



Figure 106: Looking north-east across FM12.



Figure 107: Looking south-west across FM11, which forms the upper part of the former girls' school hall.



Figure 108: Looking north-east into FM15, which originally formed two teacher's offices. The original glazed brick fireplaces will be retained and redecorated as part of the consented scheme.



Figure 109: Looking east across FM14 towards the original mezzanine corridor window (left) and original teacher's office window (left).



Figure 110: Looking west into the former en-suite from room FM14, showing the location of the original glazed partition dividing the teacher's office (right) and access corridor (left). This photo illustrates that originally the upper parts of the walls were exposed brick, whilst the lower part was glazed brick. The horizontal area of exposed brick (left) is likely to have originally been a timber coat rail at the end of the access corridor. The walls will be re-covered as part of the consented scheme.

5.4.7 Great John Street Hotel Photographic Survey - Second floor

Please see floor plan in Figure 111 below for room numbers. All photos were taken by SLHA in January 2021 following a programme soft stripping in 2020.





Figure 112: Looking south-west across S1, which formed an original boys' classroom. The original timber flooring will be covered as part of the consented scheme.



Figure 113: An example of an original/early metal ventilation grill to the south-west corner of S1, which will be retained and redecorated as part of the consented scheme



Figure 114: Looking south-west across S4 showing an original example of timber floorboards, which will be covered with new timber floor as part of the consented scheme.



Figure 115: Looking south across S5 showing an original example of timber floorboards, which will be covered with new timber floor as part of the consented scheme.



Figure 116: An example of a surviving original/early ventilation grill in the south-east corner of S9, which originally formed a boys' classroom, which will be retained and redecorated as part of the consented scheme.



Figure 117: Looking west along S11, which formed the original boys' corridor. The original glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.



Figure 118: Looking west across S11, which formed the original boys' corridor. The arched openings to the left originally formed door and window openings into the adjacent classrooms. To the right can be seen an original pair of glazed timber corridor doors and fanlight which have been removed from their original location and repositioned. The doors and fanlight will be retained and redecorated as part of the consented scheme. The original glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.



Figure 119: A view of the surviving original floorboards to the southern side of the original boys' school hall floor, which will be covered as part of the consented scheme.



Figure 120: An example of an original pair of glazed timber corridor doors and fanlight which have been removed from their original location and repositioned. The doors and fanlight will be retained and redecorated as part of the consented scheme.



Figure 121: Looking west along S12 which formed the original boys' corridor, showing the original arched window and door openings to the former boys' classrooms (left). The original glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.



Figure 122: An example of an original/early metal ventilation grill to the north-east of S21, which formed the original boys' school hall. The vent will be retained and redecorated as part of the consented scheme.



Figure 123: Looking north-east across S23, which originally formed the boys' principal teacher's office to the left, accessed from the boys' school hall (left blocked opening), whilst the blocked opening to the right formed the entrance to the original boys' cloakroom, accessed from the boys school hall. The original glazed brick fireplace to the former office will be retained and redecorated as part of the consented scheme.



Figure 124: A surviving original/early metal ventilation grill to the former boys' toilet in S23, which will be retained and redecorated as part of the consented scheme.



Figure 125: Looking south across a former boys' classroom (S17) into the original boys' staircase (S13).



Figure 126: An example of a surviving original/early metal ventilation grill to the east elevation of S20, which will be retained and redecorated as part of the consented scheme.

5.4.8 Great John Street Hotel Photographic Survey - Second floor mezzanine

Please see floor plan in Figure 127 below for room numbers. All photos were taken by SLHA in January 2021 following a programme soft stripping in 2020.





Figure 128: Looking north-east across SM2, which forms the upper part of the original second floor boys' classroom below. The blocked archway forms the upper part of the original classroom entrance door. The arch will be re-covered as part of the consented scheme.



Figure 129: Looking north-west towards the north wall of SM3, illustrating an original internal window opening (now blocked). The arch will be partially re-covered as part of the consented scheme.



Figure 130: Looking west across SM3.



Figure 131: Looking north towards the now blocked original internal window opening of SM4. The arch will be re-covered as part of the consented scheme.



Figure 132: Looking north-east across SM5 towards the blocked upper part of an original internal window. The arch will be re-covered as part of the consented scheme.



Figure 133: Looking east across SM5.



Figure 134: Looking north-west across SM6 towards the now blocked original door opening to the former second floor boys' classroom below. The arch will be re-covered as part of the consented scheme.

5.4.9 Great John Street Hotel Photographic Survey - Third floor (roof)

Please see floor plan in Figure 135 below for room numbers. All photos were taken by SLHA in January 2021 following a programme soft stripping in 2020.

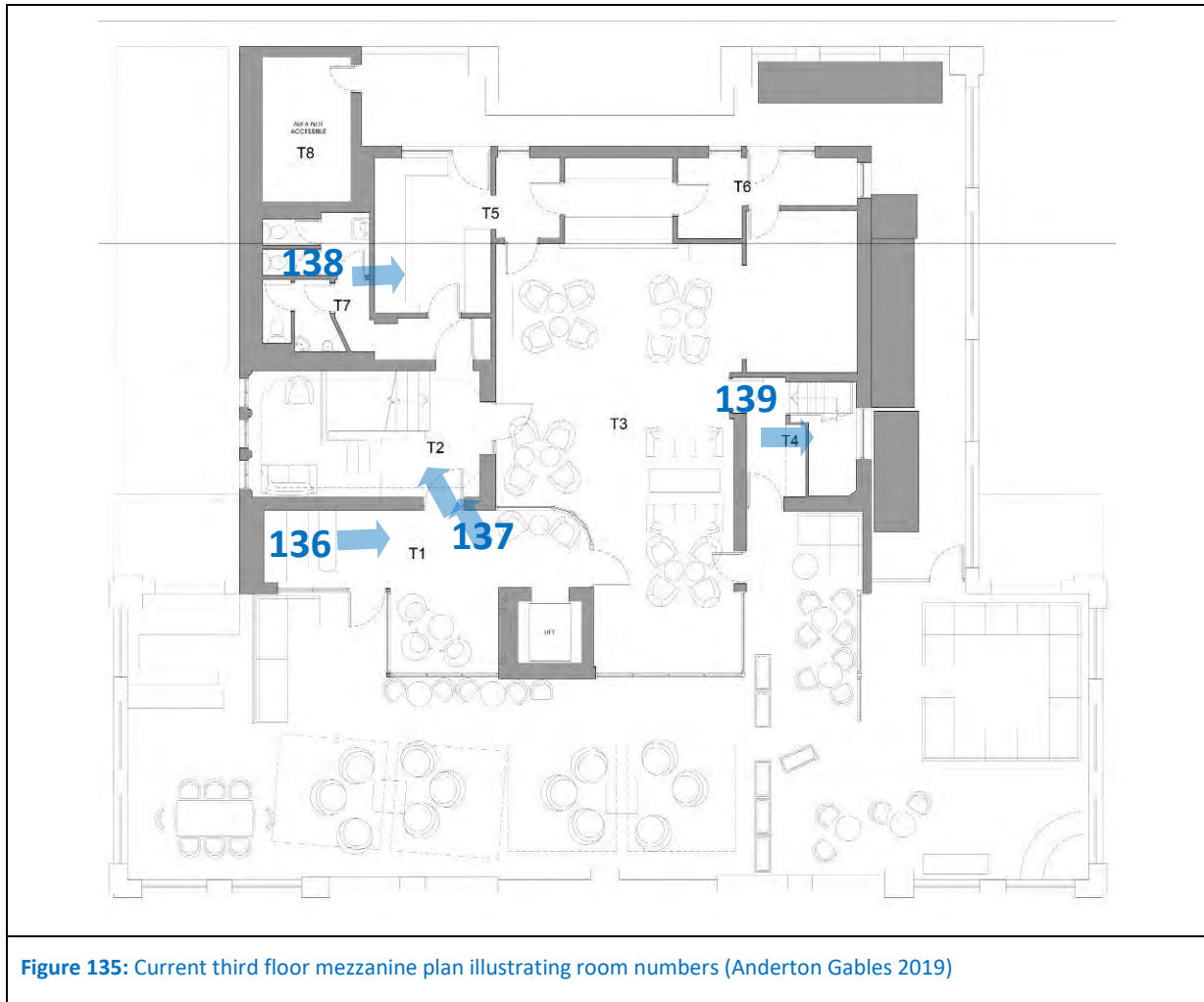


Figure 135: Current third floor mezzanine plan illustrating room numbers (Anderton Gables 2019)



Figure 136: Looking south-west across towards the modern 2004 passenger lift enclosure (centre). The wall to the left forms the original external boys' staircase wall.



Figure 137: Looking east into the original boys' staircase (T2), showing the modern inserted upper level and steps.



Figure 138: Looking east across T3 from the location of the now removed modern toilets (T7), showing the 2004 roof extension.



Figure 139: Looking down into the modern 2004 roof access stairs extension (T4) the original girls' staircase.

6.1 Appendix i – Historic building plans



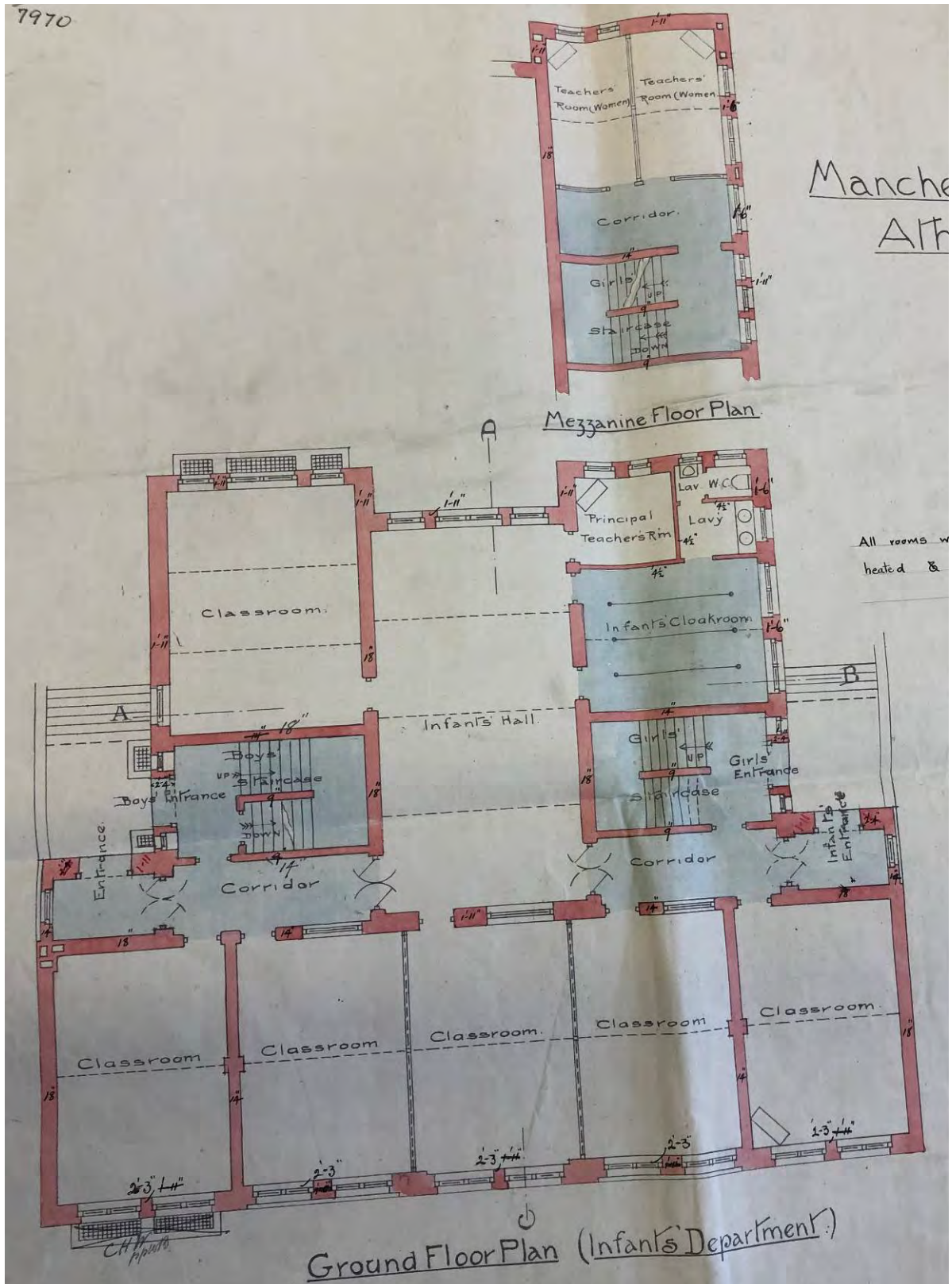


Figure 141: 1910 Ground floor and ground floor mezzanine

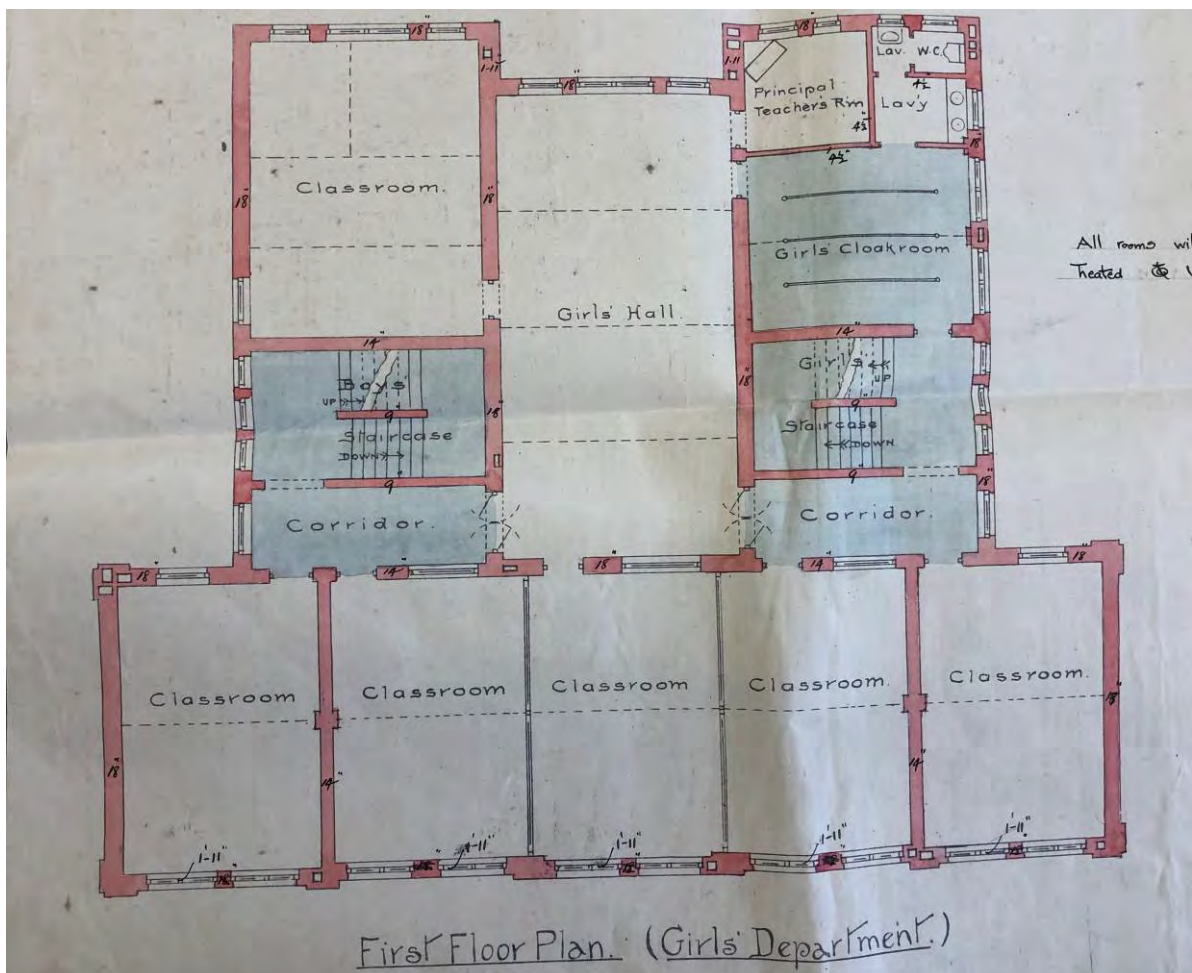
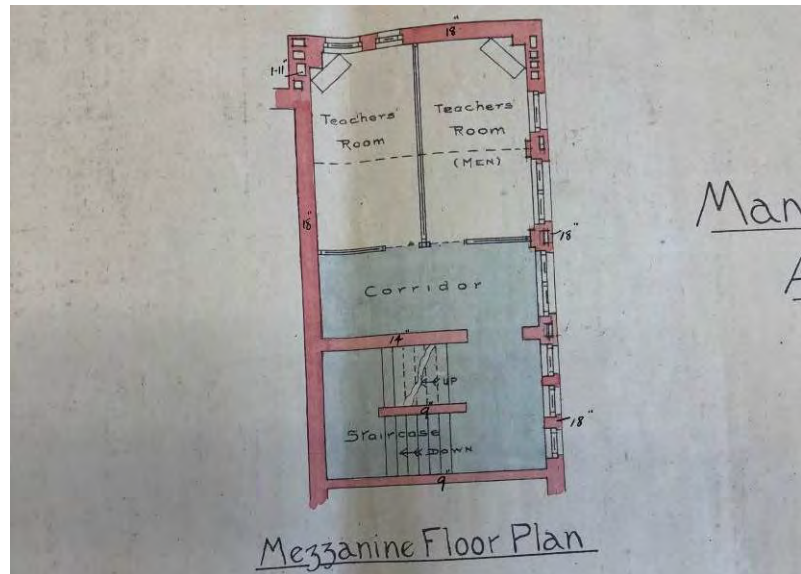


Figure 142: 1910 First floor and first floor mezzanine

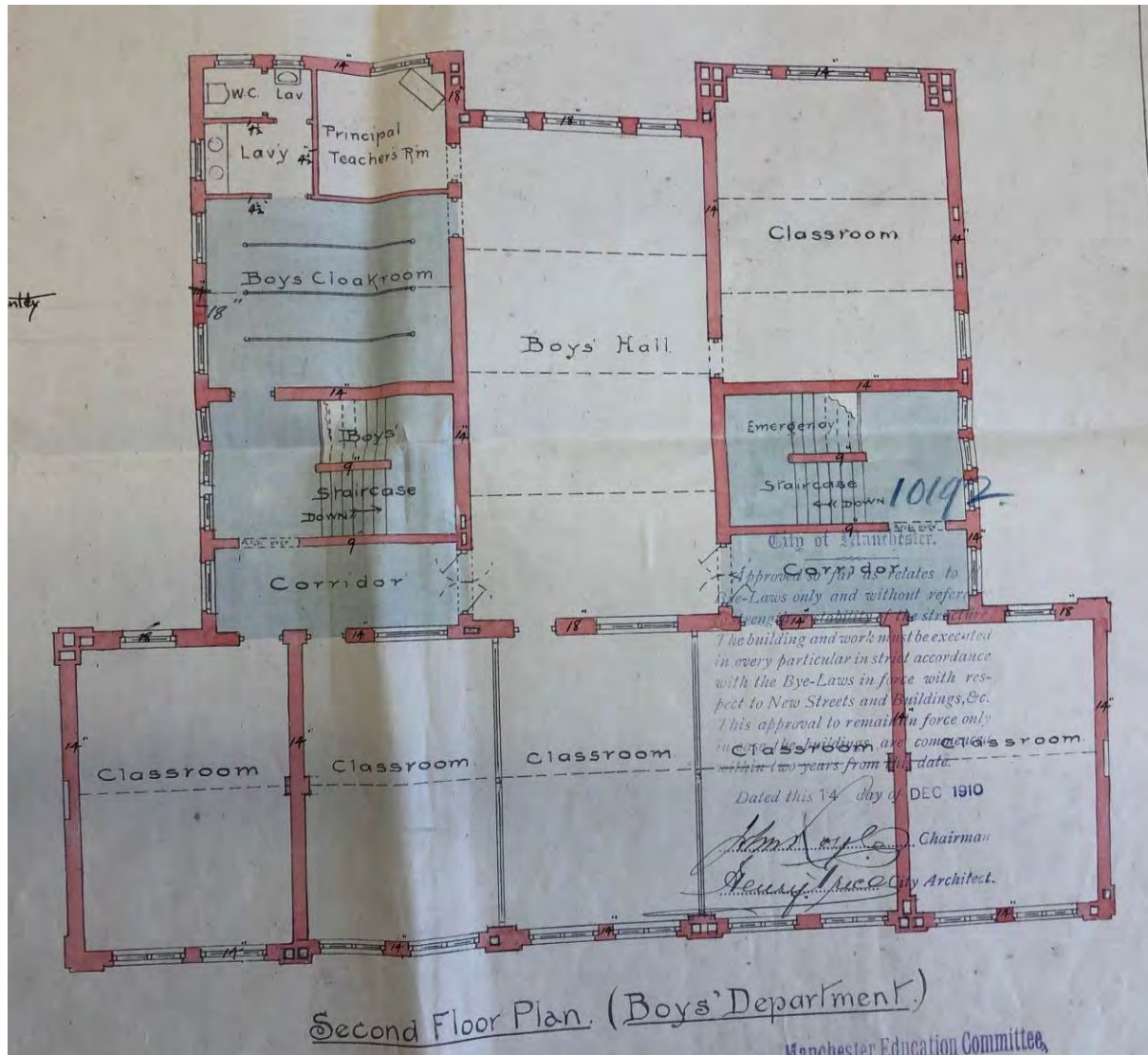


Figure 143: 1910 Second floor

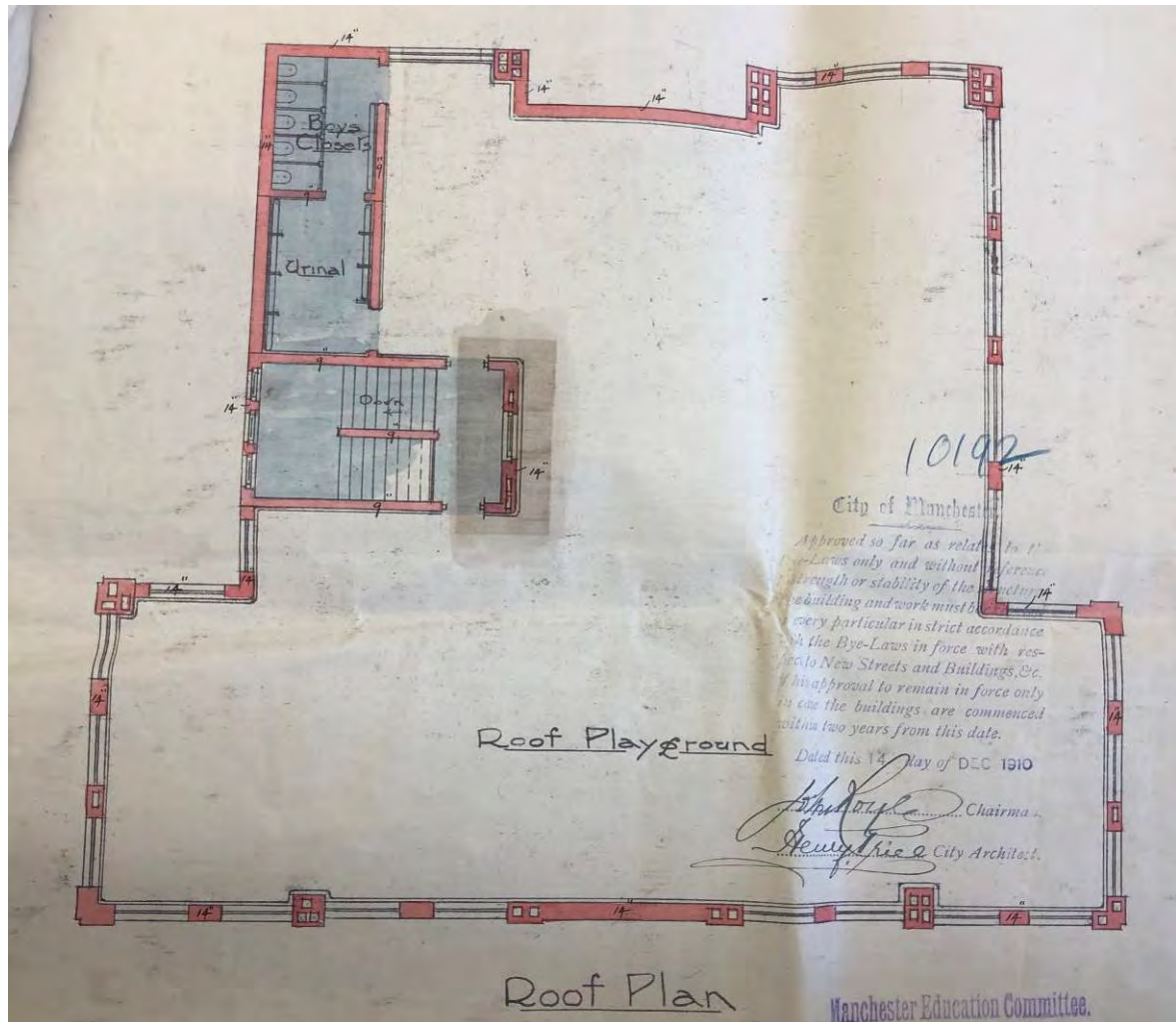


Figure 144: 1910 Roof plan



Figure 145: 1910 Great John Street elevation

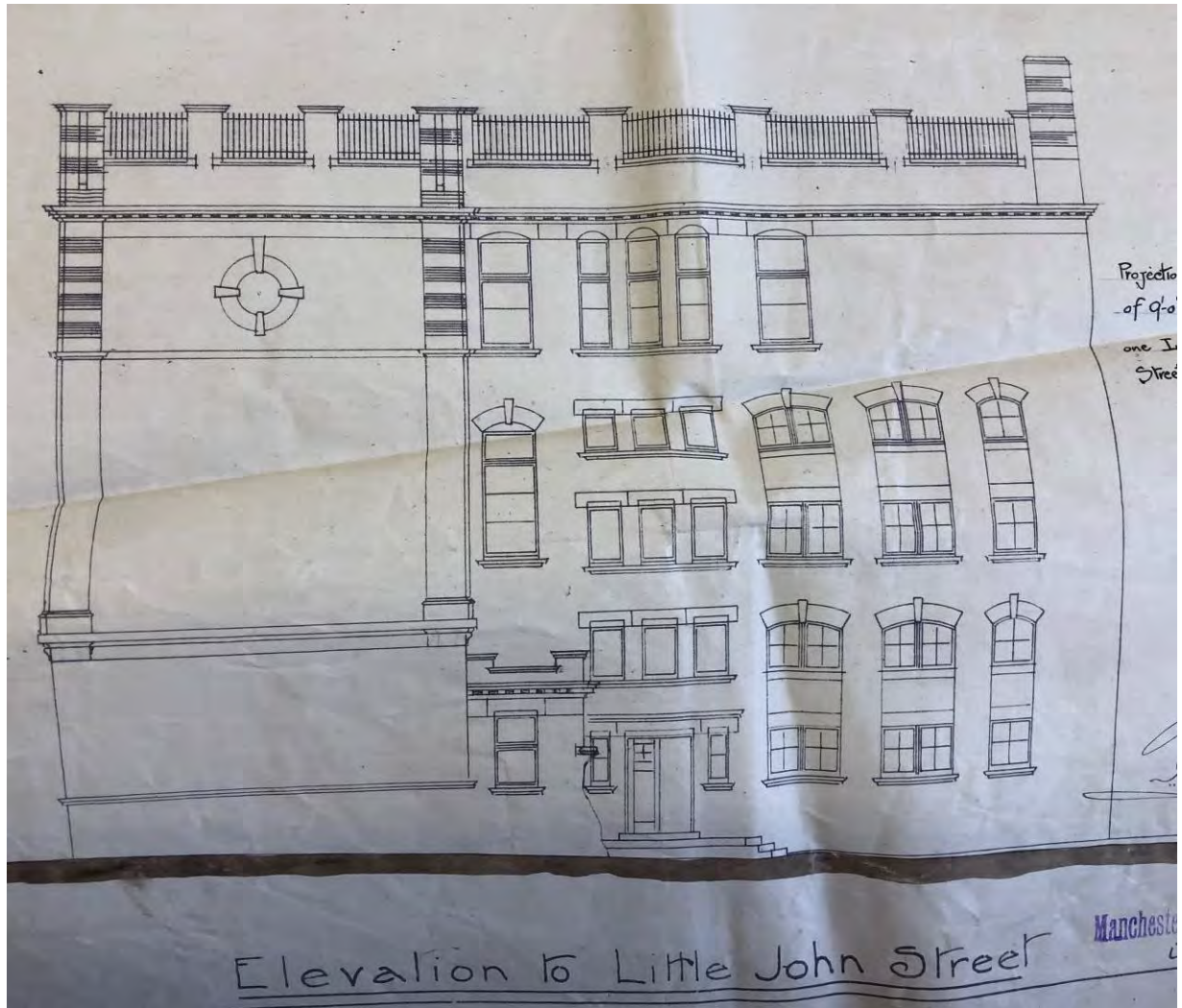


Figure 146: 1910 Little John Street elevation



Figure 147: 1910 Atherton Street elevation

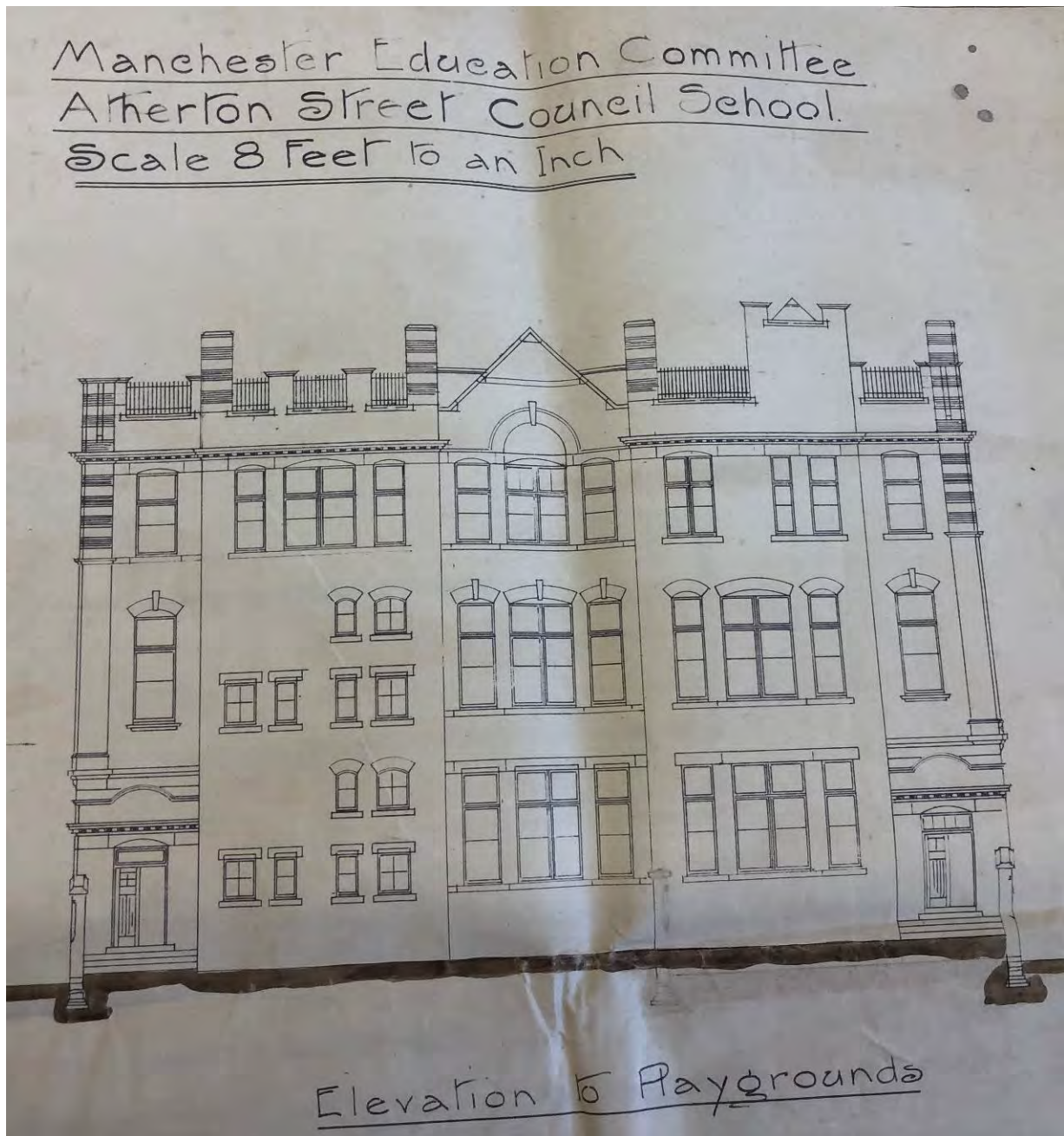


Figure 148: 1910 north elevation

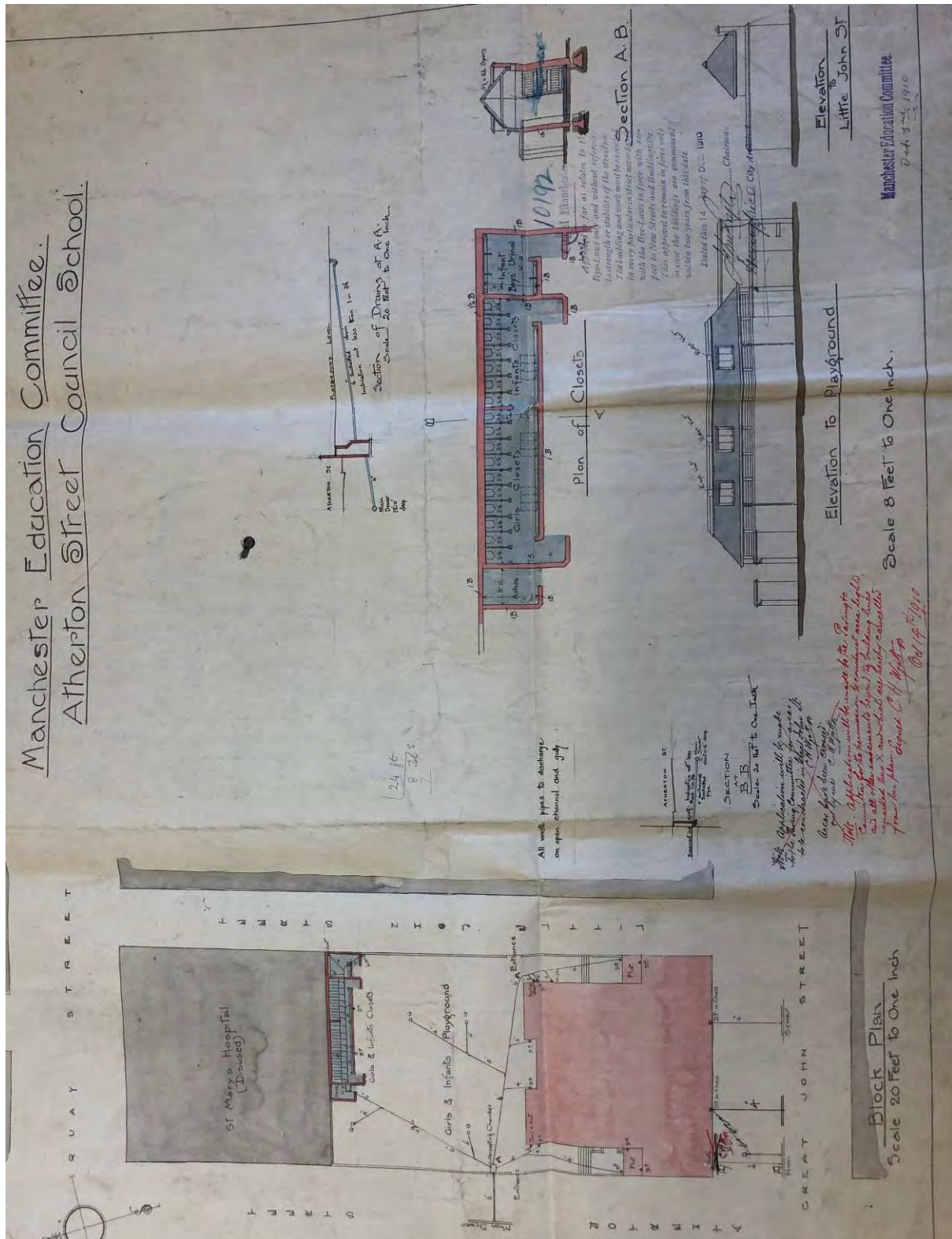


Figure 149: 1910 Girls'/infants' playground and external toilet block

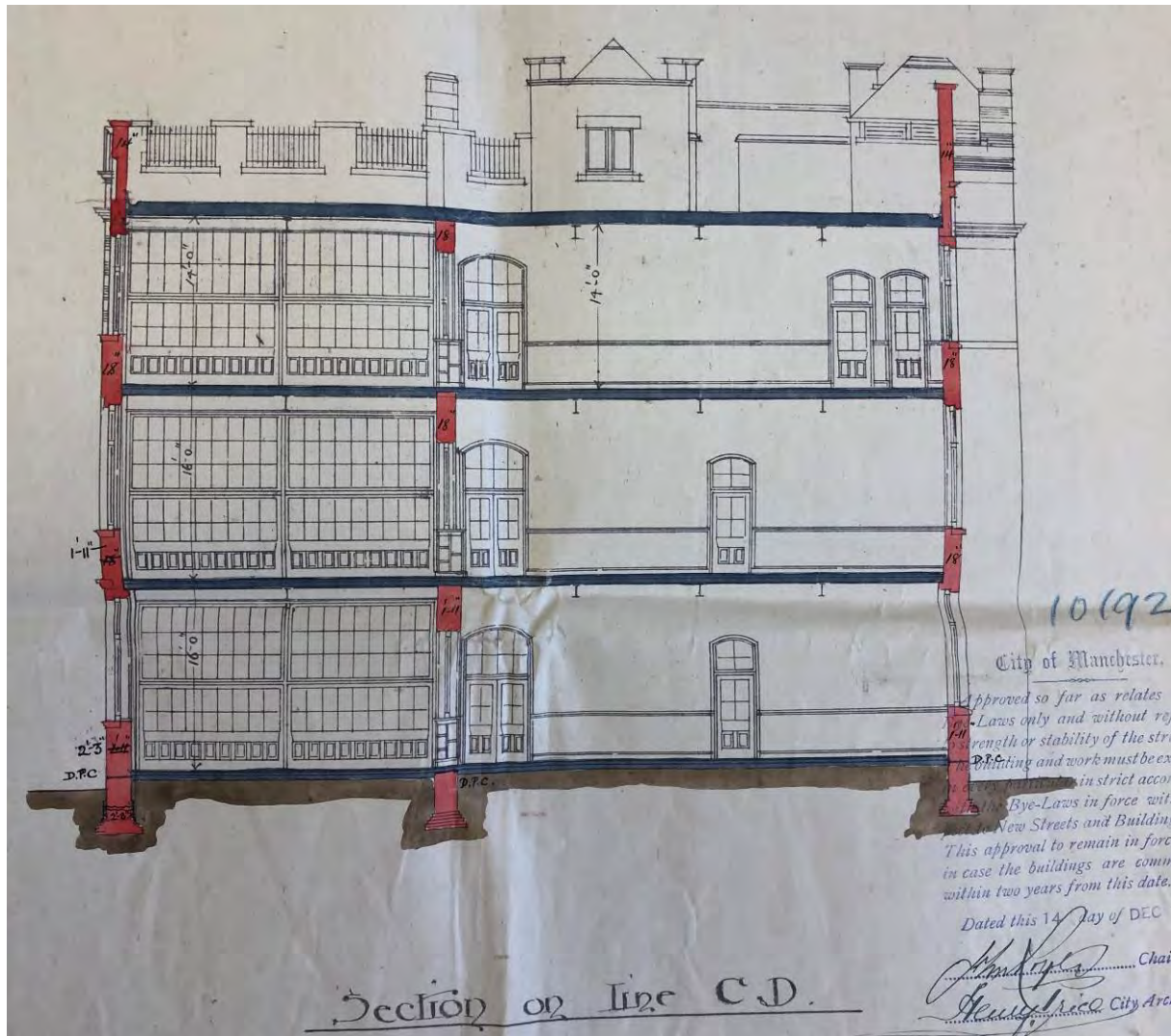


Figure 150: 1910 Section C-D illustrating the original glazed partitions between central classrooms to the left, and school halls to the right. (see Figure 141 for locations of section plans)

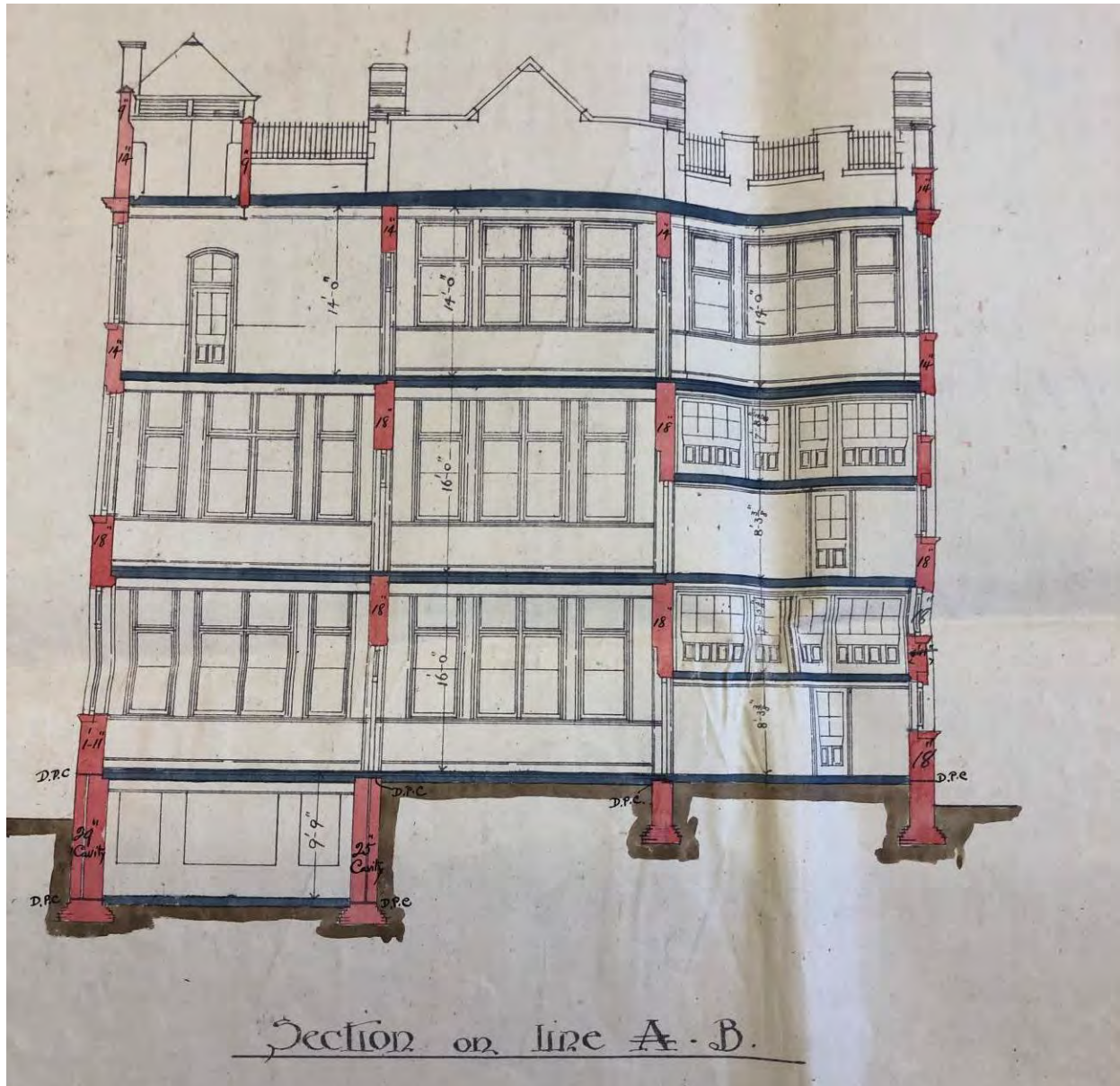


Figure 151: 1910 Section A-B illustrating the original mezzanine floors, accommodating offices, cloakrooms and toilets to the right. (see Figure 141 for locations of section plans)

[illegible]

© SLHA
143



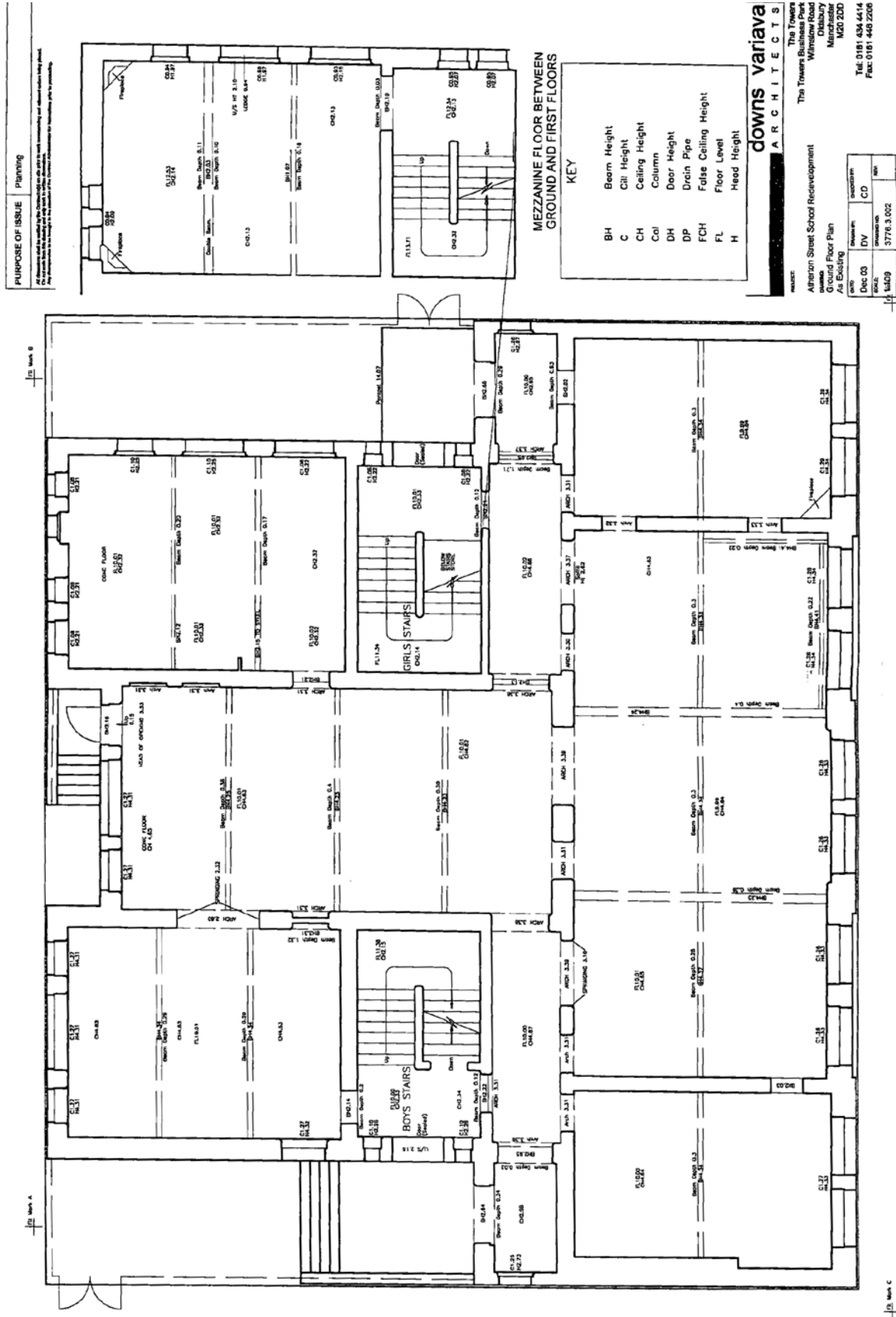


Figure 154: 2003 Ground floor & ground floor mezzanine plan, before hotel conversion.

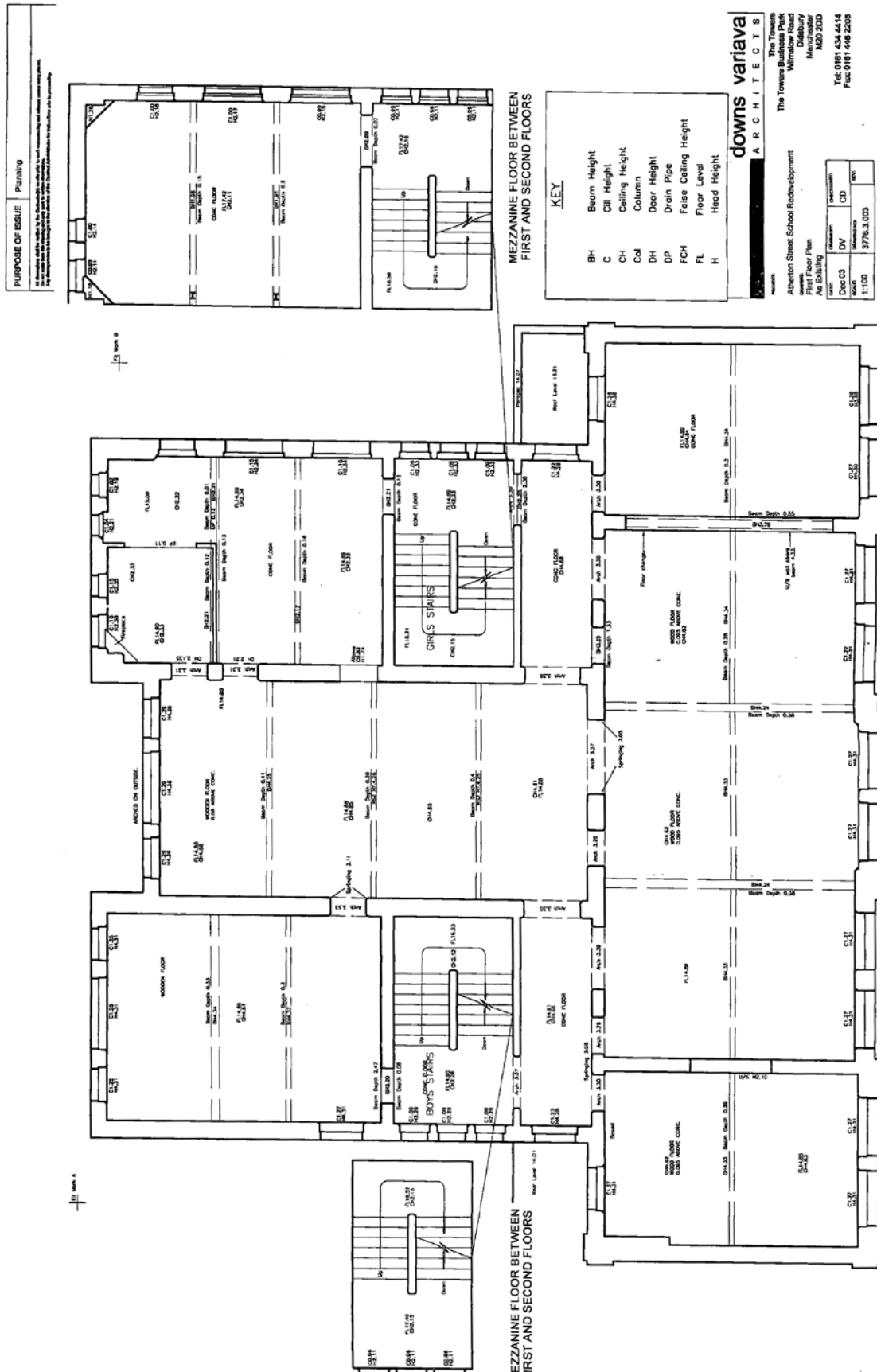


Figure 155: 2003 First floor & first floor mezzanine plan, before hotel conversion.









downs

ARCHITECTS

The Top
The Tower Business Bldg
Wilmington
Delco
Marlboro
MCO 2

The Tower Business Bldg
Wilmington
Delco
Marlboro
MCO 2

Attention Street School Redevelopment
Section AA as existing

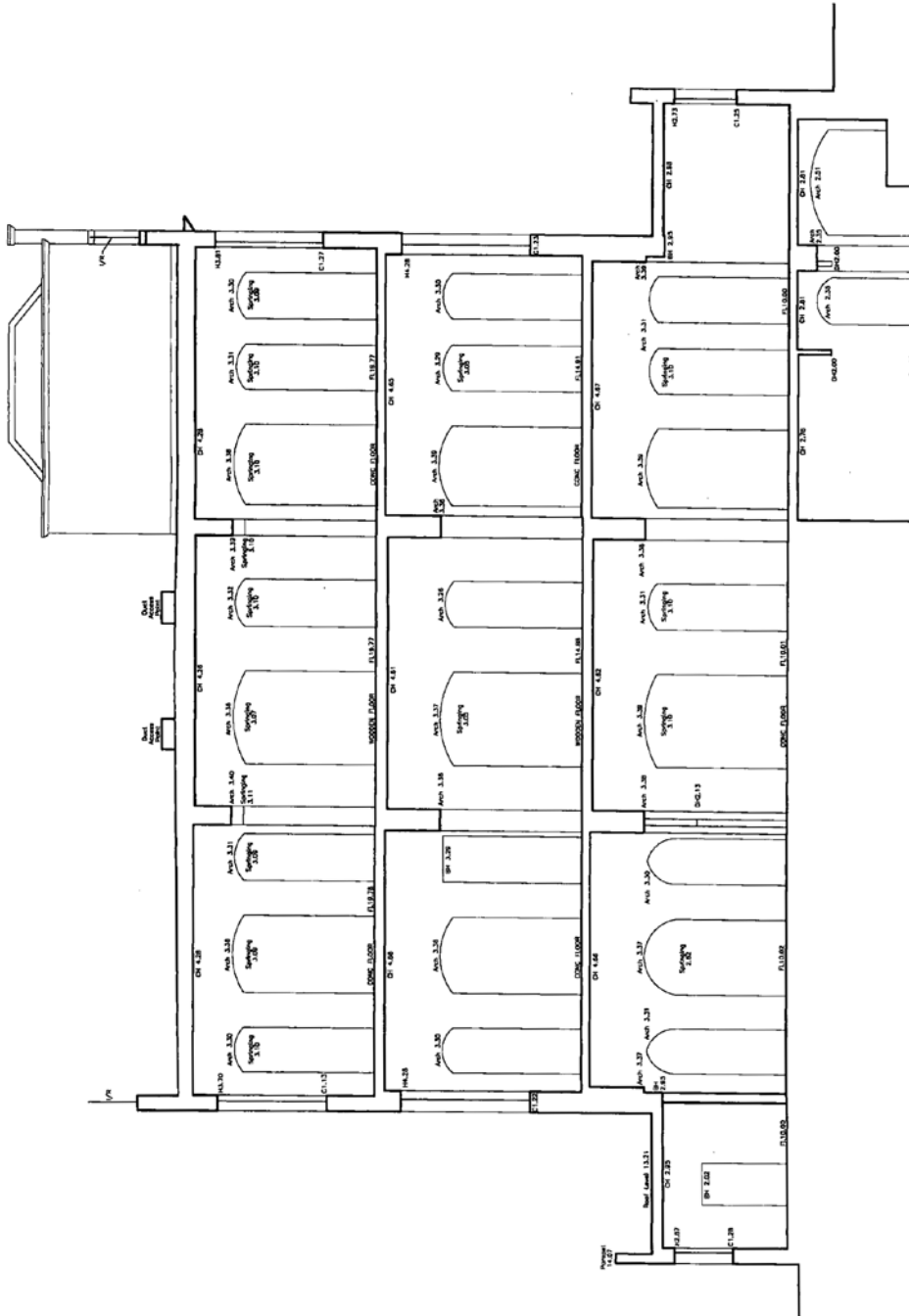
MARKET

DATE	ISSUED BY	REVISION NO.	NO.
Jan 04	DA	00	
1-100	3776.3.008		

Tel: 610.514.344
Fax: 610.514.462

PURPOSE OF ISSUE | Planning

All dimensions are given in metres to the nearest millimetre. All dimensions are given in metres to the nearest millimetre. All dimensions are given in metres to the nearest millimetre.



downs variav
ARCHITECTS

The Tower Business
Wimbor Road
Dorset
Bournemouth
Tel: 0161 434 4
Fax: 0161 448 2

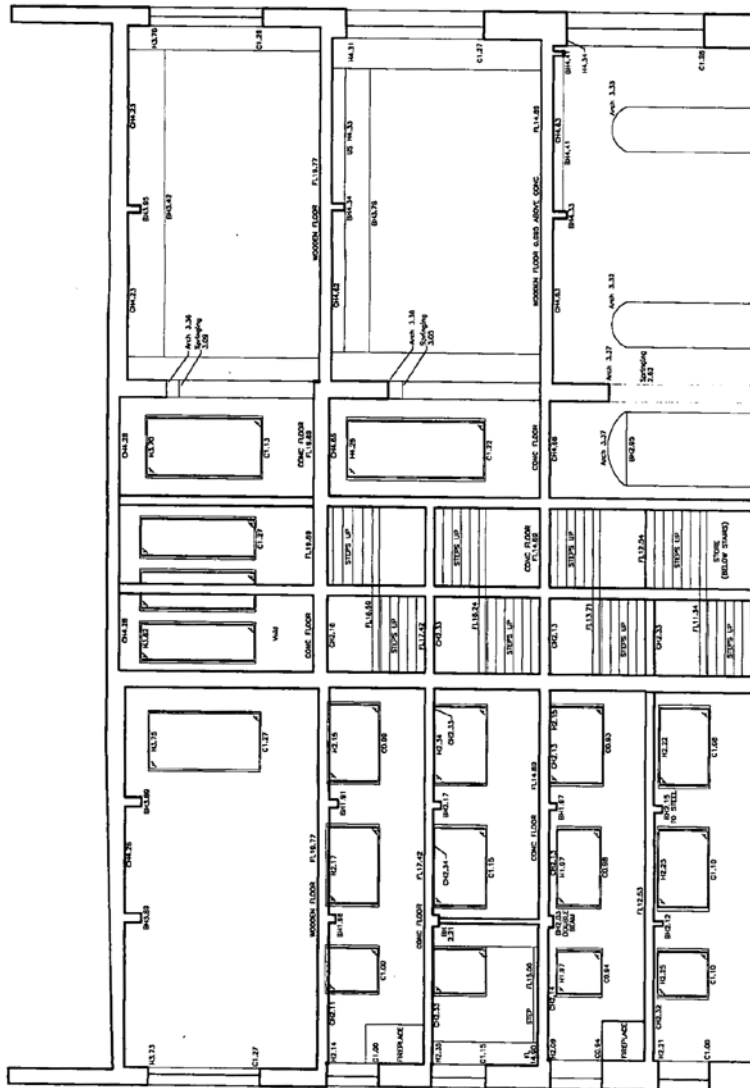
SECTION B

DATE	ISSUED BY	REVISION
Jan 04	DV	CD
1:100	3776.3.009	

Figure 160: 2003 B-B plan, before hotel conversion.



PURPOSE OF ISSUE	Planning
All dimensions shall be verified by the Contractor and shall be shown on each interpretation and shall not be taken as being final. Any dimensions to be brought to the attention of the Council shall be shown on the interpretation prior to proceeding.	



PURPOSE OF ISSUE	Planning
On the basis of the information provided, the Council has no objection to the proposed development, subject to the following conditions: The development should be carried out in accordance with the approved plans and specifications. The development should be carried out in accordance with the approved plans and specifications.	

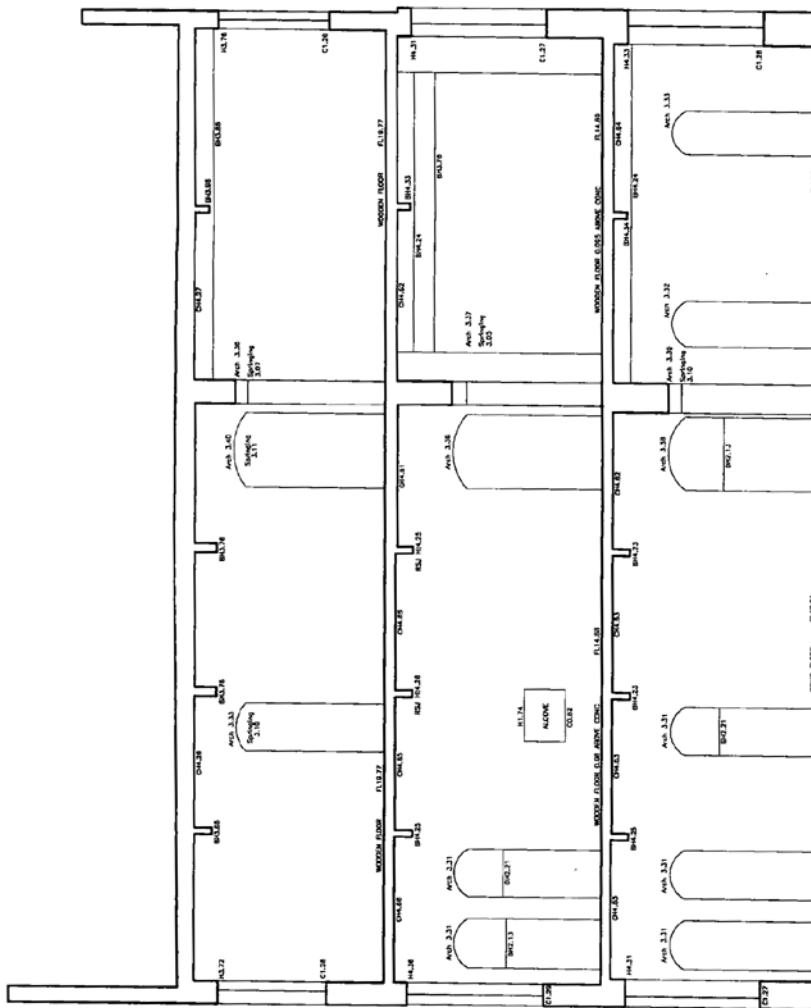


Figure 163: 2003 E-E plan, before hotel conversion.

downs variava
ARCHITECTS

The Towers
Atherton Street School Redevelopment
The Towers Business Park
Winshaw Road
Manchester
M20 2JD

Section EE is existing

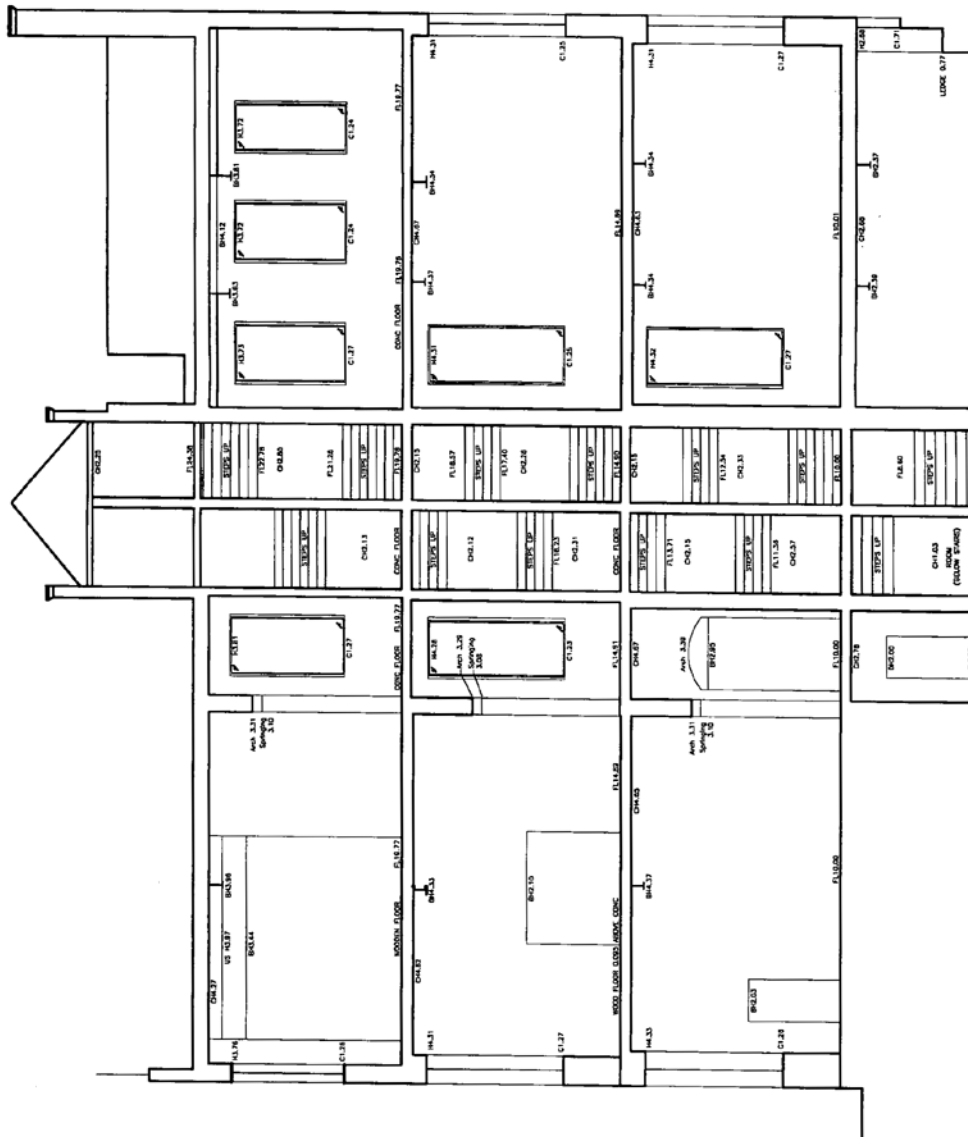
DATE	REVISION	DESIGNED BY
Jan 04	DV	CD
SCALE	1:100	3907.3.012

Tel: 0161 434 4414
Fax: 0161 446 2208

SECTION E

PURPOSE OF ISSUE: Planning

All dimensions shall be verified by the Contractor and shall refer to the corresponding architectural drawing. All dimensions shall be verified by the Contractor and shall refer to the corresponding architectural drawing. All dimensions shall be verified by the Contractor and shall refer to the corresponding architectural drawing.



SECTION F

downs variav
ARCHITECTS

PROJECT: The Tower School Redevelopment
The Tower School
Warrington
Cheshire
Section FF as existing

DATE: Jan 04
DRAWN BY: DV
CHECKED BY: CD
SCALE: 1:100
DRAWING NO: 3776.3.013
REV:

Tel: 0161 4344
Fax: 0161 4468

Figure 164: 2003 F-F plan, before hotel conversion.

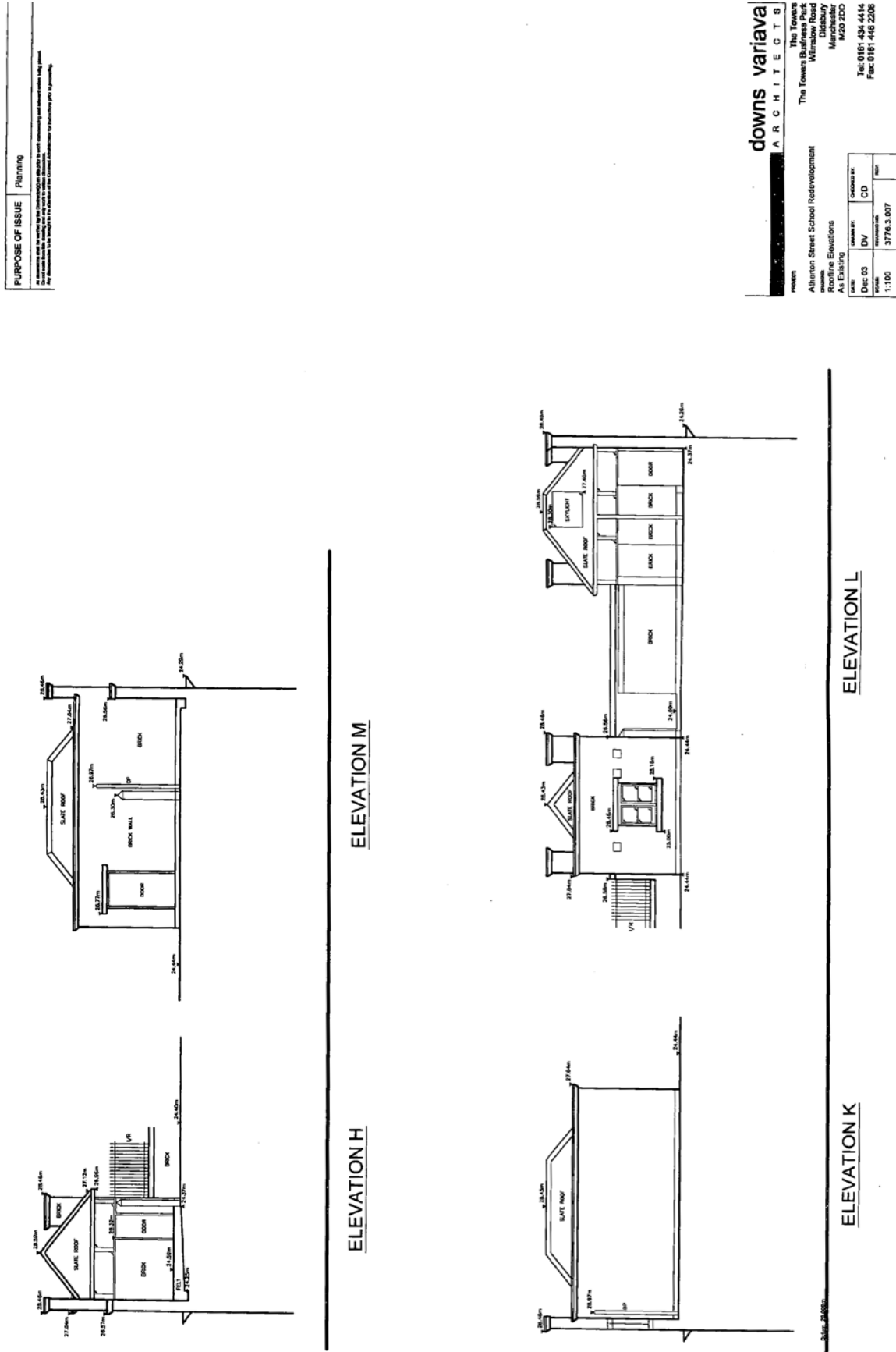


Figure 165: 2003 roof structure elevation plans, before hotel conversion.

PURPOSE OF ISSUE	Planning
This document is for the purpose of the Historic Building Audit only and is not intended for use in any other context. It is the responsibility of the user to ensure that the information is used in accordance with the relevant planning and building regulations.	

downs variava

ARCHITECTS

The Tower

The Towers Business Park

Wilmslow Road

Wilmslow

Manchester

M20 2DD

Tel: 0161 434 4414

Fax: 0161 448 2208

Attention Street School Redevelopment

Lower Ground Floor Plan

As Proposed

DATE	REVISION	CD	BY
Dec 03	DV		
1:100	3776.3.101		

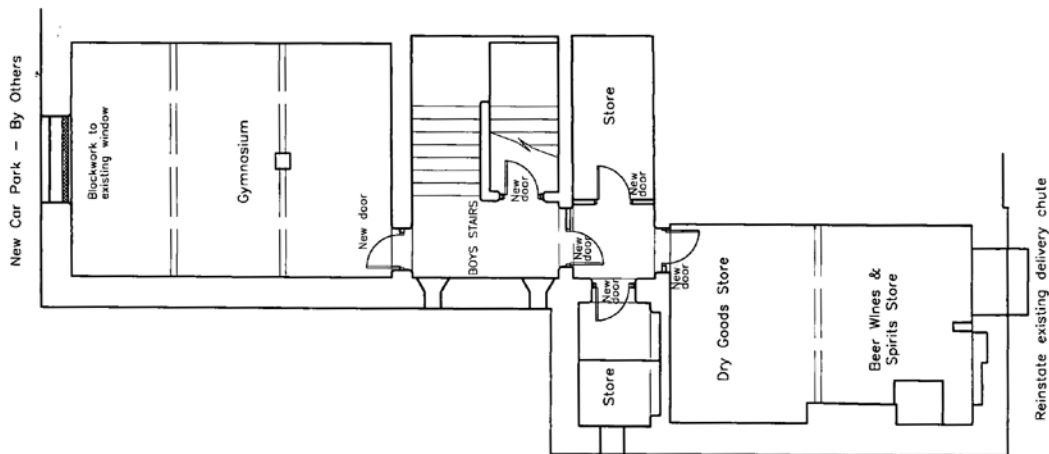


Figure 166: 2004 Proposed basement plan.









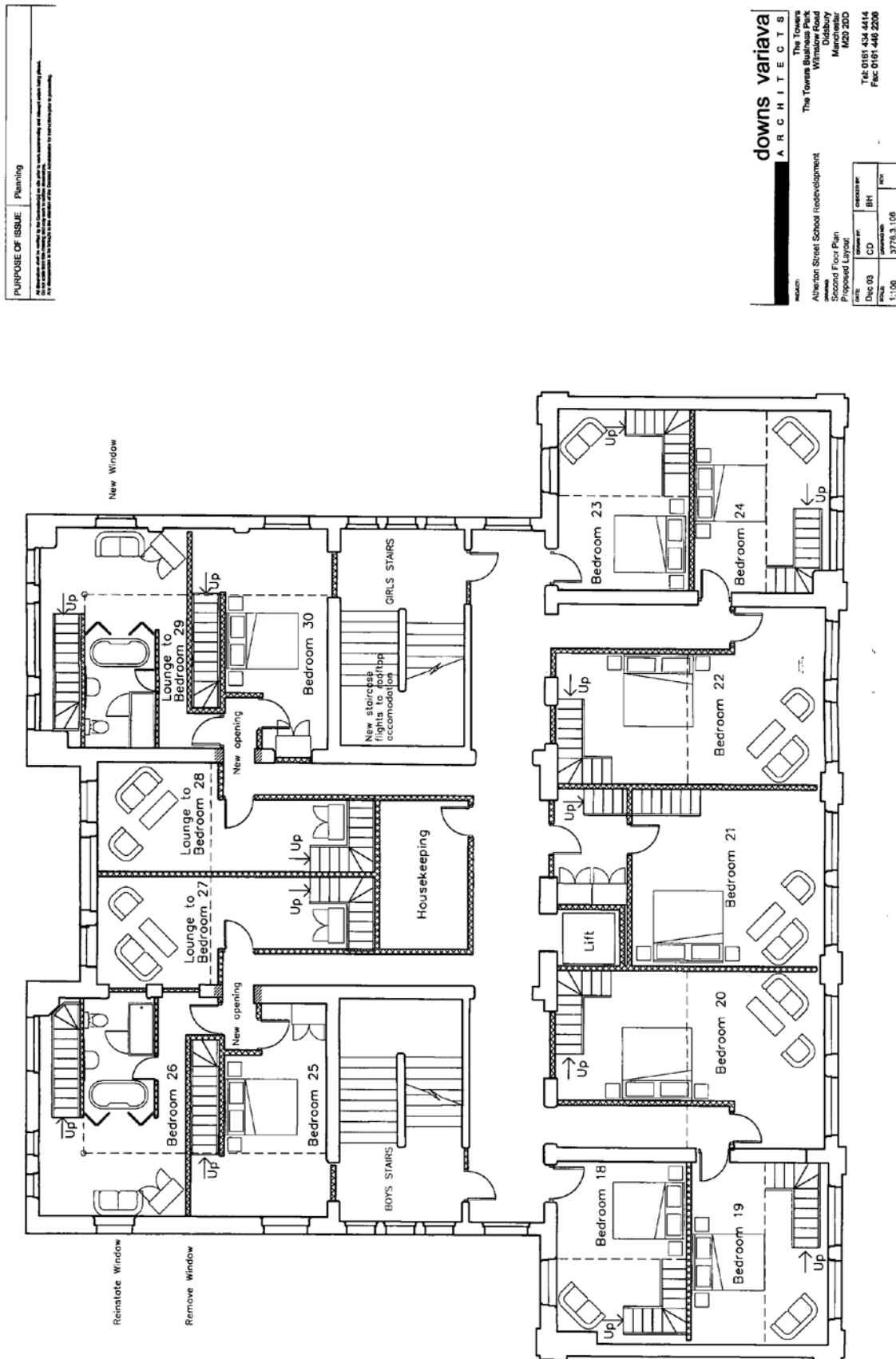


Figure 171: 2004 Proposed second floor plan.

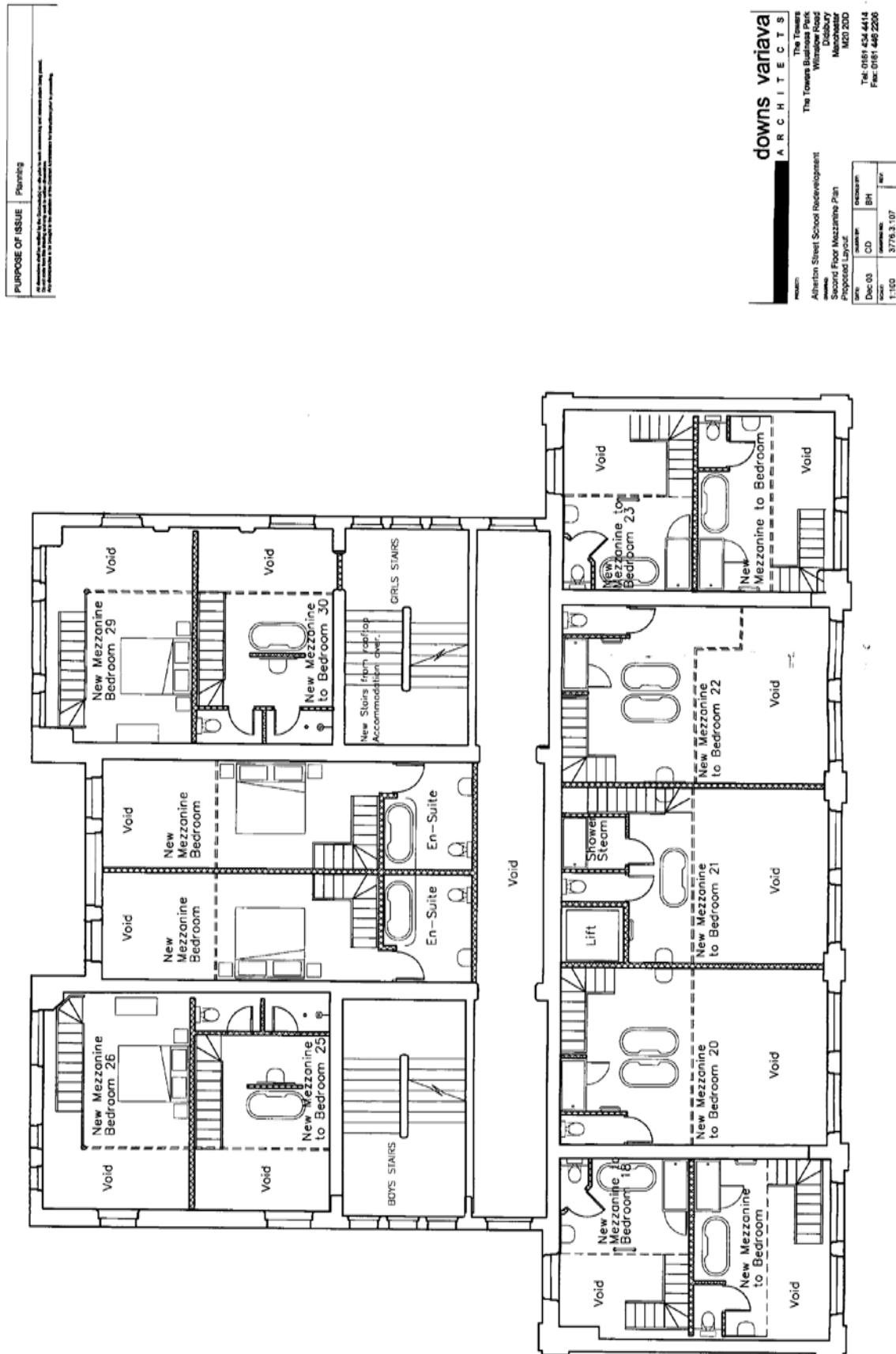


Figure 172: 2004 Proposed second floor mezzanine plan.



6.1.2 Appendix iii – Photographs February 2004 Downs Variava Architects

Atherton Street School
New Boutique Hotel

Photographic Record of Existing Building

Downs Variava Architects
February 2004



Figure 174: 2004 photographic survey – Atherton Street



Figure 175: 2004 photographic survey – Little John Street and rear (former girls'/infants' playground) elevation



Figure 176: 2004 photographic survey – Atherton Street



Figure 177: 2004 photographic survey – Great John Street, rear (north), and rear (north) roof level views.



Figure 178: 2004 photographic survey – Looking west across the roof, former boys' urinals & cubicles, and an internal view.



Figure 179: 2004 photographic survey – Rear elevation and an internal corridor view.

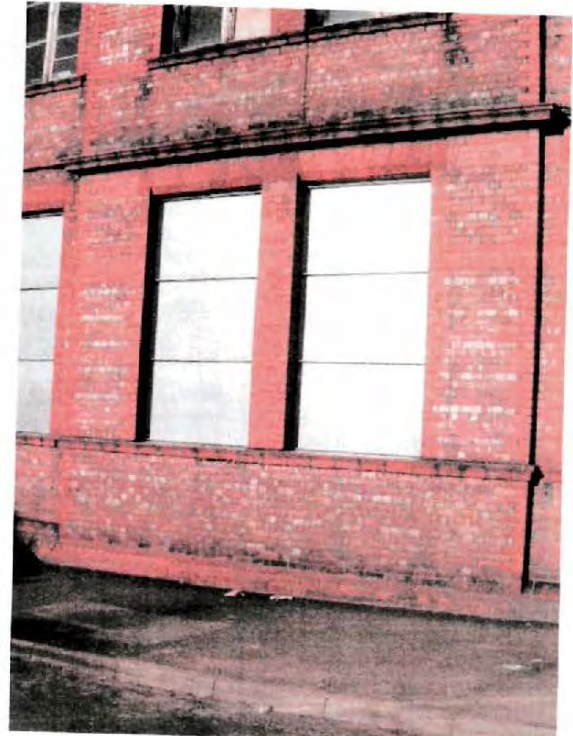


Figure 180: 2004 photographic survey – A classroom view, and location of the current hotel entrance doors on Great John Street.



Figure 181: 2004 photographic survey – Internal third floor classroom views.

6.1.3 Appendix iv – Articles and documentation

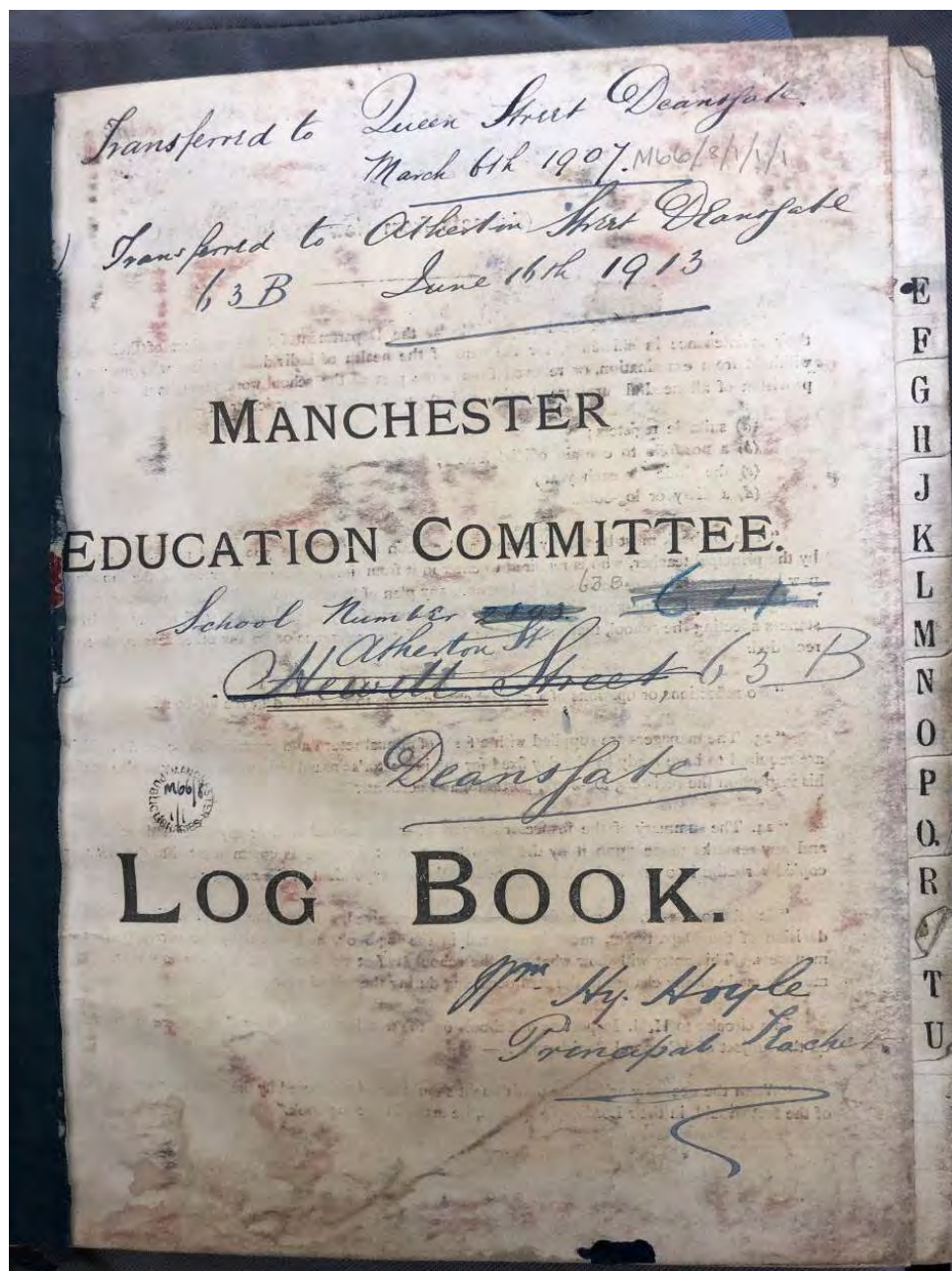


Figure 182: Front cover of 1913 Manchester Education Committee school logbook (Source: Manchester archives).

20. V 1912 Details of Grants payable for period ended.
31st December 1912

Average Attendance 174
Rate per Scholar $\frac{2}{4}$
Amount of Grant £185 . 12 . 0 /

School Staff

Principal Teacher
Wm. H. Hoyle. C.

Assistant Teachers.

Jos. S. Upton	C
Geo. M. Turner	C
Wm. H. Turner	C
Fred. T. Preswell	C
Edwin. W. Cross	C

C. H. Wyatt
DIRECTOR OF EDUCATION.

Figure 183: 1912 School logbook recording principal teacher and assistant teachers (Source: Manchester archives).

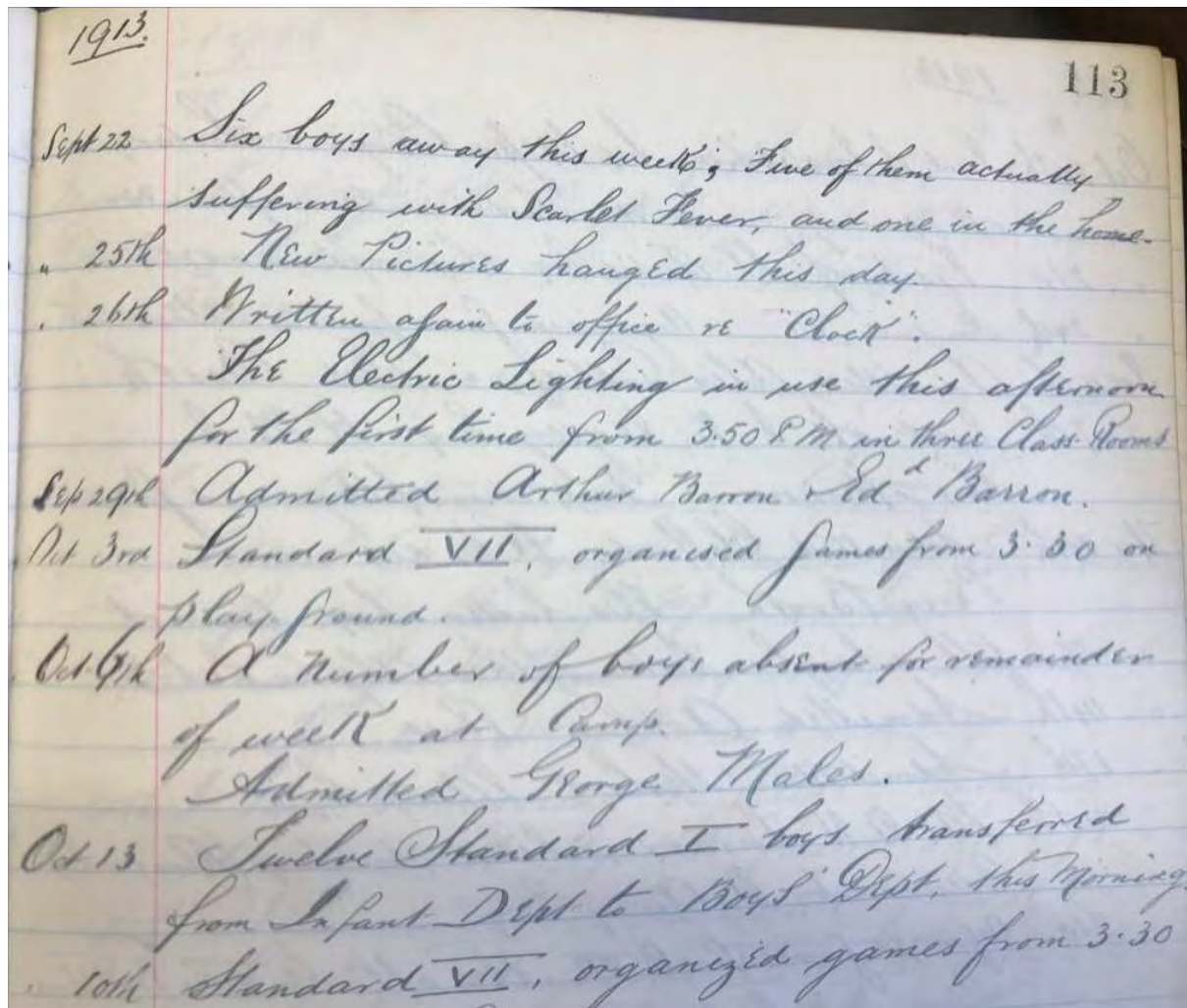


Figure 184: Page from the 1913 school log book recording the day three classrooms in the school were illuminated with electric light for the first time at 3:50pm on the 26th September 1913 (Source: Manchester archives).

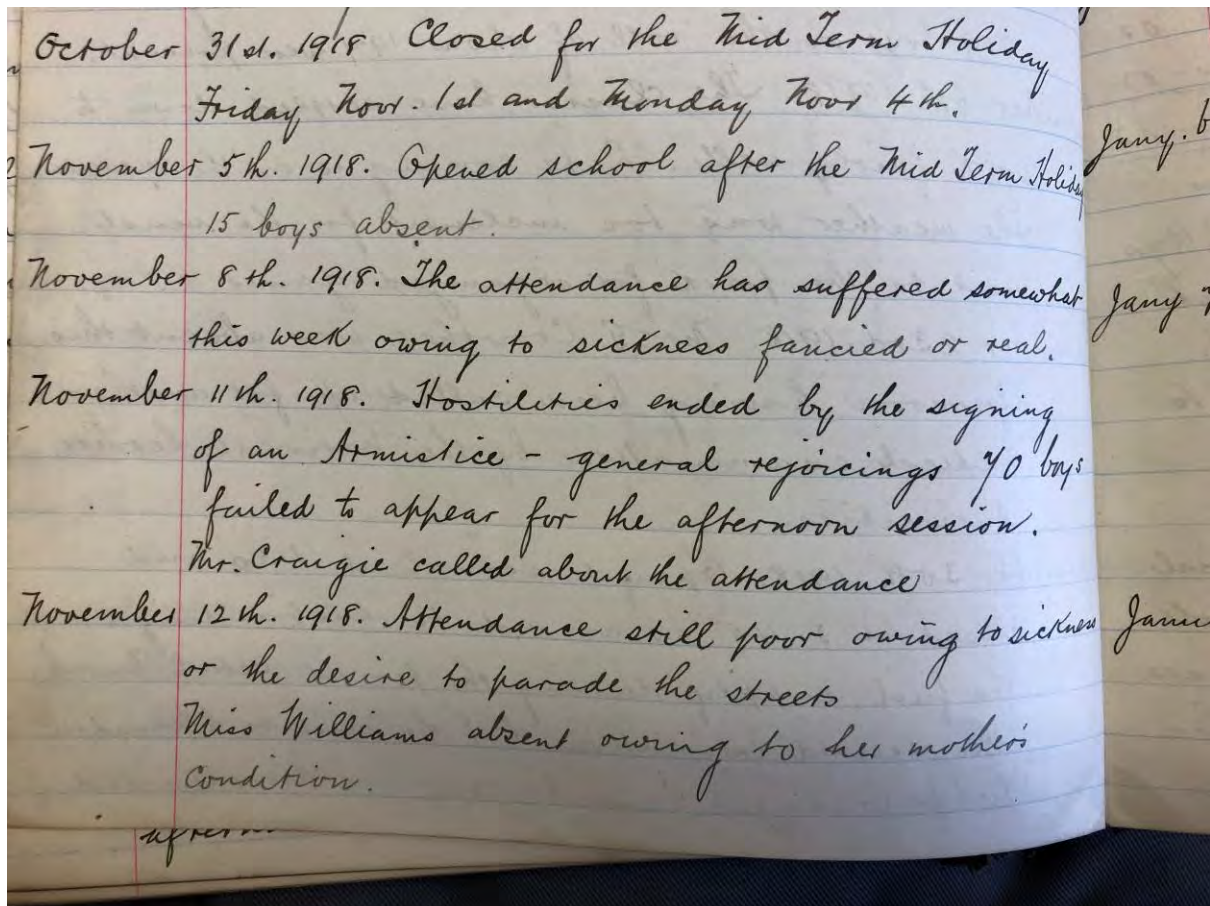


Figure 185: Page from the 1914 school log book recording the moment the First World War ended on the 11th November 1918: "Hostilities ended by the signing of an armistice - general rejoicings 70 boys failed to appear for the afternoon session", followed by a second entry on the 12th November 1918 recording that: "Attendance still poor owing to sickness or the desire to parade the streets".

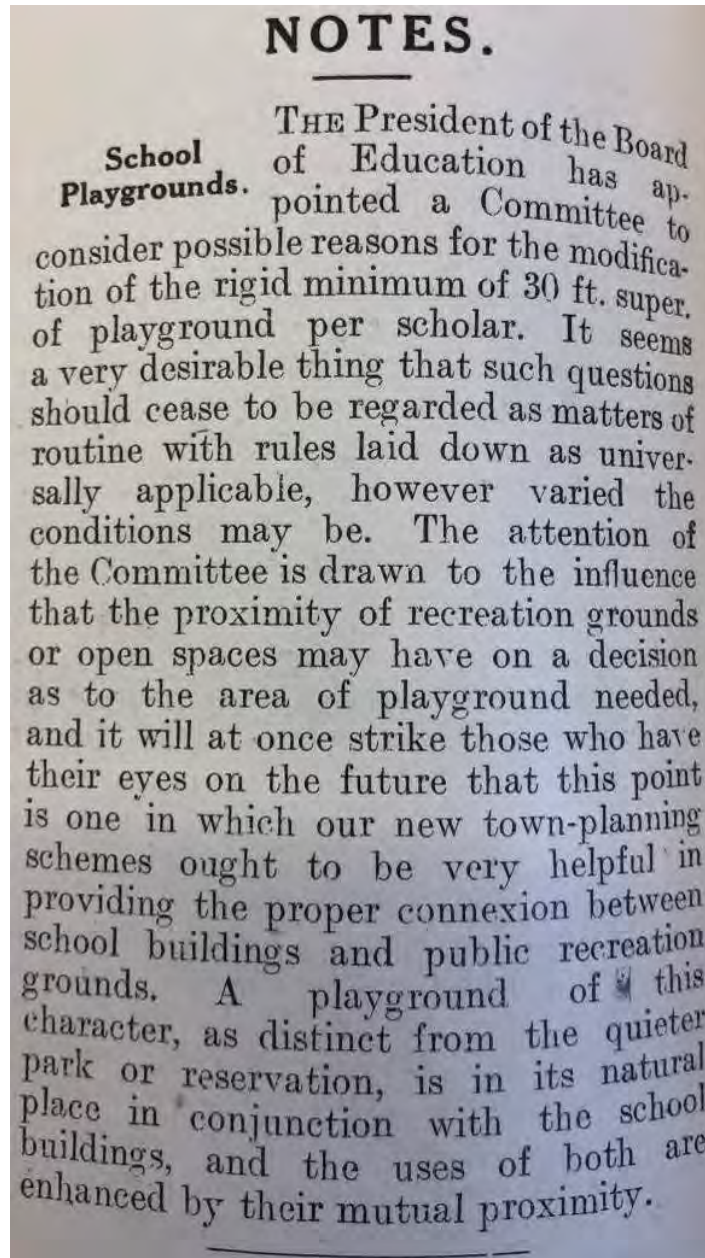


Figure 186: Article from The Builder, 18th August 1911.

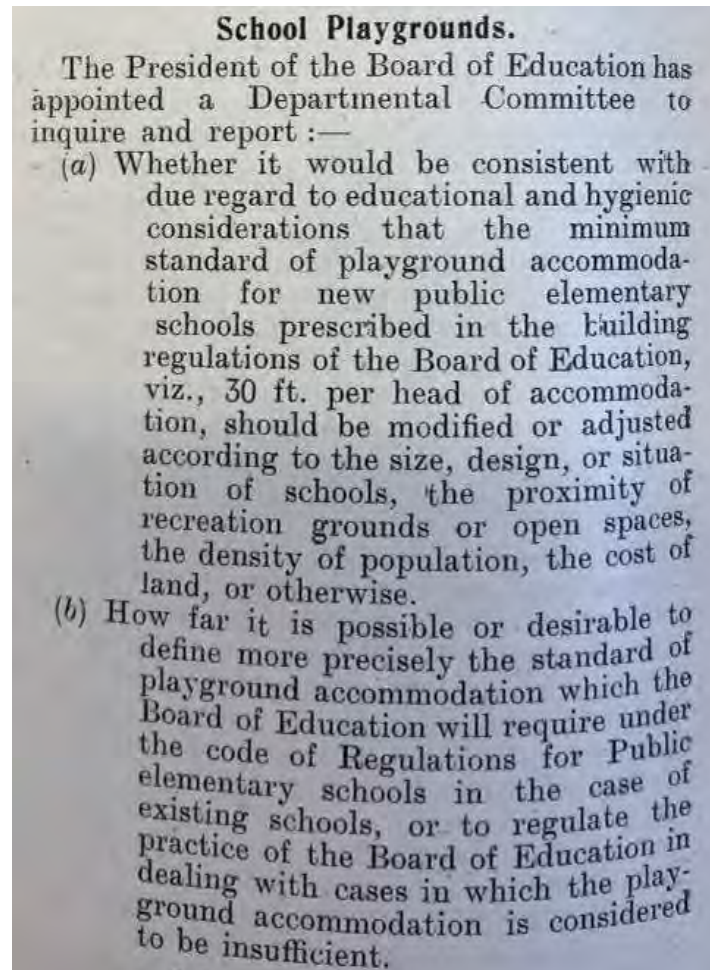


Figure 187: Article from The Builder, 18th August 1911

NEW MANCHESTER SCHOOL: IN THE DEANS_GATE DISTRICT
The Manchester Guardian (1901-1939): Jan 18, 1912;
ProQuest Historical Newspapers: The Guardian and The Observer

NEW MANCHESTER SCHOOL.

IN THE DEANS_GATE DISTRICT.

The memorial-stone of a new municipal school erected by the Manchester Education Committee in Atherton-street, Quay-street, was laid yesterday by Councillor Margaret Ashton. As the day was cold and a large number of children who were mustered in front of the school had to stand outdoors during the stone-laying, the ceremony was cut down as much as possible, and the speeches were all brief.

Sir T. T. Shann (chairman of the Education Committee), who presided, said that this was the fifty-first school erected by the Manchester Education Authority, and was intended to replace three old schools which had ceased to meet the requirements of the Board of Education. It would have accommodation for 760 children. As they might expect the population of this district to go down, the place of a great many houses being taken by buildings for commercial purposes, the school had been planned so that it might be used in other ways when it was no longer needed as a school. This, of course, would not be for many years, but it had to be taken into consideration, seeing that the school was in the city itself, and had been built at an expensive cost in land.

Miss Margaret Ashton, who laid a memorial-stone bearing her name, thanked Sir Thomas Shann for giving her the opportunity of doing so. Addressing the children, she said she believed that by giving them better surroundings in their school buildings they gave them better chances in their future life. They were the torch-bearers of the future, and the fate of the country depended entirely upon them. It was to be hoped they were doing something to improve not only the health of the children, but their education and facilities for learning.

A vote of thanks to Miss Ashton was carried on the motion of Councillor Birley, seconded by Councillor Woollam.

The hymn "O God, our help in ages past" and two songs, "Here's a health unto His Majesty" and "John Peel," were sung by the school children.

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Figure 188: Article on the laying of the new Atherton Street School foundation stone in the Manchester Guardian, 18th January 1912.



Stephen Levrant Heritage Architecture Ltd

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