior also resulted in considerable compromise of the upper-floors, with floor levels cutting through grand arched windows and spaces lit by floor-level window heads in some locations.
- (vi) Nevertheless, in terms of its 'heritage values', the *considerable* associative historic and communal values of the building as a whole are clear, for the reasons identified above. Similarly, the surviving internal spaces (outside of the former Bank's demise) also retain *considerable* design value due to their proportionality and the partial remains of internal fixtures and fittings.
- (vii) As summarised by the significance drawings above, the remaining internal, spatial components of the lower-basement continue to be of some importance to our understanding of the architectural design concept of 100 King Street and play a role in

reflecting the historic and aesthetic importance of the building. However, in terms of the hierarchy of the building, the lower-basement components are of more limited value. The key surviving components can be summarised as:

- a) staircases and associated decorative metalwork;
- b) tiled walls to the plant and boiler rooms;
- c) metal windows and partitions and their furniture;
- d) Strong-Room doors
- e) surviving areas of plasterwork, where they define cohesive spaces (e.g entrance lobby, manager's office and lift lobbies);
- f) the surviving remains of doors and associated joinery; and
- g) the subtly hierarchical plan form.

- (viii) The design objective is thus to avoid loss of elements which deemed to be of high or considerable significance, where possible, while facilitating safe and accessible use of the lower-basement space.
- (ix) Conversely, the lower-basement components which have been deemed as having no significance are those primarily related to the previous 2009 and 2010 office and restaurant conversion proposals. Works were partially implemented to the upper floors. The subsequent alterations to accommodate the hotel have resulted in some restoration works and thus are of moderate beneficial impact on the special interest of the building.
- (x) The components affected by the proposal for the lower-basement which are of no heritage significance can be summarised as:
 - a) The new lifts;
 - b) Installed duct work;
 - c) Installed service risers;
 - d) alterations to the plan form to create new openings off the secure corridor; and
 - e) alterations to original doors to upgrade for fire protection.
- (xi) Therefore, sustaining the design value of the internal spaces will be necessary in developing the proposals in order to mitigate against potential adverse impacts on the special interest of the building.
- (xii) The significance of the building's interior was eroded by the regrettable damage caused to the interior spaces prior to the conversion for the hotel use. However, the robust form of the building has enabled its significant architectural achievement to withstand the internal fabric loss and sustain its contribution to the city centre's streetscape. The new hotel and restaurant uses have evidently required been positive in securing the restoration of key features and arresting the erosion of the significance. The current proposals for the lower-basement continue to follow this principle of restoration and re-use of surviving historic fabric. The impact of the proposed use is discussed below, drawing on the conclusions of the significance outlined above.
- (xiii) The following table attempts to summarise the significance of the building as a whole.

Summary statement of significance – 100 King Street, Manchester.

Values and Attributes			Description = Predominant Characteristics / elements
Tangible Values		Date	Designed 1929 (external), and 1933 (interior planning and construction).
		Architects	Sir Edwin Lutyens (exterior and the interior of the banking chamber), and Whinney, Son and Austen Hall (interior fit out of the basements and upper-floors).
		Heritage status	Grade II* and a landmark within the Upper King Street Conservation Area.
	Architectural Attributes	Townscape	Prominent location on island site with coherent but subtly varied street-elevations. The building's vertical emphasis, height, massing emphasises its presence along with its careful alignment to the four enclosing street. Its presence on King Street creates a series of important townscape views in conjunction with adjacent listed buildings.
		Plan form	Square, large banking chamber (now restaurant) to ground floor, with former office space above. Original compartmentalisation removed to upper floors (now hotel). Stair/lift cores located on the south (Chancery Lane) elevation. The floor-plan and area diminishes, with externally expressed stages from ground to 7th floor. The former bank entrances and lobbies face King Street to the north.
		Exterior	Sir Edwin Lutyens' designed the Portland stone, modernist classical exterior with subtle proportions. The tall building includes a slight batter and has diminishing stages of 4, 3, 2, and 1 storeys (including the basements). Each elevation addresses a separate street-frontage and includes minor variations of Lutyens' mature and very personal classical language. The whole essentially rising from a channelled rusticated base, with the smooth ashlar elevations exhibiting deeply punched window openings, ranging from double height arched windows to small circular openings. The original fenestration pattern appeared to pay limited regard to the practicalities of the clearly subsidiary upper-floor offices. The building is crowned with a series of

			pavilions with Corinthian semi-columns, which again have limited regard to the practical use of the interior spaces.
		Interior	Lutyen's designed the ground-floor banking chamber with Whinney, Son and Austen Hall as a double height square chamber, flanked by balconies and incorporating playful classical details such as the Delhi order on the main piers. The basements and upper-floor interiors were designed and fitted out by Whinney, Son and Austen Hall to functional space for the bank and accommodate subsidiary, speculative office use above the bank chamber. The upper-floor plan is dictated by the external architectural expression, creating both relatively austere and impractical spaces. The functional original detailing reflected the secondary nature of the design emphasis. The south-east terrazzo stairwell remained in situ (now the Gotham Hotel stairs) but much of the modest interior fabric and detailing has been damaged or lost, following operational changes during banking/commercial use and subsequent incomplete regeneration schemes. The plaster-work was much damaged and of modest, standardised form, surviving in patches, but the conversion of the hotel has reinstated the fabric where appropriate.
		Use	Former bank and commercially let office space. The ground-floor and basement is now a restaurant, with the the lower-basement and upper-floors accommodating the Gotham Hotel.
		Individual Significance	Purpose built by the Midland Bank, and architecturally and regionally outstanding as the only substantial Lutyens' designed building in Manchester. It is one of his finest achievements, adapting to a modest, island site. Externally the building is a bold architectural achievement which both expresses the solidity, sobriety and security of its use, while looking to the future. The architectural emphasis was very much on the banking chamber and the external townscape statement. Lutyens was not significantly involved in the interior design of the upper-levels.
Integrity and Authenticity		Condition	The installation of the hotel and restaurant followed extensive restoration of the exterior stonework and significant interior fabric, including selective masonry repairs having been implemented. The lower-basement remains relatively unaltered but now accommodates staff rooms for the hotel.

	Completeness	Plan form	Considerable loss of original internal lay-out on the upper-floors, although this was designed as shell fit-out, so is of lesser importance to the exterior.
		Exterior	Lutyens' external architectural vision largely remains intact, with some adaptation at the roof level to accommodate new services.
		Interior	Altered and/or restored internal fabric and plan form. The original stairwells (with terrazzo risers) survive, along with partial survival of plaster cornices, timber partitions). The hotel's entrance lobby (accessed off Spring Gardens) and the lift lobbies retain the expression of the simple fit out.
Intangible Values	Historic / Communal	Group Value / Association	National significance as an example of the mature work of Sir Edwin Lutyens, and one of a series of similar commissions he accepted from the Midland Bank. The building's design reflects a balance between the traditional and the contemporary and is indicative of the forward looking and prosperous financial company. Locally important as a contributor to the development of Manchester as a regional financial centre.
Capacity for change while retaining the building's significance?			Interior: high. The interior spaces above the banking chamber were designed as flexible, mostly open-floor commercial, office space. This area has been converted to accommodate the hotel with surviving fabric incorporated into the new use, enabling a sustainable future for the building and reinstate significant components and spaces. The lower-basement area is of modest architectural character and retains limited original or significant architectural fabric. Exterior: low. The completeness of Lutyens' architectural composition which is viewed in 360 degrees, negates any potential for significant alteration or addition.

6. Impact assessment



6. IMPACT ASSESSMENT

6.1 Introduction

- (i) This assessment of the Heritage Impact is intended to support the planning and listed building consent applications for the conversion of the lower-basement of the Former Midland Bank for ancillary hotel use. The aim is to consider the particular impact of the proposed alterations on the lower-basement's significant components and characteristics, in order to establish the cumulative effects of the proposed minor works. The objective is to achieve a positive balance in favour of the conservation of the character and significant fabric of the former bank Strong rooms. It thus provides a summary of the potential impact of the development proposals on the lower-basement and the associated stairs and access points.
- (ii) The exterior of the grade-II* listed building will be largely unaffected by the proposals.
- (iii) The assessment is informed by the heritage significance set out above. It specifically identifies the impact of the proposed development on the key components of the lower-basement, evaluating the results and justifying any proposed interventions. The aim is to demonstrate that the result will be an overall beneficial outcome.
- (iv) The key purpose of the impact assessment is to ensure that the preferred option demonstrably delivers a positive balance of changes, and delivers a sustainable use for the former bank strong rooms and plant areas. This will facilitate proportionate and transparent planning decisions.

6.2 Methodology

- (i) The method used to test the impact of the proposals is a synthesis of the Historic England guidance outlined in "*Conservation Principles*", 2008 and "*Making Changes to Heritage Assets*", 2016. The impact assessment also aims to test the extent to which the proposed development meets the policy requirements of the NPPF, which requires that new development should be demonstrably "sustainable".
- (ii) It will be noted that the former bank strong rooms within the lower-basement have been subject to some alteration, and have been partly fitted out with previously-approved plant and service infrastructure. These can be relocated to some degree to accommodate the more effective use of the key spaces. However, a modest degree of fabric change is required to accommodate the ancillary hotel use in the lower-basement.
- (iii) Consequently, the design development has been informed by careful consideration of the significance of the surviving fabric in order to balance clear public benefits and reach a proportionate and justifiable conclusion. The current proposals seek to facilitate a new, sustainable use for the lower-basement floor, while maintaining the fundamental architectural integrity of the heritage asset.

- (iv) The effects of the proposed development must be measured in terms of how they impact on the integrity and authenticity of the Gotham Hotel as a heritage asset. The impact is simply measured below as being: adverse, neutral, or beneficial.
- (v) The scale of the overall impact of the proposed works on the significance of the former Midland Bank building is evaluated as follows:
- **Negligible.** These are alterations where the impact will cause no material change to the significance of the heritage asset;
 - **Minor.** These are changes that only make a *small difference* to the ability to understand and appreciate the former bank offices. Such changes may be either adverse or beneficial, and will usually impact on components which are of **some/low** or **considerable** significance which are exposed to change of a slight to minor magnitude.
 - **Moderate.** These are changes that make an *appreciable difference* to the ability to understand the heritage asset. Such changes may be either adverse or beneficial and will impact on components of **some/low** or **considerable** significance and sensitivity which are exposed to alteration of a large magnitude. Alternatively, they may relate to components of **high** significance which are exposed to change of a minor magnitude.
 - **Substantial.** These will be *fundamental* changes to the appreciation of the heritage asset or its setting, either adverse or beneficial. A substantial impact may be defined as the result of components of **some/low**, **considerable**, or **high** significance exposed to change of a large magnitude.
- (vi) Where the effect of the proposals is deemed to be adverse, mitigation measures will normally have been identified in the development proposals to reduce or balance any potential harm to the heritage assets.
- (vii) The over-arching aim of the design development has been to ensure that the preferred, viable option positively contributes to the long-term protection and enhancement of the former bank building, in accordance with the requirements of both national and local planning policy.
- (viii) The various impacts on the key building components are considered below.

6.3 External impact - Hotel entrance.

- (i) The proposed alterations will have no impact on the exterior and, therefore, the character of the Lutyens' designed exterior elevation.



Figure 18: The proposed hotel entrance and exits will be unaffected.

- (ii) Consequently, the proposed entrance design is will have a **negligible impact** on this highly significant elevation component, as it will facilitate the new use but cause no material change to the significance of the heritage asset.

6.4 Internal impact - Hotel entrance lobby.

- (i) The proposed access will be from a newly re-opened connection from the existing hotel reception. The space is currently a cupboard concealed behind a curtain. The proposal is to remove the modern floor covering and reconnect the space to the surviving section of stairs which leads to the basement and then lower basement.
- (ii) The proposal will result in the re-establishment of the truncated stairs which access the basement and lower-basement. This will require the removal of the existing plaster-boarding and the recreation of the stair access, including installing fire-protection.
- (iii) The impact of the alterations should be beneficial as it will re-establish a missing component of the former bank office lobby. The works will cause no material change to the fabric or significance of the surviving stairwell, as the existing surfaces, including the terrazzo tiles, handrails and plaster details will be retained and restored where necessary.
- (iv) The works will involve no loss of historic fabric and will reuse a currently redundant stair structure.



Figure 19. The impact will be to reuse an existing blocked stairwell direct from the hotel lobby.

- (v) The proposal will make an appreciable difference to the ability to understand the historic connections within the heritage asset. The alterations will physically impact on modern fabric of low significance and sensitivity, located within a highly significant space.
- (vi) The impact on the character and fabric of the heritage assets will thus be **moderately beneficial impact**.

6.5 Internal impact – Chancery Lane stairwell.

- (i) The existing service stairwell which exits into Chancery Lane will be unaltered and utilised as a secondary escape route.
- (ii) The works will cause no material change to the fabric or significance of the surviving stairwell, as the existing surfaces, including the terrazzo tiles, handrails and plaster details will be retained and restored, where necessary.

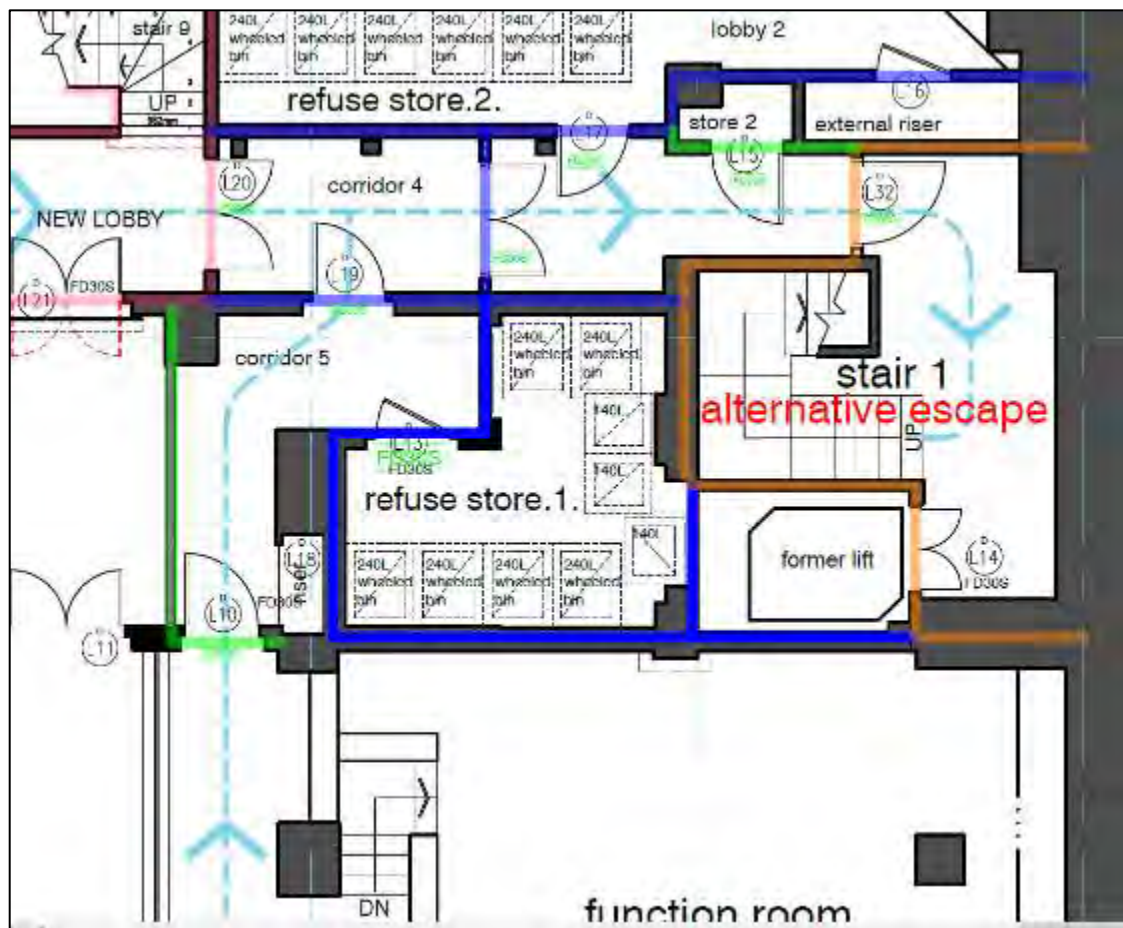


Fig 20. Alternative escape exit from the lower basement is via the existing service stairs

- (iii) Consequently, the proposed alternative, escape access will have a **negligible impact** on this service area, and will facilitate the new use without causing any material change to the significance of the heritage asset.

6.6 Internal impact – Strong Rooms

- (i) The alterations to the former strong rooms will result in minimal change to the fabric of the spaces. The strong room doors will remain in situ, as will the dividing escape hatches.
- (ii) Two of the strong rooms have been converted to toilets and staff offices and include extensive modern partitions and services. The third will be adapted to a kitchen space, including a new partition to box-in the non-original, free-standing safes.



Figure 21 The impact on the strong rooms will be negligible, retaining the significant features.

- (iii) Consequently, the proposed minor alterations and change of use of the former strong rooms would have a **negligible impact** on the fabric of the enclosed spaces and would facilitate the new use without causing any substantial material change to the significance of the heritage asset.

6.7 Internal impact – Switch-gear and wet-plant room.

- (i) The alterations to the former switchgear rooms and wet-plant room will result in minimal change to the fabric of the spaces. The existing switch gear is a C21st replacement and the majority of the plant has been removed. The alterations will include the need to enclose the existing electrical switch gear within a fire-proof space, and then restoring the surviving fabric of these service rooms to enable use as bar and function spaces.
- (ii) The metal, glazed screen and the tiles will remain in situ, with the functional fixtures retained. The floor of the function suite room will have a raised access floor to level out the space and enable the service pipes to be partially concealed under the floor. The pipes lead to the sump in the sub-basement which collects the drains.



Figure 22. The new bar and function space will have a negligible physical impact.

- (iii) This is a low-significance, service-space relative to the character of the grade-II* listed building. Consequently, the proposed minor alterations and change of use of the former switchgear room and wet-plant areas would have a **negligible impact** on the existing fabric of these backroom, functional enclosed spaces, and will facilitate the new hotel use without causing any substantial material change to the significance of the heritage asset.

6.8 Internal corridor – corridors.

- (i) The alterations to the corridors will include some modest partitioning to create office and staff facility spaces within these relatively featureless spaces. The sub-division of the spaces will be clearly reversible and will involve no substantial impact on any significant fabric.
- (ii) There may be some potential to re-use some of the redundant doors and door surrounds, which are currently stored in the basement, to complement the existing access to the space.



Figure 23. The new bar and function space will have a negligible physical impact.

- (iii) This is a low-significance, service-space relative to the character of the grade-II* listed building. Consequently, the proposed minor alterations and change of use of the former corridor areas would have a **negligible impact** on the existing fabric of this functional space. Similarly, the sub-division would have no demonstrable impact on the character of the building. The sub-divided spaces will facilitate the new hotel use without causing any substantial material change to the significance of the heritage asset.

6. 9 Cumulative impact – summary.

- (i) The key test guiding the evaluation of the proposed works, under Section 7 of the Planning (listed buildings and conservation areas) Act 1990, is whether the alterations would affect the “*character*” of the building, as a “building of special architectural or historic interest”.
- (ii) It will be clear from the above analysis of the buildings significance and the impact on its fabric and character that the cumulative physical and visual impact on the building will be negligible and will have the considerable heritage benefit of utilising redundant spaces within the building. The cumulative impact is therefore beneficial.

7. Conclusions



7. CONCLUSIONS

7.1 Informed development – meets NPPF Paras. 128 & 129

- (i) It is a requirement of the NPPF that planning proposals contribute to the achievement of “*sustainable development*” (NPPF.Para.7). Thus, the fundamental planning objective is to ensure that the conversion of the lower-basement contributes to securing the viable long-term use of this important component of a Manchester’s historic environment. This requires a clear and proportionate evaluation of the significance of the heritage asset, as outlined above.
- (ii) The proposed minor alterations for the lower-basement have been informed by the evaluation of the potential impact on its key components and spaces, and pre-application liaison with key stakeholders, in order to focus and justify the preferred solution. The particular significance of the former bank has been outlined, segregated into the Lutyens’ designed exterior (no change) and the interior fit out (minor alterations works).
- (iii) Thus, the analysis of significant, surviving fabric has led to an informed proposal, which minimises conflict with the conservation of the heritage asset, ensuring that the application clearly meets the requirements of the NPPF, paragraphs 128 and 129 and the principles established in Historic England’s 2016, Advice Note 2, *Making Changes to Heritage Assets* 2016.

7.2 Consistent with conservation of the heritage asset – NPPF para. 131

- (i) The proposed lower-basement use complements the recreational offer provided by the Gotham Hotel and, will enhance the character of the hotel, without compromising the appreciation of the former bank building. This is both necessary and desirable as a means to inject further vitality into the heritage asset. The proposed use is considered to be compatible with the form and fabric of this part of the heritage asset and will contribute, in a minor way, to the restoration of its architectural integrity and authenticity. The proposed new use of the lower-basement will, therefore, create a viable use which is consistent with the conservation of the grade-II* listed building.
- (ii) Consequently, the proposed development is demonstrably consistent with the conservation of the former Midland Bank, as well as the character of the wider historic environment, and thus accords with the requirements of the NPPF, paragraph 131.

7.3 Positive balance – no demonstrable harm - NPPF para. 132

- (i) The impact of the proposed development will have a negligible impact on the character and fabric of the grade-II* listed building. The cumulative impact of the minor alterations will be beneficial.

- (ii) The most evident alteration will be the conversion and new use of the lower-basement interior spaces into function space for the hotel. However, the interior of the lower-basement was designed to be functional, compartmentalised and secure all characteristics which will be retained, along with the key fabric components, such as the Strong Room doors. The creation of the new use will require some adaptation of the corridors to meet current fire-protection requirements. However, this can be achieved without significant impact on the surviving historic doors. There will be no significant loss of any historic fabric.
- (iii) Therefore, the proposed alterations will not cause any demonstrable harm to the significance of the former-bank building. The proposals, thereby, successfully balance the conservation requirements with practical requirements such as those of fire protection and re-use.
- (iv) The modest alterations to the significant historic fabric, therefore, has no impact on the fundamental architectural character as envisaged by Lutyens' or the historic character of the former- bank building. Consequently, the proposed interventions will result in no demonstrable *harm* to the heritage asset, while providing the positive benefits of securing a viable use of the space. The proposals, therefore, clearly meet the requirements of the NPPF, paragraph 132.

7.4 Meets local Planning Policy

- (i) The key objective of the adopted Manchester UDP, Citywide Development Control Policies relating to Listed Buildings (DC19.1) is to have special regard to the impact of development on buildings of special architectural or historic interest. Therefore, the Council's planning policy seeks to secure the retention, restoration, maintenance and continued use of buildings such as the former Midland Bank.
- (ii) The Council's policy accords with the objectives of the NPPF, as the planning objective is to help ensure the protection of the City's built character and its heritage. The Council's policy also places great emphasis on the viable retention and protection of the city's built character, in order to encourage local pride, tourism and future investment in the city.
- (iii) The Council recognises that listed buildings can present particular problems in terms of securing a viable and sustainable continued use. The local planning policy, therefore, stresses the need to adopt a **"flexible approach"** when determining applications for adaptation and re-use of listed buildings. This approach reflects the current (2016) Historic England Advice Note 2. It is consequently a requirement to demonstrate a deliverable and sustainable use which avoids adverse or detrimental effect on the character or appearance of the listed building or its setting.
- (iv) The most relevant Saved UDP particular policy requirements are set out **Policy DC19.1** paragraphs b, c, and f. These state that the Council will:
 - b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building.

It has been demonstrated above that the proposed use of the lower-basement is compatible with the conservation of the former bank building.

- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

It has been demonstrated above that the minor alterations to the former bank building are necessary to facilitate the optimum viable use of the grade-II listed building. It will be noted that the adaptations are balanced by the refurbishment of retained, significant fabric.*

- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or **basements**, or where poor maintenance is likely to result.

The proposals for the lower-basement of the former Midland Bank are specifically designed to facilitate the use of the partially vacant, currently commercially non-viable parts of the buildings. The adaptations are designed to specifically maximise the use of the heritage asset, as an essential means to ensure good maintenance and its long-term conservation.

- (v) Consequently, it will be clear that the proposed use for the lower-basement of the former Midland Bank will accord with the Council's development management policies controlling alterations and development of such listed buildings.

7.5 Summary

- (i) The positive impact of the proposed conversion of the lower-basement to ancillary hotel use to support the Gotham Hotel within the former Midland Bank has been demonstrated above, confirming its full compliance with local and national planning policy.
- (ii) The fundamental beneficial impact of the proposed alterations will clearly be the restoration of the use of the lower-basement space, but will also include the injection of additional vitality into this part of city. These factors both will have a broad impact on the fabric of the individual heritage asset and the city's wider historic environment.
- (iii) The relatively minor fabric alterations are necessary to meet current building performance requirements. However, the various interventions are demonstrably balanced by the modest restoration of architectural details, such as the former stairs and the creation of a sustainable new use.
- (iv) The cumulative **heritage impact** of the proposed development is thus clearly **beneficial**.

References & Appendices



REFERENCES

The following have been used in the research of this report. Publications by the organisations formally known as English Heritage are all referred to by its current title of Historic England.

- (i) Brown, J., 1996. *Lutyens and the Edwardians*. Viking, London
- (ii) Butler, A. S. G., 1950. *The Architecture of Edwin Lutyens, Volume 3*. Country Life, London.
- (iii) Green, E., 1980. *Buildings for Bankers: Sir Edwin Lutyens & the Midland Bank, 1921 – 1939*. Midland Bank Ltd., London.
- (iv) Hartwell, C., 2001. *Pevsner Architectural Guides: Manchester*. Yale University Press, London and New Haven.
- (v) Kidd, A., 2011. *Manchester: A history*. Carnegie, Lancaster
- (vi) Parkinson-Bailey, J. J., 2000. *Manchester: An architectural history*. Manchester University Press, Manchester.
- (vii) Skelton, T., and Gliddon, G., 2008. *Lutyens and the Great War*. Francis Lincoln, London.
- (viii) Historic England (2016). Advice Note 2, Making Changes to Heritage Assets.2016
- (ix) Stephen Levant Heritage Architecture (2013). Heritage Statement, 100 King Street, Manchester.
- (x) Greater Manchester County Record Office (no records found)
- (xi) Manchester City Council Building Control Records (unavailable until 2014, drawings previously obtained by the client in 2009).
- (xii) National Monuments Record (NMR), English Heritage, Swindon.
- (xiii) Royal Institute of British Architects (RIBA), drawing collection at the Victoria & Albert Museum , London. (Drawing ref. 'Manchester: Midland Bank Limited, King Street, 1929. [DR21/8 (1-2)]).
- (xiv) Department of Communities and Local Government (2012). National Planning Policy Framework.
- (xv) Historic England (2011). Understanding Place: Conservation Area Designation, Appraisal and Management.
- (xvi) Historic England (2008). Conservation Principles. Policies and Guidance.
- (xvii) Historic England (July 2015). Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2
- (xviii) Manchester City Council online images collection, available at: <http://images.manchester.gov.uk/index> (image refs: M75051, M75052, M75754, M77620, M56496, M56497, M56498, M56500, M56502, M56503, M04582, M02455, M56501, M81552, M024187. Accessed 22 October 2012)
- (xix) Manchester City Council online planning records, available at: <http://pa.manchester.gov.uk/online-applications/> [accessed 10 October 2012]

APPENDICES

Appendix (i) - List Description

Includes: No.56 Midland Bank SPRING GARDENS. Bank. 1929, by Sir Edwin Lutyens, with Whinney, Son and Austen Hall.

Portland stone (roof not visible). Rectangular plan. Modernist classical style. A tall building with a slight batter, 10 storeys including basement and attic, arranged in diminishing stages of 4, 3, 2 and 1 storeys, with matching north, east and west facades and right-angled re-entrant corners; with 7 windows to the 1st stage, 1:5:1 windows to the 2nd stage (the sides set back, with obelisks in the re-entrant angles), the 3rd stage further reduced to a 2-storey 3-bay pavilion in the centre of a 3-storey 4-bay attic.

The ground floor has channelled rustication, 3 small windows in the plinth, 3 very large round-headed windows to the banking hall with small panes and radiating glazing bars, and at each end a tall round-headed doorway with rusticated architrave, triglyph frieze, and prominent mutuled cornice, and over this an unusual deeply-splayed horizontal embrasure to a small square window (each doorway opening into a corner porch).

Most windows have plain reveals and small-pane glazing, those to the 4th floor square, but the attic pavilion (which resembles an C18 orangery) has Corinthian semi-columns distyle in antis, a large round-headed window in the centre (and in each return wall), storeyed rectangular windows in the outer bays, and cresting over the centre.

The rear (to Chancery Lane) differs in having a giant semi-circular arch in the centre and a smaller number of windows (some at the lower levels square), and a 5-bay attic pavilion with pedimented outer bays and a 3-bay colonnade in the centre.

Interior: banking hall with circular colonnade.

Listing NGR: SJ8401098192

Appendix (ii) - Planning Records from 1974 - 2017

Available online at <http://pa.manchester.gov.uk/online-applications/> [accessed 20 June 2017]

- (i) Listed Building Consent for the installation of an individual lettered fascia sign to the King Street elevation. Ref. No: 109425/LO/2015/C1 | Validated: Mon 03 Aug 2015 | Status: Decided
- (ii) The installation of one individual lettered sign. Ref. No: 109424/AO/2015/C1 | Validated: Mon 03 Aug 2015 | Status: Decided
- (iii) Listed building consent to display an advertisement. Ref. No: 107789/LO/2015/C1 | Validated: Thu 08 Jan 2015 | Status: Decided
- (iv) The installation of one flag pole advertisement banner. Ref. No: 107788/AO/2015/C1 | Validated: Fri 09 Jan 2015 | Status: Decide. Ref. No: 106792/JO/2014/C2 | Validated: Mon 22 Sep 2014 | Status: Decided
- (v) Replacement of the existing powder coated metal balustrades (installed in 2010) at roof level with a 2.3m high toughened glass balustrade. Ref. No: 106334/FO/2014/C1 | Validated: Mon 21 Jul 2014 | Status: Decided
- (vi) Replacement of the existing powder coated metal balustrades (installed in 2010) at roof level with a 2.3m high toughened glass balustrade. Ref. No: 106335/LO/2014/C1 | Validated: Mon 21 Jul 2014 | Status: Decided
- (vii) LISTED BUILDING CONSENT - for the installation of an advertisement banner to the Spring Gardens elevation, for a temporary period of 8 months. Ref. No: 06225/LO/2014/C1 | Validated: Tue 08 Jul 2014 | Status: Decided
- (viii) Installation of an advertisement banner to the Spring Gardens elevation for a temporary period of 8 months. Ref. No: 105876/AO/2014/C1 | Validated: Tue 03 Jun 2014 | Status: Decided
- (ix) Non Material Amendment to Planning Permission Reference 101522/FO/2013/C1 (Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 No. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works) to amend location of restaurant and hotel reception, omission of games room, removal and relocation of toilets, addition of ancillary office space, reduction in bedrooms from 66 to 60, provision of service lift and riser, removal bar space and creation of storage space, and omission of spiral staircase. Ref. No: 103642/NMC/2013/C1 | Validated: Tue 17 Sep 2013 | Status: Decided
- (x) Application to vary Condition 2 (approved drawings) of listed building consent reference 101523/LO/2013/C1 to facilitate internal design adjustments. Ref. No: 103566/JO/2013/C1 | Validated: Tue 10 Sep 2013 | Status: Decided
- (xi) LISTED BUILDING CONSENT Internal and external alterations to 100 King Street to facilitate its re-use and associated refurbishment and restoration as a new hotel with ancillary bar and restaurant use Ref. No: 101523/LO/2013/C1 | Validated: Thu 31 Jan 2013 | Status: Decided

- (xii) Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 No. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works. Ref. No: 101522/FO/2013/C1 | Validated: Thu 31 Jan 2013 | Status: Decided
- (xiii) Branding logos on demarcation wind breakers and associated planters. Ref. No: 098804/AO/2012/C1 | Received: Mon 12 Mar 2012 | Validated: Mon 16 Apr 2012 | Status: Application Approved
- (xiv) Use of pavement for outside seating area, in association with Planning Application Ref:094786/FU/2010/C1. Ref. No: 098501/FO/2012/C1 | Received: Tue 07 Feb 2012 | Validated: Tue 28 Feb 2012 | Status: Application Approved
- (xv) Installation of 2no. bronze plaques, 1no. menu board and use of existing flag poles for the display of advertising flags. Ref. No: 094794/AO/2010/C1 | Received: Fri 12 Nov 2010 | Validated: Tue 15 Mar 2011 | Status: Application Approved
- (xvi) Change of use of the basement, ground and mezzanine floors to a restaurant (Use Class A3). Ref. No: 094786/FU/2010/C1 | Received: Fri 12 Nov 2010 | Validated: Tue 15 Mar 2011 | Status: Application Approved
- (xvii) LISTED BUILDING CONSENT for Internal and external works associated with the change of use of the basement, ground and mezzanine floors of the property to a restaurant (Use Class A3). Ref. No: 094787/LO/2010/C1 | Received: Fri 12 Nov 2010 | Validated: Tue 15 Mar 2011 | Status: Application Approved
- (xviii) Refurbishment of the former Midland Bank at 100 King Street, to accommodate A2/B1 use from sub-basement to mezzanine floors (existing use A2), B1 use from first to sixth floors (as existing) and C3 use to seventh floor (as existing). Alterations include: the introduction of new services, including toilets, roof top plant equipment, removal of the lightwell from first to sixth floors and the removal of a number of partitions. Ref. No: 088851/FO/2009/C1 | Received: Thu 22 Jan 2009 | Validated: Wed 08 Apr 2009 | Status: Application Approved
- (xix) LISTED BUILDING CONSENT Refurbishment of the former Midland Bank at 100 King Street, to accommodate A2/B1 use from sub-basement to mezzanine floors, B1 use from first to sixth floors and C3 use to seventh floor, alterations include: the introduction of new services, including toilets, roof top plant equipment, removal of lightwell from first to sixth floors and the removal of a number of internal partitions. Ref. No: 088865/LO/2009/C1 | Received: Thu 22 Jan 2009 | Validated: Wed 08 Apr 2009 | Status: Application Approved
- (xx) Use of former bank (Use Class A2) at ground and basement levels for retail purposes (Use Class A1). Ref. No: 084306/FO/2007/C1 | Received: Tue 28 Aug 2007 | Validated: Mon 19 Nov 2007 | Status: Application Approved
- (xxi) Internal and external alterations to facilitate use of ground and basement levels for retail purposes. Ref. No: 084316/LO/2007/C1 | Received: Tue 28 Aug 2007 | Validated: Mon 19 Nov 2007 | Status: Application Approved

- (xxii) Change of use of bank and offices to residential (use class C1) and retail (use class A1) and elevational alterations comprising retail and ancillary storage space at sub basement, basement ground and mezzanine and 29 no. residential flats on floors 1 to 8 (including roof space) elevational alterations including construction of glass balustrades and construction of glass extension at seventh floor Ref. No: 076693/FO/2005/C1 | Received: Fri 12 Aug 2005 | Validated: Mon 14 Nov 2005 | Status: Application Withdrawn
- (xxiii) LISTED BUILDING CONSENT Internal and external alterations in connection with conversion of building for residential and retail uses. Insertion of glass box structure within ground floor banking hall, sub division of floors, creation of 3 no. window openings, construction of glass balustrades and glass extension at seventh floor level
- (xxiv) Ref. No: 076694/LO/2005/C1 | Received: Fri 12 Aug 2005 | Validated: Mon 14 Nov 2005 | Status: Application Withdrawn
- (xxv) Infilling of existing central lightwell between floors 1-7 and associated works to the internal circulation space, toilet areas and ceiling treatment. Ref. No: 043109/LO/CITY1/93 | Received: Fri 26 Feb 1993 | Validated: Fri 26 Feb 1993 | Status: Application Approved
- (xxvi) Infilling of existing central lightwell between floors 1-7 and change of use from domestic (level 7) to office use. Ref. No: 043108/FO/CITY1/93 | Received: Fri 26 Feb 1993 | Validated: Fri 26 Feb 1993 | Status: Application Approved
- (xxvii) LISTED BUILDING CONSENT Installation a new telephone exchange and removal of the existing exchange on the gallery of the main banking hall and the fitting out of the first floor as new offices.
- (xxviii) Ref. No: F14922 | Received: Mon 22 Dec 1980 | Validated: Mon 22 Dec 1980 | Status: Not Required
- (xxix) Illuminated individual letter name signs on King Street and Spring Gardens elevations. Ref. No: F/AD02625 | Received: Tue 22 Jan 1980 | Validated: Tue 22 Jan 1980 | Status: Application Approved
- (xxx) LISTED BUILDING CONSENT Alterations to flat at 7th floor level of bank premises to form staff facilities. Ref. No: F11172/LB | Received: Fri 08 Jun 1979 | Validated: Fri 08 Jun 1979 | Status: Application Approved
- (xxxi) Internal alterations at 1st floor level of Bank premises to extend customer services.
- (xxxii) Ref. No: F02473/LB | Received: Mon 10 Mar 1975 | Validated: Mon 10 Mar 1975 | Status: Application Approved
- (xxxiii) Internal alterations to bank premises (Listed Building).Ref. No: F01959/LB | Received: Mon 09 Dec 1974 | Validated: Mon 09 Dec 1974 | Status: Application Approved

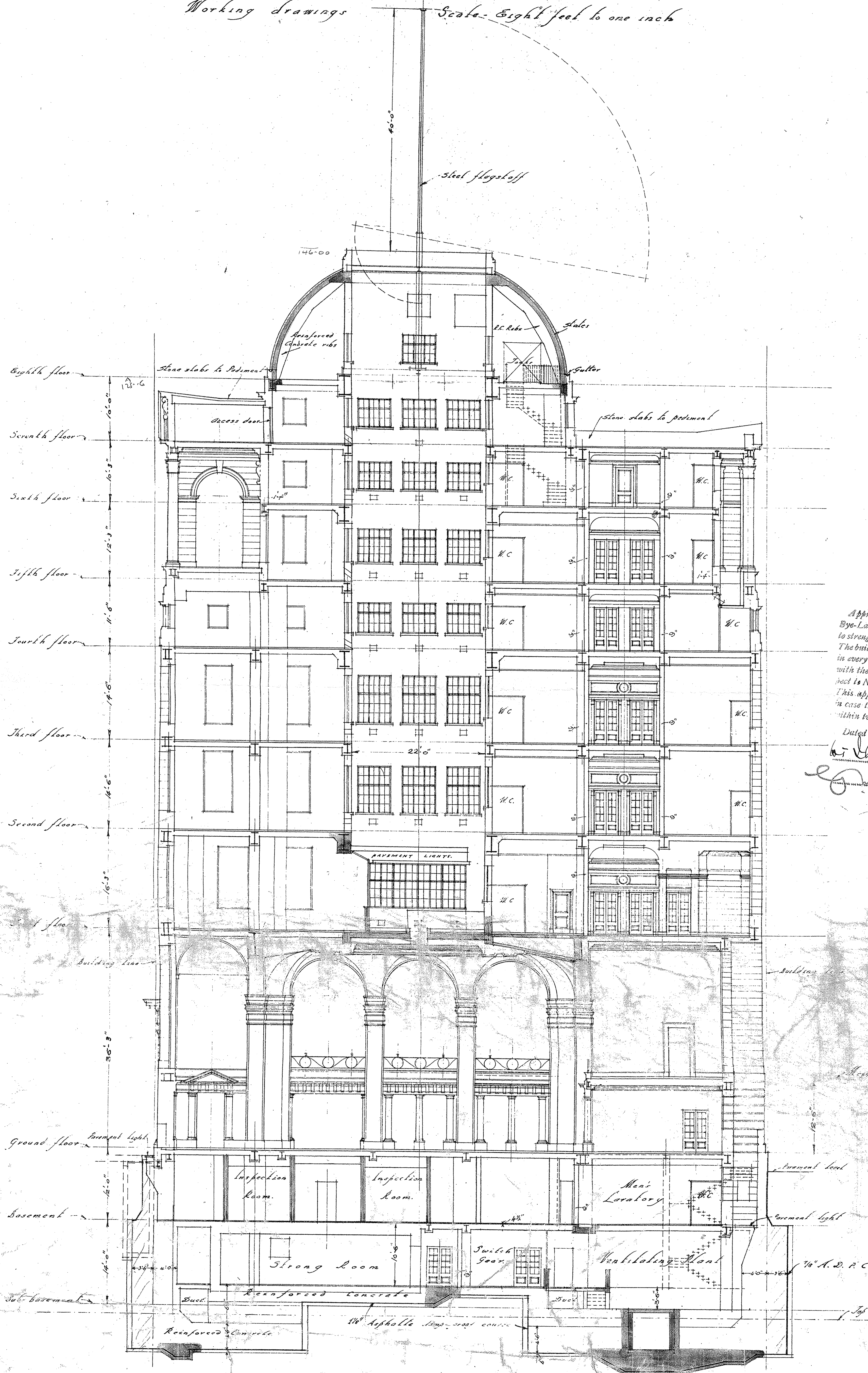
Appendix (iii) – Building Regulations Plans 1933.

The following drawings are extracted from the Building Regulation drawings submitted by the project architects and are referred to above to demonstrate the modest changes proposed to the lower-basement spaces. .

MIDLAND BANK LIMITED
KING STREET MANCHESTER

No 113

Working drawings Scale: Eight feet to one inch



City of Manchester.

Approved so far as relates to the Bye-Laws only and without reference to strength or stability of the structure. The building and work must be executed in every particular in strict accordance with the Bye-Laws in force with respect to New Streets and Buildings, &c. This approval to remain in force only in case the buildings are commenced within two years from this date.

Dated this 14 day of Feb 1933.

W. H. Jackson Chairman.

W. H. Jackson City Engineer.

SECTION . A.A.

Sir Edwin L. Lutyens, B.A.
Whinney Spa & Austin Hall
Architects
37 Norfolk Street, W.C.2
May 1930

REVISED DEC. 1932.

MIDLAND BANK LIMITED
KING STREET MANCHESTER

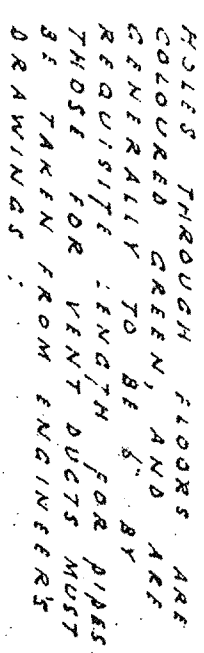
CORPORATE
 COPIES
 No 100 A

NO 100 A
REVISED.

Working drawings. Scale Eight feet to one inch for ducts.

SPRING GARDEN

411-41B-1933



VENT INTAKE
UNDER FLOOR
TO OTHER SIDE
OF BOLLION LIFT

GENERAL NOTES

DRAINS COLOURED BLUE ARE
SOLITARY SUSPENDED DRAINS.

DRAINS COLOURED GREEN ARE RAIN WATER & WASTE SUSPENDED BRAINS. THERE ARE NO TRAPS ON THESE EXCEPTING THE FITTINGS AND THE MASTER TRAP OUTSIDE THE BUILDING.

THE BUILDING.

W.C.F.
OVER

NOTES RE VINYL BUGTS AND
HEATING RISERS (H.R.) ARE
UNDERLINED IN RED.

CEMENT
PAYMENT
LIGHTS OVER

ALL DRAINAGE LEVELS ARE ABOVE FINISHED BASEMENT FLOOR

ALL DRAINAGE ARE IN TREN, CRAWLSPACE
AS INDICATED BY THE DRAIN NO. 2001
1. PROVIDE AS SHOWN 3/4"

52M1A

ONLY SURFACE WATER & HEATING SYSTEM ETC. WILL BE DEALT WITH. AN AUTOMATIC PUMPING PLANT WILL RAISE THE WATER TO DISCHARGE INTO THE WASTE DRAIN OVER. BOARD OF THE 10TH FLOOR. BASEMENT FLOOR.

approved so far as relates to the Bye-Laws only and without reference to strength or stability of the structure. The building and work must be executed in every particular in strict accordance with the Bye-Laws in force with regard to New Streets and Buildings, &c. It was ajourned to remain in force only in case the buildings are commenced within two years from the date of

Dated this 4 day of Feb 1932

Mitchell

Mr. Edwin L. Hughes, Esq.
 Attorney General
 37 Norfolk Street, N.C.

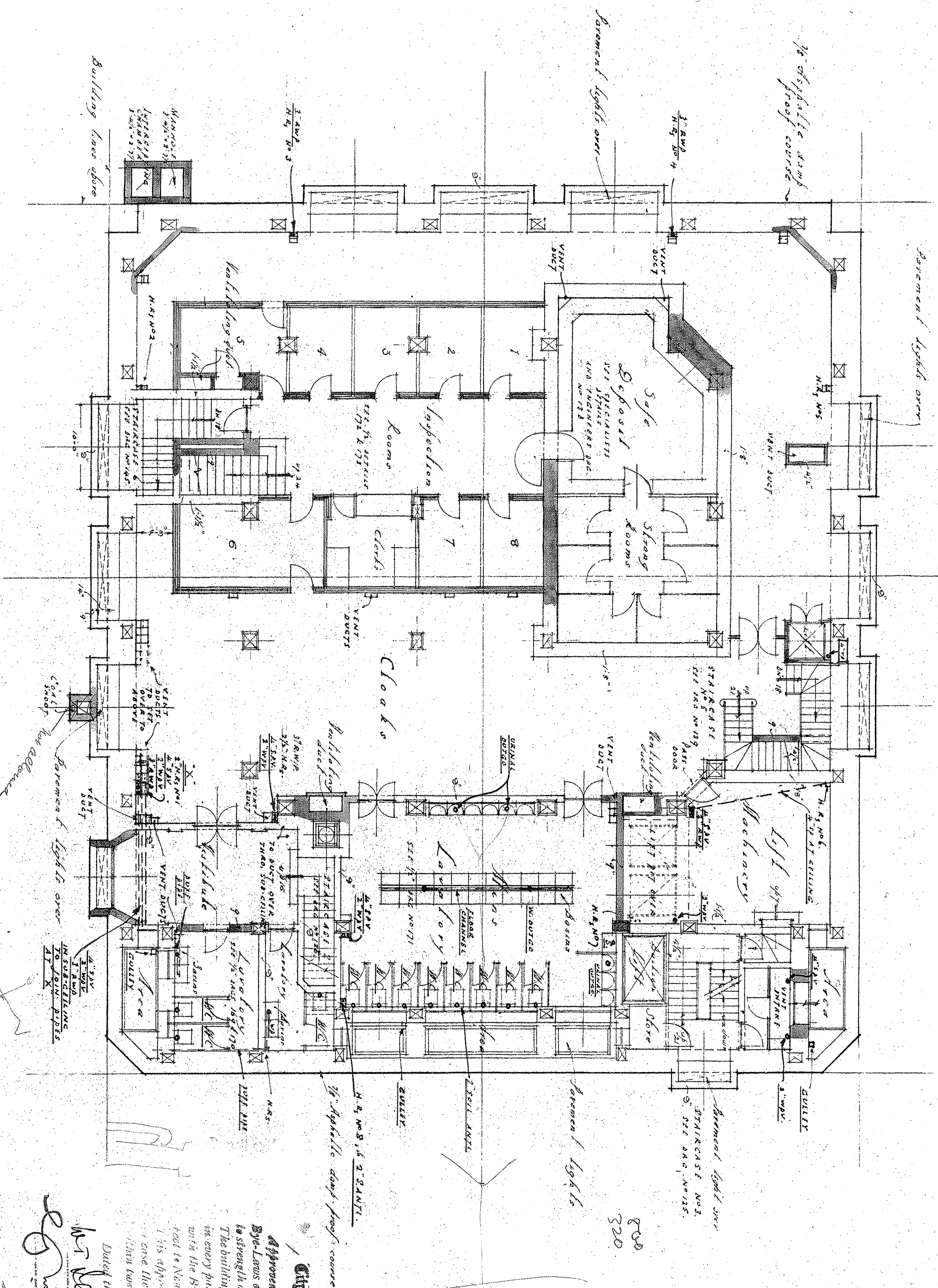
December 1932

BROWN STREET
SUB-BASEMENT

MIDLAND BANK LIMITED KING STREET MANCHESTER

Working drawings Scale Eight feet to one inch

No 101 A



BASMENT

City of Manchester

Approved so far as relates to the Bye-Laws only and without reference to strength or stability of the structure. The building and work must be executed in every particular in strict accordance with the Bye-Laws and Building Regulations. This approval is given in force only in case the buildings are commenced within two years from this date.

Dated this 14 day of Feb 1933

Mr. Blackburn, Chairman.

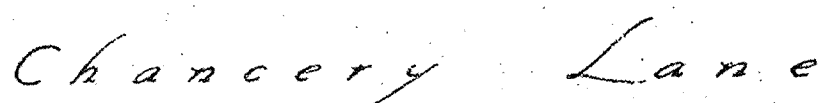
Edmund J. Lupton, Esq.

Edmund J. Lupton & Co. Architects
Managers of the Manchester Hall
37, Market Street, Manchester

MAN 1932.
REVISED DEC 1932.

No 102 A

Spring Garden



2 Approved so far as relates to the
3 force of Laws only and without reference
4 to strength or stability of the structure.
5 The building and work must be executed
6 in every particular in strict accordance
7 with the Bye-Laws in force at the time
8 of the issue of the order.
9 I object to New Streets and Buildings, Sec.
10 1, is approprial to remain in force only
11 in case the buildings are commenced
12 within two years from this date.

Dated this 14 day of Feb. 1833

Mr. J. C. Brown, Chairman,
City Architect.

MAY 1932.
REVISED DEC. 1932



Stephen Levrant Heritage Architecture Ltd
CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS

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