



Paul Butler Associates
Planning, Development & Heritage Consultants

Bruntwood

Manchester Club

Heritage Statement: Statement of Significance

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Bruntwood to accompany a planning and listed building consent application for the Manchester Reform Club Building (now referred to as 'Manchester Club' by Bruntwood). The Reform Club was built in 1871, replacing earlier warehouses. It remained in use as such until the mid-20th century, when it merged with the Engineers Club in 1967 to form the Manchester Club. This was eventually wound up in 1988 and the premises let to retail units and offices.
- 1.2 This Heritage Statement has been prepared to understand the heritage significance of the building. Various works the buildings are being proposed by Bruntwood and separate Heritage Impact Assessment have been prepared which consider the impact of those works on the significance of the building and the impact on other heritage assets. Previous works which have recently been approved by Manchester City Council relate to the installation of a tanking system to the basement of the building and repairs to the external fabric of the building.
- 1.3 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the accessible areas of the building (undertaken on 14th and 18th January 2019), in addition to an examination, analysis and assessment of available historic records and cartographic sources held at Manchester Central Library and Greater Manchester Archaeological Advisory Service (GMAAS).
- 1.4 This statement includes:
- A description of the application site's location;
 - A summary of the application site's archaeological and historical background;
 - A summary of the heritage planning policy guidance context, and;
 - An assessment of the relative archaeological, historical and architectural significance of the application site

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

- 2.1 The building is situated on the north side of King Street, spanning the block between Brown Street and Spring Gardens. The National Grid Reference of the site is SJ 84026 98282. The postal address includes 81 King Street, 50 King Street and 43a Brown Street, Manchester.

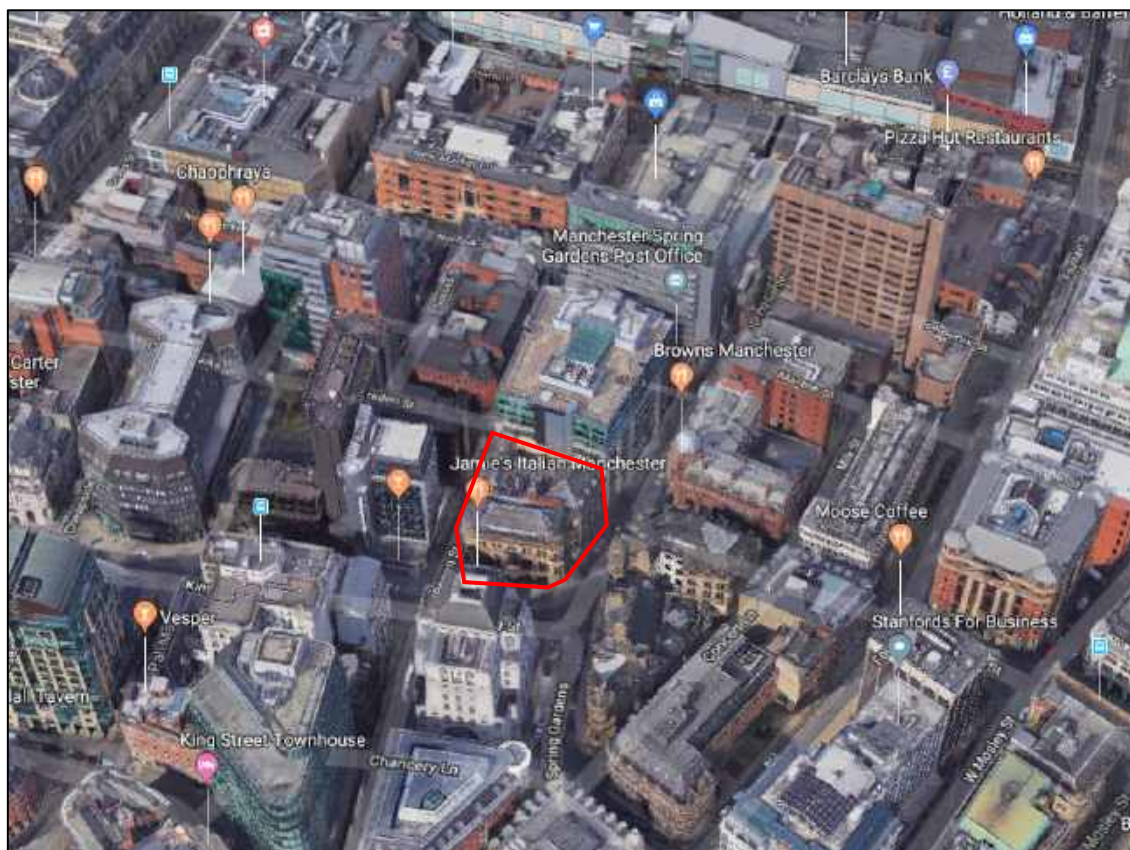


Figure 1: Aerial view of the building.

- 2.2 The building is Grade II* listed (HER No.1376.1.0). The former Reform Club is surrounded by other listed buildings of a similar date; to the east, on Spring Gardens are the early 20th century former Natwest Bank (HER No. 8622.1.0), the former bank at 43 & 45 Spring Gardens, built in 1890 (Her No. 15553.1.0), and the former insurance company offices at 47 Spring Gardens, built 1881 (HER No. 15567.1.0). Opposite the club is 100 King Street, the former Midland Bank (HER No. 1377.1.0), built in 1929, and adjacent to this is Atlas Chambers (HER No. 15568.1.0) built in the same year. To the west of the former club is "Pall Mall Court and Raised Piazza & Podium to Side" (HER No. 15551.1.0),

2.3 The building lies in the Upper King Street Conservation Area (see figure 2 below). The Upper King Street Conservation Area is described as “a wider and more majestic continuation of the earlier portion to the west. Although almost all properties in the street have been re-developed at some time, the west retains the small-scale property boundaries typical of the Georgian period while the upper part to the east has changed its character completely. The buildings are large, and although the architectural styles vary greatly they do for the most part create a harmonious street scene. The view looking up the street is terminated by a group of buildings with an interesting skyline of pediments, cupolas and chimneys in the Baroque style. These buildings are not exceptionally tall, though there is a general increase of height and mass towards the top of King Street. All are dwarfed, however, by the tower of the Piccadilly Plaza, which can be seen in the distance” (HER, 2019). The former Reform Club is one of 37 other listed buildings in the conservation area.

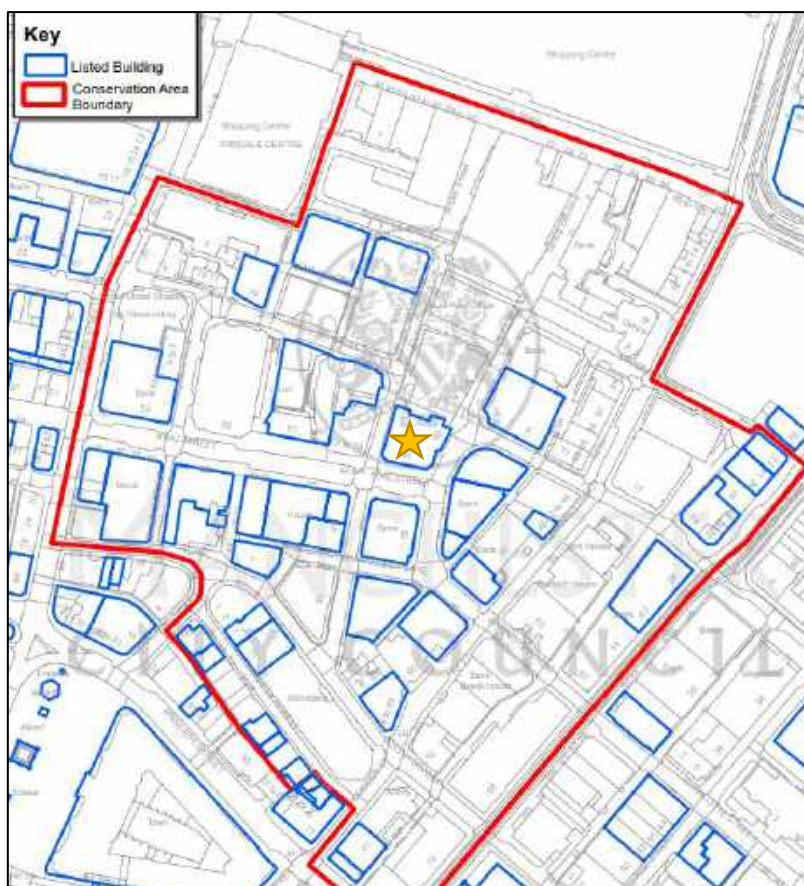


Figure 2: Plan of the Upper King Street Conservation Area. The subject building is identified by the yellow star.

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy context against which applications relating to the former Reform Club is summarised below.

National Legislation, Planning Policy and Guidance

Town and Country Planning Act 1990

- 3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.
- 3.3 In this instance the development plan currently comprises the Manchester Core Strategy Development Plan, saved policies of the Unitary Development Plan for Manchester and The Guide to Development in Manchester Supplementary Planning Document. The provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.4 The former Reform Club was listed in October 1974. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its special interest.
- 3.5 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.

- 3.6 In considering development affecting the subject building, special regard will be given to the desirability of preserving the building including any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).
- 3.7 Section 72 of the Planning [Listed Buildings and Conservation Areas] Act 1990) states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

- 3.8 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with a revised document published on 20th July 2018 (and updated in February 2019). The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 3.9 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: *'economic, social and environmental'*. In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay (Paragraph 11).
- 3.10 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 184 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.11 Paragraph 186 states *'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special*

architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest’.

- 3.12 Paragraph 189 advises that *‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.*
- 3.13 Paragraph 190 states that *‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’*
- 3.14 Paragraph 192 states *‘In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness’.*
- 3.15 Paragraph 193 states *‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is*

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

- 3.16 Paragraph 194 states *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’.*
- 3.17 Paragraph 195 states *‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use’.*
- 3.18 Paragraph 196 states *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*
- 3.19 Paragraph 200 states *‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.*
- 3.20 Paragraph 201 states *‘Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial*

harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole’.

National Planning Practice Guidance (NPPG)

- 3.21 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

Historic England Guidance

- 3.22 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment

- 3.23 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 3.24 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. The guidance of this document has been considered within the appraisal at section 6 of this Statement.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 3.25 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England 'Seeing the History in the View'

- 3.26 Published in May 2011, this document provides guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals. The guidance explains Historic England's own approach to views assessment and is intended to be of use to local planning authorities, professionals and developers as well as the interested public.

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

- 3.27 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage residential development on sustainably located brownfield sites. The proposed development is therefore supported in principle by these strategic development plan policies.
- 3.28 Specific heritage policies of the core strategy of relevance to the proposed scheme include:
- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.
 - Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

3.29 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC18 'Conservation Areas' states the Council will give particularly careful consider to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

3.30 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place within the City Centre, and that the need for old buildings to have an economic use is recognised.

4. Archaeological and Historical Background

- 4.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of two Mesolithic flints, one Neolithic/Bronze Age waste flake and one fragment of Late Bronze Age / Iron Age pottery was found (Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.
- 4.2 The Romans first built in Manchester in the first century AD, with a Roman fort established in the Castlefield area in 79AD (EH 2008; Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of c.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant *et al* 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1st century and continuing into the 3rd century. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath house

on the north bank of the river Medlock, which was discovered during the 1770s and a temple of Mithras (OAN 2005).

- 4.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site, and it lies c. 0.9km to the northeast of the forts remains.
- 4.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did however, built a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).
- 4.5 The moated hall of the Radcliffe family (HER No. 3661.1.0) was situated in the fields to the south of Market Street.. William Radclyffe lived near the conduit in c.1600 and the house was known as Pool Fold or Radclyffe Hall, paying 9s 6d in chief rent for his property. The 'pool', possibly a small pond near the hall or the moat itself, was used as a ducking pond and was recorded in 1586 in the Manchester Court Leet. A drawbridge across the moat was removed and the moat backfilled around 1672. A warehouse replaced the hall but the site cannot now be identified (GMAAS 2017).

- 4.6 The King Street area of Manchester began to be more heavily built upon towards the late 17th century. One of the first substantial buildings was Cross Street Chapel (HER No. 9878.1.0), completed in 1694, known as the Dissenters Meeting House. In 1662, 2,000 ministers were ejected from the Church of England because they would not conform to the strict rules of service. Henry Newcombe founded the Non-conformist Church in Manchester and built a chapel on Plungeon's Meadow, close to a pond (possibly the remains of the moat for Radcliffe Hall) which gave rise to the name Back Pool Fold. The chapel was damaged during the Jacobite Rebellion of 1715 (GMAAS 2017).
- 4.7 The establishment of the church of St. Ann in 1709 and the laying out of St. Ann's Square in 1720 was a political act which shifted the medieval centre of the town away from the cathedral. This constituted the first major development away from the medieval town centre of Manchester. The decision was made by Lady Ann Bland, the daughter of Sir Edward Mosley, who acquired Hulme in 1673. With Queen Ann acceding to the throne in 1702, Lady Ann Bland was angered by the pro-Jacobite sentiments expressed in the Collegiate church. She was determined to erect a second church from which pro-monarchist sermons would be preached (Parkinson-Bailey 2000, 4). St. Ann's church and St. Ann's square were laid out on Acresfield, the site of an annual fair since the 13th century, which later moved to Knott Mill in 1823 (Hartwell 2001, 199). The land had few buildings already upon it, one of which was the dissenters' meeting house (Hartwell 2001, 9). The erection of St Ann's church and the square served as the base for the surrounding streets, including King Street.
- 4.8 The area quickly became the fashionable part of town and by 1735 the south side of the square and parts of King Street and Ridgefield were built upon (Parkinson-Bailey 2000, 4). Casson and Berrys map of Manchester from the 1740's shows King Street at this time, having terraced and detached town houses with lines of trees along the roads. The street was visited by an American traveller in 1777, who described it as the best built of Manchester's streets, being "long and sufficiently wide" and with "most of its houses noble" (Hartwell 2001, 199).
- 4.9 Radcliffe Hall was demolished in 1811 and by 1825, most houses in King Street had become business houses or professional offices. In 1845, the Bank of England opened its new branch

at 82 King Street, starting a trend which led to the concentration of the city's financial institutions in this area. Houses were steadily demolished to make space for the prestigious office buildings of banks and insurance companies (GMAAS 2017). Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180).

- 4.10 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s. 25 Landowners perceived two potential uses for canalside land: as factory sites and as coal, stone, and timber wharfs (Maw et.al 2011, 5). Rochdale canal (HER No. 1386.2.0) was originally conceived in 1776, and opened officially in 1804, although construction work continued for another few years. The width of the canal made it more successful than the Huddersfield Narrow Canal and it became the main highway of commerce between Lancashire and Yorkshire (Hadfield and Biddle 1970).
- 4.11 Green's map of the late 18th century shows the site at this time. It was already built upon, with a large 'U' shaped building. By the time of Adshead's map of 1850 the building is sub-rectangular and fills most of the block, although has a rear yard. The building is shown to comprised of eight units; three along Spring Gardens, Three along Brown Street, one along King Street and with a central block attached to the latter. All are shown as 'warehouses or places of business'. The 1851 OS town plan also shows a similar situation, although the layout of the individual units differs slightly. At this time the site was occupied by cotton spinners, a commercial agent, a land agent and a manufacture along Brown Street, as well as the West of England Fire and Life Insurance Company along King Street (Slater 1850).
- 4.12 The block was demolished in the late 1860's and the reform club erected soon after and opened in 1871. It was the last of the major Venetian Gothic style buildings in Manchester (Parkinson-Bailey 200, 117), a style which was popularised by John Ruskin's "The Stones of Venice" in 1851-3 (Hartwell, 2001) and was designed by Edward Salomons, in collaboration

with Irish architect John Philpot Jones. It was built by Edward Nield, a Manchester builder, for £20,000 (archiseek.com). Salomons was employed as an assistant in the office of the church architects Henry Bowman and Joseph Stretch Crowther in the 1840's. In the early 1850's Salomons spent one year in the office of the Scottish architect John Edgar Gregan in Manchester and was enrolled at the Manchester School of Design. Salomons commenced independent practice from his home address in Plymouth Grove in 1852 moving to King Street in 1853, immediately gaining prominence by coming second to Walters in the competition for Manchester's Free Trade Hall in that year. Three years later, in 1856, he won the competition for the masonry shell of Manchester Art Treasures Exhibition Building of 1857. In the early 1860's he merged his practice with John Philpot Jones. Salomons major competition win was the Manchester Reform Club. Throughout the 1860s and early 1870s, he had a great many commissions in Manchester for warehouses and commercial buildings, mostly in a free early Italian Renaissance or Romanesque manner with refined detail (Scottish architects).

- 4.13 The building was built as a club house for Manchester's Liberal Party and was opened by Earl Granville, Gladstone's Foreign Secretary, on October 19, 1871. It was established in 1867 as a gentlemen's club for Liberal politicians. Its original home was in three rented rooms above the warehouse of John Bright & Brothers in Spring Gardens (Newalls Buildings), but it soon became apparent that these premises were inadequate for the rapidly growing membership (National Archives; Royal Commission 1996, 1). The initial £60,000 revenue was raised by selling £10 shares in a new company (Royal Commission 1996, 1). It was described in "The Builder" thus: "The basement is to be let as stores, the ground floor as offices, the Club starting from the first floor in approached by a grand central hall and staircase. The hall and ante hall are to be groined and the walls decorated with terracotta and marble columns. The staircase is to be of oak with carved balusters inlaid with various kinds of wood. On the first floor is a large dining room 80 ft long by 32 ft wide with panelled oak, and pitch pine ceiling decorated with gilding. The doors and dado are of carved oak. On the floor are also strangers dining rooms, coffee room & co. The second floor is a large billiard room to hold four full sized tables, card room, smoking room and so forth. The front and side elevations are to be of ashlar work and with polished granite columns red and grey, and different coloured polished marbles" (archiseek.com).

- 4.14 Slater's directory of 1876 lists it simply as 'reform club' on its King Street entry although gives a more detailed entry on Brown Street. Here it is listed as 'Reform Club Buildings', with Nichols and Co. wine merchants at 41A, with both 'London and Southwark Fire and Life Insurance Corporation Ltd.' and 'Scottish Equitable Life Assurance Society' at number 41. Number 43 was occupied by Barge, Thomas & Brothers', merchants.
- 4.15 By the time of Slater's 1885 Directory the Reform Club Buildings comprised of; Ford, J. P. & Co., wine and spirit merchants; Economic Life Assurance Society, and; Scottish Equitable Life Assurance Society, all listed as 41 Brown Street. At 43 was Fogg, Braddock & Co., cloth agents. Goads Fire insurance plans from 1888 shows the building in detail at this time. The reform club is written across the southern end of the building with the Northern Assurance Co. listed, along with Wine Vaults in the basement. The building appears to be divided into two main sections, with a larger unit to the north and a smaller to the south. A photograph from c.1890 shows the building much the same as it appears today and the 1891 OS map also shows the building, divided much as it is shown on Goads plan.
- 4.16 Slater's 1894 Directory lists only Fogg, Braddock & Co., grey cloth agents at 39A Brown Street as part of the reform Club Buildings, with the reform club itself listed on King Street as usual. The 1896 OS map shows little change to the site. The reform Club Buildings do not appear in Slater's directory of 1907, although the reform club itself is still listed on King Street, with Isaac Watts as the secretary. The OS map for 1908 again shows little change to the building, although the dividing wall is no longer shown and the eastern entrance to the rear yard, along Spring Gardens, has been blocked. 1910 saw the height of the clubs membership, with just under 1,000 members. Maxwell & Tuke were commissioned in this year to convert some of the rented ground-floor offices for use by the club. They inserted the ornate lavatories to the west side, with marble sinks and marble panels in the ceiling (Hartwell 2001, 167; Royal Commission 1996, 2). The later 1922 OS map shows the building to much the same as the previous map. The Reform Club Buildings appear once again in Slater's 1925 directly, although only Bromiley A. & Co. Ltd., manufacturers are listed, at number 43. Fred Milnes was by now the secretary of the Reform Club (ibid.).

4.17 A photograph from the 1930's and the OS map from 1934 show that the site remained unchanged and looked much as it appears today. The Reform Club Buildings are again absent from Kelly's 1935 directory, although Fred Milnes is still listed as the Reform Club secretary. The building survives the Second world war, with several buildings on King Street in close proximity being hit as shown on the 1941 OS map. Throughout the 20th century however, membership of the club declined and further alterations to the building were made during the inter-war period, such as the abandonment of the fourth floor kitchens and new ones installed on the first floor. In 1967 the Reform Club merged with the Engineers Club to form the Manchester Club. The 1970's saw further alterations to the interior, with heating ducts inserted and lavatories installed. The Manchester Club was also short-lived however, as membership continued to dwindle and in 1987 the Club closed its doors (Royal Commission 1996, 11).

5. Site Visit

- 5.1 The property was visited on the 14th and 18th of January 2019 when it was visually assessed and photographs taken. The external façade is much as it was when built and the interior retains many ornate features, such as the entrance, the mosaic tiled floor and panelled walls, as well as the external stone figures. Internally accessible parts of the building were viewed which included parts of the ground floor and the basement, where works are to be undertaken by Bruntwood.

6. Description

6.1 The Listed Building Description describes the building thus:

Includes: No.50 Manchester Club SPRING GARDENS. Political club, now office and club. 1870-1, by Edward Salomons; altered. Sandstone ashlar with polychrome dressings, hipped slate roofs. Double-pile plan, the rear range projecting to the right, on end-of-block site, with chamfered corners. Venetian Gothic style. Three storeys with basement and attic, 5 bays plus the corners, symmetrical; chamfered plinth, cornices to ground and 1st floors, 3-sided oriels to the corners finished as turrets with slated spirelets, prominent bracketed main cornice and blind-arcaded parapet. The ground floor has an elaborate round-headed doorway in a porch composed of colonnettes and concave under-hang to a projected balustraded 1st-floor balcony, coupled square-headed sashed windows with shafts to the other bays, and at the corners similar colonnettes to elaborately bracketed under-hangs of the oriels (a window to the left corner and a doorway to the right). The tall 1st floor has an arcade of large round-headed arches with banded 2-centred extradoses and hoodmoulds, carried on coupled columns with carved capitals, each arch containing a tall 2-light sashed window with round-headed lights and circular tracery, and a balustraded balcony; and the 2nd floor has small coupled 2-centred arched windows with shafts and an impost band, and a small wrought-iron balcony to the central pair. (Former dormer windows and central spire now removed.) The oriels have very elaborate treatment, including tall slender arcaded windows to 1st floor with carved emblematic panels above, a prominent balcony to 2nd floor with wrought-iron balustrade, and an arcaded cupola with projecting grotesques. Return sides similar in the 1st bay, but differing and simpler to the rear of this, the right-hand side with an arcaded quadrantal 2-storey oriel in the angle of the rear wing. Interior (as reported 03.10.74): hall and staircase with linenfold panelling, 2-storey Grand Dining Room, and huge billiard room within the roof.

6.2 It is also described by Hartwell (2001, 167-168) as “[T]he Reform Club by Edward Salomons, 1870-1, his best city-centre building in his romantic interpretation of Venetian Gothic and

one of the largest surviving provincial clubhouses in the country. The street elevation is symmetrical, but it is the verticality of the corner oriels surmounted by graceful turrets and the external expression of the internal spaces which one notices. The two-story hall on the piano nobile has a range of large windows, matched in the soaring oriels, that at the centre with a balcony, beneath is a fanciful portal, richly adorned with carving including large winged beasts, a motif repeated with variations among the lively foliage carving of the frieze. Ironwork balconies have springing flower motifs and there are carved plaques with allegories of the arts on the E turret and sciences on the W turret, designed by Robert Pollitt and carved by T. R. & E. Williams. The ground floor of the interior was originally let as office spaces, apart from the entrance vestibule, and it has been split into different units. It is of two periods, one contemporary with the exterior, the other of 1910 by Maxwell & Tuke who converted some of the rented ground-floor offices for use by the club. To the first period belong a fine staircase running up the full height of the building from a spacious entrance hall, the grand main dining room two stories high on the piano nobile (now entered from the side and used as a restaurant) and an enormous billiard room, running the whole length of the building, in the roof – this part now offices. Of the second phase the best surviving rooms are the magnificent ground-floor lavatories with marble basins and marble panels in the ceiling, now used as a stock room for a shop”.

- 6.3 The works to the building that are currently being proposed relate to the parts of the ground floor, basement, roof of the building, and the rear yard area. A detailed description of these areas is provided below.

Ground floor

- 6.4 The main entrance from King Street leads into a small foyer with decorative plaster columns with stiff leaf capitals as well as a plaster cornice and panelled ceiling. This leads through to the central staircase. This is wide with a square decoratively carved newel post and timber spiral balusters. The walls of the room are half panelled with linenfold panelling, with matching doors of nine panels and heavy surrounds. An ornate fireplace lies in the west wall and the floor throughout is decoratively tiled. The temporary water tanks lie alongside the staircase with the pipework running into the below stairs cupboard.

Basement

- 6.5 The basement is brick built with a render over in places. To the south side a series of lightwell recesses are present in the southern wall and the ceiling is open to the cast iron beams and modern plasterboard. The beams in turn are supported on cast iron stanchions. A series of openings have been knocked through the north wall. The floor is covered with modern tiles over a concrete screed. Where this has been removed the floor is dirt, showing no sign of the original flooring. To the northern side the floor is of raised timber and the ceiling is lath and plaster. The walls are bare brick and lightwells lie along the west wall. The original water system enters the building below one of these lightwells, with the new water pipes running up the wall from here and along the ceiling. To the east the room is likewise brick although here the ceiling is formed of brick arches. The floor is covered with a concrete screed, although a small area of stone flags remain. A blocked window, formerly looking into the rear yard, is blocked. The two areas are separated by an inserted brick fireplace.

Roof

- 6.6 The roof is covered on all four sides by pitched roofs covered with Welsh slate surrounding a central pitched and hipped modern skylight above the main staircase. Chimney stacks are present, although one appears to have been rebuilt. To the southeast and southwest corners lie the turrets. These are constructed of sandstone and are circular, with columns around forming the jambs of pointed arched openings. Above are projecting sandstone brackets carved into figures in an octagonal pattern. Above is a false sandstone wall with the tall pointed roof covered in slate tiles, with timber louvres on four of the eight faces. Internally the brick construction is visible and they are accessed via doorways from the former billiard room. The roof is shown to be constructed on machine cut timber. Between the towers lie the carved stone figures.

Rear Yard

- 6.7 The elevation of the rear yard is erected in a buff coloured engineering brick, with details such as window lintels in an orange/red brick. The majority of the windows on the elevation

have been blocked or partially blocked, the exception being the ground floor windows to the west side of the ground floor. These are a pair of timber framed portrait windows with stained and leaded glass, likely dating from 1910 when Maxwell & Tuke converted the room beyond into a lavatory. A tall narrow personnel doorway has been inserted to the left of it. The face contains many 20th century additions, such as ducting and heating units as well as inserted staircase up to the inserted doorways.

7. Statement of Significance

7.1 The Historic England Publication 'Conservation Principles: Policies and Guidance' (EH 2008, 28-32) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:

- Evidential Value which derives from the potential of a place to reveal evidence about past human activity.
- Historical Value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic Value which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.
- Communal Value which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory and draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values social values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

7.2 An assessment of the significance against these values is provided below including specific comment in relation to where works are currently proposed by Bruntwood (part of the ground floor, basement, roof and rear yard).

Evidential Value

- 7.3 The evidential value is high. It provides evidence of past human activity in terms of the construction and use of the building as a Liberal Reform Club, as well as a fine example of Salomons work. It is also one of the largest surviving provincial clubhouses in the country (Hartwell 2001, 167) although no longer in its original use. The basement of the building contributes to the evidential value and was historically used as a wine cellar/storage.

Historical Value

- 7.4 The historical value is high as the building maintains many original features both internally and externally, along with having a long history of use as a club house up until the end of the 20th century.
- 7.5 Original features remain at roof level including decorative turrets and carved stone. Within the basement exposed brick walls are on display following a recent strip-out of a previous use. The basement also includes some original flags as well as contemporary floor treatments. The entrance hallway areas is highly decorated with ornate fireplace, staircase, tiled flooring, panelling etc.

Aesthetic Value

- 7.6 The aesthetic value is high, being an excellent example of Salomons work and “his best city-centre building” (Hartwell 2001, 167). It also retains several of the original decorative fixtures and fittings, such as the stone figures, the tiled floor of the entrance and the linenfold timber panelled walls and staircase. The roof is highly decorated and makes an important contribution to the aesthetic value of the building. The basement is utilitarian in appearance whilst the lack of use and condition following a recent strip-out of contemporary fabric has a negative impact.

Communal Value

- 7.7 The communal value is high. The building was erected as a Liberal reform Club in the mid-19th century and continued in that use well into the 20th century. Even after declining membership it merged with the Engineers club and continued in this same use until the late 1980's.

Summary

Heritage Interest	Significance
Evidential, Historical, Aesthetic, Communal	<i>High</i> The building was erected as a Liberal reform club, a function which it served until the late 20 th century. It is a fine example of Salomons work, in a Venetian Gothic style, with many original fixtures and fittings surviving.

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EH – English Heritage

HER – Historic Environment Record

GMAU - Greater Manchester Archaeology Unit

GMAAS – Greater Manchester Archaeological Advisory Service

NPPF – National Planning Policy Framework

OS – Ordnance Survey

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Slater's Directory of Manchester 1885

Slater's Directory of Manchester 1894

Slater's Directory of Manchester 1907

Slater's Directory of Manchester 1925

Kelly's Directory of Manchester 1935

Maps

1794 Green's map of Manchester and Salford

1849 Adshead's map of Manchester

1850 OS 1:500 town plan Sheet 28

1888 Goad's Fire Insurance Plan Sheet 10

1891 OS map Lancashire sheet CIV.10.5

1908 OS map Lancashire sheet CIV.10

1922 OS map Lancashire sheet CIV.10

1932 OS map Lancashire sheet CIV.10

1941 OS map Manchester Bomb Damage Sheet CIV.6

Appendix 1: Figures

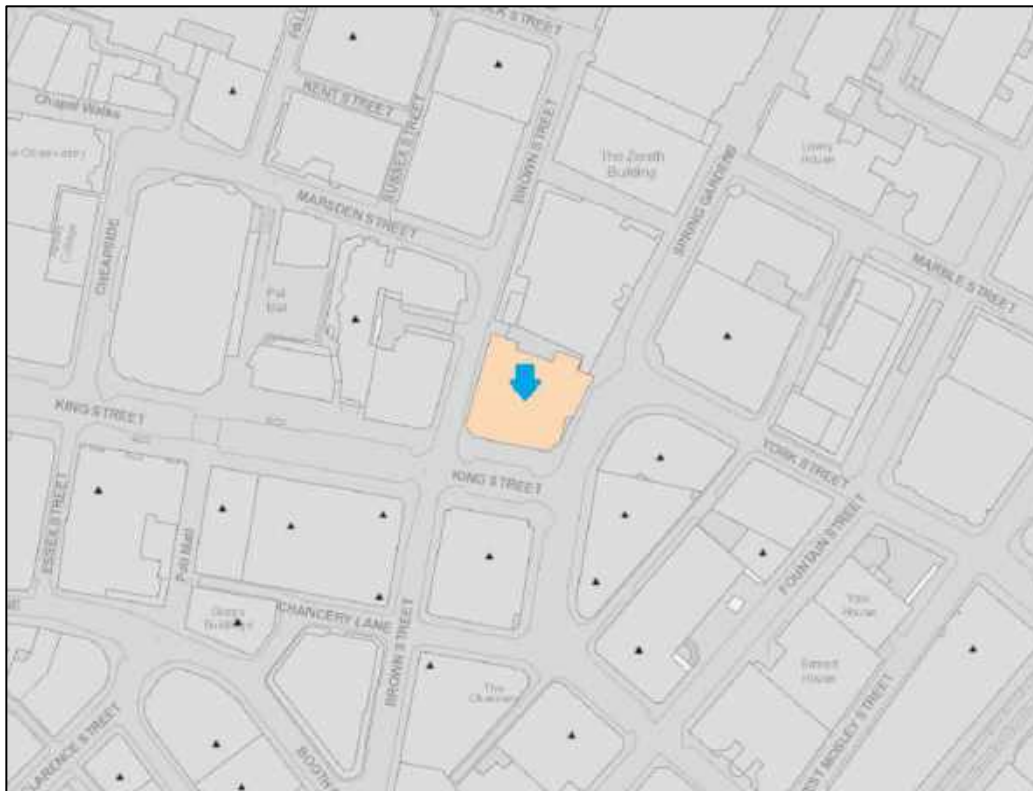


Figure 1: Location plan (Adapted from the Historic England website (Nov 2018); in Lichfields 2018)



Figure 2: 1794 Green's map of Manchester and Salford

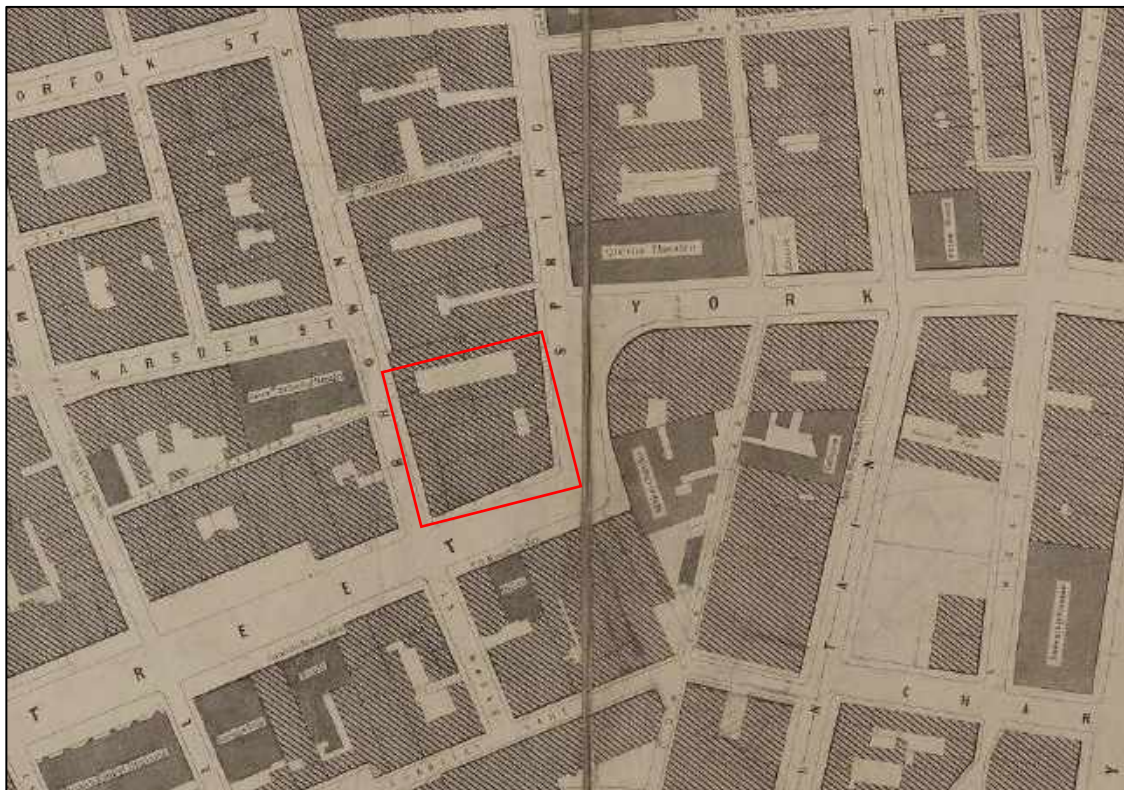


Figure 3: 1849 Adshead's map of Manchester



Figure 4: 1850 OS 1:500 town plan Sheet 28

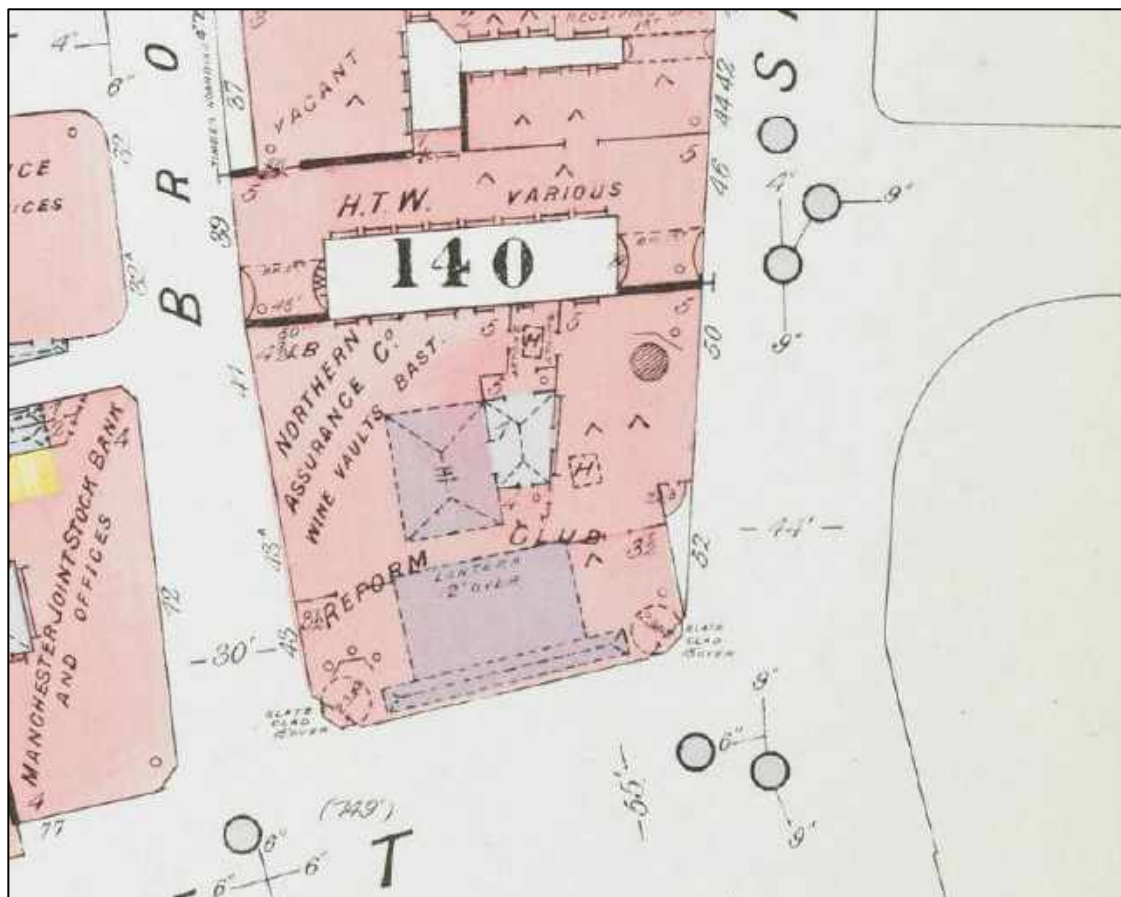


Figure 5: 1888 Goad's Fire Insurance Plan Sheet 10



Figure 6: 1891 OS map Lancashire sheet CIV.10.5

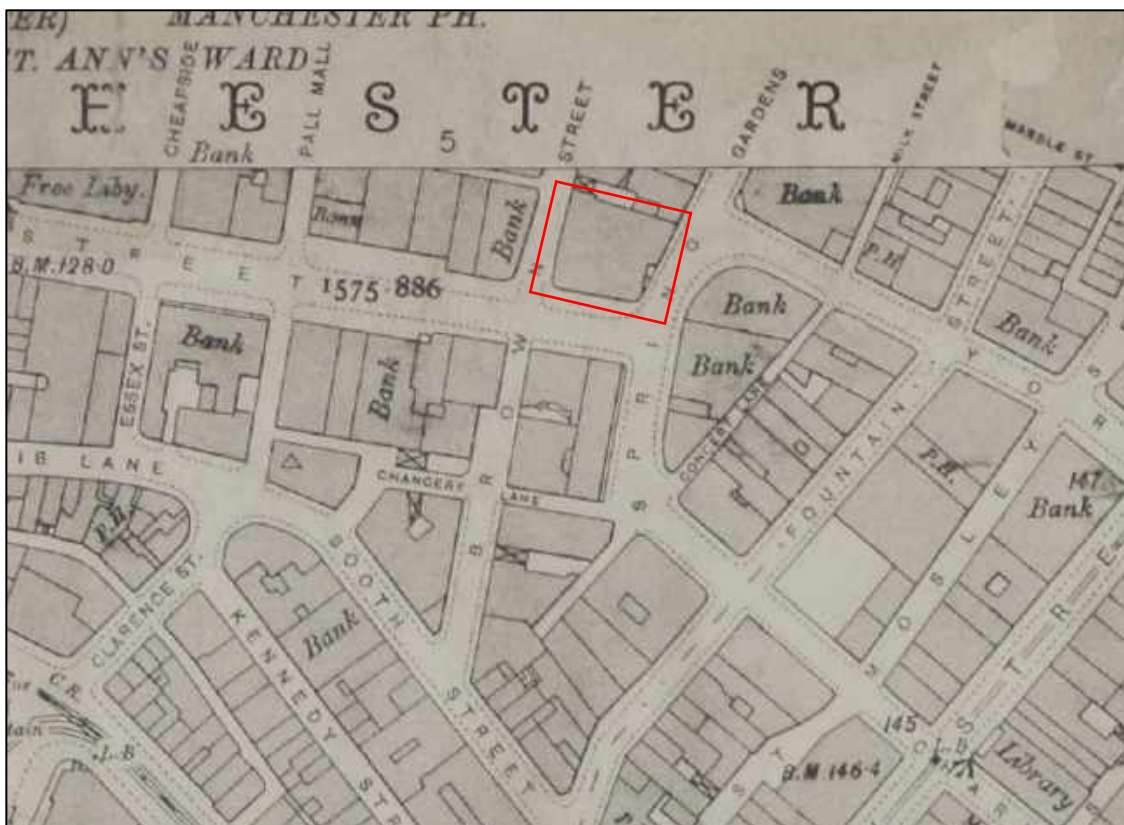


Figure 7: 1908 OS map Lancashire sheet CIV.10



Figure 8: 1922 OS map Lancashire sheet CIV.10



Figure 9: 1932 OS map Lancashire sheet CIV.10

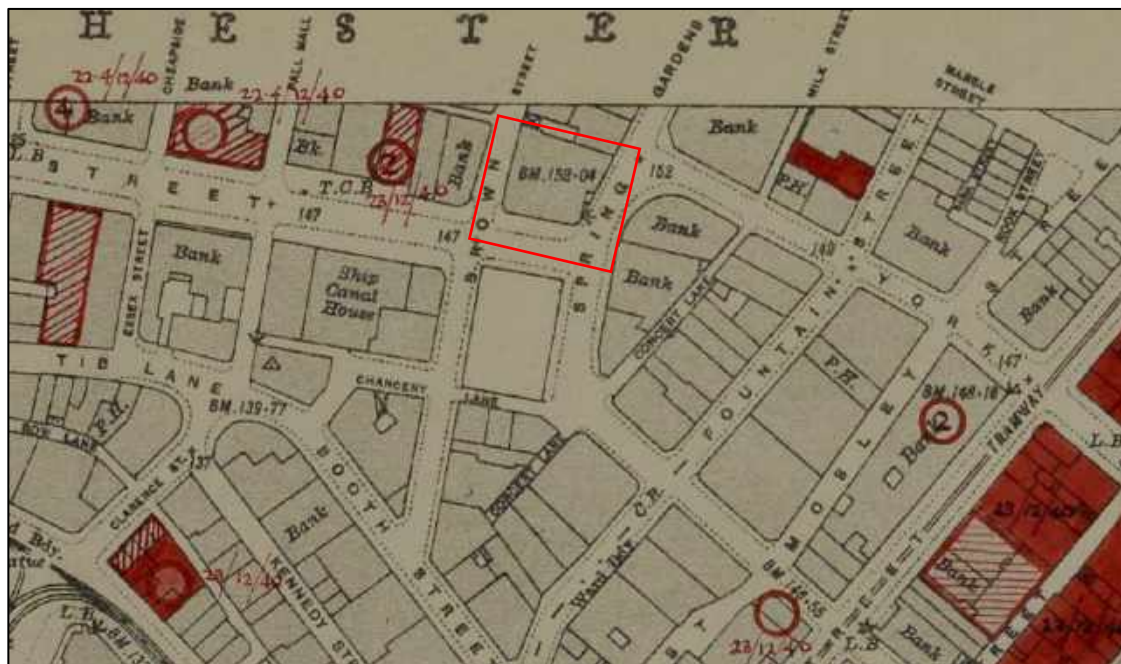


Figure 10: 1941 OS map Manchester Bomb Damage Sheet CIV.6



Figure 11: Photograph taken c. 1890 (Coulthurst, S.J., Manchester Image Collection m83867)



Figure 12: Sketch by H.P. Templar, 1928 (Manchester Image Collection m68253)



Figure 13: Photograph taken 1930 (Chapmans, Manchester Image Collection m02427)

Appendix 2: Plates



Plate 1: General shot showing Brown Street (left and King Street (right)



Plate 2: General shot showing King Street (left) and Spring Gardens (right)



Plate 3: Detail of the King Street elevation



Plate 4: Detail of the Brown Street elevation



Plate 5: Detail of the Spring Gardens elevation



Plate 6: Turret detail



Plate 7: Detail of plasterwork in foyer



Plate 8: Main staircase and entrance



Plate 9: Main staircase



Plate 10: doorway and panelling detail



Plate 11: Detail of tiled floor



Plate 12: Detail of fireplace



Plate 13: Location of temporary water tanks adjacent to main stairs



Plate 14: Detail of pipework in below stairs cupboard



Plate 15: General shot of basement southern end



Plate 16: Rendered lightwell detail



Plate 17: Stanchion detail



Plate 18: General shot of basement



Plate 19: Section of removed render exposing brickwork



Plate 20: Detail of lightwell with base removed



Plate 21: Inserted openings in north wall



Plate 22: Modern flooring over concrete screed with modern pipe below



Plate 23: Detail of removed flooring revealing earth beneath



Plate 24: Northwest side of basement showing lightwells and temporary water pipe (blue)



Plate 25: Lightwell showing location of mains water pipe



Plate 26: Northwestern room showing temporary water pipe running along ceiling towards the east



Plate 27: Inserted wall and fireplace dividing it from room to the east



Plate 28: Room to the east showing vaulted ceiling



Plate 29: North wall of east room showing blocked window into yard



Plate 30: Stone flags at southern end of east room



Plate 31: Modern skylight above main staircase



Plate 32: General view of the roof



Plate 33: Detail of pitched roof



Plate 34: Detail of modern skylight



Plate 35: General shot of the roof showing partially rebuilt chimney stack



Plate 36: Shot of turret as viewed from the roof



Plate 37: West turret as viewed from inside



Plate 38: Detail of timber roof structure



Plate 39: Doorway to former billiard room



Plate 40: East turret as viewed from inside



Plate 41: View of stone figures from west turret



Plate 42: Detail of stone figure



Plate 43: View of stone figures from east turret