

Great John Street Hotel

Great John Street
Manchester

Level 3 Historic Building Record & Features of Historic Interest Audit

LBC ref.
126751/LO/2020 –
Conditions 4 & 6 point C

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The Hut Group

20th January
2021



Great John Street Hotel, Manchester – Level 3 Historic Building Record & Features of Historic Interest Audit

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1. INTRODUCTION

1.1 Purpose

Stephen Levrant Heritage Architecture Ltd (SLHA) have been commissioned by The Hut Group to undertake a Level 3 Historic Building Record (HBR) survey of the Grade II listed Great John Street Hotel, Manchester (the Site - see Figure 1) prior to the implementation of the current approved scheme of alteration, refurbishment of the building to continue its current hotel use.

This Level 3 Building Record is intended to discharge Conditions 4 and Condition 6 - Point C of the LBC application (LBC ref:126751/LO/2020). Condition 4 states: *“No development shall take place until the applicant or their agents or successors in title has undertaken a Historic England Level 3 historic building survey”* and Condition 6, Point C states: *“A detailed audit of all internal features of historic interest and details of how any of these will be reused, refurbished or reinstated”*.

Due to the limited number of surviving fixtures and fittings of significance remaining in the building, these elements required under Condition 6, Point C, have been discussed and incorporated within the following Historic Building Record (Condition 4).



Figure 1: The principal south front of the Great John Street Hotel.

The building was constructed as 'The Atherton Street County School' in 1912 for the Manchester Education Committee. The school later became part of the Granada TV complex during the 1960s and was listed in 1994 as 'St Johns College of Further Education'. In 2004 the building was converted into a boutique hotel named Great John Street Hotel, resulting in a number of internal alterations to the building. For the purposes of this report, the Great John Street Hotel will be referred to as "the Site" and "Great John Street Hotel".

This Historic Building Record provides a detailed record of the Grade II listed Great John Street Hotel prior to its redevelopment in order to accompany the consented listed building consent application for the current development scheme. The HBR is in line with the requirements of the National Planning Policy Framework (NPPF), in particular paragraph 141 which states:

"Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

A digital copy of the report has been provided for deposit with Manchester Central Library Archives and the Greater Manchester Historic Environment Record.

2. METHODOLOGY

2.1 Introduction

The below survey has been completed to a **Level 3** standard, as described in Historic England's document '*Understanding Historic Buildings: a guide to good record practice*'. The report involves a full survey of the Great John Street Hotel.

2.2 Scope of Survey

2.2.1 Extent and limitations

Full access to all parts of the Great John Street Hotel building was possible at the time of the survey.

2.2.2 Historical research

Supplementary research was based upon primary and secondary sources including maps, drawings, photographs, historic articles and on-site surveying.

2.2.3 Written record

This survey follows Historic England's guidance set out in *Understanding Historic Buildings, a guide to good recording practice (2006)*. This essentially forms a descriptive and illustrative record of the surviving buildings and features across the site.

Under the **Level 3** recording guidance; Historic England explains the extent of the approach of the record, that:

"Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.... A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited."(Historic England, *Understanding Historic Buildings - A Guide to Good Recording Practice*)

As such, a descriptive and illustrative record has been compiled of typical, and key room types and features covering both the interior and exterior of the building, which is accompanied by general and detailed photographs and plans. The written descriptions comment on historical development, original uses and likely dates/phasing, materials and architectural details.

2.2.4 Photographic record

A photographic record of all main areas of the building supplements the written record of the building, and are compiled in colour digital by Stephen Levrant : Heritage Architecture in January 2021.

Photographs typically include general views of the exterior and photographs of typical/key rooms internally. Detailed photographs were taken of specific historical or architectural features. Each photograph contains a room location which correspond to the floorplans at the end of each section.

2.2.5 Drawn record

Survey plans of the exterior and each floor of Great John Street Hotel have been produced previously by others (noted in each section) between 2003-4 and 2020.

2.3 Authorship

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

Lee Hutchings BSc (Hons) - Senior Historic Building Consultant

3. THE SITE

3.1 Location

The Site is located on Great John Street in the city centre of Manchester, and is bounded by Great John Street to the south, Atherton Street to the west, Little John Street to the east, and the rear of the Bauhaus apartment building to the north (see Figure 2).



3.2 Statutory Designations

The building was listed Grade II on the 6th June 1994 as 'St Johns College of Further Education'. The listing description suggests the building is of late 19th century origin, however, the building was erected in 1912.

ST JOHNS COLLEGE OF FURTHER EDUCATION

Listed Building Grade: II

List Entry Number: 1282969

Date first listed: 06-Jun-1994

Statutory Address: ST JOHNS COLLEGE OF FURTHER EDUCATION, GREAT JOHN STREET

District: Manchester (Metropolitan Authority)

School, now college of further education. Late C19, altered. Stock brick with dressings of red brick and sandstone (flat roof concealed). Roughly T-shaped plan, formed by main block parallel to street and large rear wing of almost full width. Eclectic style with some C17 Renaissance features. Three storeys and 5 bays (2 windows per bay), symmetrical, the centre bay slightly projected, with red brick pilasters (banded at top floor), moulded brick cornice interrupted in the centre, high parapet with banded piers and iron railings, interrupted in the centre by a rectangular upstand which has a blind keyed oculus under an open pediment. Pairs of tall casement cross-windows with small panes in the top lights, square-headed at ground floor, segmental-headed at 1st floor, and square-headed with segmental relieving arches at 2nd floor. Some of the piers of the parapet are chimneys. Flat roof which formerly served as school playground. Entrances at the sides of the rear. Sides and rear have less regular fenestration, including a gabled re-entrant in the centre of the rear wall which has large tripartite windows, that at top floor with a tympanum over the centre light. Interior not inspected.

4. HISTORICAL DEVELOPMENT OF THE SITE

4.1 Brief History and Development of Education Reform in Manchester

The onset of the Industrial Revolution in the late-18th century transformed Manchester from a small market town into a thriving city. The phenomenal rate at which the city developed coincided with the forging of the Bridgewater Canal and latterly the coming of the railway in 1830. The growth in trade and industry across the 19th century resulted in a rapid increase in population and a subsequent requirement for housing and eventually, education and schools.

As urban townscapes began to emerge across the country, there was a nationwide realisation that education needs were not being met. The views expressed by industrialists that mass education was vital to the nation's ability to maintain its lead in manufacture carried considerable weight in Parliament. In 1870 an Education Act was passed which stands as the very first piece of legislation to deal specifically with the provision of education in Britain.

Manchester was one of the first cities to pioneer the 1870 Education Bill. The '*Manchester School Board*' was formed in the same year, and by 1882 the board had built eight schools around Manchester. Generally, the new school sites were located in areas of industry such as ironworks and railways, surrounded by rows of terraced houses which accommodated the employees and their families.

Unlike other major cities, Manchester did not have a board architect, this allowed for local architects to experiment with designs. The result being an eclectic mix of 19th century 'school building' typology across the city, ranging from Gothic to Queen Anne revival and Renaissance styles.

In 1886, Charles Henry Wyatt was appointed clerk to the board (Figure 3). Wyatt was an integral figure to the development of education and school design in Manchester throughout the late 19th – early 20th centuries.



Figure 3: Photograph of Charles Henry Wyatt, Clerk to the School and latterly the Director of Education in Manchester **Source:** Manchester Archives.

Wyatt diligently sought ways in which to improve standards and conditions in local schools. In his '*Companion to the Education Acts, 1870-1902*', Wyatt provides an exemplary insight into the development of the school board and of their daily function. The publication also reveals crucial details of interior design and '*planning rules*', which should be included in new school buildings nationwide.

In 1902, a new Education Act was passed which radically reorganised the administration of education at local level and abolished the school boards in England and Wales. All elementary schools were placed in the hands of local education authorities under the control of the county and county borough councils. Resulting in the 'Manchester Education Committee' being formed in 1903, with Charles Henry Wyatt being appointed as the Director of Elementary Education. In the decades that followed, fifteen new elementary schools were constructed in Manchester, many of them to the design of Manchester city architect, James Henry Price (1867-1944).

The austerity of the schools built in the city centre after the 1902 Education Act is a reflection of financial stringency; rooftop playgrounds were sometimes made necessary by overcrowded inner city sites, such as Great John's Street. In general, school design in the early 20th century became increasingly influenced by rigorous educational standards and environmental requirements; the highest priority being lighting and ventilation.

In 1904, an article was published in the 'Manchester Courier and Lancashire General Advertiser' revealing some of the distinctive changes made to the design of elementary schools following the 1902 Act. The article states that Manchester 'typified the highest achievement of school architecture', the latest designs were characterised by 'central halls as their main feature, with classrooms lit from the outside and separated from the hall by wood and glass partitions' (Figure 4). Which can be seen in the completed school for the Great John Street Site when it opened in 1912.



Figure 4: Extract from article published on the 29th December 1904 in the 'Manchester Courier and Lancashire General Advertiser'. Source: The British Newspaper Archive.

5. HISTORIC BUILDING RECORD

5.1 Introduction

The following section will describe the Great John Street Hotel, describing its historical development, former uses, design/decoration and alterations. This will be supplemented with photographs of principal spaces/circulation areas floor by floor, external views and recent floorplans.

5.2 Historical Development of the Site

The present building at Great John Street was designed in 1910 and opened in 1912 as 'The Atherton Street Council School'. The proposed plans of the building illustrate that the school was constructed using a 'T-shaped' plan at the corner of Atherton Street, Great John Street and Little John Street.

The school is built of red brick with red terracotta and buff stone dressings and comprised three storeys with a playground to the flat roof level (Figure 6 & 9). The building was designed with a short mezzanine level to the eastern side of the ground floor and first floor, which accommodated teacher's offices, cloakrooms and toilets.



Figure 5: Foundation Stone laid in 1912 **Source:** Site Visit, 2019.

An article published in the Manchester Guardian on the 18th January 1912 states the Site was the *'fifty-first school erected by the Manchester Education Authority and was intended to replace three old schools which has ceased to meet the requirements of the Board of Education'*.

A pink granite foundation stone commemorating the start of the scheme on Atherton Street was laid by Margret Ashton, a member of the Manchester Education Committee on the 17th January 1912 (Figure 5).



Figure 6: A school boy using the original roof top playground for exercise during the c1930s. **Source:** Great John Street Hotel archive.



Figure 7: One of the classrooms during the 1930s, showing the original glazed brick to the dado level. **Source:** Great John Street Hotel archive.



Figure 8: One of the classrooms during the 1930s, showing the original glazed brick to the dado level. **Source:** Great John Street Hotel archive. **Source:** Great John Street Hotel archive.



Figure 9: 1930 – Aerial image of the Site, looking north-west. The image illustrates the terrace-lined streets which characterised the area prior to mass clearance during the mid-20th century. The playground to the rear of the Site is just visible from this perspective, whilst the boy's rooftop playground can clearly be seen. **Source:** Manchester Image Archive.

During the 1950s the school became the 'St. John's College for Further Education', seeing a new college building being constructed on the former girl's playground to the north of the Site (now the site of the Bauhaus apartment building). During the early 1960s the college vacated the building and it subsequently became a storage facility for the adjacent Granada Studios complex (Figure 10).



Figure 10: Image of the Site (rear elevation) taken in the early 1960s, Granada Studios dominates the view to the right. The image illustrates the open space to the north of the Site prior to the construction of numerous apartment blocks and office buildings in the 1990s. **Source:** Manchester Archives.

In June 1994 the building listed Grade II, and in 2004 the building was converted into a boutique hotel. Changes included the insertion of a new principal entrance to the centre of the Great John Street elevation, the conversion of the classrooms into the main reception area, and the introduction of mezzanine levels to form duplex bedroom suites within the former double-height class room and school hall spaces.

The former boy's playground on the roof formed the location for the hotel's roof garden, terrace and bar with the addition of a new single-storey roof extension and landscaping.

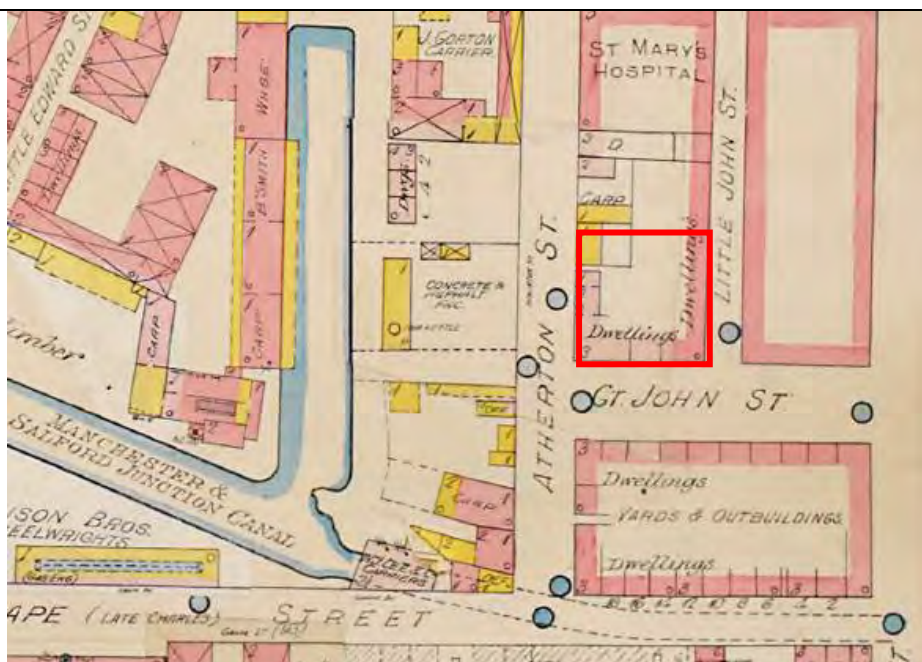
5.3 Map regression



1793 C. Laurent, Plan of Manchester and Salford – The location of the Site can be seen to form an open area of land during this period. Great John Street is shown to have been laid out by the late-18th century but remains mostly undeveloped. Principal roads such as Charles Street, Quay Street and Lower Byrom street have also all been laid out. To the east of the Site is St. John's Church (now forming St. John's Gardens).



1821 James Pigot, A Plan of Manchester and Salford – This map shows the first evidence of built form on the Site. Whilst the map does not give further information of these buildings, later mapping suggests these structures were early-19th century slum dwellings.



1889 Goad's Fire Insurance Plan – This insurance plan gives further information of the type of buildings which were located on the Site, which comprised terraced 3-storey slum dwellings.



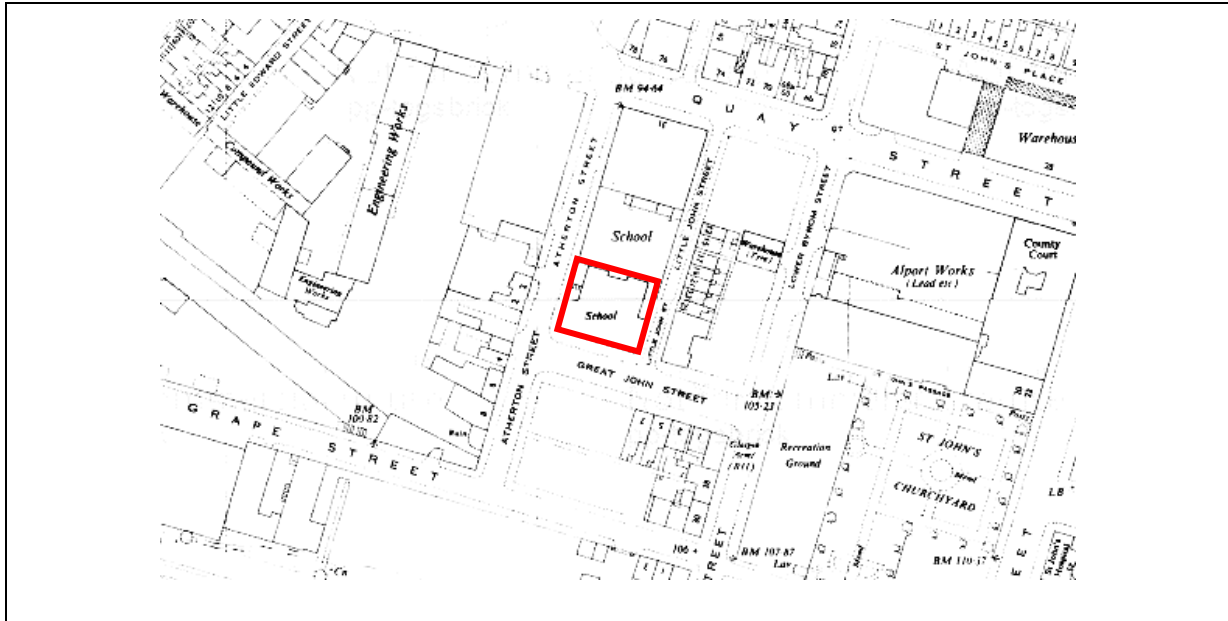
1908 OS – This 1908 map illustrates the Site shortly before it was redeveloped to form the site of the new school building. The map shows the Site continued to be occupied by dwellings immediately before the construction of the present school building.



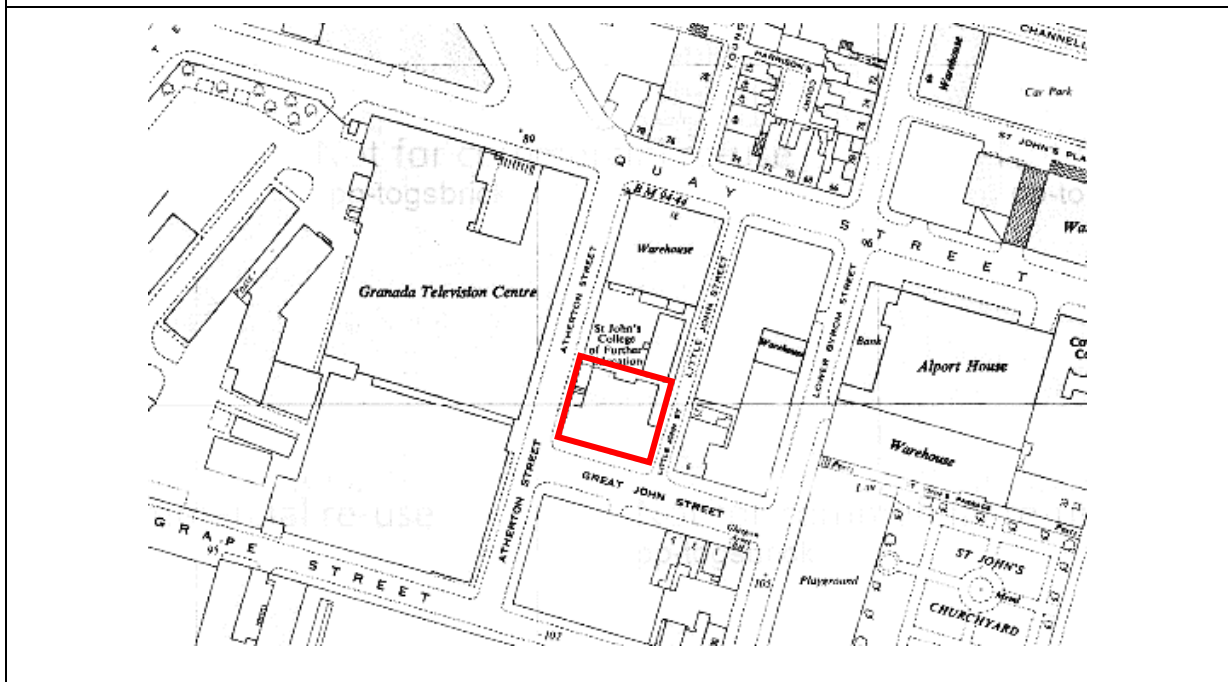
1922 OS – This map is the first to depict the present-day building that forms the Site today. The early 19th century dwellings, which had previously occupied the Site, were demolished and the current building erected in their place in 1912. The footprint of the school is shown to be symmetrical, with separate entrances for boys and girls/infants from Atherton Street and Little John Street. The girls/infants' playground was situated to the north, rear of the building, which can be seen as a large open space containing the original external girls/infants' toilet block against the northern playground wall, whilst the boys' playground was located on the roof of the school building.



1941 Manchester Blitz Map – This bomb damage map uses the older 1932 OS map, and shows that the south-eastern corner of the former school was hit by a high explosive bomb during the blitz on the 6th December 1941.



1949 OS – This map drawn following the end of the Second World War shows the Site to be largely unaltered. The surrounding area is now largely characterised by cleared, empty plots resulting from wartime bomb damage.



1963 OS – During the 1950s the original school building became the 'St John's College of Further Education', as is shown on this map of 1963. Following the mass clearance of housing in the immediate area and the completion of the neighbouring Granada Television Studios in the early-1960s, the requirement for a school in this location became obsolete, and the building became used for storage and set design by Granada Studios between the mid-1960s-1990s. The map shows a rectangular, detached classroom structure has been constructed in the former girls' playground to the rear previously in the c1950s.

5.3.1 Historic building record - Exterior description

The original plans of the building are shown to have been signed off by 'Charles Henry Wyatt'. Whilst it is thought that City Architect Henry Price designed a number of buildings following his appointment in 1902, the true extent of his involvement in the Atherton Street school is not known. However, the design of the school does contain a number of elements similar to Price's other known designs.

The principal elevation onto Great John Street remains largely as built in 1912, comprising five bays (Figure 11). The building was not, however, designed to be entered from Great John Street (which today serves as the principal hotel entrance). Instead, the segregation of the sexes required separate entrances for boys and girls/infants. As such, the boy's entrance was designed to be entered from Atherton Street, whilst girls and infants would enter from Little John Street (Figures 12 and 13).

Playground areas were also designed to be separated, with the girls and infant's playground situated at street level to the north of the Site, and the boy's playground located on the flat roof. The iron railings and banded piers at roof level were designed to enclose the playground whilst some doubled as chimney stacks (Figure 15).

In 2004 the former school building was converted to the current boutique hotel. Works to the exterior included the general repair and redecoration of the exterior and the insertion of two new window openings to the ground floor level on Atherton Street, two new window openings to the ground floor level of Little John Street, and the insertion of two new entrance doors to the centre of the Great John Street elevation.

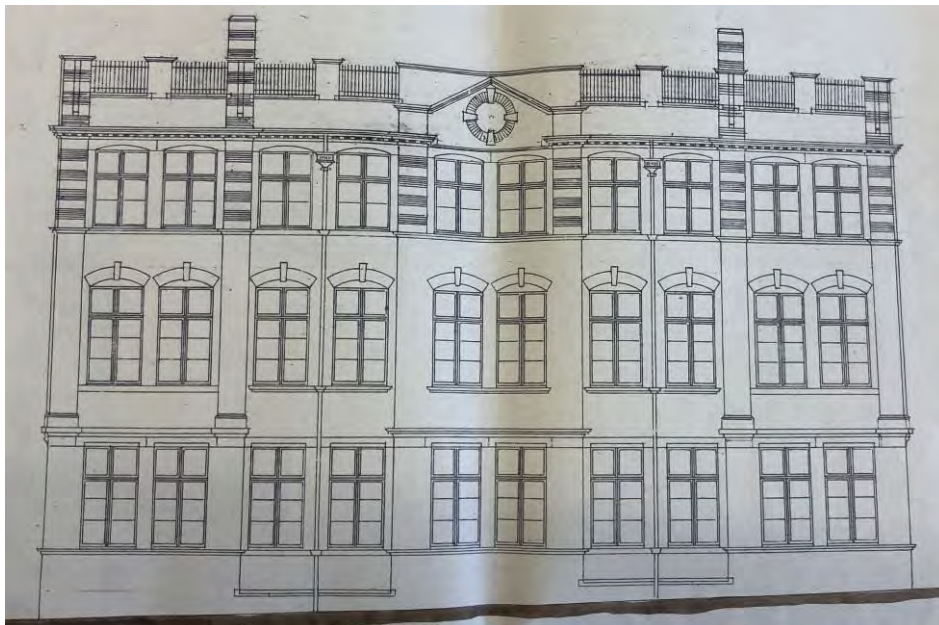


Figure 11: 1910 Proposed Plan of the Atherton Street School (the Site). Great John Street Elevation, shown to have originally comprised only windows, with no doors. The large windows were designed to provide enough light to the double-height classrooms. **Source:** Manchester Archives.

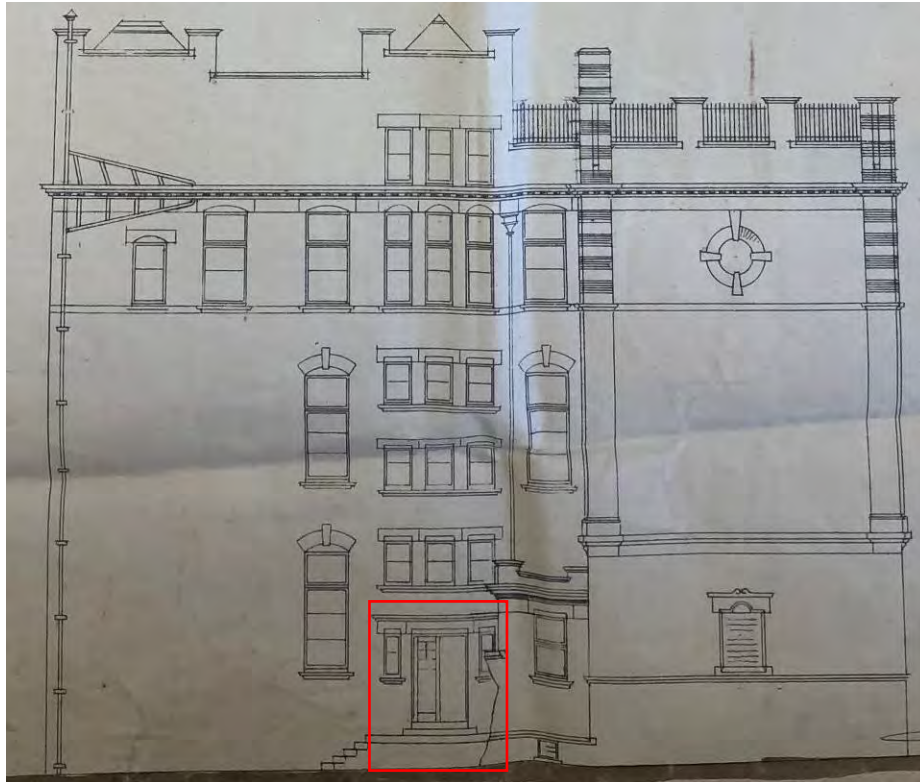


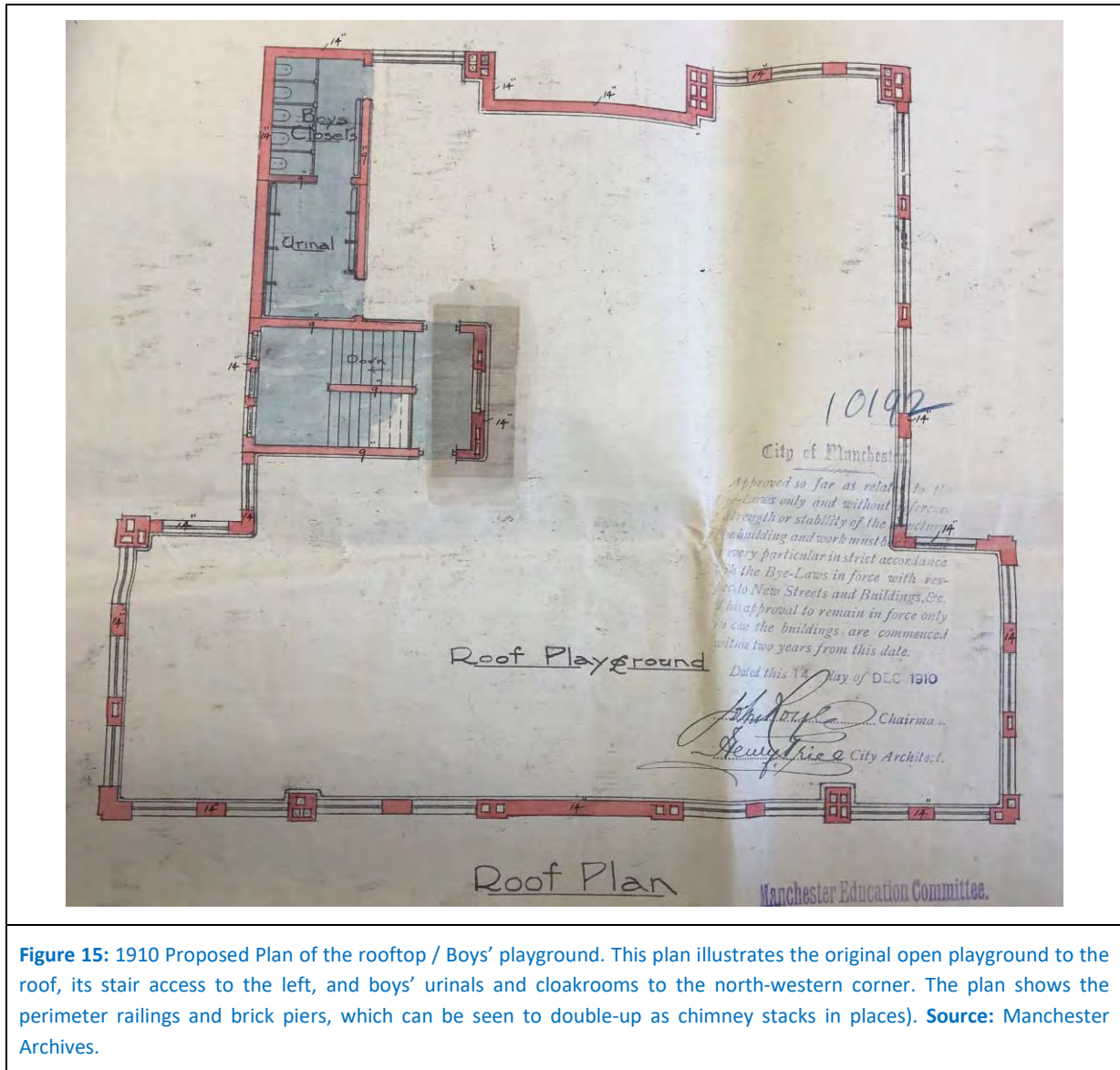
Figure 12: 1910 Proposed Plan of the largely utilitarian Atherton Street Elevation. The plan illustrates the original boys' staircase stairs (outlined), and boys' entrance to its immediate right (concealed). The raised parapet to the left of the elevation enclosed the boys' cloakroom / toilet area at roof level. **Source:** Manchester Archives.



Figure 13: 1910 Proposed Plan of the Little John Street Elevation. The plan illustrates the position of the original concealed girls' entrance (outlined red) and adjacent girls' staircase doors to their immediate right. The window arrangement illustrates the mezzanine floors on this side of the building. **Source:** Manchester Archives.



Figure 14: 1910 Proposed Plan of the rear elevation of the school, which fronted onto the original girls'/infants' playground. The larger windows to the centre and right denoted the three central halls and adjacent classrooms, whilst the smaller windows to the left denote the mezzanine floors. **Source:** Manchester Archives.

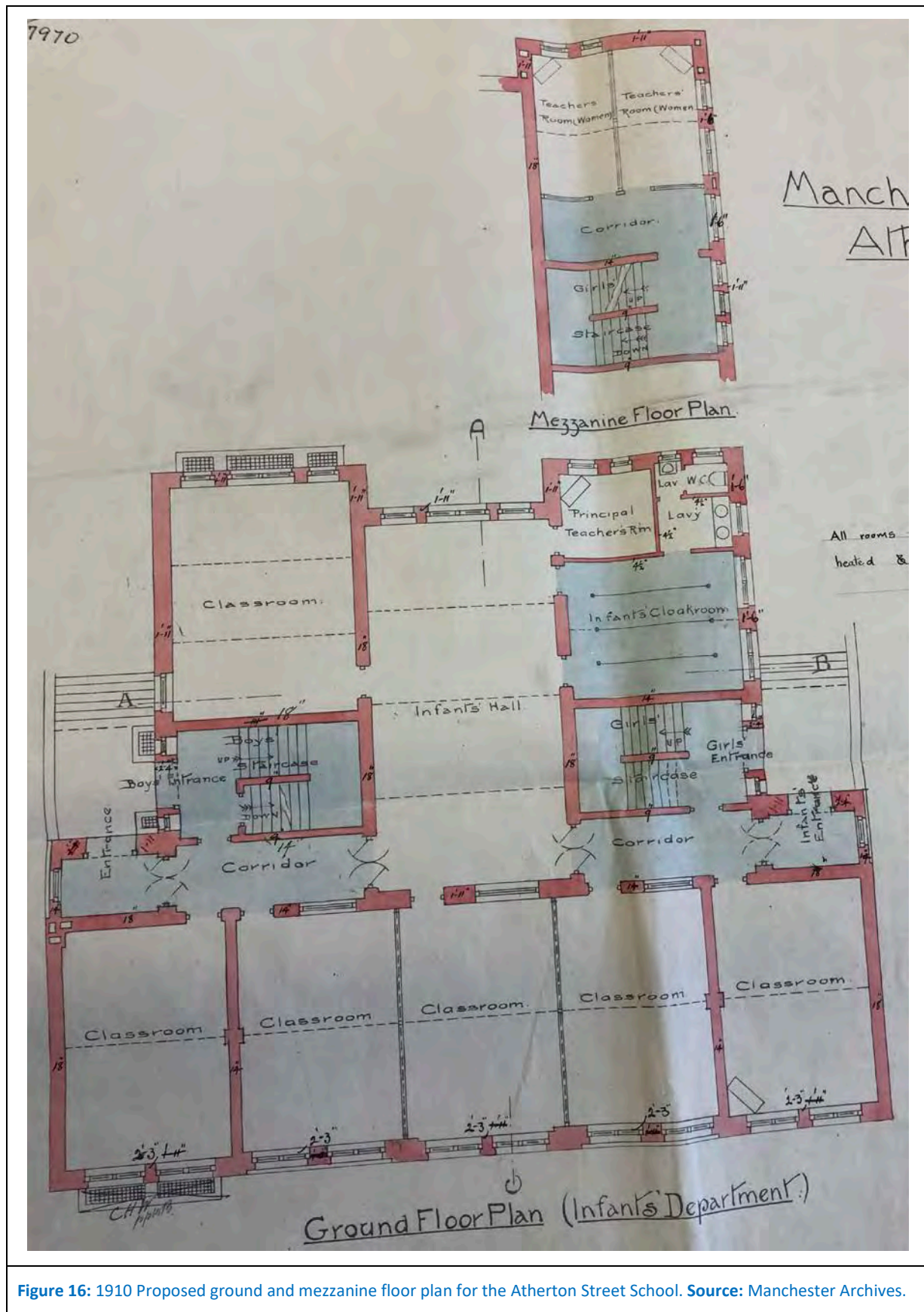


5.3.2 Historic building record - Interior description

The Interior of the school was designed to include an infant's department to the ground floor, a girl's department to the first floor and boy's department to the second floor, each being separated from one another.

Separate entrances for girl's/infant's and boy's were located to the west and east elevations, each leading into segregated boy's and girl's departments. To the west elevation was the boys' entrances, which lead into the ground floor corridor and into the boys' staircase. To the east elevation was the infants' entrance, which led into the ground floor corridor, whilst the girls' entrance lead into the girls' staircase.

As recommended in Rule 17 of Wyatt's 'Companion to the Education Acts, 1870-1902' the ground floor should always be reserved for infants. This rule can be seen implemented in the planform of the ground floor level of the school as highlighted in Figure 16 below.



The ground floor planform was largely replicated on the upper floors and consisted of five double-height classrooms located across the principal south elevation on Great John Street, the central three classrooms being divided by glazed timber screens, with the three central classrooms containing internal windows, which looked out into the corridor and main hall. The original glazed screens appear to have all been removed during the 20th century during the building's use as a college and part of Granada Studios.

To the centre of the plan was a double-height school hall, with infants' hall to the ground floor, girls' hall to the first floor and boys' hall to the second floor. The ground floor hall appears to have been finished in painted plaster with a deep dado rail, however the plasterwork may be covering glazed brick. The former first and second floor halls each classroom, corridor and staircase was finished in green and cream coloured glazed brick. These glazed brick surfaces were subsequently painted over during the 20th century and remained painted as part of the buildings' conversion to a hotel in 2004.

Running east-west through the plan was the main double-height corridor, which originally gave access to the principal classrooms, passing through each school hall and linking the boys' and girls'/infants' staircases. The originally double-height corridor to the ground floor was foreshortened in 2004 with the introduction of a mezzanine floor level accommodating new bedroom en-suites.

To the eastern side of the ground floor school hall was an additional mezzanine level accommodating the infants' cloakroom, toilets and the principal teacher's room to the lower level, and rooms for the female teachers to the upper level, accessed from the girl's staircase landing. The teachers' rooms were heated by glazed brick fireplaces constructed at an angle to the corner of each room, and were originally formed from glazed timber partitions, which had all been subsequently removed during the late-20th century.

The first and second floor levels followed a largely similar planform, with the addition of a second mezzanine level above the ground floor mezzanine. This first floor mezzanine accommodated the girls' cloakroom, principal teacher's office and lavatory on the lower level, whilst the upper level, accessed from the girls' staircase landing, accommodated two male teachers offices.

The second floor level formed the boys department, and as seen on the two lower floors, accommodated five classrooms to the south elevation. However, this floor did not include a mezzanine level, instead the north-west corner contained the boys' cloakroom, toilets and the principal teachers office, whilst a further classroom was located to the north-east corner, above the two mezzanine floors.

The basement level of the building accommodated the school kitchens and store rooms, which could only be accessed from the boy's stairwell.

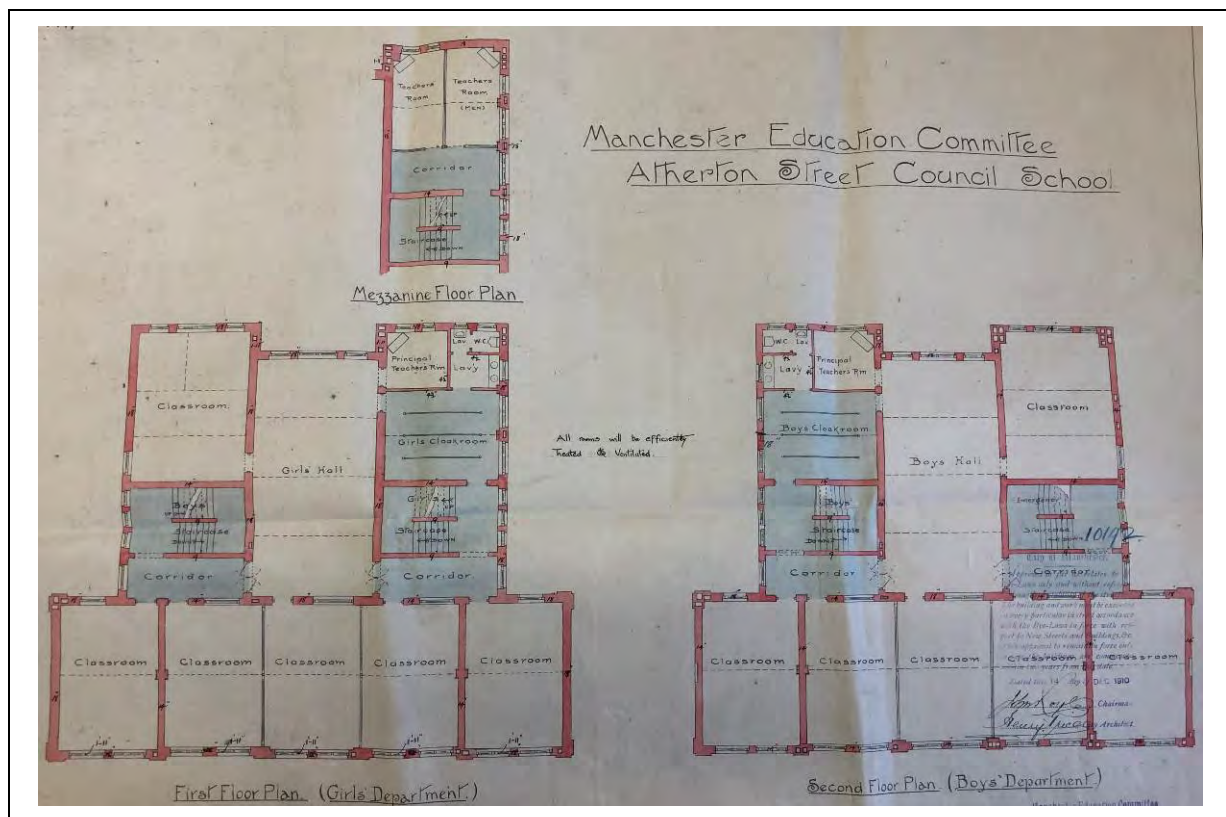


Figure 17: 1910 Proposed first and mezzanine floor plan for the Atherton Street School. Source: Manchester Archives.



Figure 18: An original 1910 north-south section through the school, illustrating the original double height spaces to the school halls (right) and classrooms (left). Note the original glazed screens dividing the classrooms which have since been

Hand-drawn architectural elevation of a three-story building facade. The drawing shows a central section with a gabled roof and two side sections with flat roofs. The facade features multiple windows of varying sizes, including a large bay window on the right. Red vertical lines indicate structural elements like columns or piers. Dimensions are noted in feet and inches, such as '14'-0" for the height of the second story and '9'-0" for the width of the ground floor. The drawing is signed 'D.P.C.' in the bottom left corner.

© SLHA

5.4 Photographic Survey

5.4.1 Great John Street Hotel Photographic Survey – Exterior (SLHA 2019)



Figure 20: The principal south elevation fronting Great John Street.



Figure 21: An example of the remaining original casement windows to the ground floor, Great John Street.

Figure 22: An example of the simple original moulded terracotta detailing to Great John Street.



Figure 23: One of the two original basement windows/iron grills to the western corner of the south elevation, designed to light the original basement kitchen. The original grills will be retained and redecorated.



Figure 24: Looking up at the west elevation from Atherton Street.



Figure 25: The northern end of the west elevation, showing the c2010s ground floor podium extension.



Figure 26: The southern end of the west elevation, showing the modern, inserted 2004 windows either side of the original plaque.



Figure 27: The original boys' entrance porch window from Atherton Street.



Figure 28: The original cast iron coal hatch below the boys' entrance window (Fig 27), which would have originally allowed coal to be delivered into the coal store at basement level. This hatch will be retained and redecorated.



Figure 29: The northern half of the east elevation on Little John Street. The window arrangement denotes the two original mezzanine floor levels to this part of the building.

5.4.2 Great John Street Hotel Photographic Survey – Basement floor

Please see floor plan in Figure 30 below for room numbers. All photos were taken by SLHA in January 2021 following a programme soft stripping in 2020.

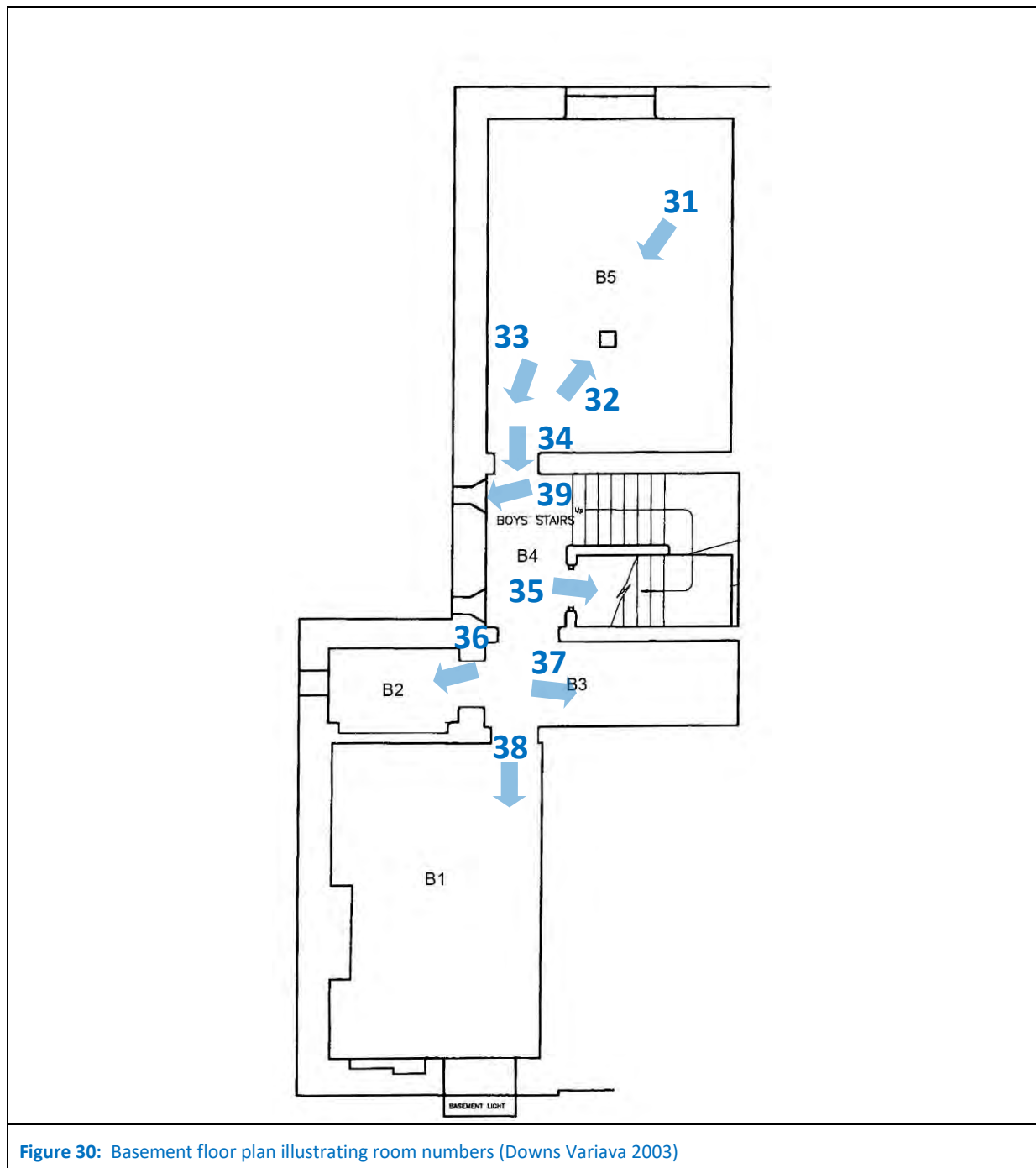


Figure 30: Basement floor plan illustrating room numbers (Downs Variava 2003)



Figure 31: Looking north-east across the original store room (B5) showing a later central column.



Figure 32: Looking south-west across the former store room (B5).



Figure 33: The original segmental arched storeroom door opening (B5).



Figure 34: Looking north into the corridor (B4) from the former storeroom (B5) towards the former kitchen (B1). The boys' staircase is concealed to the left.



Figure 35: A view looking beneath the boys' staircase (B4).



Figure 36: Looking into the original coal store (B2), showing the original surviving coal hatch, which leads up to Atherton Street. The blocked arched opening to the left appears to be original, and may have been a slight change to the original design of the basement. This doorway linked the coal store with the kitchen.



Figure 37: Looking east into B3 which forms a continuation of corridor B4.



Figure 38: Looking south into the original kitchen (B1), showing the two original window openings which terminate at pavement level.



Figure 39: Looking into one of two now blocked air vents which terminated either side of the boys' entrance.

5.4.3 Great John Street Hotel Photographic Survey - Ground floor

Please see floor plan in Figure 40 below for room numbers. All photos were taken by SLHA in January 2021 following a programme soft stripping in 2020.

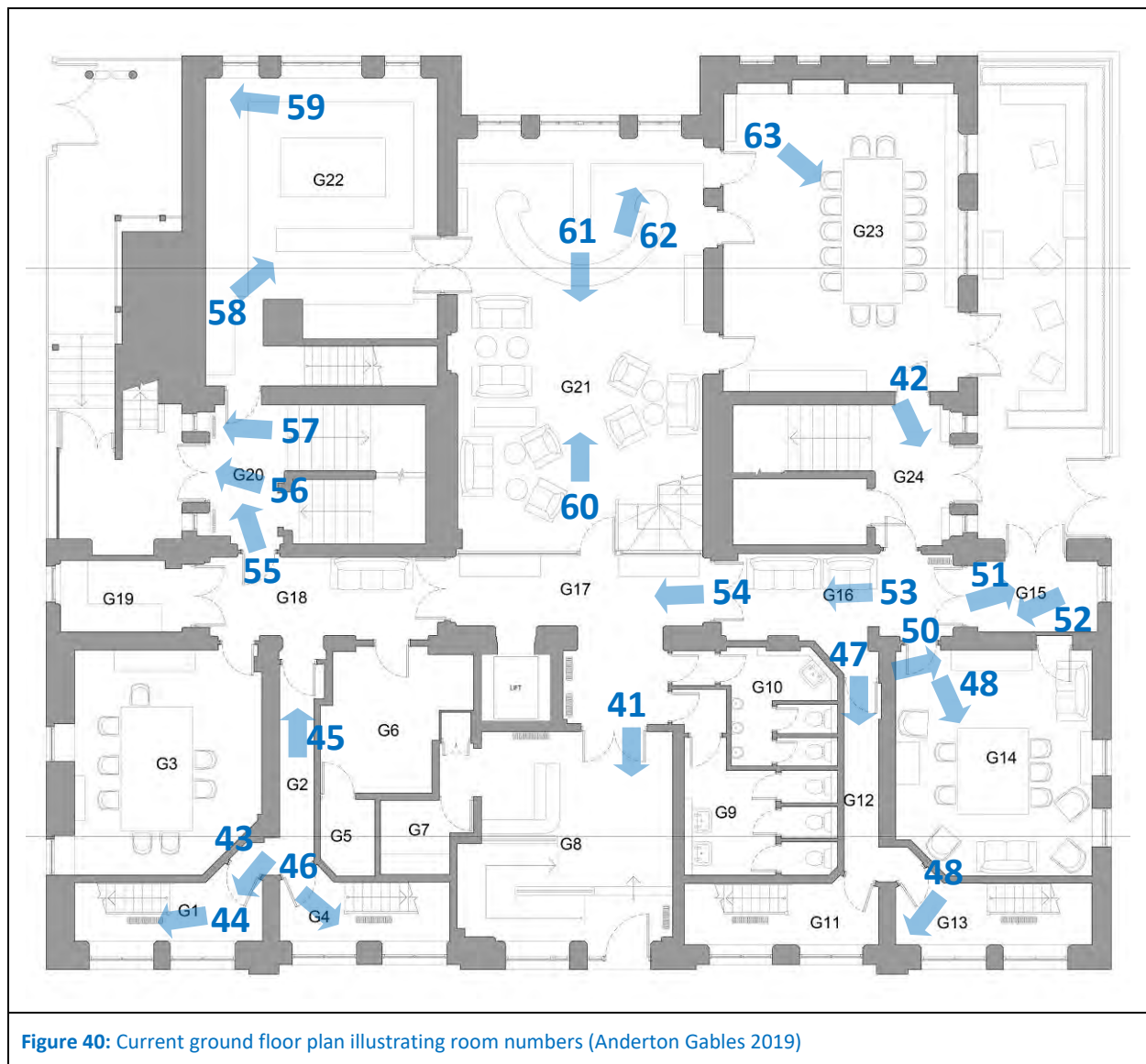




Figure 41: Looking south into G8, which formed the main hotel reception and main entrance from Great John Street.

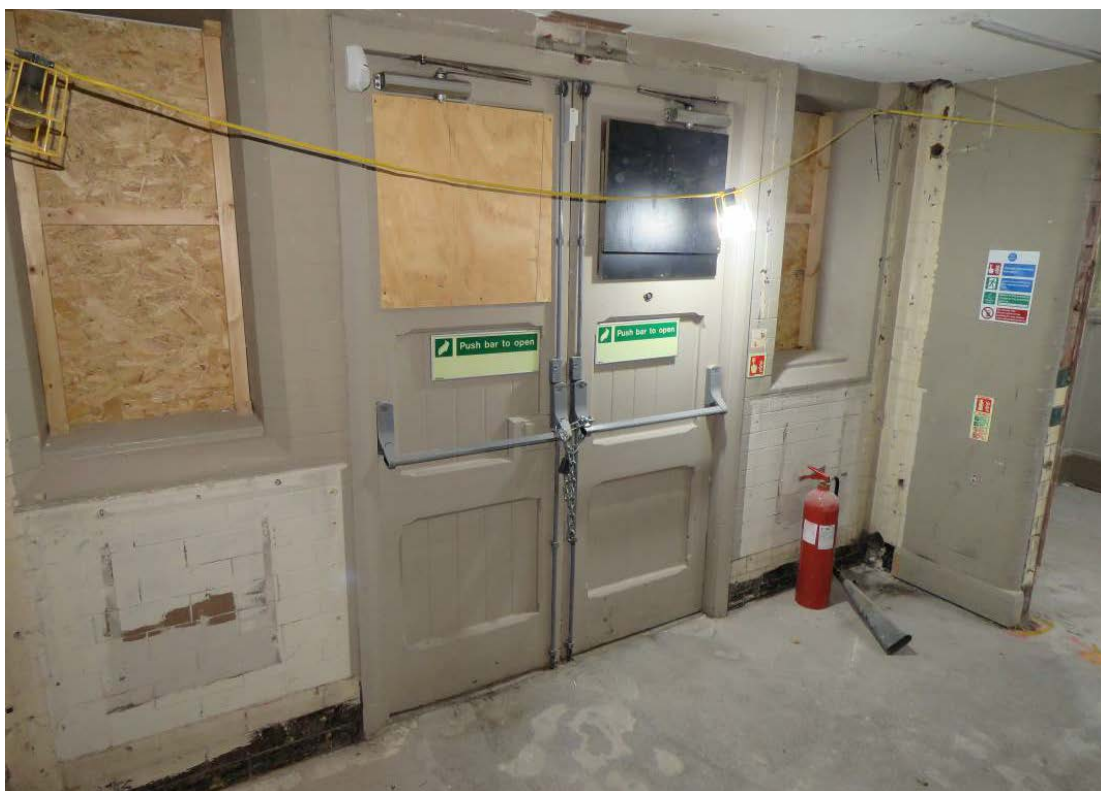


Figure 42: Looking south-east across the original girl's entrance/stairs (G24) towards the original girl's entrance doors. These simple original timber doors will be removed as part of the consented scheme and will be replaced with modern glazed doors. The original glazed brick/exposed red brick walls will have their modern paint layers removed as part of the consented scheme.



Figure 43: Looking south-west into G1, which formed one of the original infant's classrooms.



Figure 44: A view looking further into G1, showing the inserted 2004 hotel staircase and mezzanine level. The original/early metal ventilation grill below the ceiling level will be retained and redecorated as part of the consented scheme.



Figure 45: Looking north through G2 towards the original boys' corridor (G18). This space originally formed part of a larger classroom.



Figure 46: Looking east into G4, which originally formed part of a boys' classroom. The stairs and mezzanine were added in 2004.



Figure 47: Looking south into G12, which originally formed part of a boys' classroom.



Figure 48: An original corner fireplace as seen in the south-west corner of G13, which originally formed a boys' classroom. This fireplace will be retained and redecorated as part of the consented scheme.



Figure 49: Looking south-east into G14, illustrating the modern 2004 mezzanine floor above and 2004 window openings onto Little John Street to the left. This room originally formed part of G13.



Figure 50: A detailed view of the original door opening between G14 (right) and G16 (left), illustrating the surviving original green and cream glazed brick which originally lined each of the classroom dado levels (now covered). This area of exposed brick will be re-covered with the insertion of a new door.



Figure 51: Looking east into the original infant's entrance porch and entrance door (G15, showing the original surviving door to the left. This door will be retained and boarded over from the inside, whilst the modern metal sheeting to the external face will be removed and the door redecorated.



Figure 52: Looking west into the original main infants' corridor (G16) from entrance porch (G15), illustrating the modern 2004 mezzanine floor above.



Figure 53: Looking west along the original infants' corridor (G16), showing the modern 2004 mezzanine ceiling. The exposed door jamb to the right shows an area of surviving glazed brickwork which will be re-covered with the insertion of new doors as part of the consented scheme. To the left can be seen remaining examples of original timber dado rail which will be retained and redecorated as part of the consented scheme.



Figure 54: Looking further east along corridor G16, showing the modern glazed screen and doors which formed part of the 2004 hotel bar (right).



Figure 55: Looking north into the former boys' staircase (G20). The double doors to the left will be retained and redecorated, and the original glazed brick/exposed red brick walls will have their modern paint layers removed as part of the consented scheme.

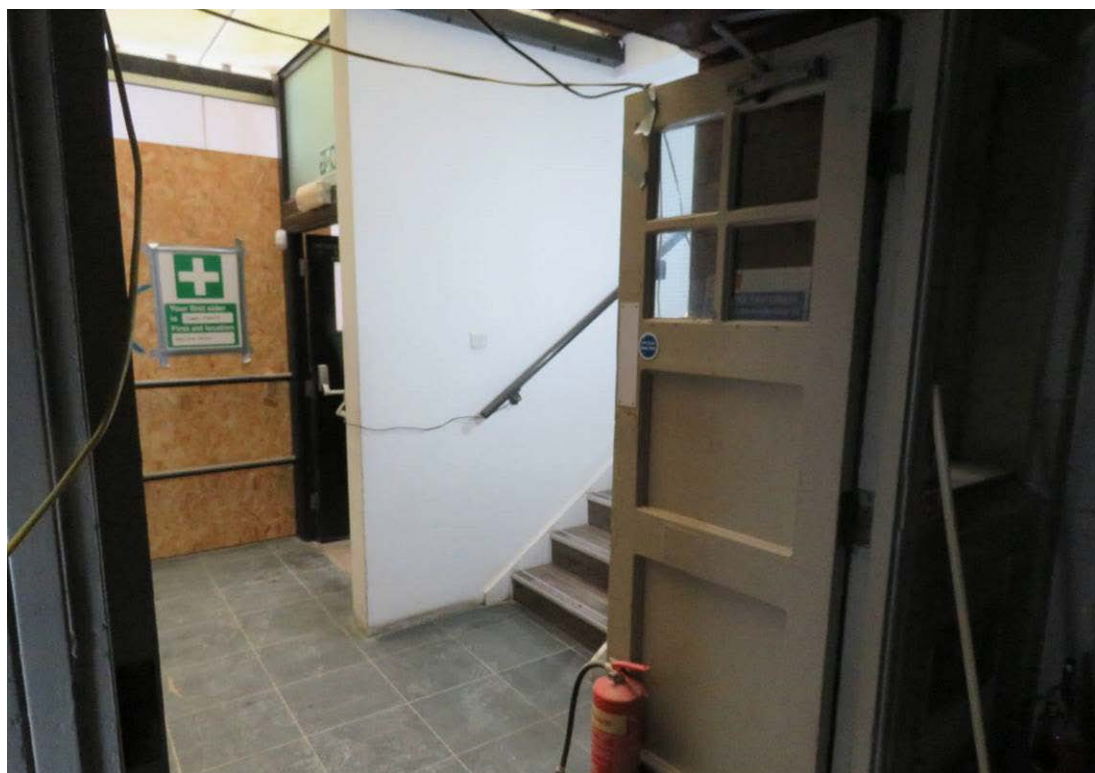


Figure 56: Looking towards the original boys entrance (G20), looking into the modern ground floor corridor extension, the doors will be retained and redecorated as part of the consented scheme.



Figure 57: One of the two original boys' entrance windows to the north side of the entrance doors in G20.



Figure 58: Looking north-east across a former boys' classroom (G22), which was converted to the hotel kitchen in 2004, including the insertion of a modern mezzanine floor above.



Figure 59: A detailed view of the partially plastered/ partially exposed original glazed brick to the north-west corner of the former hotel kitchen (G22). The plastered glazed brick walls will be re-covered as part of the consented scheme.



Figure 60: Looking north into the original infants' school hall (G21), showing areas of surviving timber dado rail, which will be retained and concealed from view as part of the consented scheme.



Figure 61: Looking south across G21 towards the modern 2004 hotel glazed screen.



Figure 62: A detailed view of an area of surviving original timber floorboards to the north of the former infants' school hall (G21), which will be re-covered in modern flooring as part of the consented scheme.



Figure 63: Looking south-east across G23, which formed the original infants' cloakroom, principal teacher's office and toilet, which have all been since removed.

5.4.4 Great John Street Hotel Photographic Survey – Ground floor mezzanine

Please see floor plan in Figure 64 below for room numbers. All photos were taken by SLHA in January 2021 following a programme soft stripping in 2020.

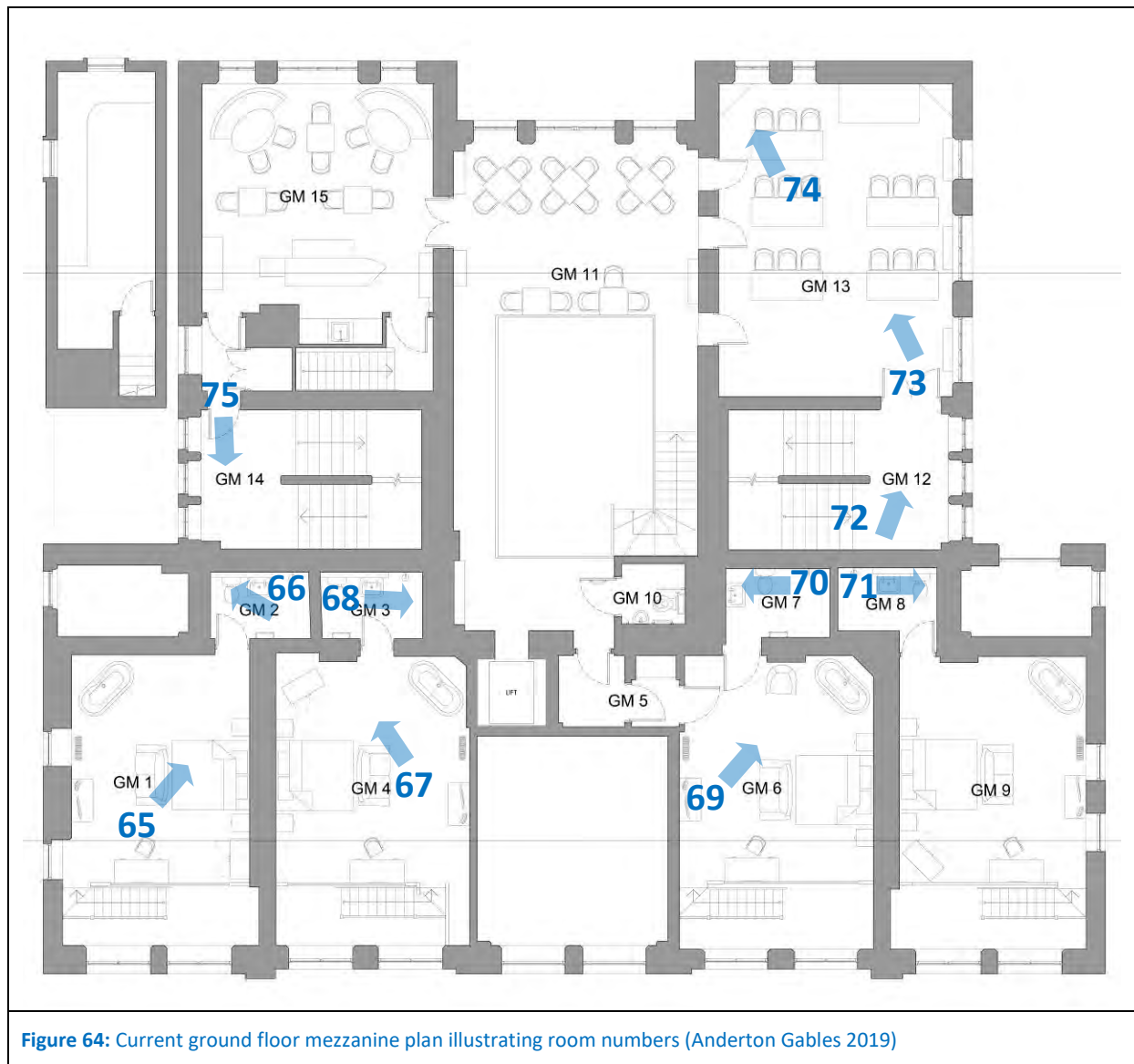




Figure 65: Looking north-east across the modern 2004 mezzanine level of GM1, which originally formed the upper part of the below infants' classroom (G3).



Figure 66: Looking north-west across the modern 2004 mezzanine level of GM2, which originally formed the upper part of the below infants' entrance corridor (G18). The arch to the left forms the original boys' entrance porch doors, whilst the arch to the right forms the upper part of the original boys' staircase entrance. The arches will be re-covered as part of the consented scheme.



Figure 67: Looking north-west across the modern 2004 mezzanine level of GM4, which originally formed the upper part of the below infants' classroom (G6). The arch will be re-covered as part of the consented scheme.



Figure 68: Looking north-east across the modern 2004 mezzanine level of GM3, which originally formed the upper part of the below infants' corridor (G18). The arched opening originally led into the infants' hall (G21). The arch will be re-covered as part of the consented scheme.



Figure 69: Looking north-east across the modern 2004 mezzanine level of GM6, which originally formed the upper part of the below infants' classroom (G9/10). Although the arched opening to the right does not appear on the original plans, it is original and would have linked two of the classrooms. The arches will be re-covered as part of the consented scheme.



Figure 70: Looking west across the modern 2004 mezzanine level of GM7, which originally formed the upper part of the below infants' corridor (G16). The arched opening led into the infants' hall. The arch will be re-covered as part of the consented scheme.



Figure 71: Looking east across the modern 2004 mezzanine level of GM8, which originally formed the upper part of the below infants' classroom (G16). The arched opening led into the infants' entrance porch. The arch will be re-covered as part of the consented scheme. The arch will be re-covered as part of the consented scheme.



Figure 72: Looking north across the original mezzanine landing of GM12, which formed the original girls' staircase. The glazed brick/ exposed red brick will have its modern paint removed as part of the consented scheme.



Figure 73: Looking north across the original ground floor mezzanine level (GM13), which originally contained a corridor and two teacher's offices (left and right), divided by glazed timber screens (now removed) and each containing a corner fireplace. The two fireplaces will be retained and redecorated as part of the consented scheme.



Figure 74: A detailed view of the original glazed brick corner fireplace to the original north-east teacher's office in GM13. This fireplace will be retained as part of the consented scheme.



Figure 75: Looking south across the original boys' staircase (GM14). The glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.

5.4.5 Great John Street Hotel Photographic Survey - First floor

Please see floor plan in Figure 76 below for room numbers. All photos were taken by SLHA in January 2021 following a programme soft stripping in 2020.

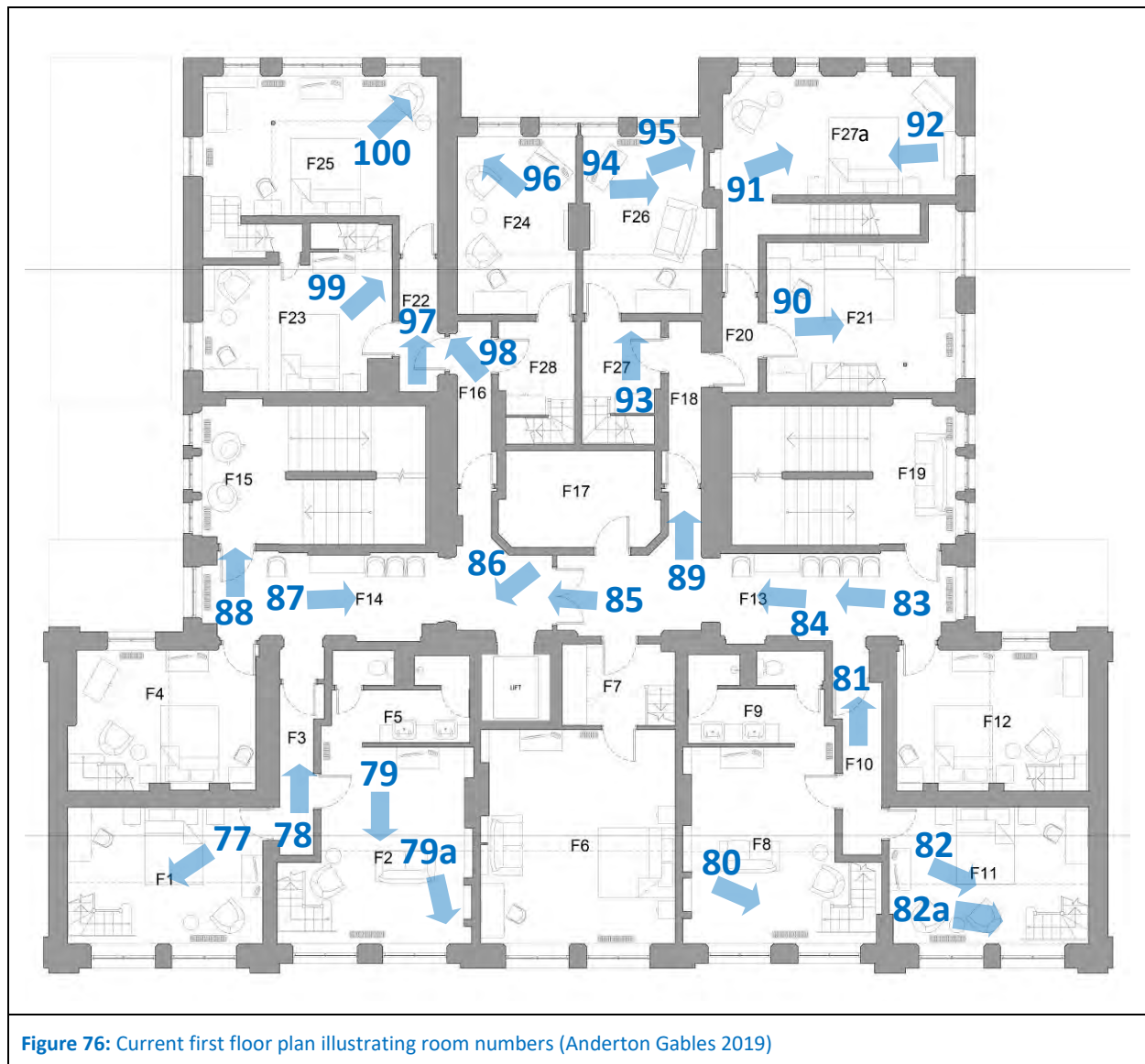




Figure 77: Looking south-west across F1, showing an example of a modern 2004 hotel mezzanine and stairs and area of original timber floorboards, which will be covered with modern flooring as part of the consented scheme.



Figure 78: Looking north along F3 showing the modern 2004 walls (left) and mezzanine floor above.



Figure 79: Looking south across F2, showing an example of original timber floorboards, which will be covered with new timber floor as part of the consented scheme.



Figure 79a: An example of an original/early ventilation grill in the south-east corner of F2, which will be retained and redecorated as part of the consented scheme.



Figure 80: Looking east across F8 towards an original/early metal ventilation grill, which will be retained and redecorated as part of the consented scheme.



Figure 81: Looking north across F10, which originally formed part of a girls' classroom.



Figure 82: Looking south-east across F11, illustrating an example of a modern 2004 hotel mezzanine and stairs.



Figure 82a: Looking east across F11 towards an original/early metal ventilation grill, which will be retained and redecorated as part of the consented scheme.



Figure 83: Looking west along the former girls' corridor (F13), showing a pair of original surviving half-glazed doors and fanlight, which will be retained and redecorated, whilst the now painted original glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.



Figure 84: Looking west along F13, which formed the original girls' corridor. The now painted original glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.



Figure 85: Looking west along F14, which formed the original girls' corridor. The now painted original glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.



Figure 86: A detailed view of the surviving original timber floorboards to the former girls' school hall (F13), which will be re-covered as part of the consented scheme.



Figure 87: Looking east along the former girls' corridor (F14). The now painted original glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.



Figure 88: Looking into the former boys' staircase (F18) from F14. The now painted original glazed brick/exposed red brick to the staircase walls will have its modern paint layers removed as part of the consented scheme.



Figure 89: Looking north into F18, which originally formed part of the girls' school hall.



Figure 90: Looking east across F21.



Figure 91: Looking north-east across F27a, which originally formed a teacher's office (left) and girls' toilet (right).



Figure 92: Looking north-west across F27a, which originally formed a teacher's office. To the right is the original office fireplace which will be retained and redecorated as part of the consented scheme. The blocked doorway formed the sole original entrance into the office from the girls' school hall.



Figure 93: Looking north from F27 into F26, which together with the adjacent rooms originally formed the girls' hall. Beneath the right-hand window can be seen the original brown glazed brick, which acted as a skirting. The timber dado rails are original and will be retained and redecorated. The timber floorboards are original and will be covered with new timber flooring as part of the consented scheme.



Figure 94: Looking east across the northern end of the former girls' hall (F26), showing the original surviving doorway into the teacher's office (left) and girls' cloakroom (right). Note the original glazed brick, which has since been overpainted and will remain painted. The original timber dado rail and plastered walls will be redecorated, whilst the two blocked archways will remain blocked and redecorated as part of the consented scheme.



Figure 95: Looking north-east across F25, which originally formed a girls' classroom. An original/early metal ventilation grill can be seen to the right of the right-hand window, which will be retained and redecorated as part of the consented scheme.



Figure 96: An example of an original/early metal vent to the left of the window in F24, which will be retained and redecorated as part of the consented scheme.



Figure 97: Looking north through F22 into F25, which together were originally a girls' classroom. Note the original plaster wall with splayed corner forming the original entrance door (right) and an area of exposed original green and cream glazed brick, which will be re-covered with the insertion of a new doorway.

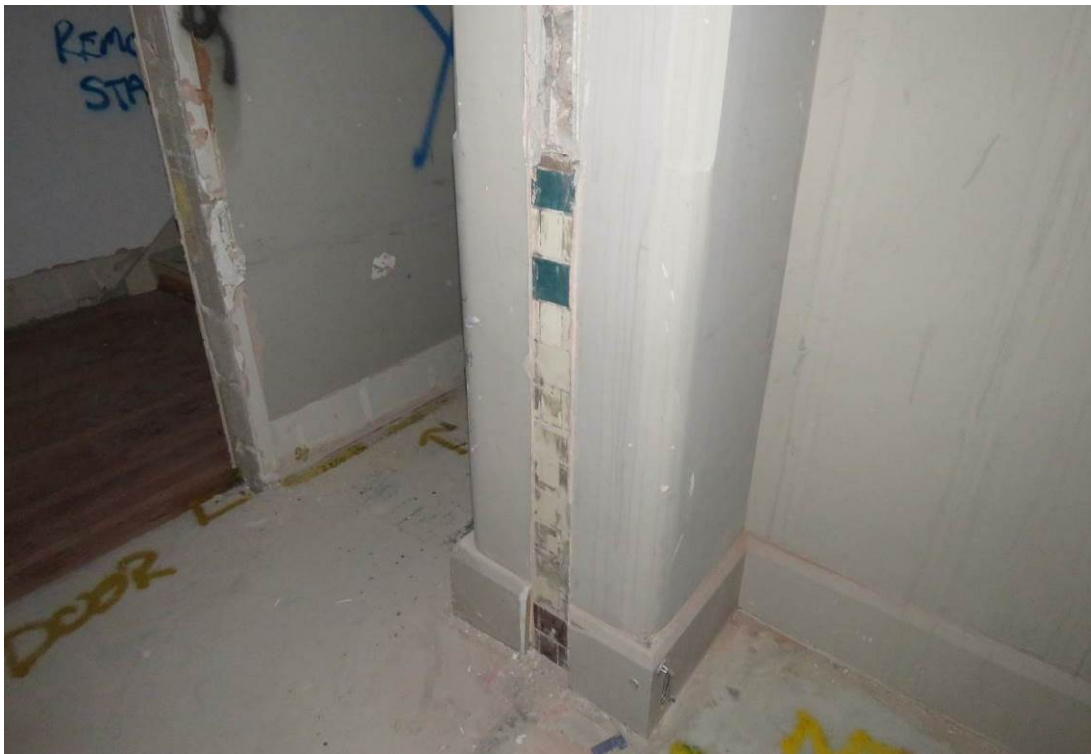


Figure 98: A detailed view of the original door opening from the former girls' hall (F16-right) into the former girls' classroom (F22/25-left). Note the now exposed original brown, cream and green glazed brick showing the original location of the door, which will be re-covered as part of the consented scheme. The painted areas either side are also of glazed brick, but since plastered/painted.



Figure 99: Detail of an area of original timber floorboards in F23, which will be re-covered with new timber flooring as part of the consented scheme.



Figure 100: Looking north-east across F25, which originally formed a girls' classroom. An original/early metal ventilation grill can be seen to the right of the right-hand window, which will be retained and redecorated as part of the consented scheme.

5.4.6 Great John Street Hotel Photographic Survey - First floor mezzanine

Please see floor plan in Figure 101 below for room numbers. All photos were taken by SLHA in January 2021 following a programme soft stripping in 2020.



Figure 101: Current first floor mezzanine plan illustrating room numbers (Anderton Gables 2019)



Figure 102: 4 Looking north-west across FM4 which originally formed the upper part of the first floor girls' classroom. The modern 2004 block enclosure forms the rear of the current passenger lift. The blocked opening (right) originally formed the top of the internal classroom window, looking onto the girls' hall. The blocked arch will be re-covered as part of the consented scheme.



Figure 103: Looking north-west across FM7 which originally formed the upper part of the ground floor infants' classroom. The blocked arched opening forms the upper part of the original first floor girls' classroom entrance door. The blocked arch will be re-covered as part of the consented scheme.



Figure 104: Looking across north-west across the former boys' staircase landing (FM8). The original glazed brick/exposed red brick will have its modern paint layers removed as part of the consented scheme.



Figure 105: Looking south-east across FM9 which originally formed the upper part of the first floor girls' classroom. The blocked arched opening forms the upper part of the original girls' classroom entrance door. The blocked arch will be re-covered as part of the consented scheme.