PhilipMillsonAssociates

Heritage Statement

The Britons Protection
50 Great Bridgewater Street
Manchester
M1 5LE

Property Consultants
Philip Millson Associates Ltd, Hyde Park House, Cartwright Street, Newton, Hyde, Cheshire, SK14 4EH
e: info@philipmillson.com t: +44 (0)161 367 2320
www.philipmillson.com
Regulated by RICS Registered in Cardiff No 2170580

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(a) **pma drawings**

- **Existing**
- **Proposed**

(b) **Photographs**

1. Listing

LBS Number – 1292050
Grade II
Date Listed – 6th March 1990
Date of most recent amendment – 5th July 2000
NGR : SJ8368597610

Public House – early C19 internally remodelled c1930. The materials are red brick to the front, painted to the ground floor and a rough cast on whitened above the slate roof.

The plan is a double depth plan with added rear wings, long bar at the front parallel to the street with corridor further rooms behind.

The exterior covers three storeys over cellars with symmetrical façade. Ground floor doorways at both ends and in the centre, all with palistered jambs with foliate consoles. Two pairs of windows with alter glazing, and over these, plain facia boards with a pair of foliate plans consoles at ends with cornice above.

Upper floors are simple palisters at the corners terminate to below the top of the parapet. Two tripartite sash windows on each upper floors, two pane sash window on the second of the second floor, all with moulded architraves. Those of the first floor taller with cornices on consoles at that in the centre of the second floor floating cornice. High parapet steps up over centre. Rear, mouse windows altered.

Interior remains much as a re-modelling of C1930. Front bar with ornate link across the ceiling. Panel bar front with late C20th superstructure. The corridor from the left hand entrance turns at right angles behind the servery. Back bar has glazed sash windows for service into corridor area. Further corridor with tiled dado, to toilet area rear.

Two back rooms with fixed seating and bell pushes. Contemporary fireplaces. Dog leg staircase with barley sugar balustrades. White glazed bricks in toilets circa 1930.

Historically known as the British Protection in 1820, interior character is largely determined by the circa 1930 re-modelling which largely survives intact.

2. Proposed Works

These should be read in conjunction with the drawings pma1629-1.01 existing plans, 2.01 proposed plans, 2.02 proposed elevations.

The number of works relating to the number on the pma drawing 1629-2.01, these are works which are considered that may alter the historic fabric layout and are listed as follows:

1. Form new stepped area by removing earth as shown and re-lay existing flags to this area. *(see photograph 1)*

2. Allow for fire protection to 2nd floor three quarter landing by recessed pyraguard glazing flush with internal face. *(see photograph 2)*

3. Form new fire escape from the first floor. Drop existing window to first floor level, form doorway and glazed panel to existing aperture. Include for new fence and gate to the base of the staircase/beer delivery area. (*see photograph 3)*

4. Form new external fixed seating and decking boards. Allow for removal of external upholstered cushions as shown. *(see photograph 4)*

5. Allow for new external sign written wording to existing block work walls. *(see photograph 5)*

6. Allow for forming new meeting room including carpets, lighting and decorations*. (see photograph 6)*

7 Form new fire protected escape route, allow for up-grading of doors on route. *(see photograph 7)*

11. Allow for full decorations including wallpaper.

    Allow for new wall lights and pendants on a point for point basis.

    (see photograph 11)

12. Allow for decoration to first floor trade and meeting room. *(see photograph 12)*

13. **General**

    Allow for re-pointing rear elevation fully. *(see photograph 13)*

    Allow for partial replacement of W3 and W41 wholesale replacement of W5 *(see drawings 1629-2.01 and 2.02)*

3. PPS 5

H.E.6.1. Significance

The public house has significant in that is surviving example of the three storey early C19th public house. It is further significant in that it has internal layout and bar arrangements which is now uncommon with a longitudinal bar serving in both front and rear directions into rooms which configure with the original format of the public house. Furthermore, the first and second floor remain relatively unaltered by changes in social trends or pub layouts with a significant function room which is original to the property over the front of the property. The room has not been used for some time due to insufficient means of escape.

There has been little in the way of development into the public house with the main facades, front, side and rear, relatively intact. The only minor additions are the single storey nature on the ground floor.

The building also has a cultural significance to Manchester and it has been used for many years as functions and as a centre of city life.

H E 1

The proposals have a minor effect on the heritage asset and we will consider that are a number of heritage benefits:

(a) It secures the optimum viable use of the public house by allowing the use of the function room at the first floor level by the necessity to construct a fire escape to the rear to comply with current fire regulations.

(b) The viability of the public house has been threatened particularly in the last ten years more than any other decade. The significance of the ground floor of the public house is undeniable, the first floor will be unaltered by the proposals except for the introduction of an internal timber studded wall which will sub-divide the existing rear room as indicated and creation of an extra door opening. Materials to be used are such that they will be easily reversible and are of a none structural nature. It will be intended that any finishes such as original lime plaster skirting boards and architraves will remain intact by the creation of the meeting room.

(c) It is considered that there will be impact on the rear elevation of the property by the introduction of a fire escape, however, this is considered minimal, furthermore, the structure is of metal and can be removed without damage to the historic fabric of the building.

These alterations are required to allow the business to remain viable.

(d) Please note that the second floor accommodation would have a safer means of escape by the utilisation of two escape routes, one through the pub and one as alternative, on the fire escape.

To allow the route to be protected, the second floor ¾ landing will require recessed pyraguard glazing. Furthermore, a six panelled half hour door and frame (D5) will require installing at the top of the ground to first floor staircase.

H.E.9 Additional Policy Principals Guarding The Consideration of Applications For Consent Relating To Designated Heritage Assets

Alterations are required to realise an optimum valuable use of the asset. The nature of public houses are changing and in particular this public house has, whilst there are no proposals to alter its identity, the use of the function room is a primary source of income. It is evident that the function room has survived relatively intact and there is a bar to the first floor.

There is however a need to provide an up-graded means of escape, as currently the exit route from the function room and second floor is via the ground floor public house area.

To avoid the external escape, one would have to create a fully protected stairwell from the first to the ground floor that would obliterate the configuration of the rooms and impact severely on the 1930's refurbishment which in itself has significance to the public house.

The only alternative therefore is the installation of the fire escape and the sub-division of one of the rear rooms. Whist the perception and the openness of the current rear room will be affected by the proposal, it is felt that this would be less of an affect than the enclosure of the staircase which will be totally unacceptable on the ground floor.

The alteration to the fabric of the building and Item 3, that is the creation of a doorway can be done so within the configuration of the existing sash window, which can be dropped down to a low level and the insertion of a doorway. This would allow the building to be read in terms of the outline of the existing window would remain, and yet this would minimise the removal of historic fabric, by only the lower section of the window to be altered.

With regard to external works, the forming of a new stepped area, by removing earth, as shown, and re-laying the existing flags to this area, is considered a reinstatement of the likely layout and materials used in the original rear yard area. (Item 1).

The introduction of the recessed glazed panel to the second floor will be recessed so the landing arch window will not be subdivided (item 2)

With regard to the forming of the new meeting room, this is stated to be carried out in timber studding. The protected escape route would require the up-grading of the doors on route, but this only serves the kitchen.

This is a four panelled original door, up-graded in a superlux panel to the rear and painted on rebate with overhead self-closets, will be needed D2 and D1 and D2 which are original will not be altered, D4 will be a new half-hour flush door.

H.E.10 Additional Policy Principals Guarding The Consideration of Applications For Development Affecting the Setting of Designated Heritage Assets

It is considered that the setting of Britons Protection is unique, in the sense that various periods and types of infrastructure development have taken place, with railways, pathways etc. It is therefore considered that its setting remains unaltered by the impact of the fire escape route to the rear. In fact, the main facade, which is of a principal nature is the front elevation, as the rear cannot be seen from any public view point. Furthermore, we do not consider that the nature and type of structure, such as the fire escape, is fundamental in affecting the character of the building.

H.E.10.3

With regard to the repairs the metal glazing to W3 stairwell window is not original but the metal work is badly buckled, and requires replacement, but retains the timber sub-frame. The glazing bars are to be timber with single glazing. The same work is required with W4 and W5 which is upvc and is to be replaced with timber sliding sash single glazed.

There is a comment under General Notes that the rear elevation be re-pointed. The re-pointing works will involve the hacking out without power tools of the existing pointing and re-pointing in a lime based hydraulic lime to 3HL and sharp sand with a slightly recessed jointing detail.

4. PPG14 Annex C

Whilst it is accepted that this is part of the previous PPG which has now been superseded with PPS5, the general principals regarding guidance to alterations to listed buildings have been tested against these items and are as follows:

C3 The alterations are minimal with the creation of a corridor from one of the rooms and the structural alterations to a window opening to adapt this to external doorway. We consider this is a minimal intervention to create the means of escape necessary.

C9 The existing window opening is to remain therefore no major changes in the proportions of the element of external walling.

C10 The pointing to the rear elevation is to be carefully removed and re-established as already listed.

C48 There are two ground floor openings which are the near the base of the new fire escape. Technically under the building regulations these would require some form of fireproofing to stop a fire on the ground floor extending and prejudicing the escape route. In this particular instance, the windows are part of the 1930's refurbishment and are therefore are significant and are not to be altered.

C63 The interior of the function room as proposed for redecoration together with the hallway and corridor. There are no features on these walls which are of any significance and certainly the 1930's refurbishment was not carried out up to the first floor level.

5. Local Plan

With reference to the UDP Supplement Guide to Development of Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007.

Item 11.6 We note that the City's Victorian Terraces exist in many areas and these are a wide variety of styles and sizes. This particular property is unique and it is perhaps one of the surviving stand alone late C18th early C19th three storey public houses. It has remained as a public house from construction and gives certainly a welcome sense of place within an ever changing City landscape. We therefore do not consider the proposal affects this standing of the building, its surrounding areas or its character.

Appendix A

6(a) Drawings

(as attached)

Appendix A

6(b) Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



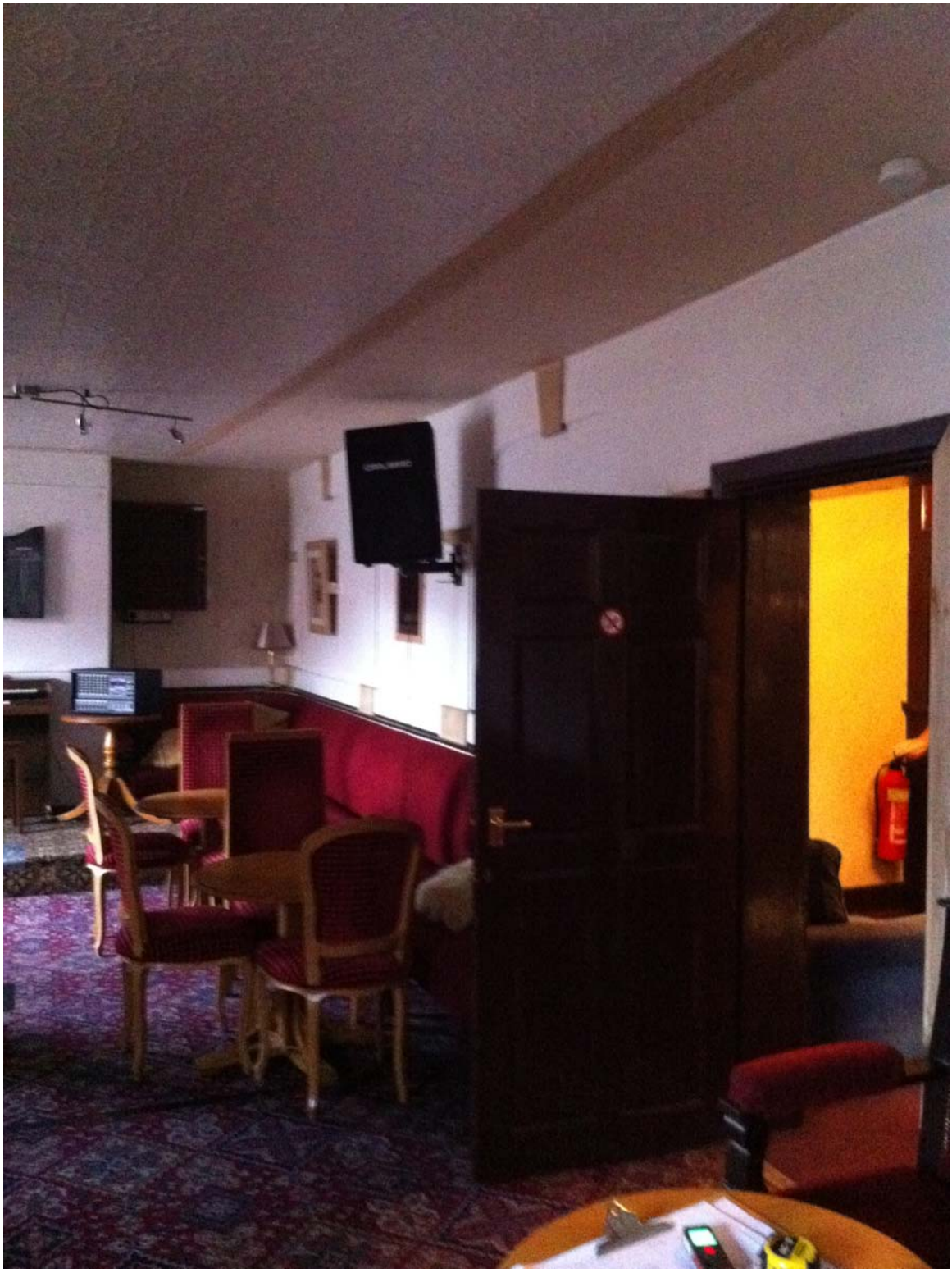
Photograph 6



Photograph 7



Photograph 11



Photograph 12



Photograph 13