



ROAD WORK CLOSED
ACCESS FOR
DELIVERIES TO
24-25 PRINCESS ST
PRINCESS ST HOTEL
& BURELL'S SITE
ONLY

24

25

PRINCESS ST

PRINCESS ST

PRINCESS ST

PRINCESS ST

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3.1 18-24 Princess Street



3.2 18-24 Princess Street with group of warehouses lining south side of Princess Street



3.4 Manchester Art Gallery (Grade I) including The Atheneum (Grade II star facing)



3.3 Chinese Imperial Arch on Faulkner Street



3.16 Princess Street principal facade



3.17a Raised ground floor entrances, modern glazing with metal work above to central opening and timber panelled doors to right-hand side



3.17b Lowered ground floor entrances to left-hand side to provide level access with modern glazing



3.17c Detracting projecting canopies and signage



3.18a Basement lightwell infilled with pavement lights



3.18c Basement opening infilled with blockwork and pavement extended over lightwell



3.18b Basement lightwell infilled and later covered, railings to basement casements



3.19a Back George Street elevation, plainer in detailing



3.19b Back George Street elevation, return two bays continuing principal facade detailing



3.19c Back George Street elevation, plainer rear bays



3.20a George Street elevation, continuing detailing from principal facade



3.20d Modern infill development in place of 53 Back George Street



3.20b George Street elevation, paired window bays and secondary entrance to Princess Street building



3.20c George Street elevation, entrances at street level serving the original buildings with tripartite window bays



3.21a Two storey mansard and recessed third roof storey behind



3.21b Casement windows at 4th floor behind parapet



3.22c Rear modern staircase exiting on to Back George Street and serving all floors



3.21d Modern recessed roof storey window



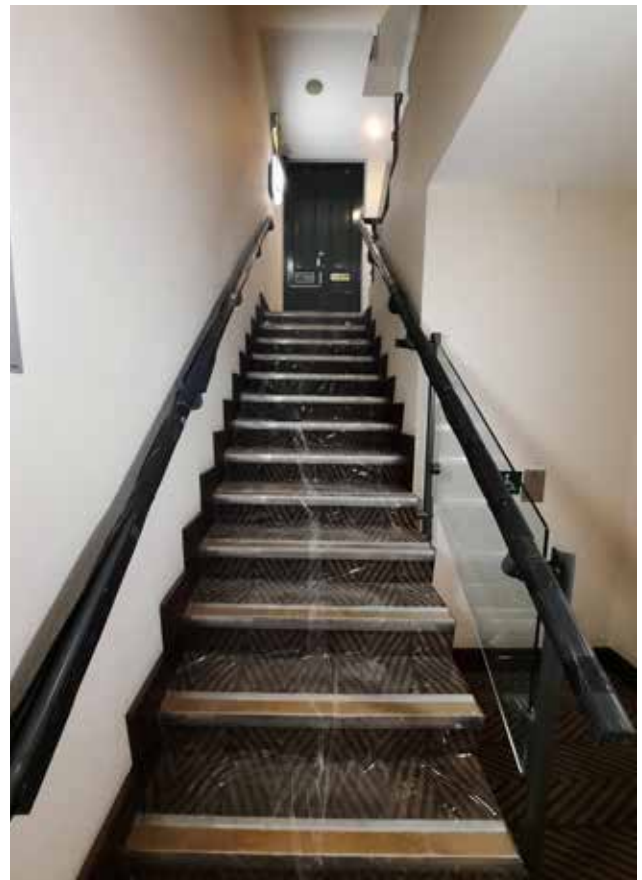
3.22a Modern stair linking to ground floor access on George Street and continuing up through roof storeys



3.22b Rear staircase



3.22c Rear modern staircase exiting on to Back George Street and serving all floors



3.22e Modern staircase between ground and lower ground floors at front of building



3.22d Modern staircase between ground and lower ground floors at front of building (2)



3.23a Modern central entrance



3.23b Open plan reception area spanning two original central buildings



3.24b Central lightwell



3.24a Central lightwell



3.25a Ground floor room with lowered ceiling



3.25c Awkward relationship between lowered ceilings and window openings



3.25b Ground floor room entirely modern aside from visible section of original beam



3.26 Typical corridor



3.27 Typical 3rd floor room



3.28 Typical 4th floor room



3.29a Opening up works at first floor revealing modern structure



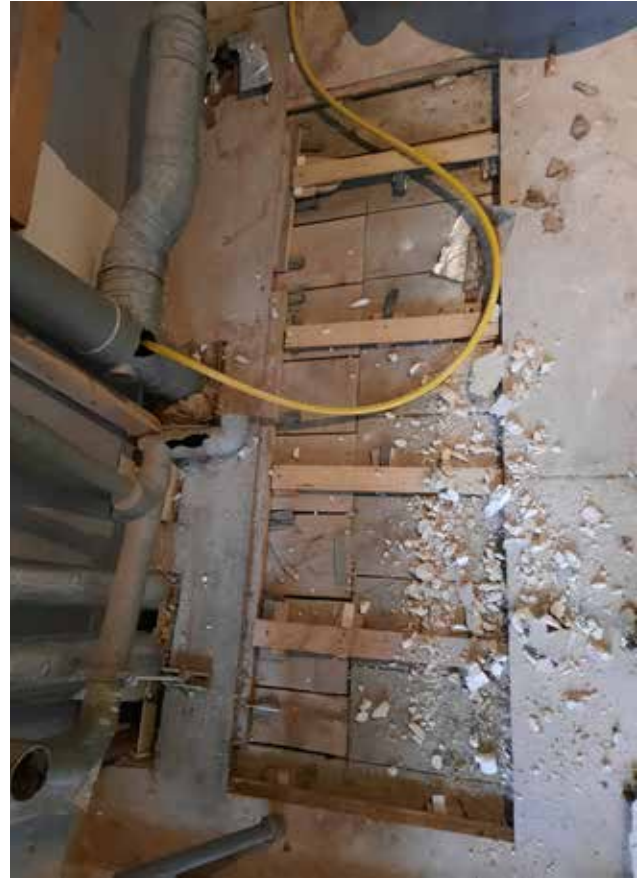
3.29b Opening up works at first floor revealing modern structure



3.29c Opening works at first floor revealing modern beam intersecting original riveted beam



3.30a Opening up works to first floor room revealing original brickwork



3.30c Original floorboards beneath bathroom overlay



3.30b Opening up works to first floor room revealing original cast iron beam and rivets, modern beam remains encased



3.31 Opening up works to front first floor room revealing original cast iron beams and rivets



3.32a Original external wall now internalised



3.32b Opening up works revealing blockwork to modern infill