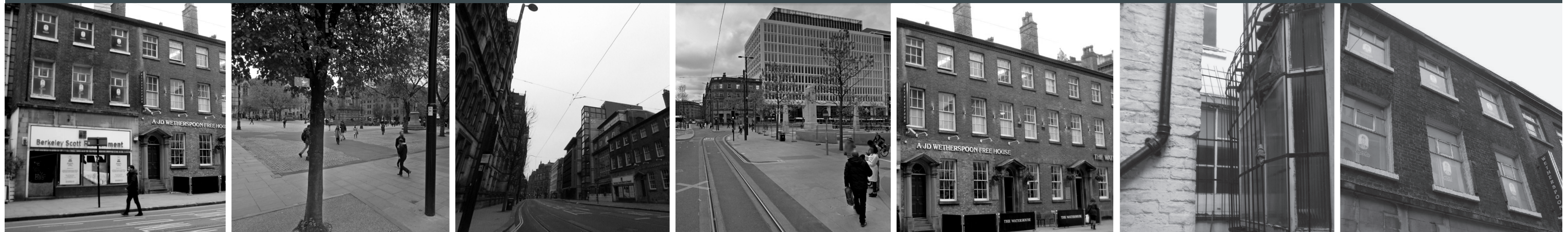
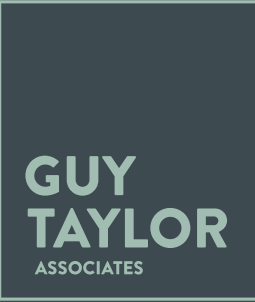


65 PRINCESS STREET, MANCHESTER

LEVEL 2 BUILDING RECORDING

Prepared on behalf of Mr Colin Shenton
August 2020





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This document has been prepared by: Guy Taylor Associates | Job no: 19-0017 | Date: August 2020 | Rev: -

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Fig. 1 View from the Town Hall to 65 Princess Street

1. Introduction

1.1 Overview

Guy Taylor Associates (Architects and Heritage Consultants) has been commissioned by Colin Shenton to undertake a Level 2 Historic Building Recording, in respect of the buildings and spaces which constitute 65 Princess Street, Manchester.

65 Princess Street is Grade II listed and forms part 65-71 Princess Street. The site is located within the Albert Square Conservation Area and is on the boundary of the Upper King Street Conservation Area.

65-71 Princess Street were constructed during the late C18th as a row of 4 town houses. Each house is three storeys with a basement and has a double depth plan with rear extensions. 65 and 67 were altered in the C20th on the ground floor to create shop frontages. 67-71 Princess Street are now in use as a Pub and 65 is a vacant office space.

1.2 Background

In accordance with National Planning Policy Framework (NPPF) Section 12 Conserving and Enhancing the Historic Environment this document forms the report for an historic building recording (Level 2) for 65 Princess Street.

Levels of historic building recording are defined in the Historic England guidance document - Understanding Historic Buildings: A guide to good recording practice (2006)

1.3 Site Address

65 Princess Street, Manchester; M2 4EG. The location and curtilage of the site are illustrated in plans within the report.

1.4 Acknowledgements

The principal document referred to during the compilation of this report is the 65 Princess Street Heritage Statement (April 2019), prepared by Paul Butler Associates. Much of the significance of heritage assets and history of 65 Princess Street has been described within the Heritage Statement; therefore descriptions in this report have been summarised.

On the advice of Manchester City Council a record of 65 Princess Street is appropriate to Level 2.

1.5 Objectives

This historic building recording provides:

- A written, drawn and photographic record of the pre-20th century building.
- To ensure the long-term preservation of the data through deposition of the record with an appropriate depository.

1.6 Methodology

Manchester City Council specified that a Level 2 Building Recording is required and should include the following elements:

- Building plans of the site to establish an accurate record of the structures and sections of the older elements illustrating the vertical relationships within the building (floor and ceiling heights and the form of the roof trusses)
- A photographic survey to Historic England Level 2 for 65 Princess Street
- Detailed recording of any significant features, including architectural detailing, decoration or marks/carpenters marks

1.6.1 Written Record

A visit to the study area was made in order to build up a full understanding of the site and its surroundings. A written record was made of all standing elements of the buildings, including internal elevations, fixtures, fittings and building curtilage. The written account comprises:

- The precise location of the buildings, as a National Grid reference and in address form.
- A note of any statutory designation (listing, scheduling or conservation area). Non-statutory designations.
- The date of the record, the name of the recorder.
- A summary of the building's type and purpose, historically and present, materials and possible dates of construction and alteration.
- A table of contents and a list of figures or illustrations
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations.
- Acknowledgement of contributors to document.

- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of map evidence (map regression).
- An account of the buildings overall form (structure, materials, layout) and its successive phases of development, with supporting evidence.
- An account of the past and present uses of the building and its parts, with evidence for these interpretations.
- Full bibliographic and other references, or a list of sources consulted.

1.6.2 Photographic Record

A photographic record of the building to Historic England Level 1-2 using a 35mm format SLR camera with a standard 50mm lens for external photographs and a 28mm lens for interior photographs. The photographic record comprised:

- General views of the building in its setting or landscape.
- A record of the building's exterior appearance.
- A record of interior space, fixtures and fittings.

1.6.3 Drawn Record

Drawn record to include

- Plans (to scale or fully dimensioned) of the building as existing.
- Measured cross-sections illustrating vertical relationships.
- Measured elevations.
- A site plan at 1:1250 relating the building to other structures.

2. Understanding the Site

2.1 Location

The site is located to the centre of Manchester. The study area boundary for the purposes of this survey covers a 100m radius from the site.

2.2.1 Site Location, Geology and Topography

The site is located centrally in Manchester approximately 20m from the Town Hall. The site is bounded to the north-east by Kennedy Street, to the south-east by Cooper Street and to the south-west by Princess Street.

The site is level with tall structures located in its surroundings. The level topography of the site combined with these taller structures make 65 Princess Street only visible from Princess Street itself.

The geology of the Manchester area is predominantly boulder clay which was considered unfavourable compared to well draining sands in the prehistoric period. This has resulted in little evidence of activity from this time.

2.2 Status

Manchester City Centre contains a number of designated heritage assets and conservation areas. With 65 Princess Street being so centrally located, the surrounding study area is historically rich. The site is located in Albert Square conservation area and borders the Upper King Street conservation area.

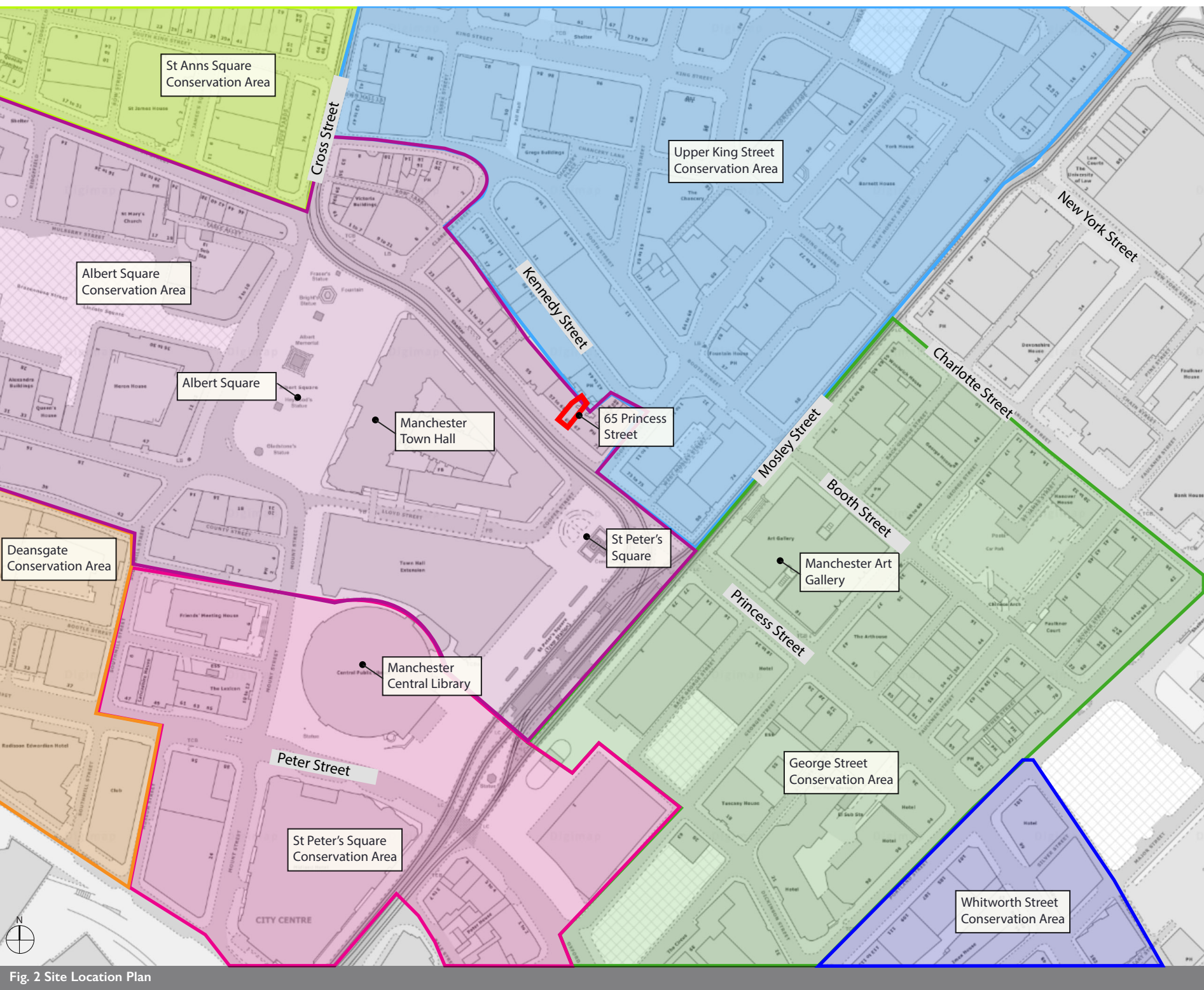


Fig. 2 Site Location Plan

2.3 Historic Environment Record

2.3.1 Archaeological Sites

The following sources were consulted as part of this desk-based assessment:

- Archaeological and historical background (Paul Butler Associates, Heritage Statement: 65 Princess Street)
- Previous Ordnance Survey and other maps of the area ((Paul Butler Associates, Heritage Statement: 65 Princess Street and Edina Digimap etc)
- Geological maps (Edina Digimap)
- Historical background material (Paul Butler Associates, Heritage Statement: 65 Princess Street)

A site visit was undertaken on 24th July 2020 to examine the area. Particular attention was paid to the current land use of all parts of the application area and its likely impact on the condition of any buried archaeological remains.

2.3.2 Historical and Archaeological Background

There is no evidence form archival material or map based evidence that the site contained any form of development prior to its initial and rapid transformation in the late C17th and early C19th.

The development and redevelopment of the entire site area (latterly with often deep industrial structures) is likely to have removed any traces of buried archaeology which may have existed.

2.3.3 Listed Buildings

There are numerous designated heritage assets in the wider setting of the site, refer to fig. 2 which shows the location of listed buildings. Within a 50m radius of the site there are five designated heritage assets, further details of these assets can be seen in Fig. 4-8.

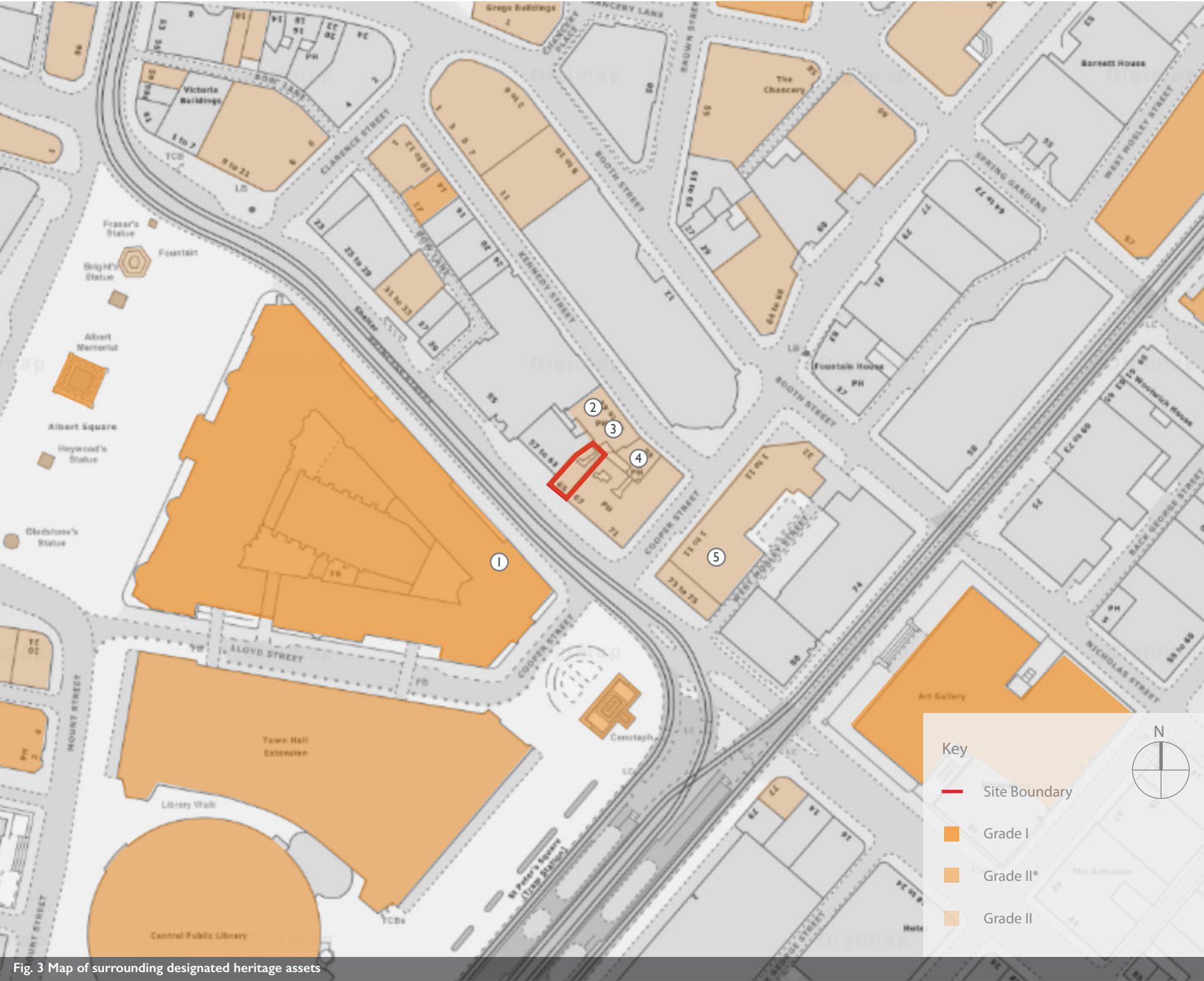
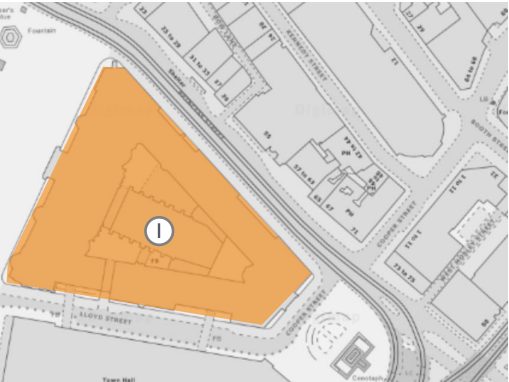


Fig. 3 Map of surrounding designated heritage assets

Building 1:

Fig. 4 Town Hall (Grade I)



Listing HE: 1207469

National Grid Reference: SJ 83867 98089

Town Hall. 1868-77, by Alfred Waterhouse. Sandstone ashlar facing to brick carcass, slate roofs.Triangular island site, with three main ranges enclosing a triangular courtyard mostly filled by a rectangular Great Hall. Gothic style.Three storeys and attics. Building of major importance. Contains mural paintings by Ford Madox Brown, and statuary by W.V.Theed jun. (B of E Lancashire: Pevsner: P280-1; Guide Across Manchester: Civic Trust: P 43-7)

Building 2:

Fig. 5 Vine Inn, 42 and 44 Kennedy Street (Grade II)



Listing HE: 1197932

National Grid Reference: SJ 83967 98108

Textile warehouse, now part of public house. c.1860-70, altered. Red brick in Flemish bond, ground floor stuccoed and painted white, with sandstone dressings and slate roof. Rectangular plan. Basement and 4 storeys, a 6-window symmetrical facade, with moulded sill-bands to all upper floors and brick brackets to eaves cornice. The ground floor has a segmental-headed doorway at each end, with hollowed spandrels and segmental pediment, basement and ground floor windows of equal height, the former now part filled by tiling above bowed railings, the latter sashed without glazing bars; the windows of the 1st floor have segmental stone heads, those of the 2nd floor have flat-arched heads with keystones, and those at 3rd floor are round-headed with imposts and keystones, all these windows sashed without glazing bars. History: was used as grey warehouse c.1900.

Building 3:

Fig. 6 Vine Inn, 46 Kennedy Street (Grade II)



Listing HE: 1282982

National Grid Reference: SJ 83971 98102

Town house, now part of public house. Probably late C18; altered. Brick, the ground floor faced with green glazed tiling and the upper floors with scored stucco; slate roof. Double-depth plan with back extension. Three storeys over cellars, 3 windows; round-headed doorway to the right with open-pedimented Tuscan column doorcase (columns now painted green), altered window to left, all in tiled surround with lettered frieze; 4-pane sashed windows at 1st floor (all now with C20 folding canopies); long horizontal 8-light window at 2nd floor with altered glazing. Gable chimney to left. Forms group with The City Arms to the left (q.v.) and with Nos 42 and 44 to the right (q.v., now integrated with the item).

Building 4:

Fig. 7 City Arms Public House, 48 Kennedy Street (Grade II)



Listing HE: 1197933

National Grid Reference: SJ 83978 98094

Town house, now public house. Probably late C18; altered probably c.1900. Brick faced with scored stucco. Irregular double-depth plan.Three storeys and 3 windows; ground floor has wooden pilasters framing the main entrance and 2 large rectangular windows with early C20 mullion-and-transom glazing, and a round-headed doorway to the left; 1st floor has sashed windows without glazing bars (all now with C20 folding canopies); 1st floor has square 2-light casements. Gable chimneys. Interior altered.

Building 5:

Fig. 8 Waldorf House, 9 Cooper Street (Grade II)



Listing HE: 1283095

National Grid Reference: SJ 84013 98089

Freemasons' Hall, subsequently hotel. 1863, by W.Mangnall; converted to hotel 1929. Ashlar (roof concealed). Rectangular plan. Eclectic style. Four storeys over cellars, a symmetrical 5-bay facade (1:2:2:2:1 windows), with channelled rustication at ground floor; pilastrades with cornices to 1st and 2nd floors, bracketed cornice to 3rd floor; and parapet with central pediment. Interior not inspected. History: converted to hotel when Masonic Temple, Bridge Street was built (1929).

2.4 Historical Background

The following information has been taken from the Heritage Statement: 65 Princess Street, Manchester by Paul Butler Associates, April 2019.

The building was erected as a part of a row of town houses in the late 18th Century. This was a time when Manchester beginning to grow as a commercial and industrial centre. Green's map of 1794 shows the building to have been erected at this time, along with many others in the area. It is also shown to have the northwest 'extension'. Whether it is an extension or a part of the original build is difficult to say, due to the external render masking the brickwork. The building remained in use as a town house until the mid-19th Century, with Fritz Mentha recorded there in 1851. Soon after this time the trade directories show that it was a part of Mr Lamberts business, along with number 67. This may suggest some form of communication between the two buildings having been inserted at this time. No evidence of this was found due to the modern plaster throughout the interior. The change in use likely reflects the changing use of the city, with the surrounding area beginning to become more commercial in nature, with many warehouses beginning to be built in the area. The OS map of 1850 shows the building to not differ much as it appears on Greens map of 1794. A small protrusion is evident in the location of the northeastern extension, although much smaller and unlikely to be the same building.

The building soon became home to a solicitors firm (Allen, Prestage and Halkyard), a function which also became common for the entire row. 67 and 69 appear to have been subdivided and house several firms, whereas both 65 and 71 were home to a single company throughout the early 20th Century, suggesting that they were larger firms (Slater 1887; 1897; 1905; 1913). Goads fire insurance plans of 1888 show the building while in use as a solicitors office. The northeastern extension was built by this time. Not shown on the 1850's map, it was likely erected when the building was taken over either by Mr Lambert in the late 1850's or Allen, Prestage and Halkyard c.1880. The brickwork of the extension itself is whitewashed, although the presence of the bull-nosed bricks may suggest the latter date rather than the former, with such bricks being common on the newly erected warehouse loading areas. Likewise, the bay windows onto the rear yard are also shown on this plan. Likely erected in an effort to gain more light in the rooms, they may have been installed at the same time as the northeast extension, although have been modernised since.

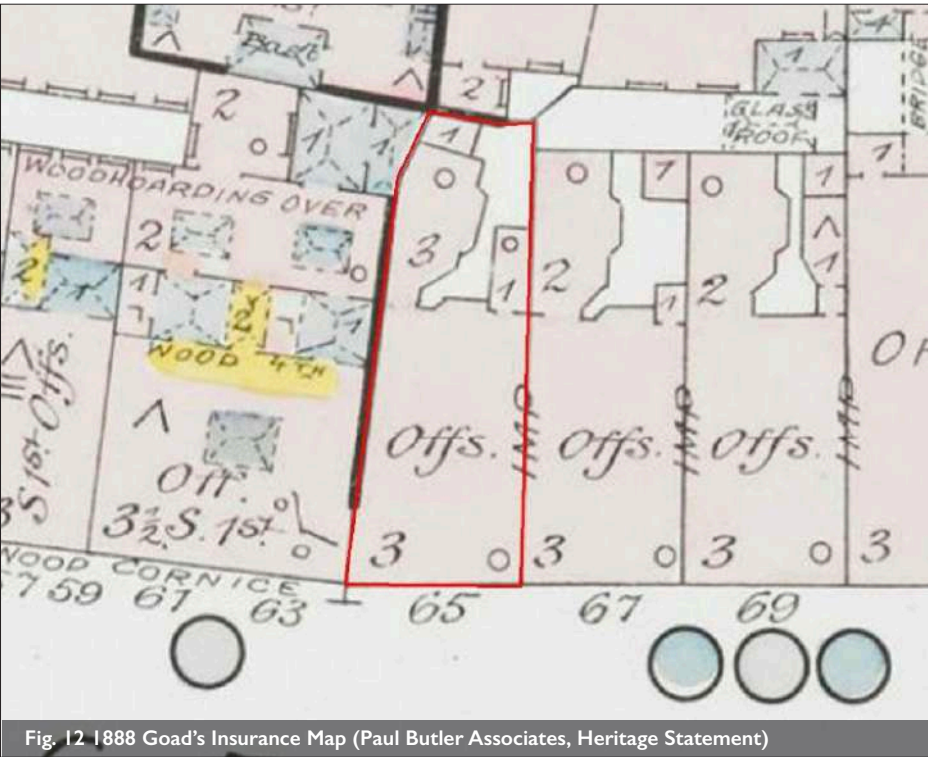
As a surviving Georgian town house the building has a high historical significance, being a representation of what was in the area before the Town Hall. It also has a medium - high evidential significance, although the interior has been substantially altered throughout the 19th and 20th centuries. The building retains little aesthetic value due to the insertion of the shop front at ground floor level and the replacement of the sash windows.

2.5 Map Regression

The following information has been taken from the Heritage Statement: 65 Princess Street, Manchester by Paul Butler Associates, April 2019.

Greens map of the late 18th Century shows that the row of town houses 65 – 71 had been built by this time. The large extension to the northwest is likewise present. Swire's map of 1824 shows that the adjacent buildings had by this time been built. 1850 OS town plan shows the site in more detail; the building is shown to be rectangular and the northwestern extension is shown. This has a narrow passageway from the main house before extending at an odd angle into the rear yard. No subdivisions are shown and this appears to connect to the building fronting Kennedy Street to the rear (which is likely an error). A small extension to the northeast is also shown, although much smaller than the present extension in this location. Adsheads map of 1851 also shows the building at this time. Here the northwest extension is shown as a more regular rectangle and the northeastern extension is not shown at all. The whole block, with a few exceptions to Kennedy Street, are shown to be in use as houses.

By this time Manchester was the largest textile centre in the world and the need for warehouses grew. The Whitworth Street area saw a great number of warehouses built at this time and the distinctive architecture was both functional and expressive of the wealth of the owners (GMAAS 2014). The former town hall on King Street proved to be too small to provide enough space for the administration of rapidly expanding metropolis. A competition was held in 1868 to design a new town hall, and was won by Alfred Waterhouse. Goads Fire Insurance plans from 1888 give a detailed look of the building at this time. The main building is shown to be 3 storeys and the bay window to the north wall had been inserted, looking into the rear yard. To the northwest the extension is again shown, likewise shown to be three storeys and with the bay windows inserted to look into the rear yard. To the northern end of this is a single storey room, likely the outdoor toilet. To the northeast the extension is shown to have been built, as a single storey. The building is labelled as an office and the main building and extensions are shown to have slate roofs. A basement is not recorded in this or the adjacent buildings. The 1896 OS map shows the site, although in much less detail than Goads and with no discernible alterations. By 1905 Allen, Prestage & Whitfield solicitors are listed and the 1908 OS map again shows little change to the site. The 1922 OS map again showed no change to the site and Slaters directory of 1924 shows that Allen, Whitfield and Hodgson continued to operate out of number 65. The situation had changed little by 1931, with Allen and Hodgson solicitors listed and with the 1933 OS mapping showing little change to the site again. The solicitors moved out and the building became a branch of the Wakefield Building Society in the mid-20th Century. This merged with the Halifax Building society in 1976 and took the latter's name.



3. Building Survey

3.1 65 Princess Street

The following written record was completed by Paul Butler Associates on behalf of Colin Shenton in April 2019.

Exterior: South elevation. The face fronts onto Princess Street and is a brick construction in Flemish bond. At ground floor level a 20th Century shop front has been inserted with tiled surround and large shop front windows to the east of the main entrance doorway. At first floor level are three portrait windows, each with a sandstone cill and splayed brick lintel. The sash frames (visible on 67 – 71) have been replaced with timber framed 5 light casements. The second floor has matching windows, albeit squatter and of 4 lights.

This forms the elevation facing the rear yard. The face is rendered and whitewashed with windows in the centre of the face at first and second floor levels, matching those on the front elevation. At ground floor level is a bay window containing a modern timber frame and glazing. A lightwell, blocked, lies below the bay window. The eastern extension is featureless on both the north and west faces, although constructed in English bond, whitewashed and with bull-nosed bricks to the corner at ground floor level. The northwest extension is rendered and whitewashed with a bay window in the east face, matching that of the main building. Above are a pair of small square timber framed casements.

Interior: The ground floor is accessed via the personnel doorway in the main frontage. This leads to a small lobby, with a modern fire door to the north giving access to the first floor staircase and a similar doorway to the east leading into the ground floor proper. This room is split level, with the southern end lower and an inserted set of timber steps leading up to a slightly raised platform area. To the southern end of the room are the large shop front windows. The skirting in the area is modern along with the simple cornice. To the northern end is the bay window looking into the rear yard. The bay does not extend to the floor however, but is sloped towards the base. The window itself is modern. To the east of this a personnel doorway leads to the northeastern extension. This is narrow and fitted out as a modern toilet. To the west a doorway leads to the narrow passage of the northwest extension. At the southern end of the passage a doorway opens onto stairs to the basement. To the north is the extension proper, with modern skirting and no cornice. The trim around the window is of moulded timber and extends above the line of the false ceiling, likely a Victorian addition. The windows frame and glazing are 20th Century.

The first floor is accessed via the modern staircase to the north of the main entrance. The stairs are narrow with a simple timber handrail. The stairs are dogged-legged, with the half landing leading to a small kitchen/toilet area in the northwestern extension. The doors, fixtures, fittings and windows are all modern.

The staircase then turns south, leading up to the first floor proper. A short corridor leads to the south with a landing area and the stairs to the second floor. Here a doorway in the east wall leads to the northern room, whereas the landing opens out into the southern room. The latter has three windows in the southern wall, looking out onto Princess Street. These are as described externally, although the timber framed internal glazing is visible and modern radiators lie beneath them. The walls are plastered, as is the ceiling and the floor carpeted. The skirting is modern as are the doorway surrounds and there is no cornice or dado. To the north an inserted doorway leads to the northern room. A window in the northern wall looks over the rear yard and is as described externally, with a modern radiator below. A modern dado runs partially around the room, cut in places and removed in others. The skirting is modern and there is no cornice.

The modern staircase leads to the second floor. The handrail here is moulded timber and the treads have timber flourished, likely Victorian. The skirting is high and also Victorian. At the dog-leg of the stairs the balusters are shown to have been reused; formerly rounded they have been squared off on their front sides. At the top of the stairs is a small landing with a personnel doorway. The skirting in this area is modern as is the simple timber door surround. The doorway leads to a further lobby area, with a doorway to the south leading to the southern room and a doorway to the east leading to the northern room. Both doorways have moulded timber surrounds, likely Victorian, although the skirting is modern. The northern room features a window in the north wall overlooking the rear yard. The surround is simple timber and modern. A doorway lies in the southern wall leading to the south room. The skirting in the room is modern, with the exception of a few patches in the southern wall, which is Victorian, between the two doorways. Both doorways again have moulded timber surrounds, although that to the southern room has had part of the moulding removed. A modern dado runs around the room and a chamfered and stopped timber beam spans the ceiling north – south. The southern room is much the same as the room below it, with three modern timber framed windows in the southern wall overlooking Princess Street. The skirting is modern and there is no cornice or dado. The doorway to the northern room has a modern timber surround whereas that to the small lobby has a moulded timber surround. A modern timber beam spans the ceiling north – south.

The basement is accessed via an inserted set of modern timber steps leading down to the south. This leads to a central corridor with rooms leading off to the north, east and south. An arched brick lintel leads through to the northern room where timber beams support the ceiling and the walls are whitewashed brick. To the south modern brick walls have been inserted and the ceiling height is lower where the ground floor has not been raised. A wide opening has been inserted in the north wall to a small storage area, created through the insertion of a further brick wall within the eastern room. This eastern room contains a blocked opening in the north wall as well as a blocked light well to the west of it. Both the eastern and southern rooms contain blocked fireplaces in the eastern walls.



Fig. 18 Princess Street Elevations

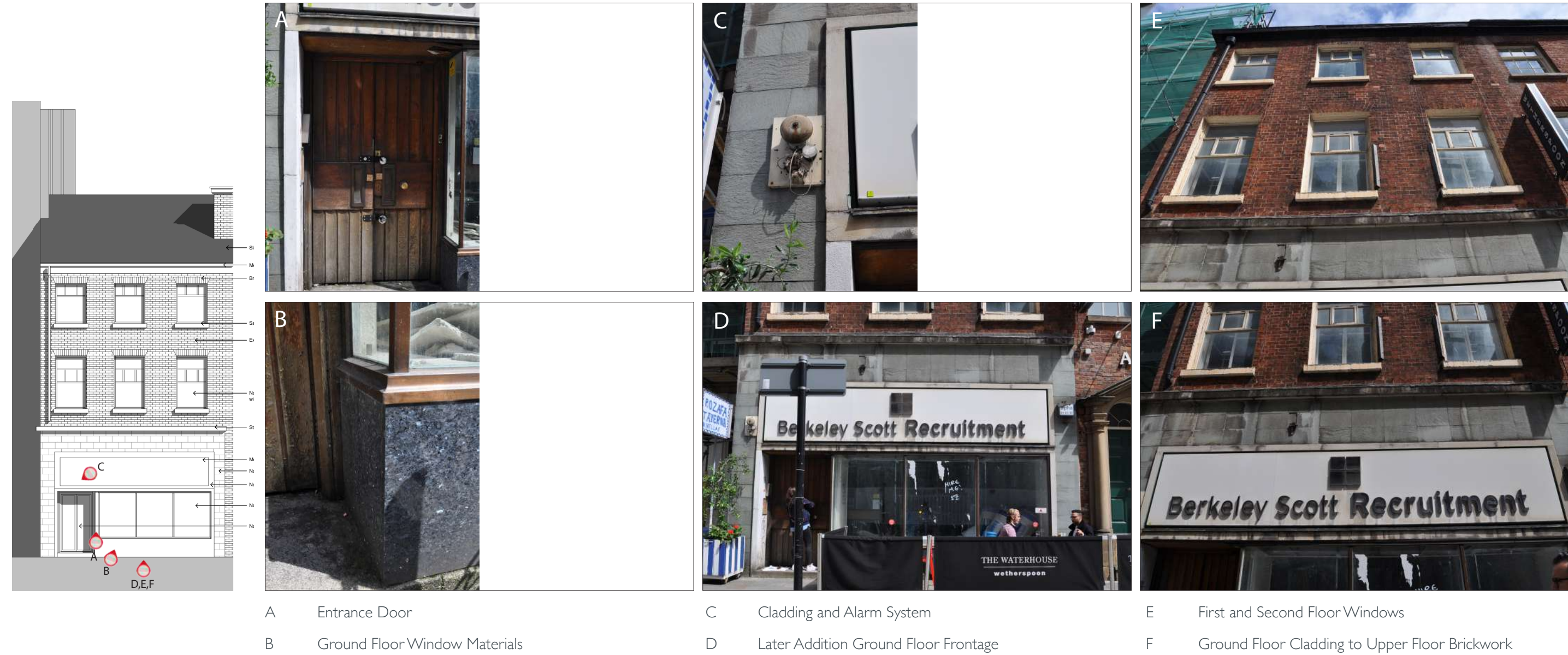


Fig. 19 Basement: Front Room

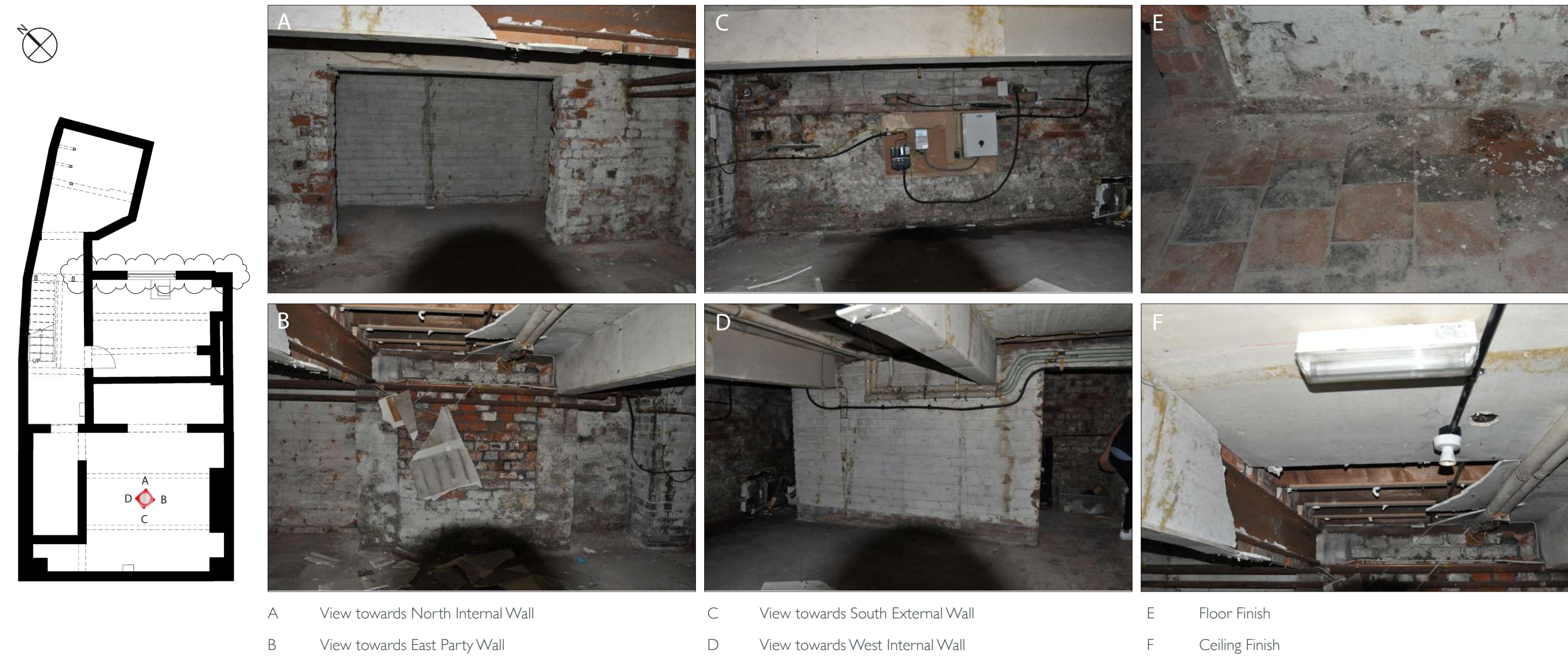


Fig. 20 Basement: Back Room

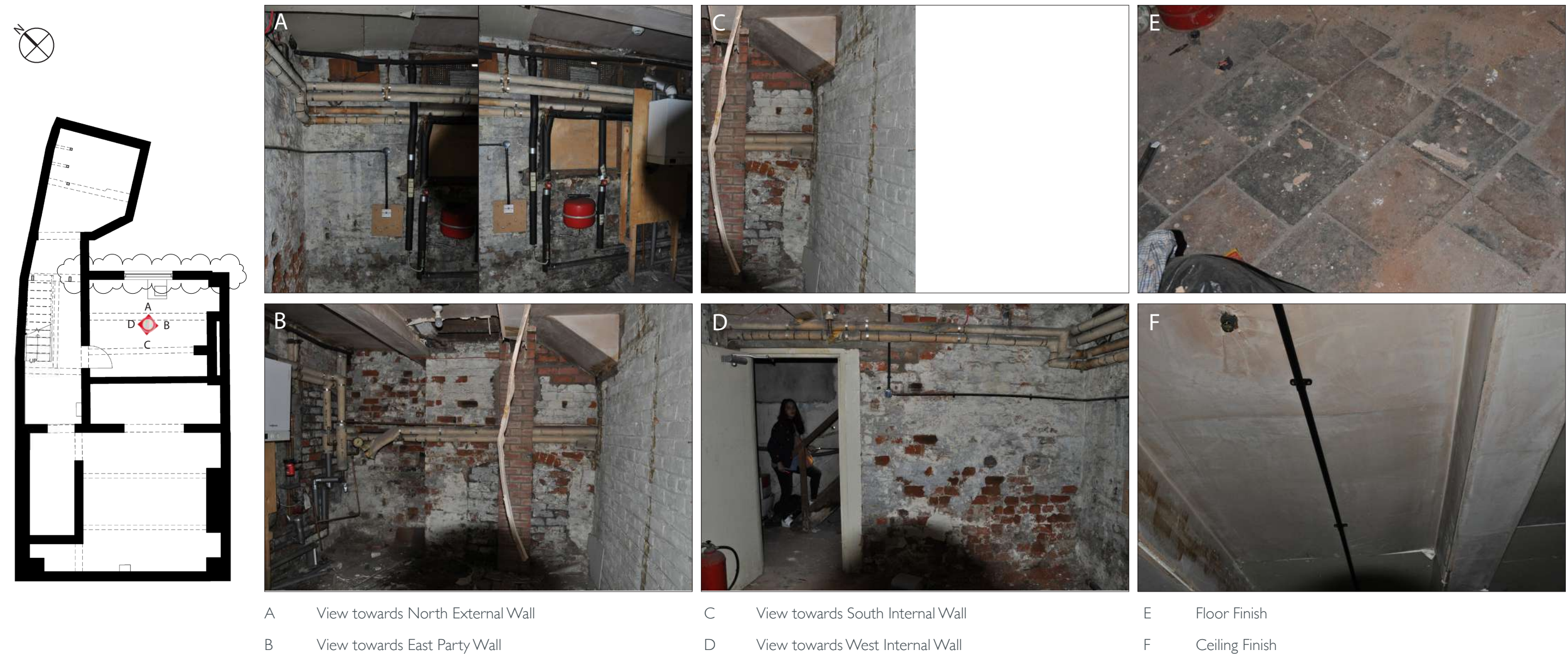


Fig. 21 Basement: Outrigger



Fig. 22 Basement: Staircase



Fig. 23 Basement: Store

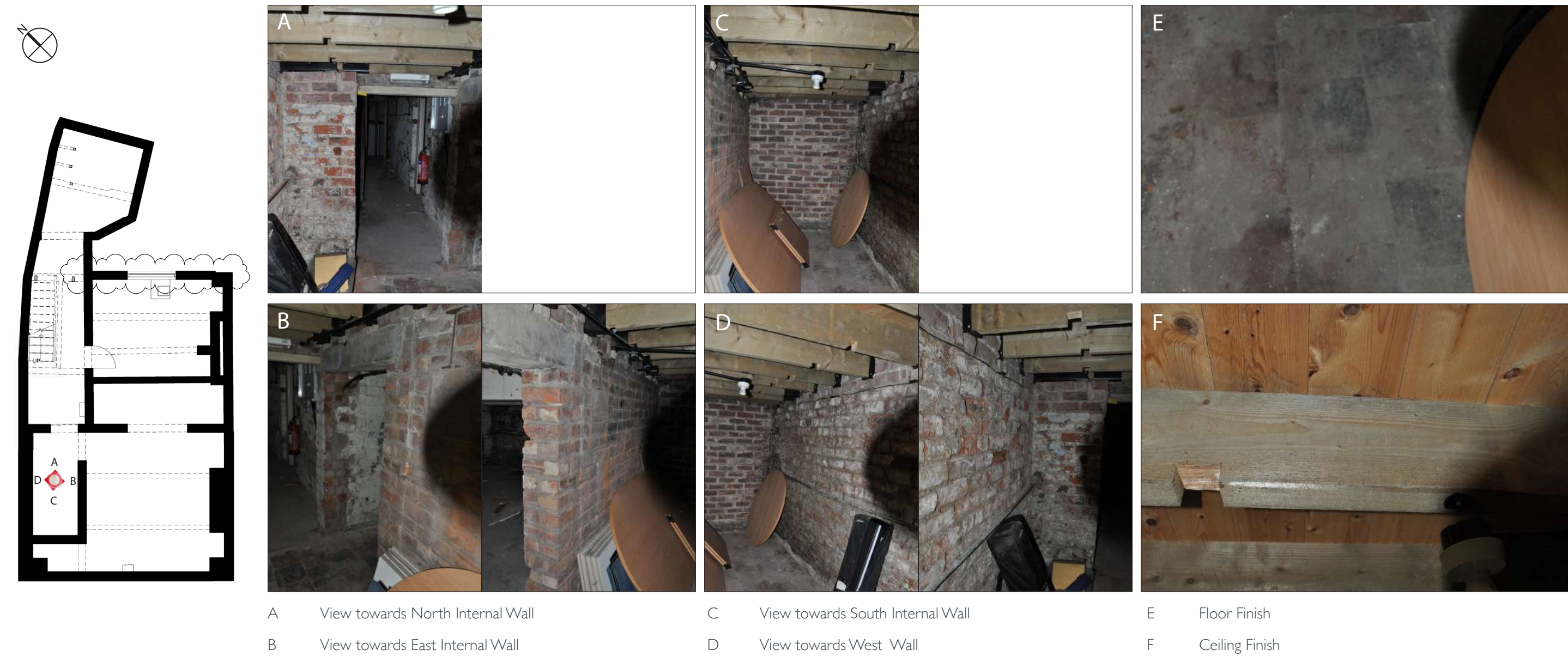


Fig. 24 Basement: Details

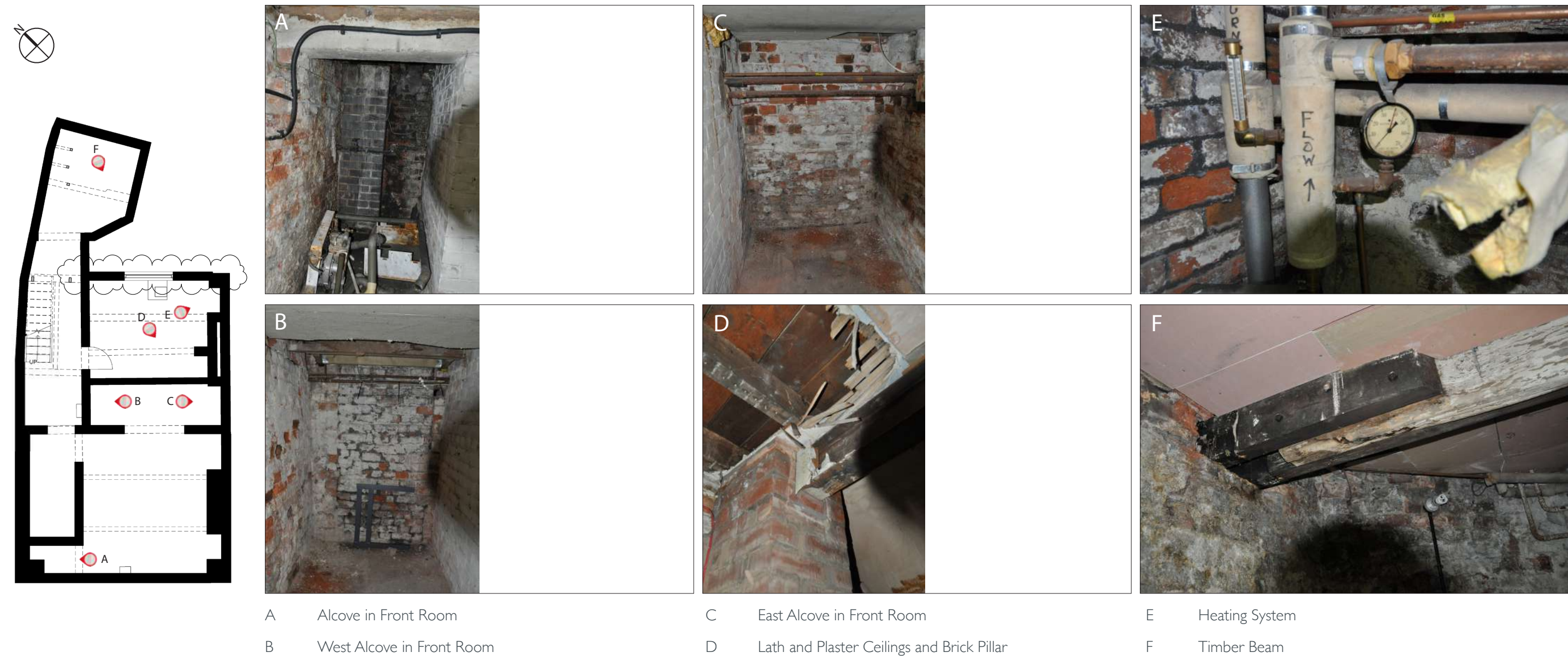


Fig. 25 Ground Floor: Entrance Porch



Fig. 26 Ground Floor: Front Room



Fig. 27 Ground Floor: Back Room



Fig. 28 Ground Floor: Single Storey Extension

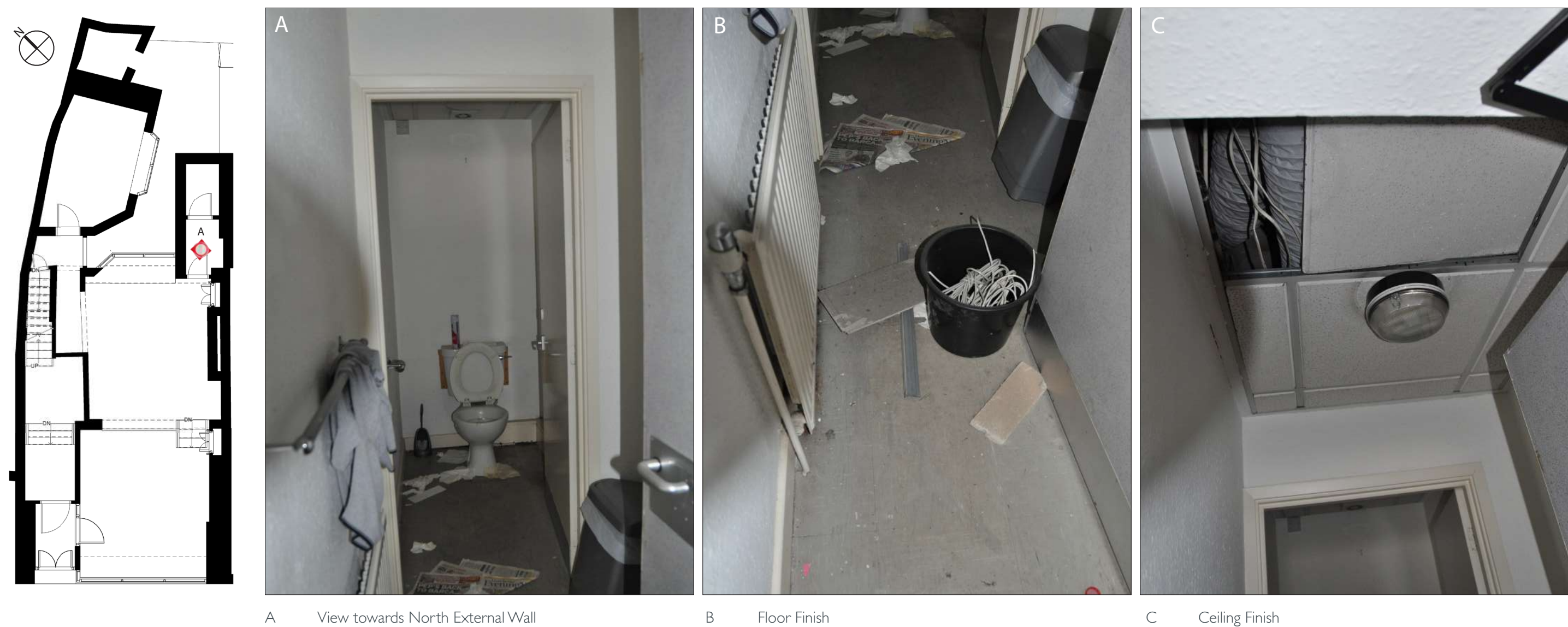


Fig. 29 Ground Floor: Rear Extension



Fig. 30 Ground Floor: Corridor



Fig. 31 Ground Floor: Staircase



Fig. 32 Ground Floor: Garden

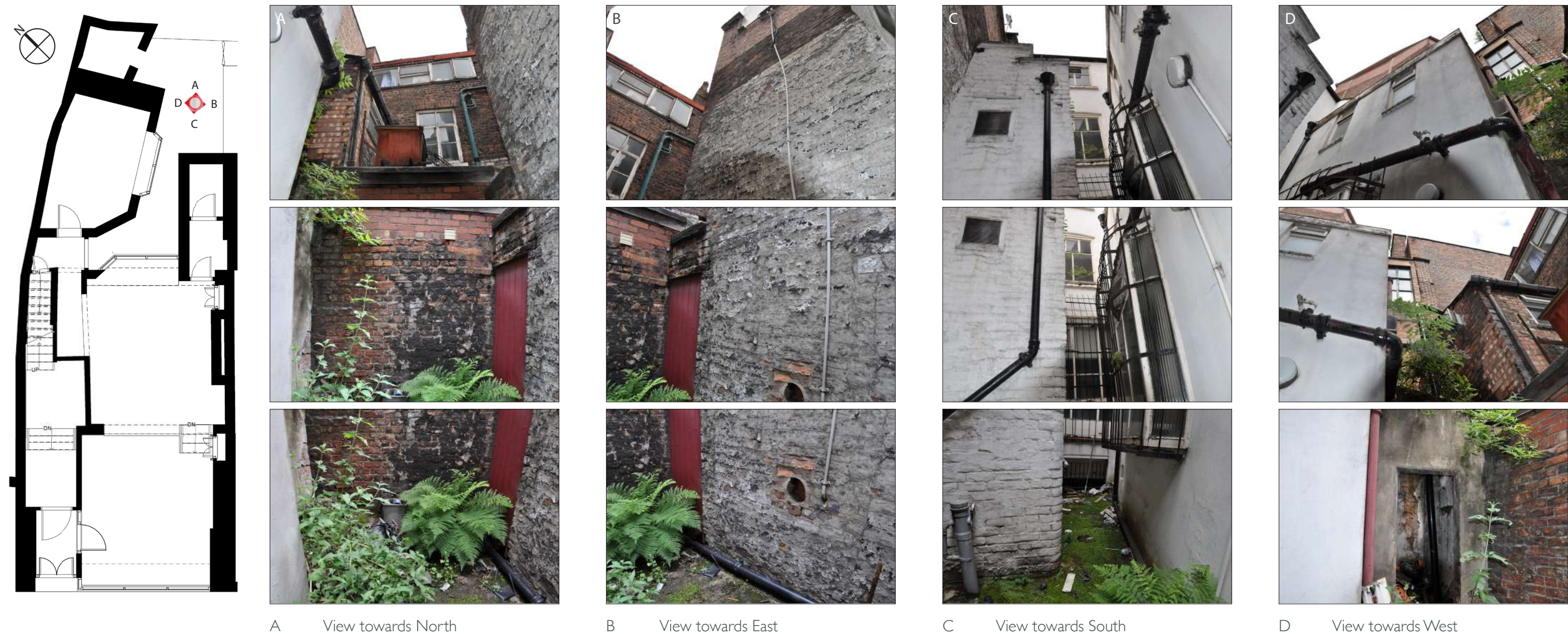


Fig. 33 Ground Floor: Details

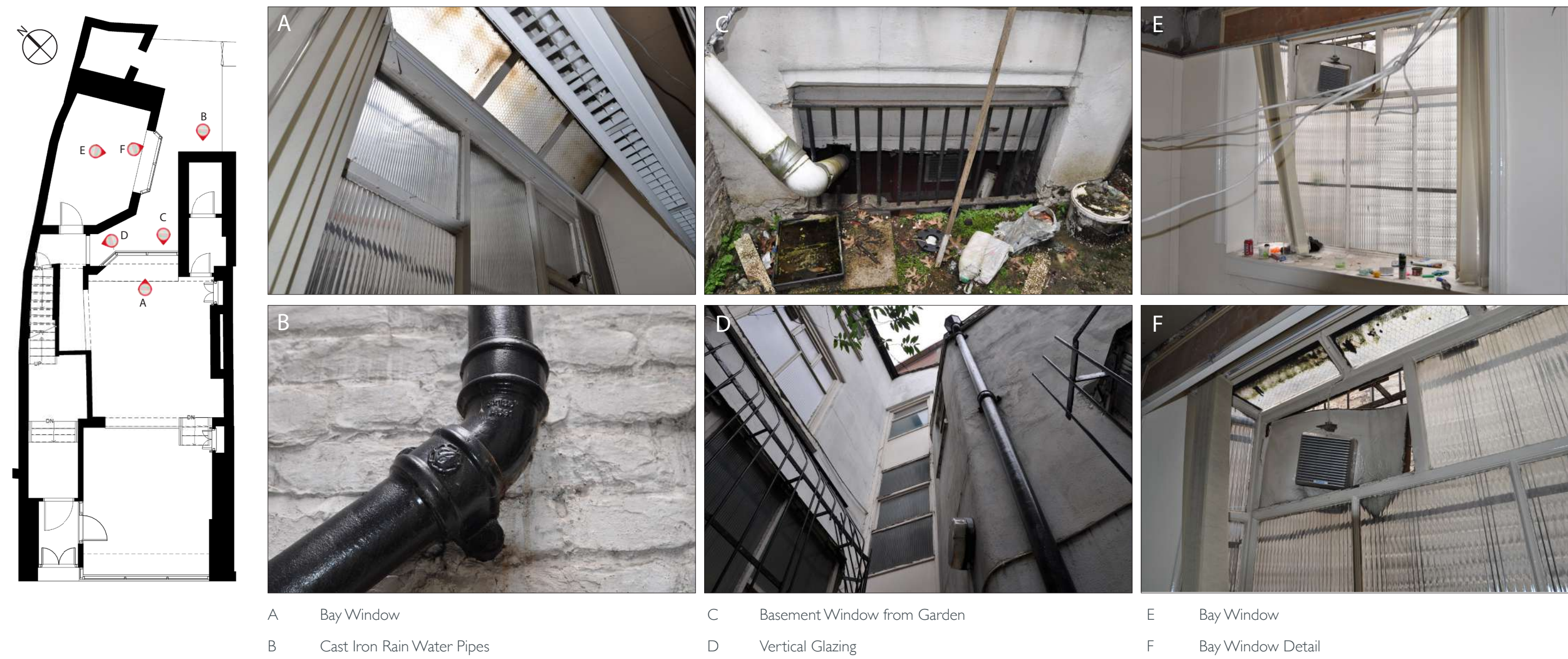


Fig. 34 Ground Floor: Details

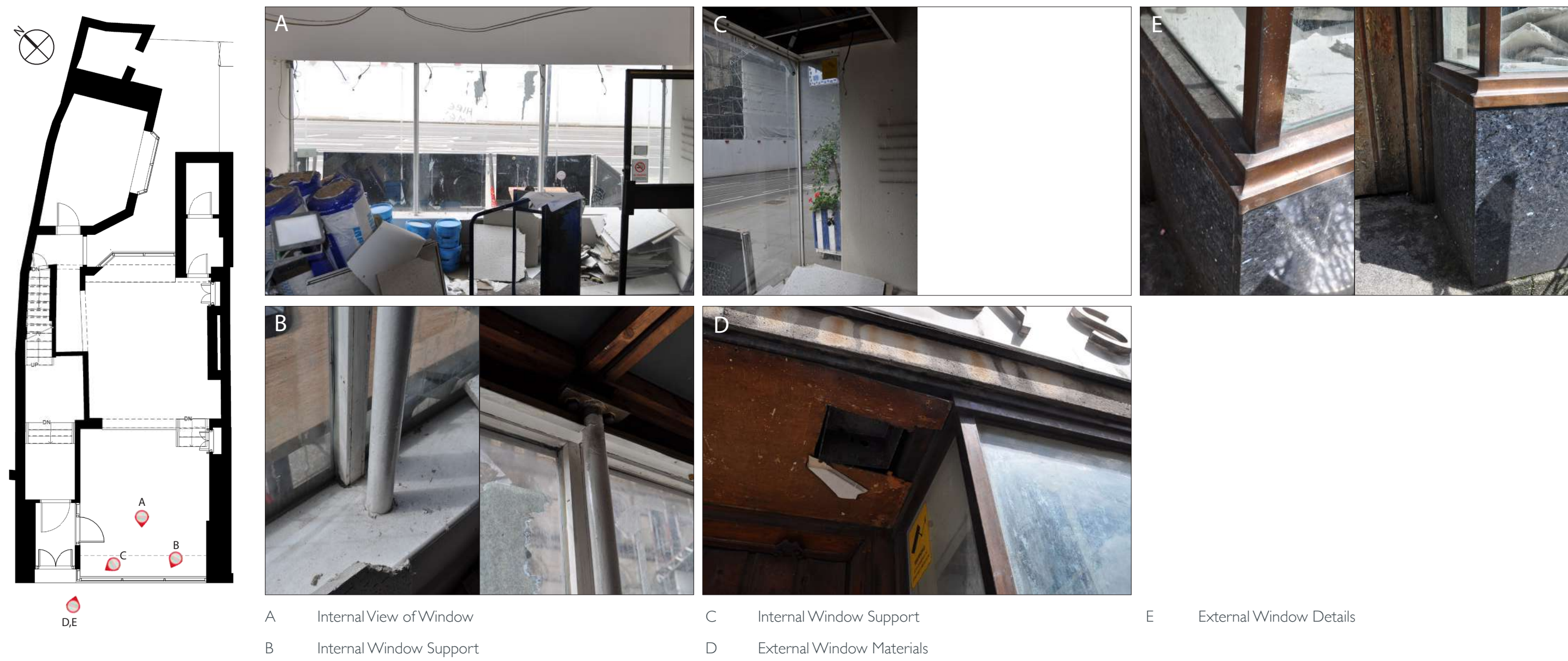


Fig. 35 First Floor: Kitchenette and Toilet

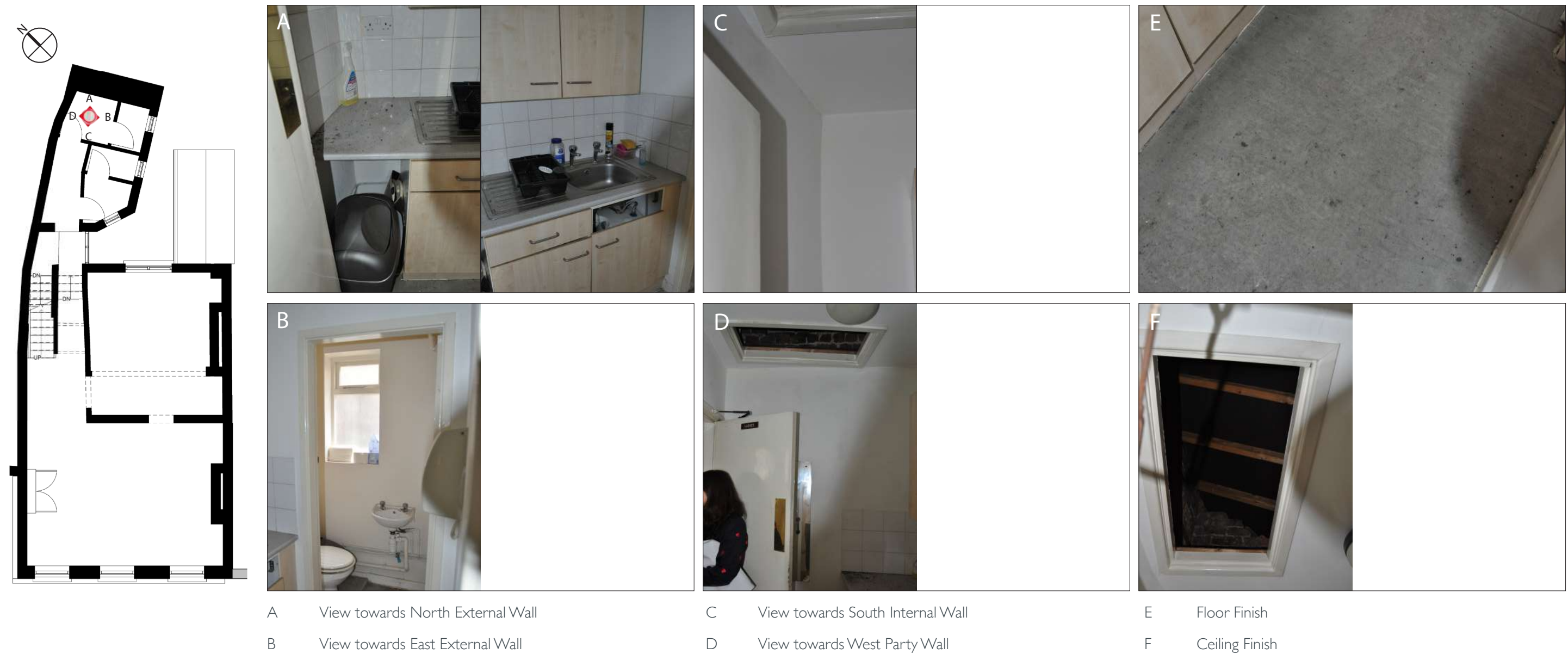


Fig. 36 First Floor: Rear Corridor

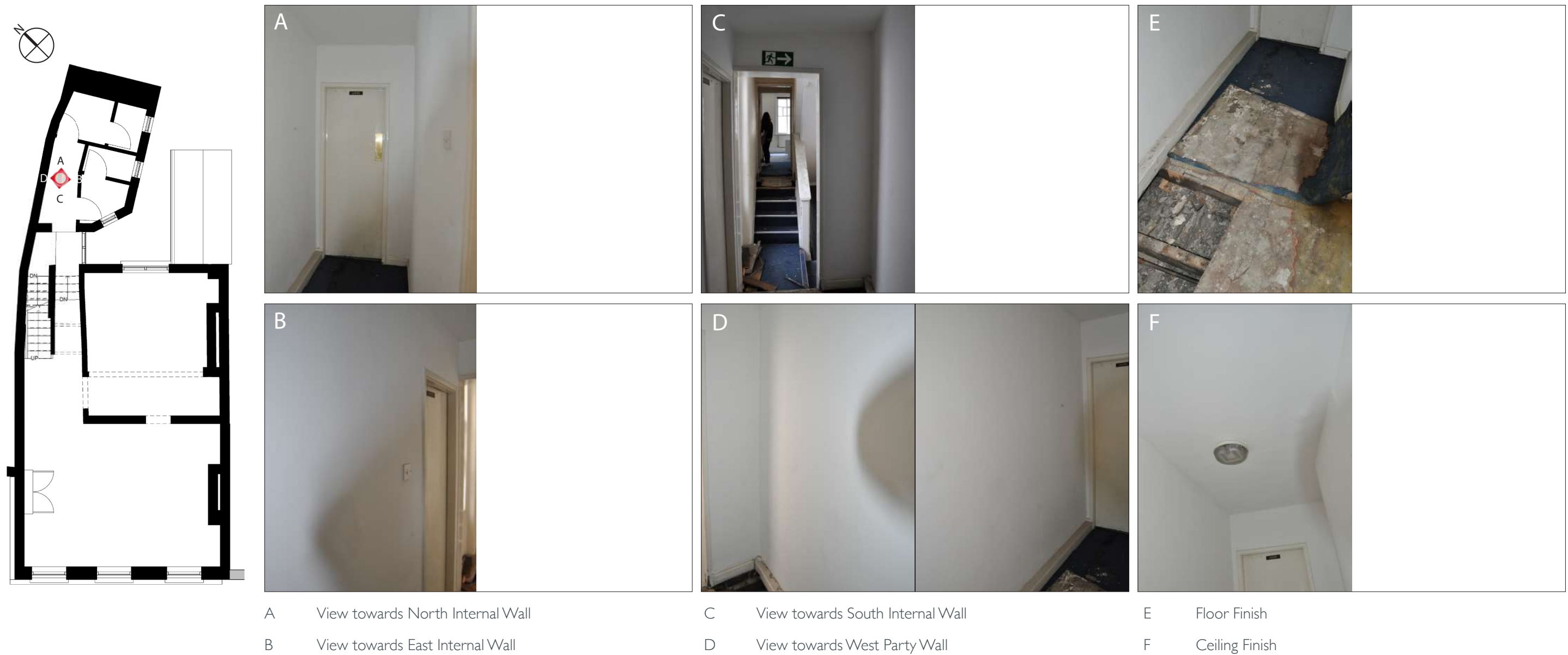


Fig. 37 First Floor: Landing



Fig. 38 First Floor: Front Room

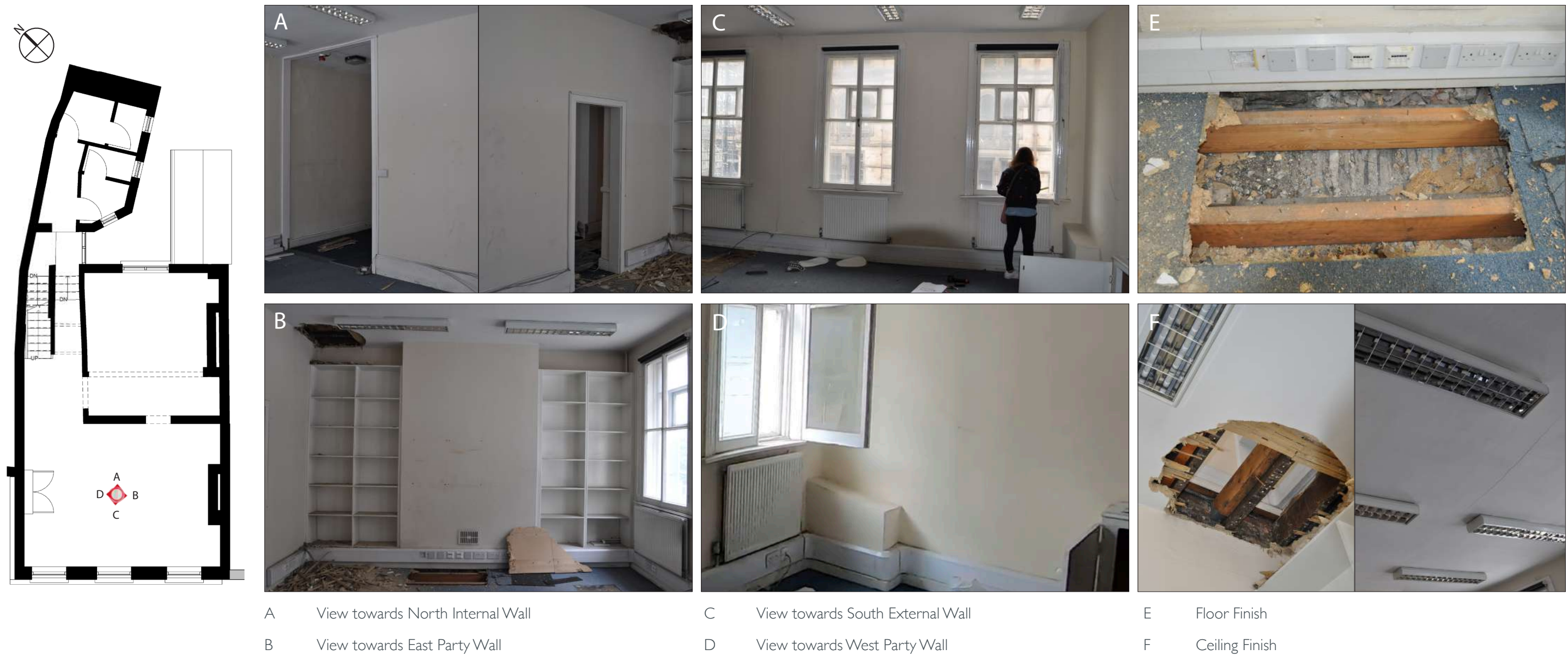


Fig. 39 First Floor: Back Room



Fig. 40 First Floor: Staircase

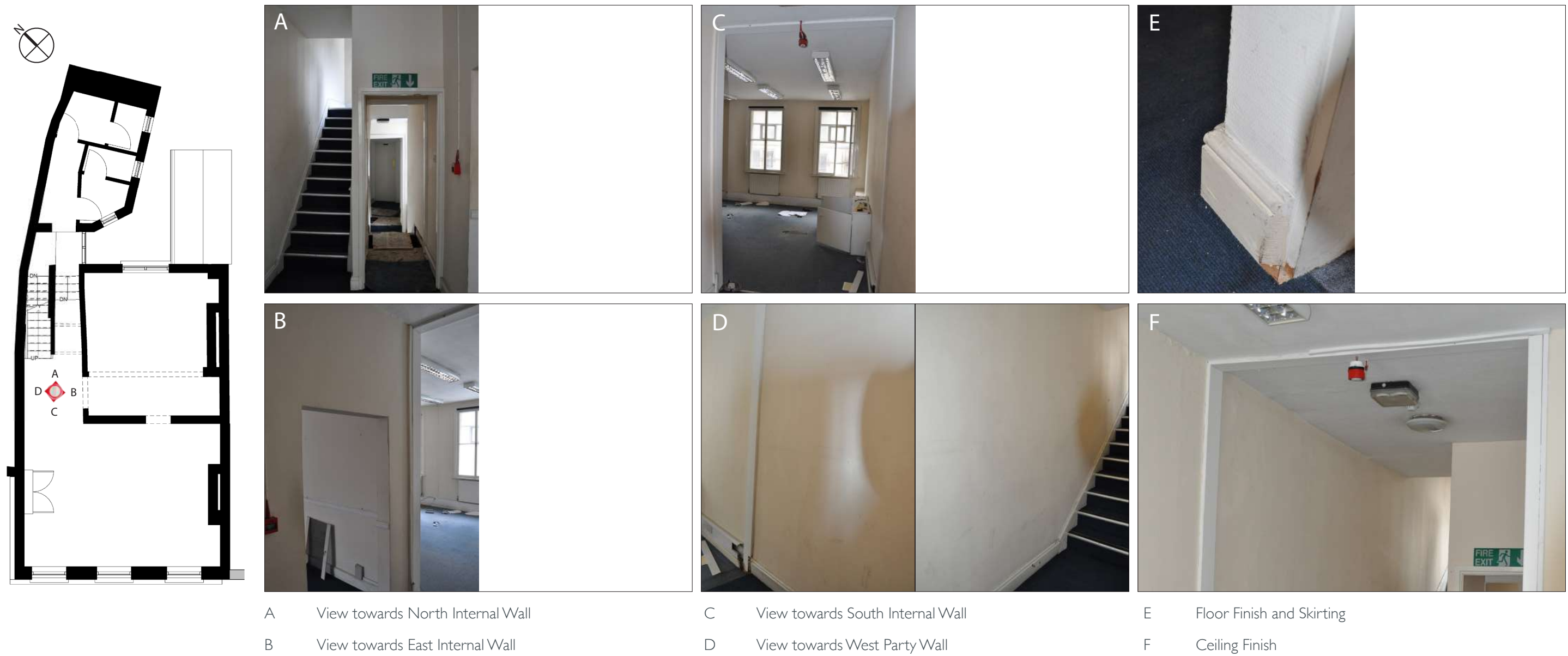


Fig. 41 First Floor: Details

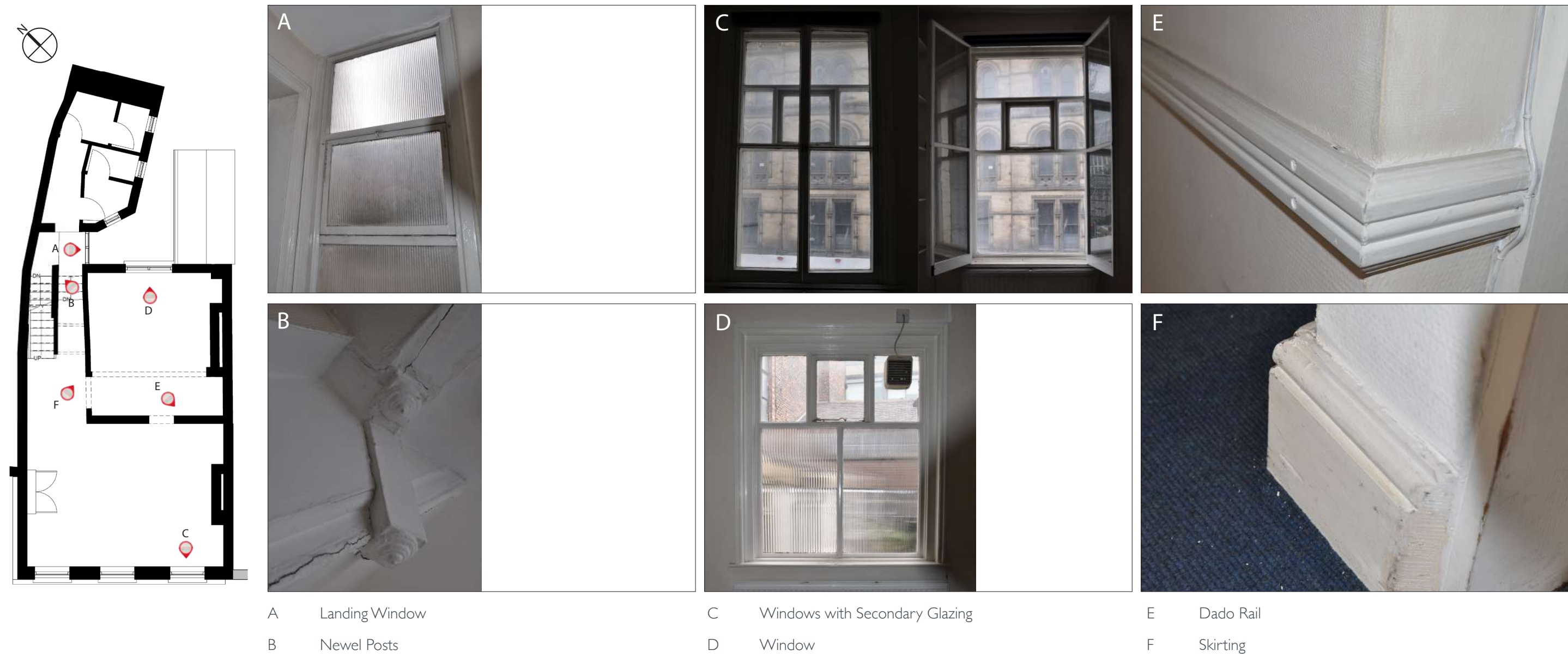


Fig. 42 Second Floor: Landing and Staircase

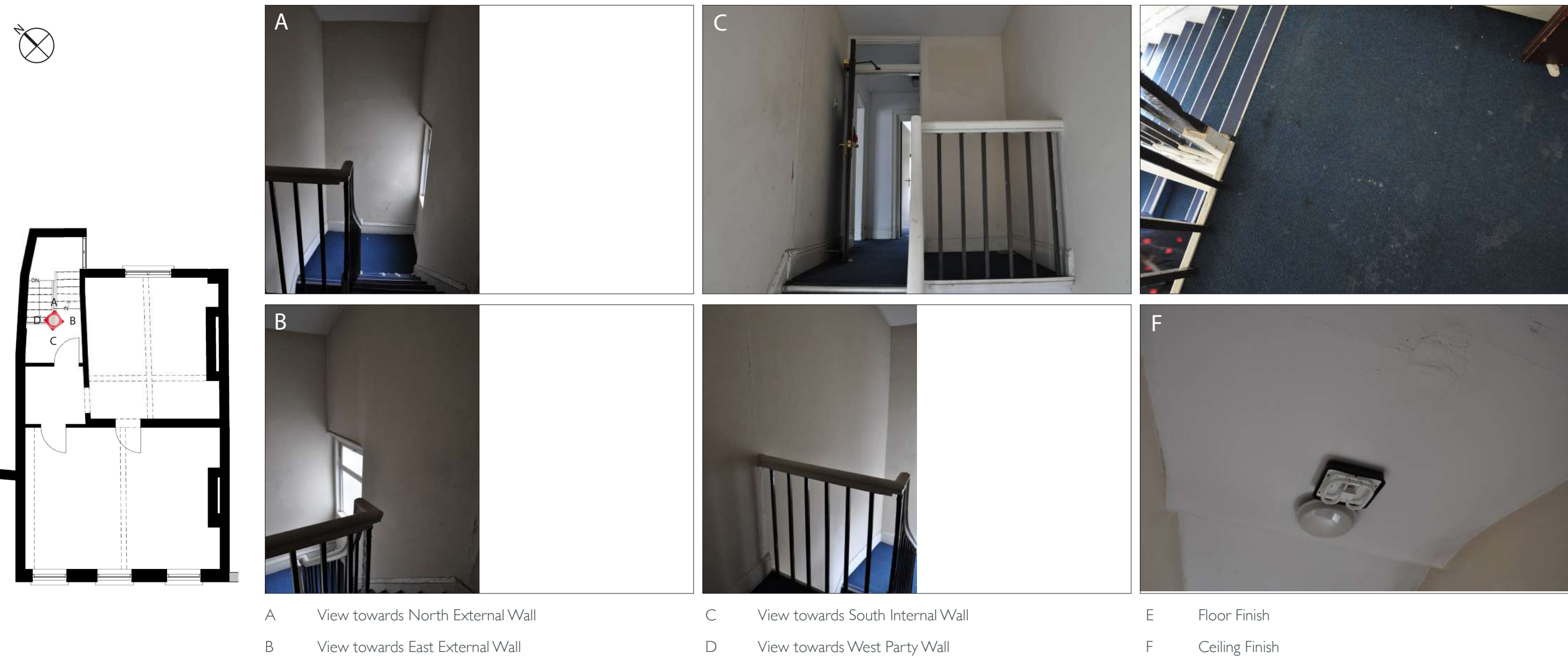


Fig. 43 Second Floor: Front Room



Fig. 44 Second Floor: Back Room

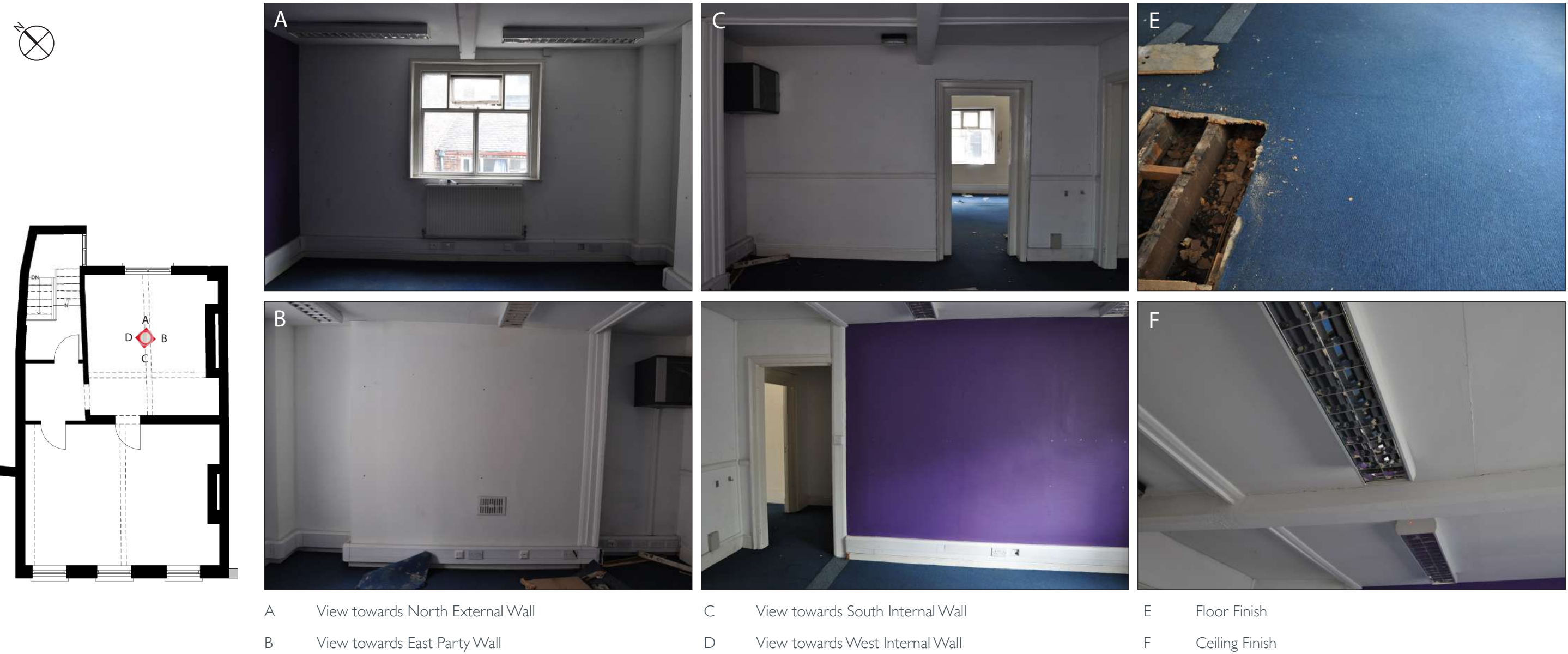


Fig. 45 Second Floor: Hallway

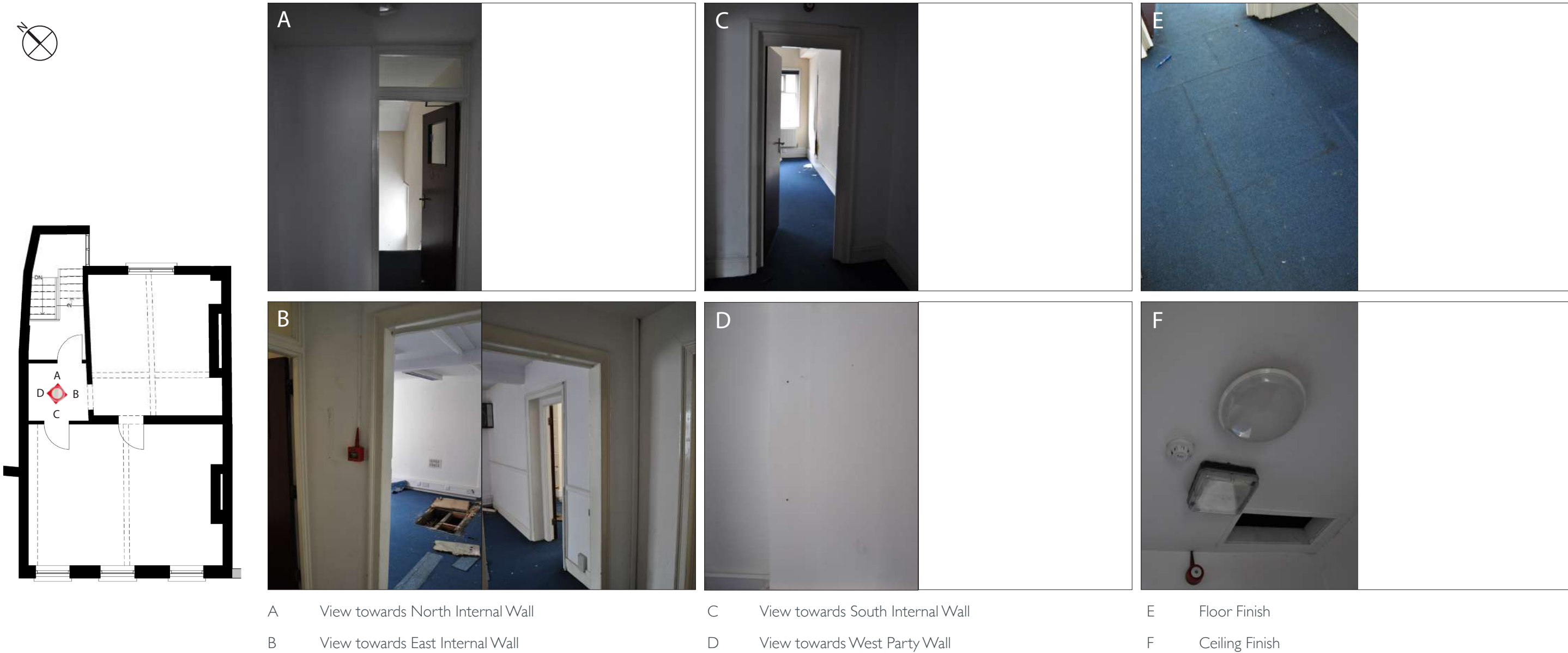
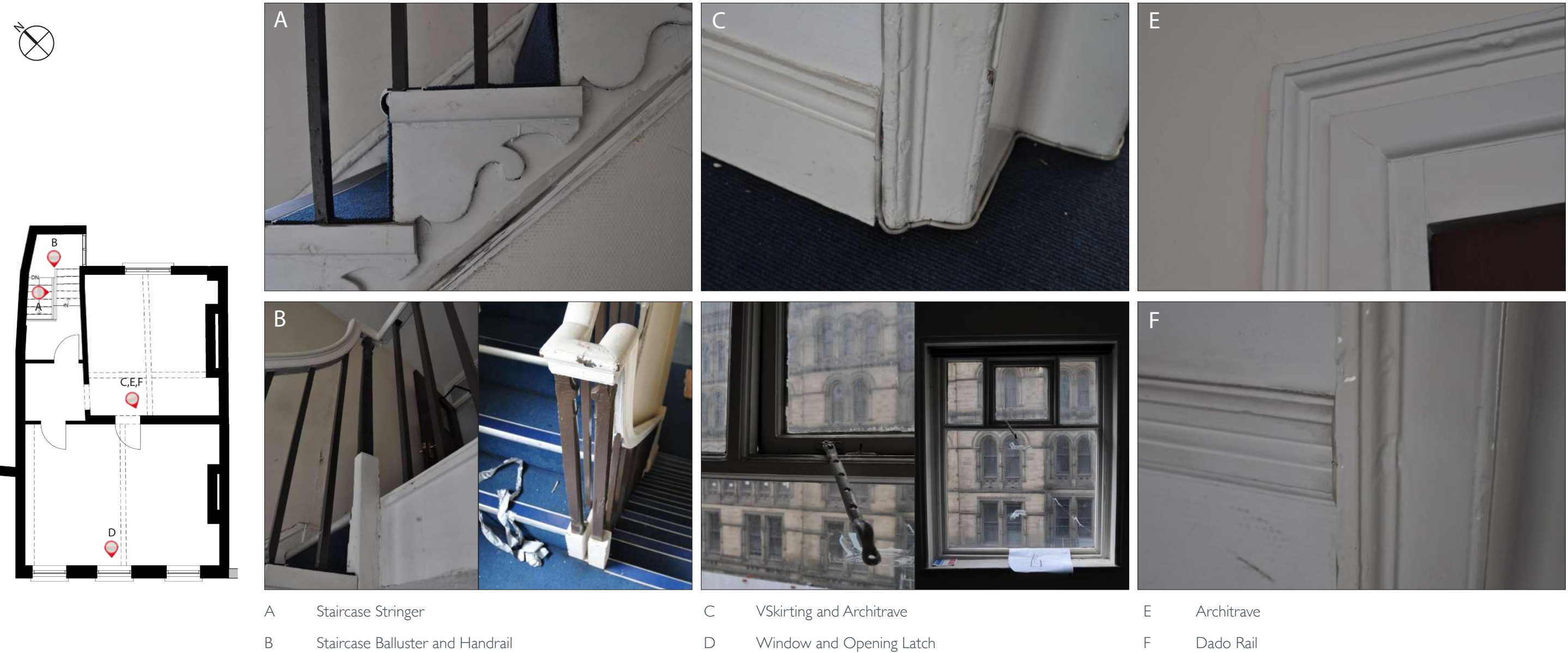
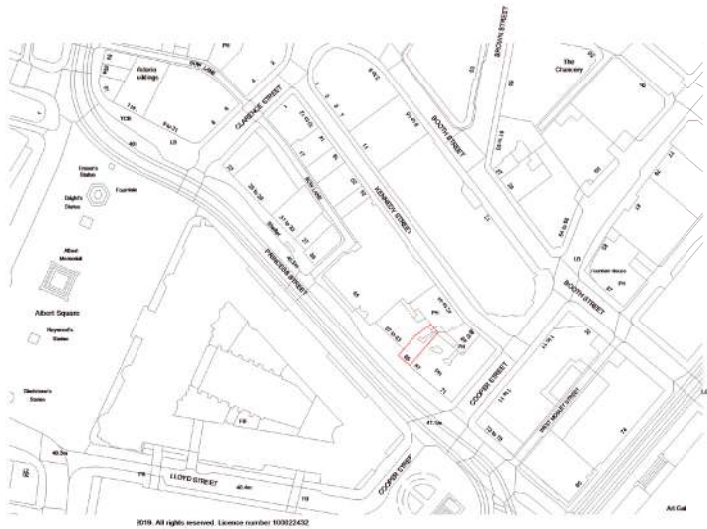
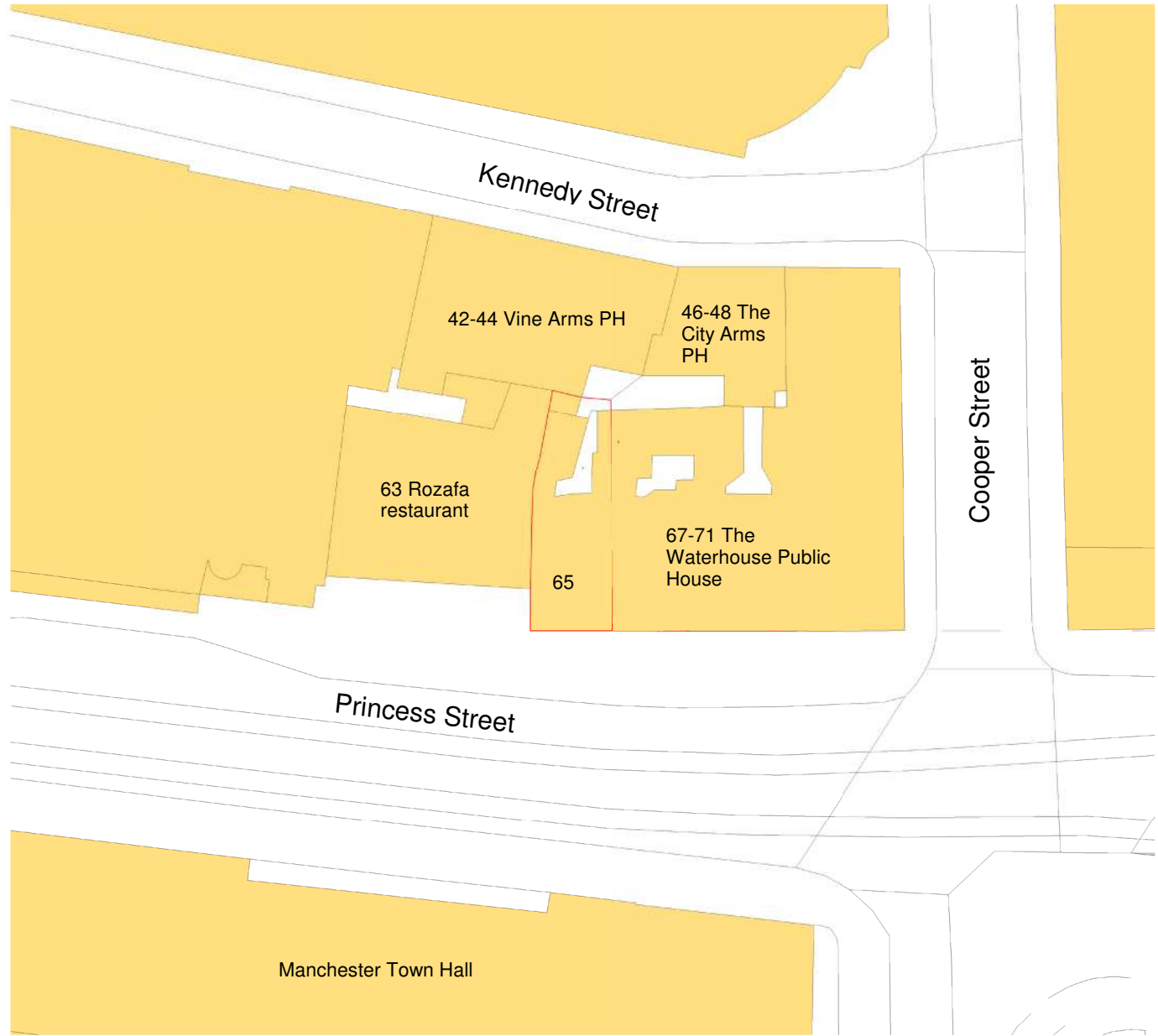


Fig. 46 Second Floor: Details





LOCATION PLAN 1:1250



CONTEXT PLAN 1:200

Location Plan

North Point

The contractor must verify all dimensions on site before commencing any work or fabrication drawings. If the drawing exceeds the quantities shown in any way, GYA North are to be informed before the work is released. Only figured dimensions are to be taken from the drawing. Do not scale all the drawing. Drawings are based on Ordnance Survey and / or existing record drawings. Design and drawing content is subject to update. Site Survey, Structural Survey, Site Investigation, Planning and Statutory Requirements are not included. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. GYA North Limited Copyright. Guy Taylor Associates is a trading name of GYA North Limited.

Drawing Notes:

Rev.	Description	Revised By	Issue Date
P1	Planning Issue	VS	12.11.19

Project:

65 PRINCESS STREET, M2 3FX

Drawing Title:

Location Plan

Scale:

As Indicated (A1)

Original Issue Date:

12.11.19

Original Drawn By:

CR

Original Checked By:

CR

Drawing Number:

19-0017-20-001

Revision:

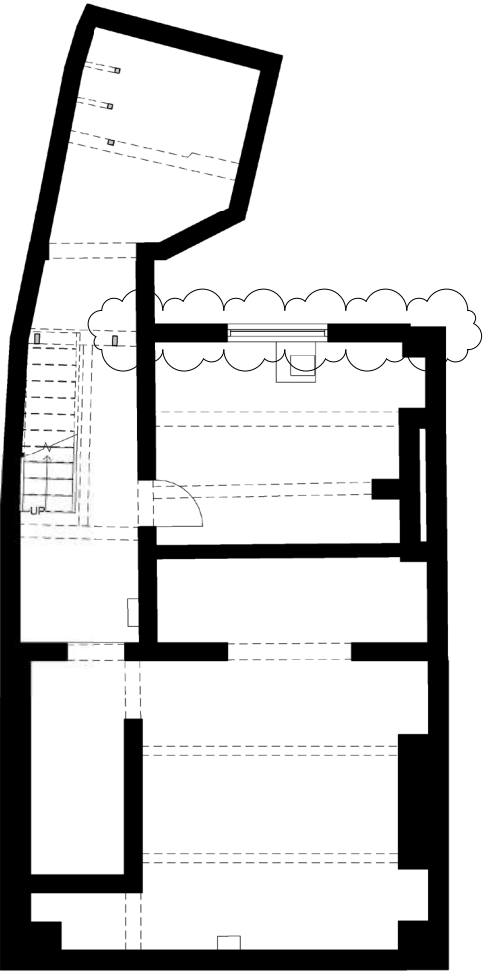
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Reason For Issue:

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GUY TAYLOR ASSOCIATES



-02. BASEMENT FLOOR
1:50

Location Plan

North Point

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Drawing Notes:

Rev.	Description	Revised By	Issue Date
R1	EXISTING	VS	08.05.19

Project:

65 PRINCESS STREET, M2 3FX

Drawing Title:

EXISTING BASEMENT PLAN

Scale:

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Original Issue Date:

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Original Drawn By:

VS

Original Checked By:

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19-0017-20-000

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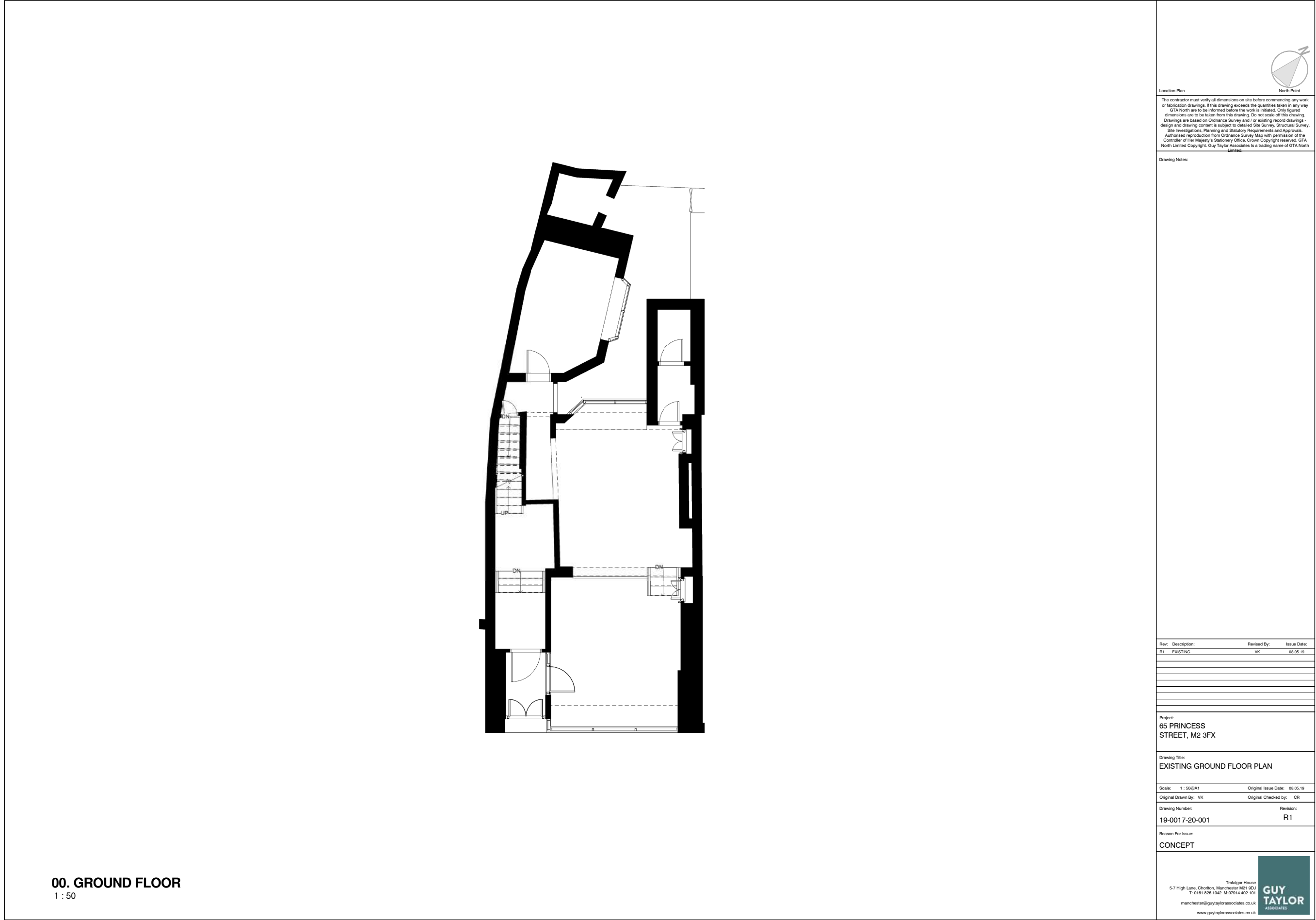
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Reason For Issue:

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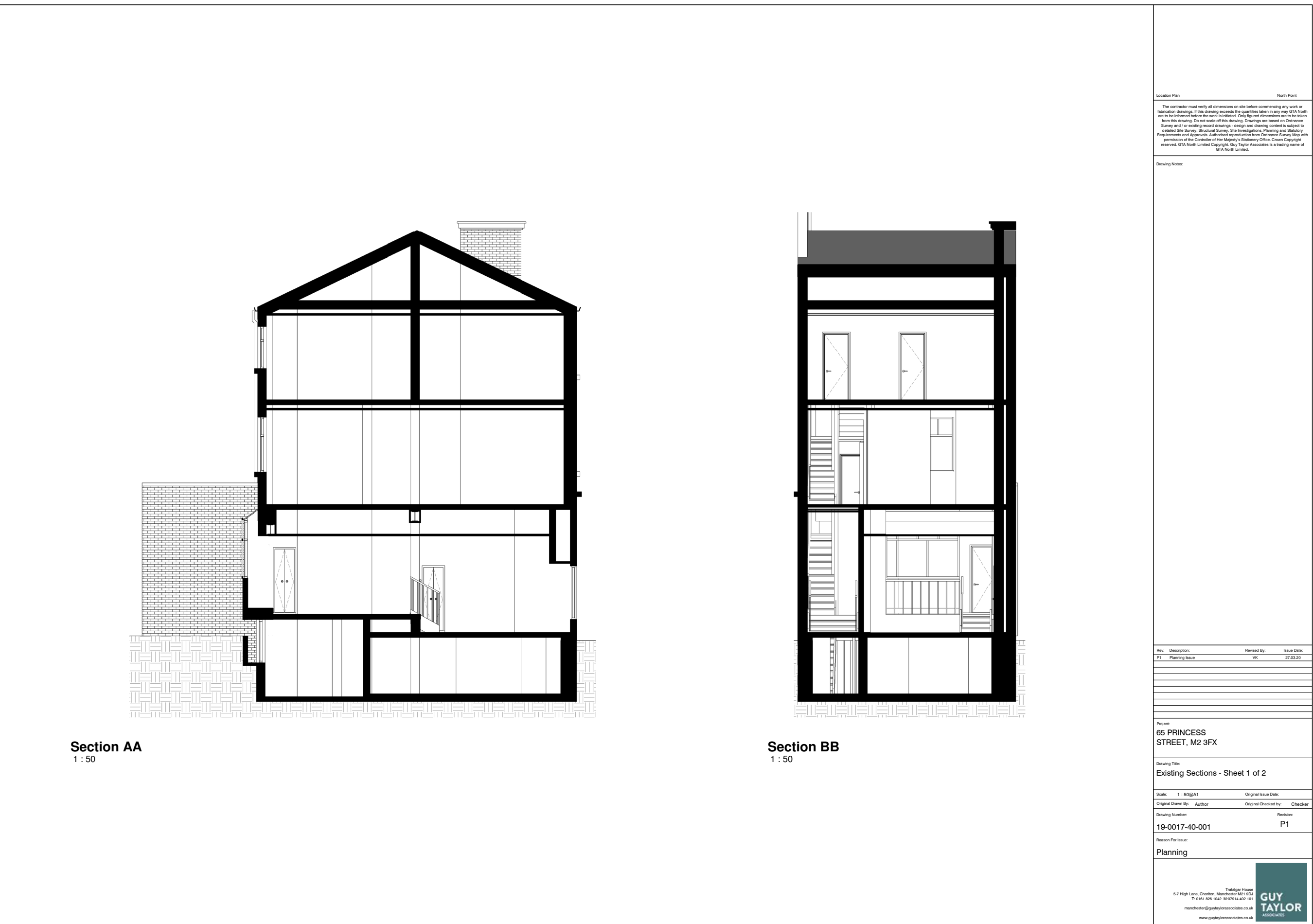
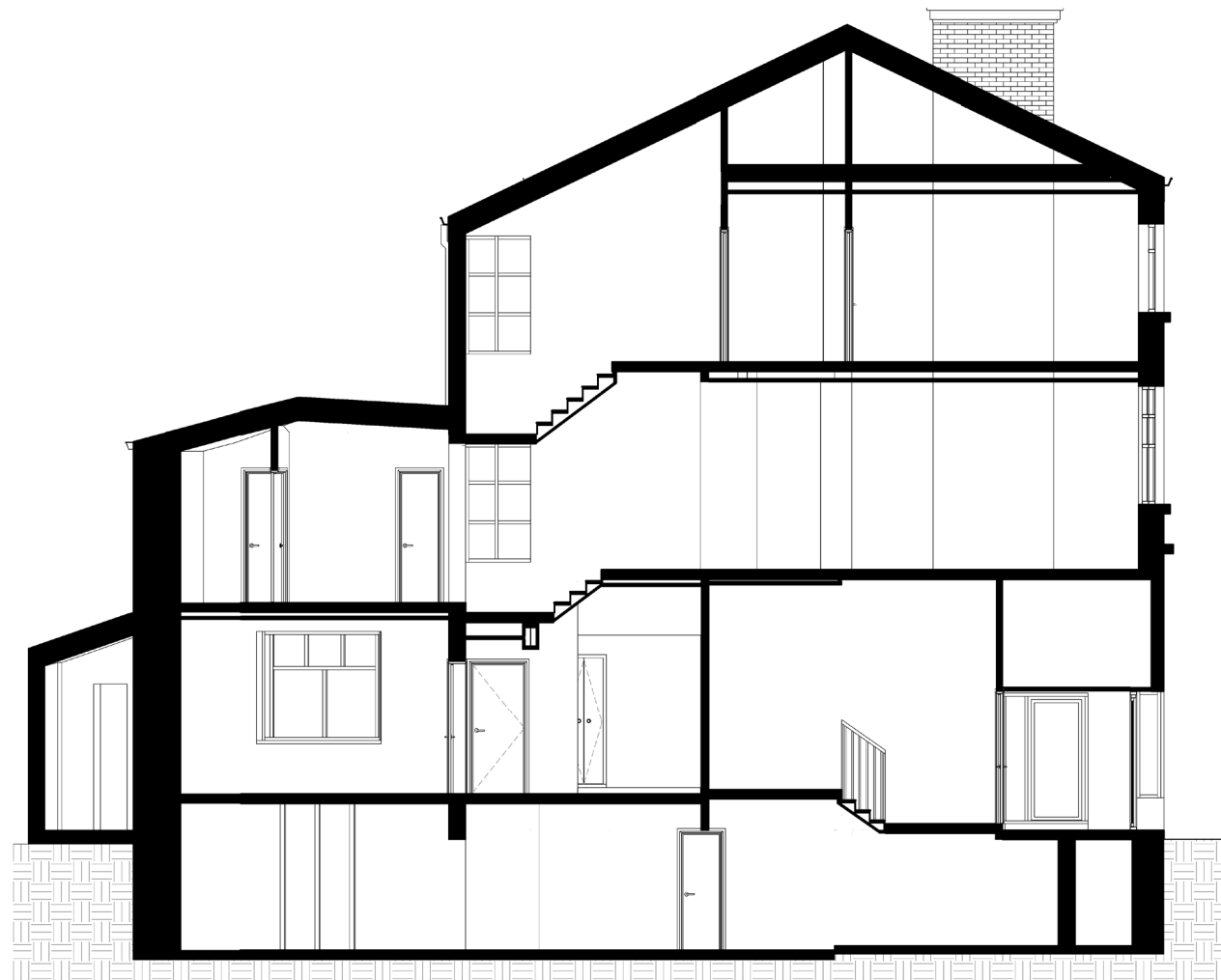


Fig. 54 Sections I



Section CC
1 : 50

Location Plan

North Point

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Drawing Notes:

Rev.	Description	Revised By	Issue Date
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Project:
65 PRINCESS STREET, M2 9FX

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Existing Sections - Sheet 2 of 2

Scale:	1 : 500(A1)	Original Issue Date:
Original Drawn By:	Author	Original Checked by:

Drawing Number:	Revision:
19-0017-40-002	P1

Reason For Issue:
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GUY TAYLOR ASSOCIATES

4. Archive

The archive consists of:

- This report
- Contact sheets of digital photographs
- Measured drawings
- 1 DVD of this report and the colour photographs in jpeg and tiff format

5. Bibliography

English Heritage, 2006. Understanding Historic Buildings. A guide to good recording practice. London: English Heritage.

Guy Taylor Associates, 2019. Design and Access Statement: 65 Princess Street, Manchester.

Ministry of Housing, Communities and Local Government, 2019. National Planning Policy Framework.

Ordnance Survey Maps.

Paul Butler Associates, 2019. Heritage Statement: 65 Princess Street, Manchester.

6. Figures

Fig.1 View from the Town Hall to 65 Princess Street

Fig.2 Site Location Plan

Fig.3 Map of surrounding designated heritage assets

Fig.4 Town Hall (Grade I)

Fig.5 Vine Inn, 42 and 44 Kennedy Street (Grade II)

Fig.6 Vine Inn, 46 Kennedy Street (Grade II)

Fig.7 City Arms Public House, 48 Kennedy Street (Grade II)

Fig.8 Waldorf House, 9 Cooper Street (Grade II)

Fig.9 1794 Green's Map (Paul Butler Associates, Heritage Statement)

Fig.10 1824 Swire's Map (Paul Butler Associates, Heritage Statement)

Fig.11 1850 OS Map (Paul Butler Associates, Heritage Statement)

Fig.12 1888 Goad's Insurance Map (Paul Butler Associates, Heritage Statement)

Fig.13 1896 OS Map (Paul Butler Associates, Heritage Statement)

Fig.14 1908 OS Map (Paul Butler Associates, Heritage Statement)

Fig.15 1922 OS Map (Paul Butler Associates, Heritage Statement)

Fig.16 1932 OS Map (Paul Butler Associates, Heritage Statement)

Fig.17 Princess Street Facade

Fig.18 Princess Street Elevation

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Fig.20 Basement: Back Room

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Fig.47 Site Plan

Fig.48 Basement Plan

Fig.49 Ground Floor Plan

Fig.50 First Floor Plan

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Fig.52 Elevations 1

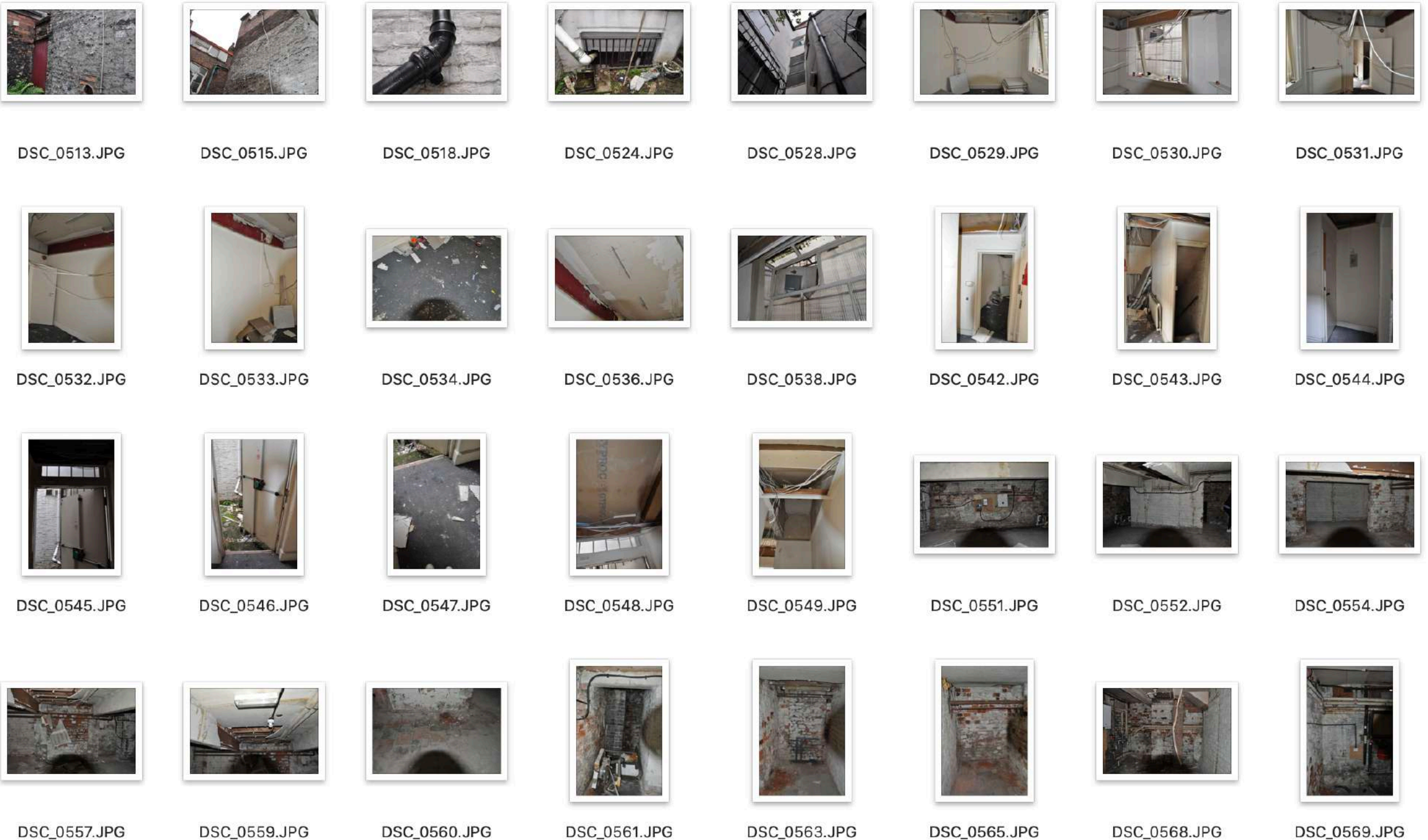
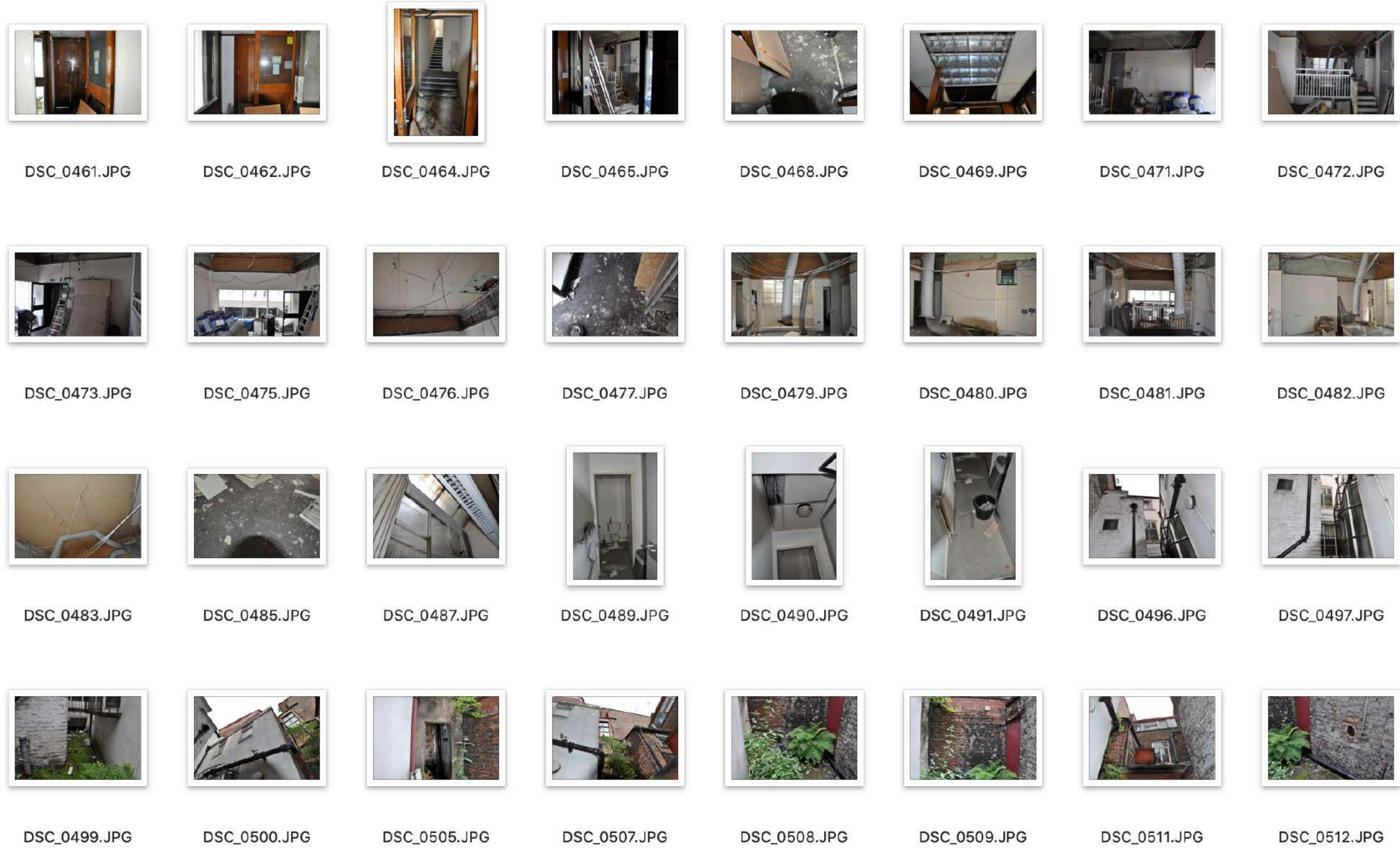
Fig.53 Elevations 2

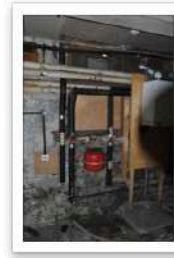
Fig.54 Sections 1

Fig.55 Sections 2

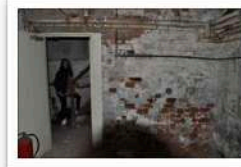
7. Appendices

Appendix A Digital Photographs

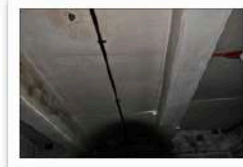




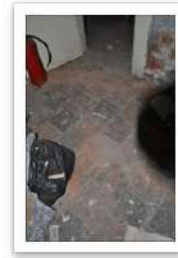
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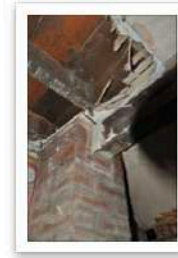
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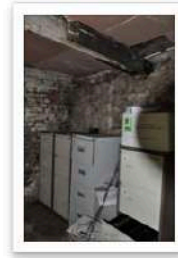
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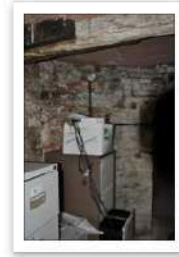
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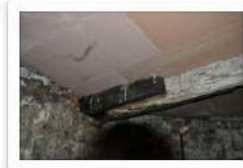
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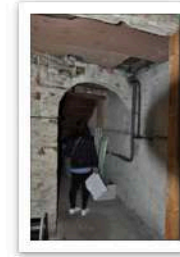
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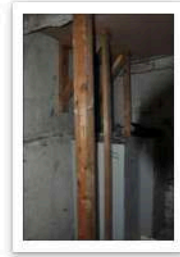
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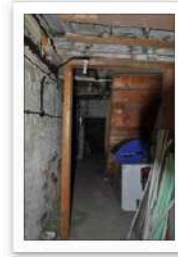
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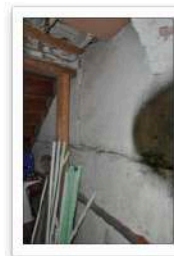
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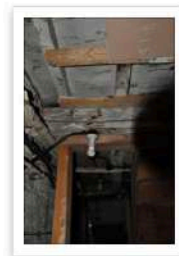
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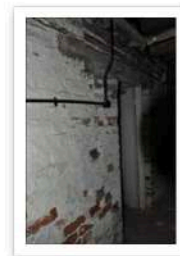
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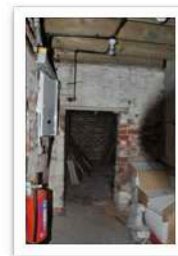
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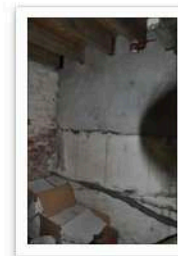
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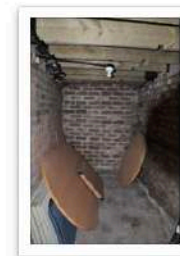
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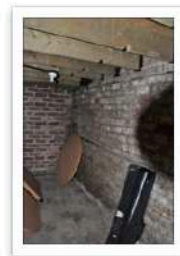
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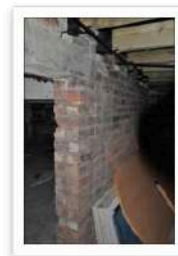
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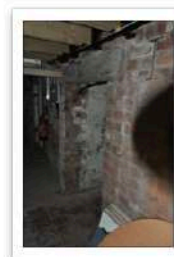
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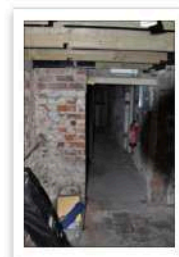
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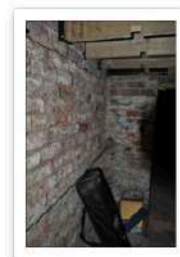
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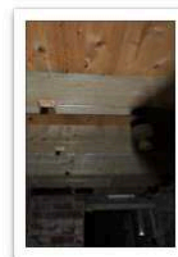
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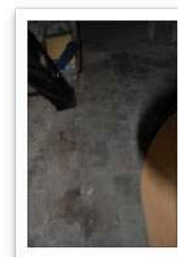
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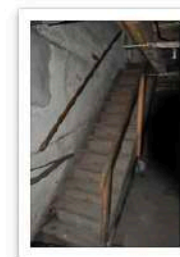
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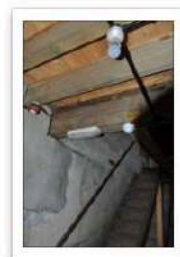
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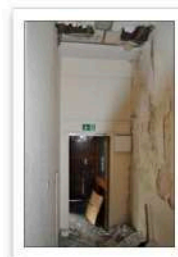
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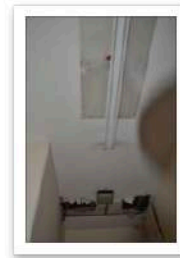
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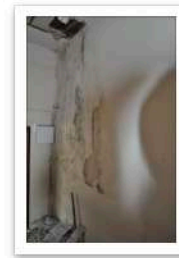
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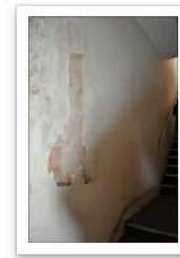
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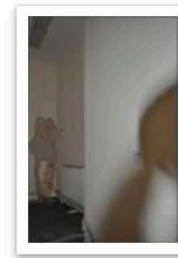
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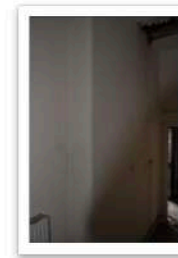
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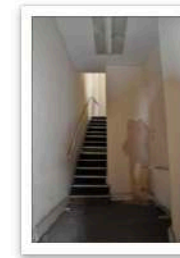
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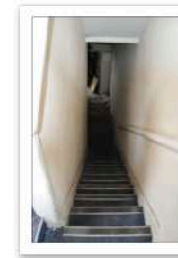
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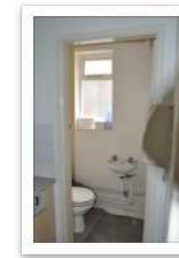
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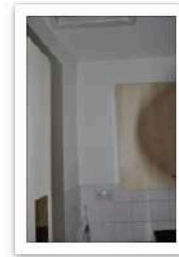
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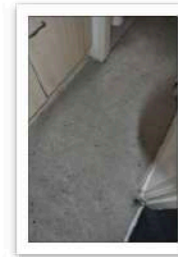
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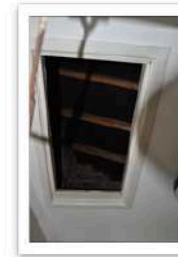
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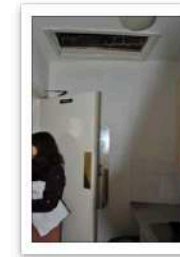
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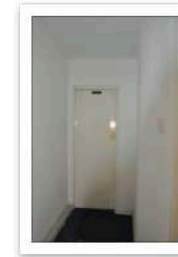
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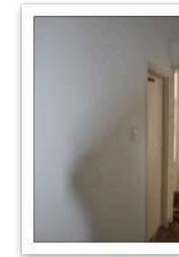
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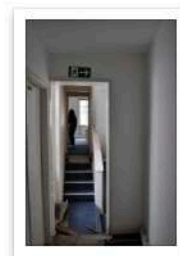
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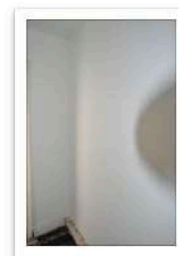
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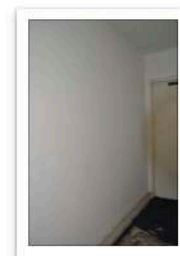
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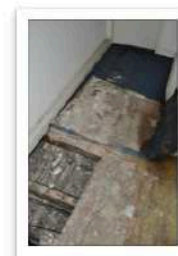
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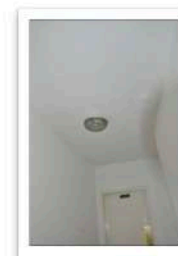
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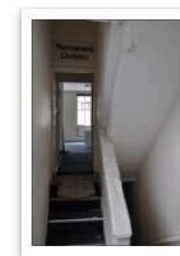
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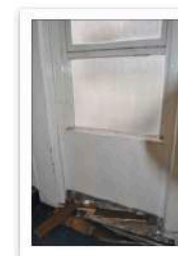
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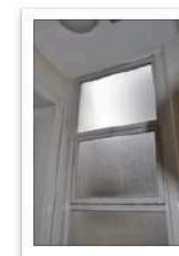
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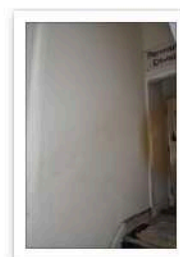
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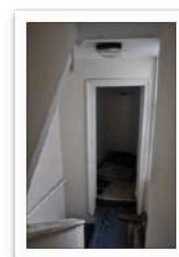
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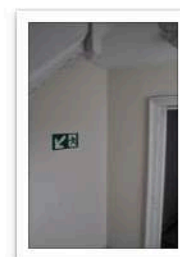
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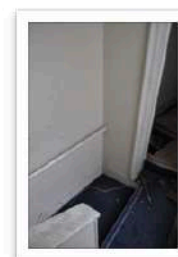
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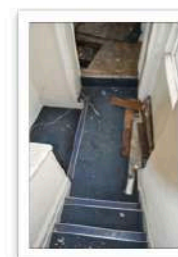
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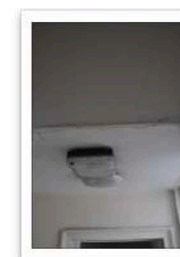
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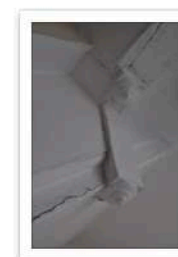
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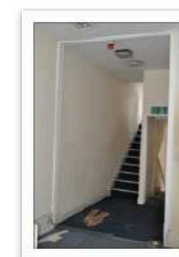
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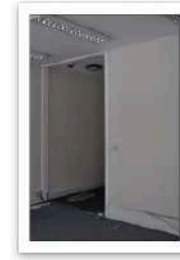
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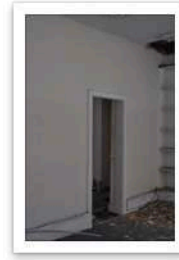
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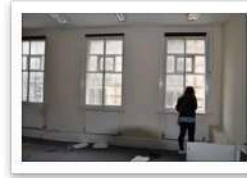
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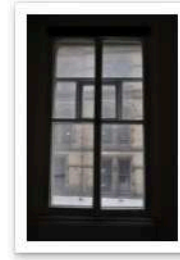
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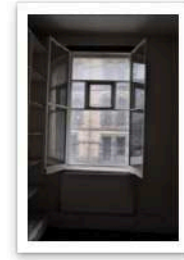
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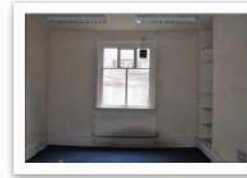
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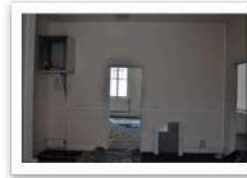
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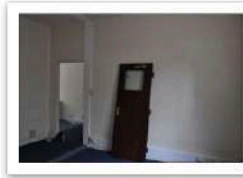
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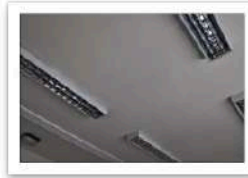
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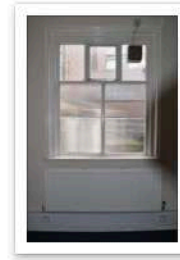
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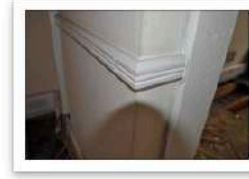
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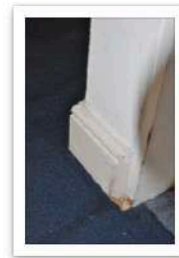
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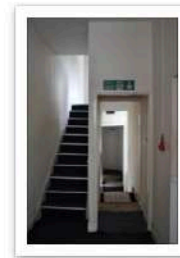
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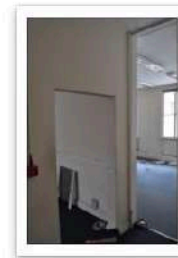
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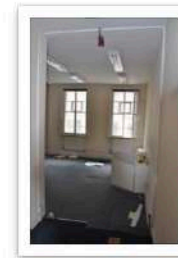
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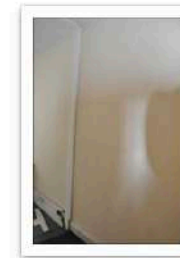
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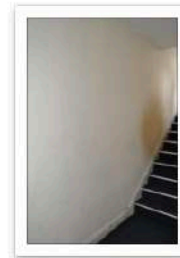
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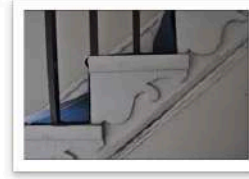
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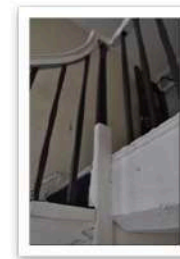
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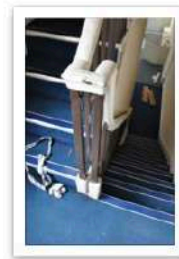
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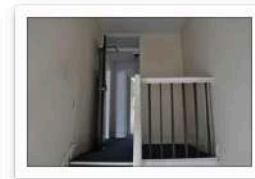
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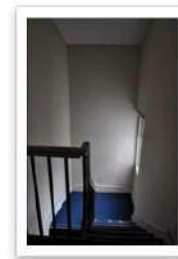
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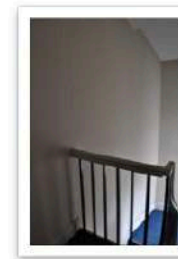
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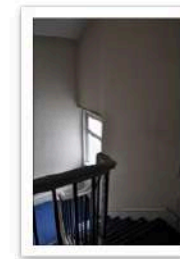
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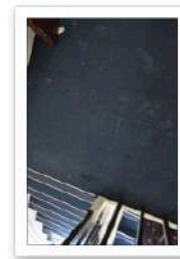
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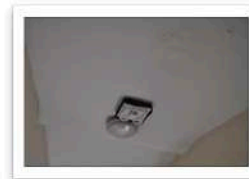
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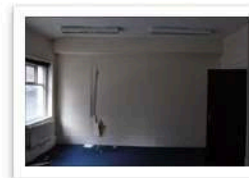
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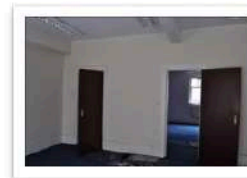
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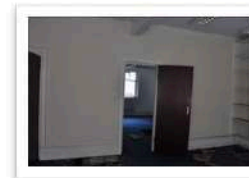
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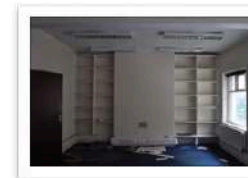
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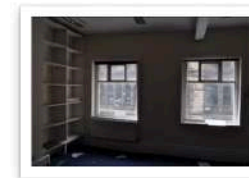
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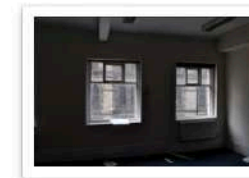
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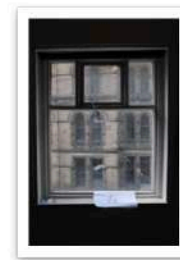
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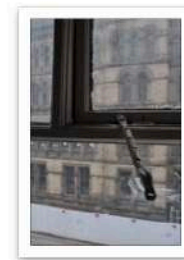
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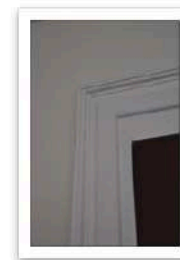
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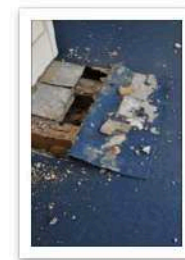
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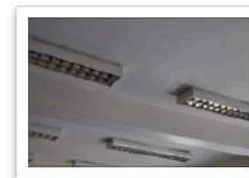
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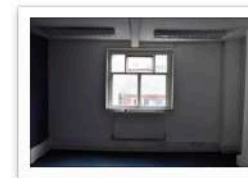
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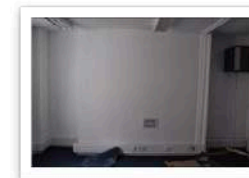
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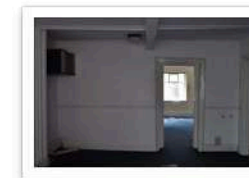
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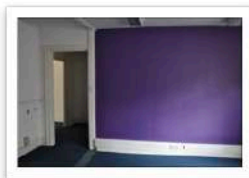
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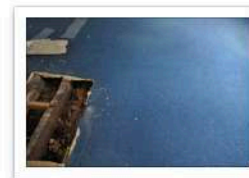
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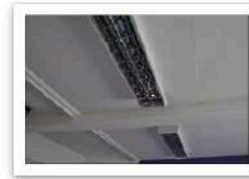
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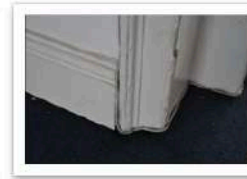
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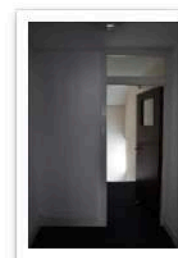
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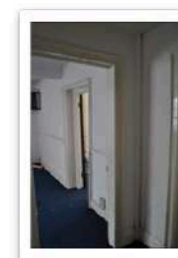
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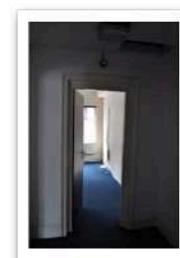
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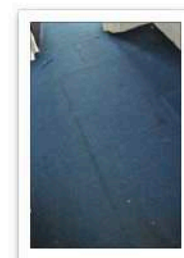
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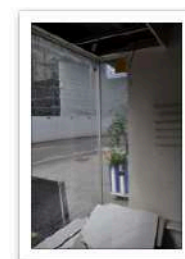
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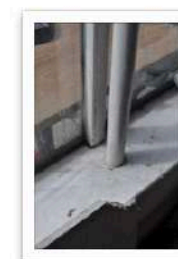
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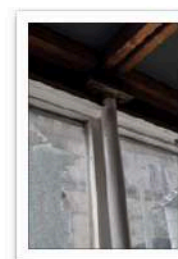
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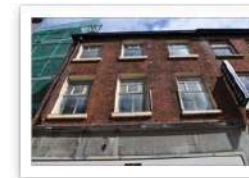
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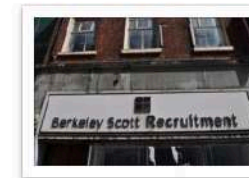
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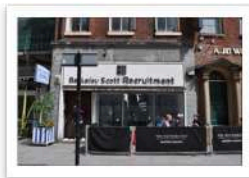
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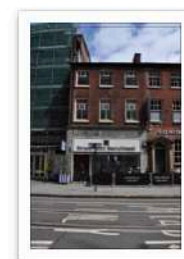
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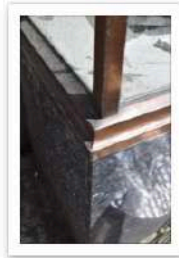
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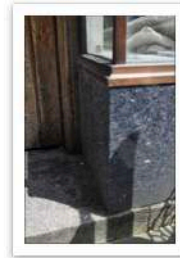
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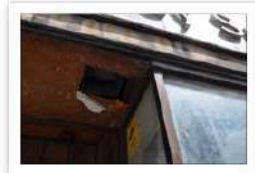
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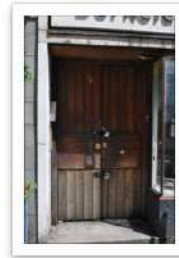
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