Atelier MB
Urban Architects

Heritage Statement
77 Piccadilly Basement, Manchester

April
2016
Job 1645



Location and Description

The property is located on Piccadilly in the centre of Manchester. It faces a busy thoroughfare running between Piccadilly station and Piccadilly Gardens.

The building is Grade II Listed and the relevant extract is included.

"MANCHESTER SJ8498SE PICCADILLY 698-1/29/291 (North East side) 20/06/88 Nos.77 TO 83 (Odd)

GV II

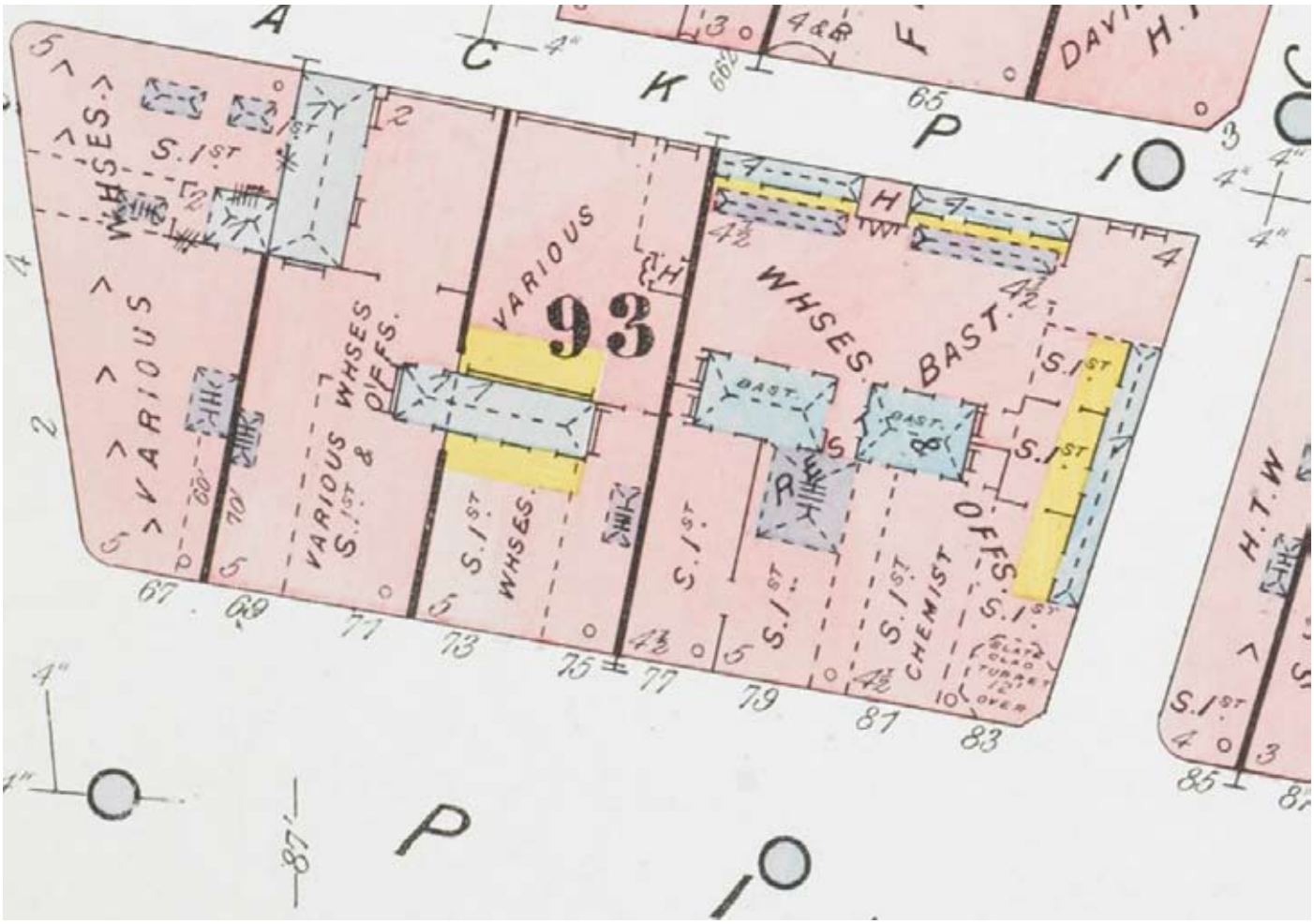
Restaurant, shops and warehousing. Dated 1877 in gable; by Clegg and Knowles. Sandstone ashlar and stucco (probably on iron frame), slate roof. Rectangular plan on corner site. Eclectic style with Aesthetic Movement features. Four storeys and attic, 4 unequal bays (3, 4, 2 and 2 windows), plus canted corner to right; with plain pilasters, raked sills to all floors, coved pargetted eaves richly decorated with leaves and fruit, parapet interrupted by wide half-hipped attic to 2nd bay and octagonal wooden corner turret with steeply-pitched roof. Ground floor has shops with original stone surrounds (altered windows), segmental-headed doorway to 2nd bay; upper floors have running arcaded windows, all with shafts which have foliated caps, those at 1st floor stilted square-headed, those at 2nd floor stilted segmental-headed, and those at 3rd floor 2-centred arched. Large dormer with transomed 16-light window and large lettering "1877" under projected verges with spindle-work in the apex; right-hand parapet terminated at a seated rustic figure; octagonal corner turret like a garden summer-house. Slab chimneys. Tiled entrance hall."

77-83 Piccadilly form part of a group of buildings to the north side which were originally warehouse and shop accommodation. The upper floors are now apartments, with retail on the ground floor and the basement at 77 is vacant.

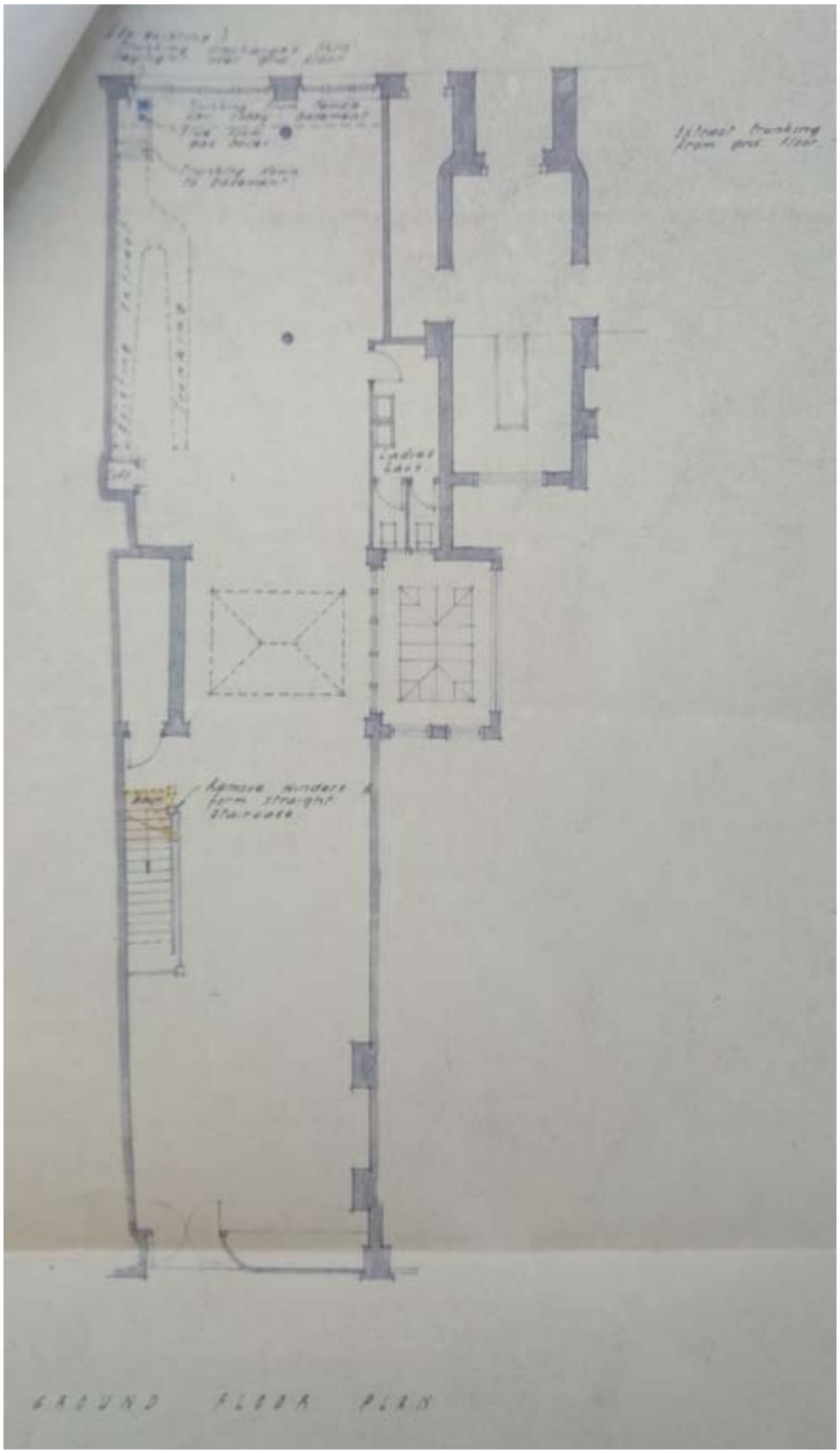
History

The building has a date stone of 1877 and is by Clegg and Knowles. Since its original use as warehousing it has undergone a number of changes, most significantly the upper floors were converted to residential use in 2006 (addressed as 79 Piccadilly). The shop fronts have also undergone various alterations at ground floor level.

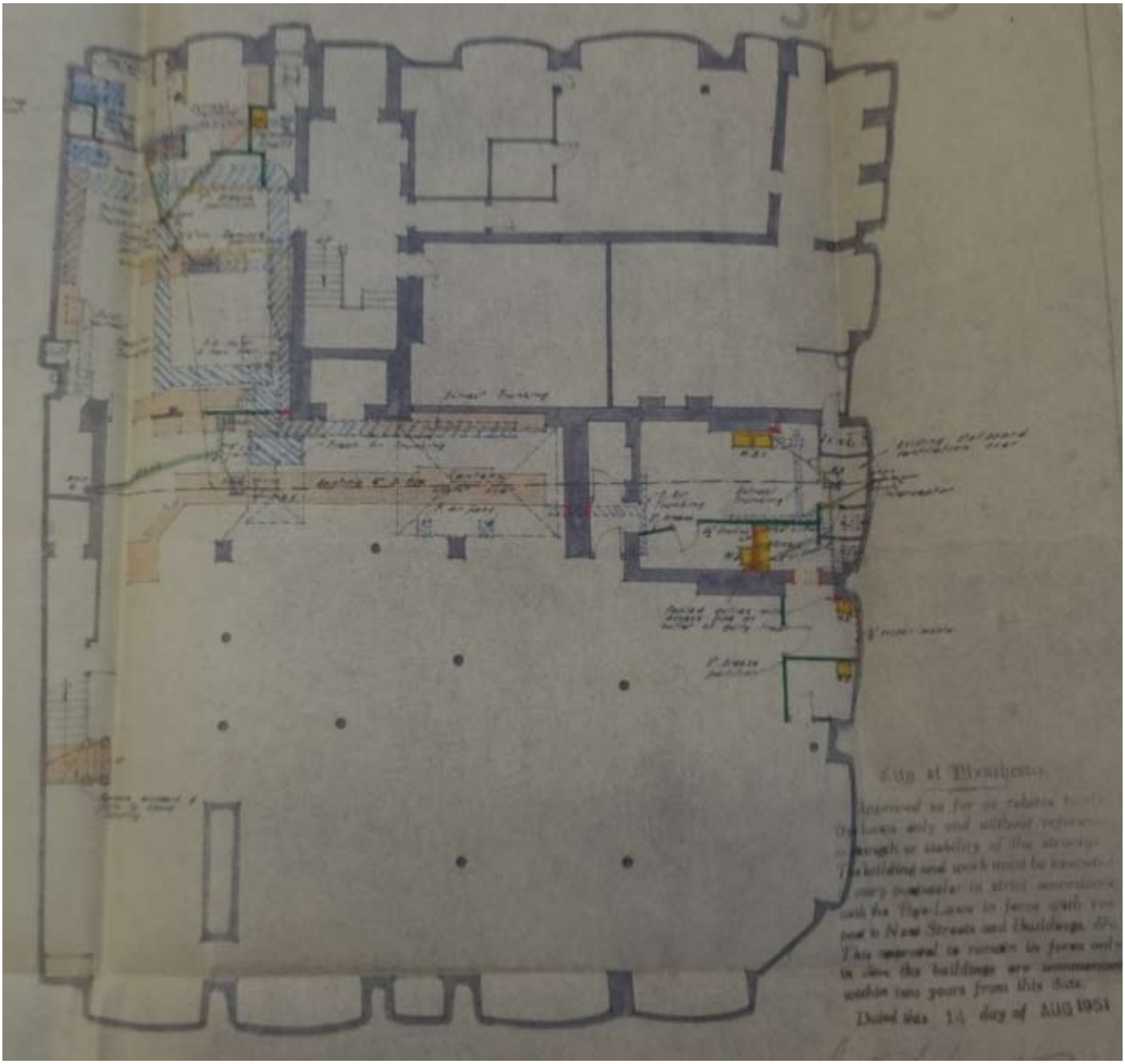
The Goads insurance plan of 1886 shows a restaurant in the basement, though it does not contain internal detail. A drawing has been located in Manchester City Library archives, dating from 1951. It is part of an application for refurbishment of a café for J .Lyons. The drawings do not show internal fittings, but do illustrate the form of the entrance opening as a door in the same position as it is now, and a rounded shop window to the right hand side. The stairs on this drawing descend to the basement from the opposite end of the entrance than is currently existing.



Extract from Goads Map showing 77 Piccadilly with "Rest. Bast." label (Restaurant Basement), dated 1886.



Application from 1951 for refurbishment of café in 77 Piccadilly basement. Notable is the form of the entrance and curved window, thought to be original. Also evident is the different location of the staircase.



Drawing from 1951 planning application, showing the building at the time and proposed changes. The staircase is thought to be in its original location.

The drawings identify the tenant as being J. Lyons and online research suggests the basement was the location of one of a small number of restaurants opened by the Lyons company, better known for their 200 tea shops as well as their Corner Houses: huge restaurants on 4 or 5 levels with orchestras playing, food halls and services such as theatre ticket booking, hair dressing salons, telephone booths, mostly in London. www.kzwp.com identifies that there were a number of large restaurants in the style of the Maison Lyons, in the provinces, including Victoria Mansions in Manchester, which opened in 1902. This is likely to be the same Lyons restaurant as that located at 77 Piccadilly. The Lyons Popular Café was located close by, further towards Piccadilly Cinema.





Examples of other Lyons cafes and restaurants showing typical decorative stone clad interiors.

The walls in the entrance hall are covered with several types of what appears to be stone cladding. There are several framed features, and skirtings in a number of different materials. The wall coverings have been damaged in a number of places and lost in others. This has revealed wall paper behind the stone, indicating it is not the original surface. There is evidence of the former stair being in a different location, as shown on the 1951 drawings, in the continuation of the skirting at floor level over the current stair. The walls appear to have been treated with a stain/wash making the stone a darker brown and has a layer of painted plaster in places. There is also evidence behind the suspended ceiling of some poor quality panels being fitted over the original ceiling and an attempt at replicating the stone pattern painted on these panels. They are of low quality.





Photograph showing current condition of ceiling behind suspended ceiling, with moulding (Left). Photograph of non-original staircase (right), considered to be of low significance.

The staircase itself is of timber construction with modern covering and render over the bottom steps. It is neither original, nor of a high quality.

It is likely that a number of changes, including the moving of the staircase and the covering of the stone cladding were made around the time that the basement was converted to use as the Beer Keller in the late 1960s. It remained in this pub/bar use until the early twenty first century, when the Beer Keller was closed. The basement has remained vacant since then, used briefly for storage.

Architect

The architects of 77-83 Piccadilly were Clegg & Knowles who had offices in Manchester and Blackpool. The firm was responsible for several buildings in Manchester city centre including:

- Albert Chambers, 16 Lloyd Street, 1866-68. Grade II listed;
- Bridgewater Buildings, 18 Lloyd Street, 1873. Grade II listed;
- 52-54 Faulkner Street, Chinatown, 1876. Former warehouse Grade II listed;
- 55 Faulkner Street, 1870. Grade II listed;
- Harvester House, 37 Peter Street, 1868. Grade II listed;
- Hall's Buildings, 71-75 Piccadilly, mid-1870s. Grade II listed;
- 77-83 Piccadilly, 1877. Grade II listed;
- Pickles Building, 101 Portland Street, 1870. Grade II listed, now the Princess Hotel;
- 101 Princess Street, 1869. Grade II listed;
- 109 Princess Street, 1863. Grade II listed.

77 Piccadilly is a good example of their work and is of local significance, as well as being of wider architectural and historical significance worthy of being protected, as recognized by its listed status.

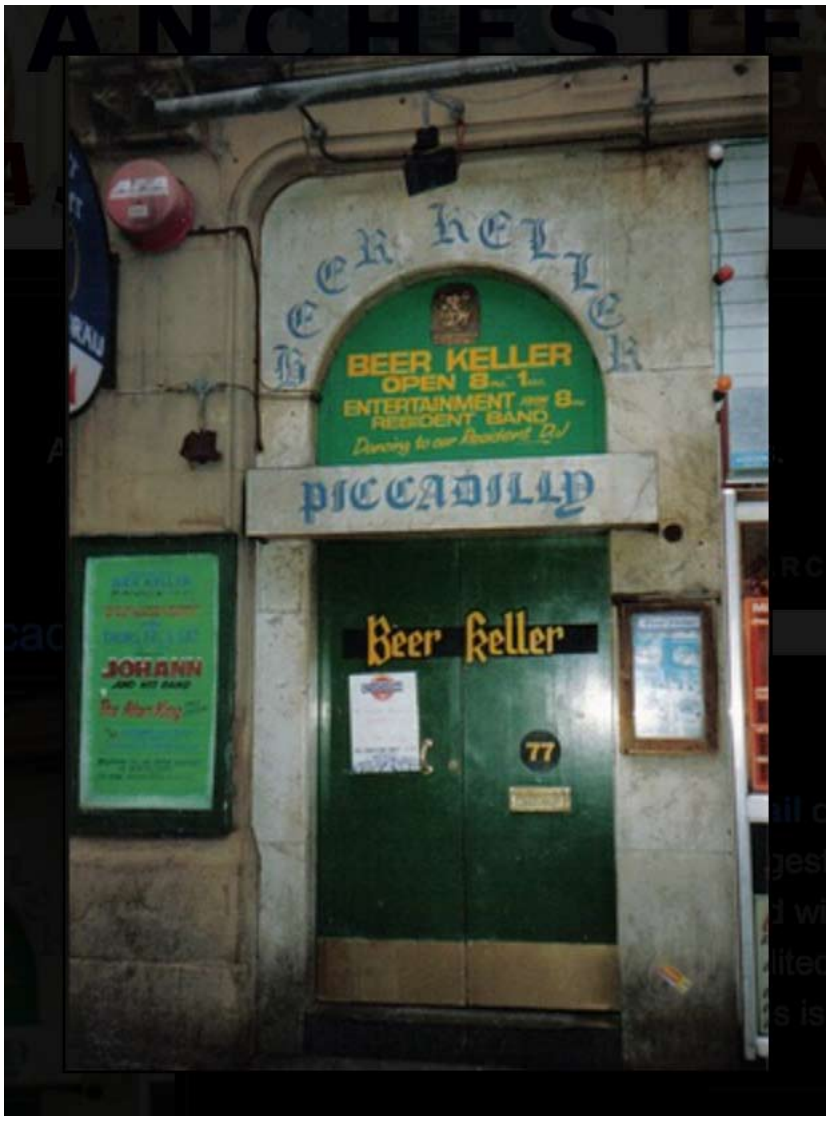
Significance

The property is a key part of a larger group making up the block along this stretch of the city centre. It has a group significance within the wider streetscape and is an important component of 71-83 Piccadilly.

The building is listed Grade II and is an attractive, unusual and well-detailed example of commercial architecture from the period. It is by a recognised Manchester architectural practice and makes a positive contribution to the Stevenson Square Conservation Area with interesting features and a well restored façade (undertaken in 2006).

The specific subject of this application is the basement of 77 Piccadilly and its entrance. To better understand the asset, the significance of component parts are outlined below:

The current doorway off Piccadilly is of low quality and low significance. It is in poor condition, is not in-keeping with the rest of the building and has a negative impact on the property and the wider streetscape.



Photograph dating from the late twentieth century showing the inappropriate cladding to entrance. Image from Pubs of Manchester.



The internal entrance hall has been greatly altered from the original. The staircase has been moved, and whilst its position is not a detraction from the space, its form is of low quality, with low architectural or historic significance.

There is evidence of some earlier wall covering in the form of the thin stone cladding, skirting and decorative frame features. These are recognised as part of the evolution of the building and are in-keeping with the decorative style of Lyons premises. However, they are not original to the building (more historic wall paper coverings are evident behind) and their date cannot be proven. Whilst the continuation beyond the existing stair indicates they were in-situ before the use as the Beer Keller, this is not certain. They are in poor condition, have been treated with a stain, damaged, broken in several places and over skimmed with a decorative plaster effect in others. Overall, the wall covering has some significance, though its contribution to the listed asset is restricted by its poor condition.





Photographs showing the wall coverings in the entrance. Evidence of wallpaper can be seen behind the stone cladding, indicating it is not original. The wall is damaged in a number of places and the stone cladding has been stained and covered in a thin plaster finish in parts.

In the main basement there are few features of significance. The columns are considered to be an important part of the character of the space, as are the large open plan spaces. The vaulted ceiling is a feature of interest and historical significance. The glazed brick recessed lightwells, originally topped with pavement lights and featuring curved surfaces and bull-nosed edges, are part of the character and are significant. Unfortunately, they have been badly damaged by widespread scoring of the glazed surface, which has had a negative impact on the bricks and the effect they were intended to create.

The main space of the basement has few features, but retains columns, brick vaulting in part and the rounded glazed brick recesses around the external perimeter. The glazed bricks have been seriously damaged by scoring across the surface. This was presumably in an effort to create a suitable surface to accept a further covering.



Photograph showing the glazed bricks to lightwell recesses, with example of extensive damage.

There is evidence of original coving behind a later suspended ceiling at entrance level. It is not of a particularly unusual design, but it is a useful indicator of the original plan form as as such has some significance in addition to being original historic fabric.

Proposals and Conservation Approach

The approach adopted by the design team has been to retain significant original and historic features and to enhance them through repairing and revealing them where possible. In areas where significance is lower and exposure is inappropriate, measures have been taken to protect historic fabric. Where elements are detracting from the space they are to be removed and replaced with a more suitable alternative. All new interventions will be readily identified as modern additions.

It is not the intention to attempt to recreate historic staircase forms, as there is no evidence for the original design. The entrance doorway is partly restricted by the shop unit next door, meaning it is not possible to recreate the original form. As an alternative strategy, a modern glass door is proposed which will not detract from the wider decorative form of the building and can fit within the original stone frame to better reveal its form.

Minimal interventions are proposed within the basement space. However, it has been considered appropriate and necessary to tank the area. The poor condition of the glazed bricks has meant they are not considered an appropriate surface for future use of the unit. The approach is therefore to create an outer skin in front of the walls throughout the space, behind which the original surfaces can remain, should it be considered appropriate to reveal them at a later date. The detail of rounded corners and edges is recognised as a characteristic feature and will be retained on the new internal walls.



Photograph of vacant basement.

Impact of proposals

Non-original, low quality staircase: low significance.

The removal of a low quality feature with low significance is justifiable. Its replacement with a modern staircase in the same location has a low impact on the listed asset, avoiding any further damage to historic fabric. The use of a modern form in steel and glass is appropriate given the loss of the original and no reference to historic design. The staircase will return to the basement level in a slightly different configuration, but will extend only by a minimal distance.

Degree of harm: low. Considered to be an enhancement.

Wall covering to entrance hall: unconfirmed date, but thought likely to be contemporaneous with use as Lyons Restaurant. Non-original but considered of medium significance given the association with previous use. Architectural significance has been lowered given the poor condition of remaining parts, staining, loss and extensive damage.

A thorough search of archival and online material has been undertaken to confirm the date of the wall covering, but it has revealed nothing. Whilst they are not original to the building, the stone details are of some interest, though repair is likely to be economically unviable and is the restoration of a non-original feature which is badly damaged. The surface is not considered to be of high enough significance to the building to be exposed and restored. Therefore, the proposed solution is to carefully remove all loose parts, make penetrations through the walls at the minimal points required (wherever possible through already damaged/missing surfaces) and to fit a new plasterboard wall in front, skimmed and painted. See drawing for detail. The existing feature will remain behind, should evidence suggesting a higher architectural value be found in the future. This is considered to be an appropriate compromise, prevents further deterioration and is not deemed to be harmful to the listed building.

Degree of harm: less than significant. Low impact on non-original, already damaged fabric and can be exposed if required at a later date.

External entrance cladding and door: non-original, likely to date from the late 1960s, poor quality and having a negative impact on the building and Conservation Area.

The door and surrounding cladding will be carefully removed to original stone opening. The insertion of modern glass door and surround within slim-line, aluminium, powder-coated frame to follow profile of original stone is considered to be an enhancement. The limited extent of the application does not allow for reinstatement of the wider original window/door form, therefore a simple and modern design in glass is proposed. This will allow the historic stone frame to be better revealed and become the focus of the entrance, rather then the ill-conceived cladding currently in place. A modern intervention, clearly identifiable as such, is supported for this location and the streetscape will be improved by this more appropriate design approach.

Degree of harm: less than significant. Considered an enhancement.

Decorative coving at ceiling to outside edge of entrance hall, currently covered by non-original suspended ceiling: medium significance, no outstanding or unique features, but is evidence of former character and architectural form.

Inappropriate, non-original suspended ceiling to be removed. Existing ceiling surface in poor condition, to have new lath and plaster ceiling applied. Decorative coving to be exposed and repaired where required. The new plaster board walls and ceiling treatment will stop short of the coving, with a gap between to reveal the feature. Please see drawings for detail.
Degree of harm: not considered to be harmful, will enhance the space by revealing historic feature and repairing ceiling, as well as restoring original height of space.

Floor to entrance: of low significance, with no special features. The floor will be raised in order to line through with existing entrance level.

Degree of harm: low. No loss of significant fabric or features.

Glazed brick recesses in basement space and brick walls: of some significance as contributing to original character of the space. Contributory value lowered by poor condition following extensive damage by scoring of glazed faces.

The proposals include tanking of basement and creation of new internal walls in plaster board, following original form including curved recesses in former light wells and bullnose edges. A less than significant degree of harm will be caused by covering of original brick surface, but obscuring an original feature is justified on the basis of the need for tanking to keep basement watertight and protect the building in the long term. Glazed bricks could not be economically repaired given the extent of historic damage. The original surface will remain behind the membrane mesh tanking system which will be covered by dot and dab plasterboard sheets and plaster, and skimmed. The membrane will be fixed to the wall at mortar joints wherever possible using membrane plugs. This approach will be replicated throughout the basement. Whilst it is acknowledged that the brick walls are of some interest, the original restaurant use would have had a decorative finish to the walls (though likely with glazed bricks exposed).

Degree of harm: Less than significant. The loss of the glazed brick features does have a negative impact on the space, but they are already in a very poor condition. The long term protection of the building is considered to outweigh the heritage significance of exposing a damaged brick surface.



Photograph of example of column base, to remain exposed.

Original columns and beams to basement: high significance in their contribution to understanding the building architecturally, and characteristic of warehouse space but the beams would be unlikely to have been exposed in restaurant use, possibly exposed in back of house areas. The beams will remain covered where they are already. Columns will be exposed and floors brought to a level so as to allow the bases to be revealed. No internal partitions will meet columns.

Degree of harm: There is considered to be no impact on heritage significance.

Flat ceilings to basement: the majority of ceilings display no historic features and are of limited significance.

Suspended ceilings will be fitted in limited areas, namely the male and female changing rooms.

Degree of harm: Low impact on the character of the space and is in a limited area.

Brick vaulted ceilings to basement: of high architectural and historical significance to the building.

These will remain exposed. The non-original paint applied to the rear 'spin room' brick vaulting will be removed to expose the original brick. Lighting will be suspended to allow for minimum fixings and penetrations into the historic fabric.
Degree of harm: There is a low and limited impact to the original fabric, justified to allow ongoing reuse of the space.

Toilet block: of low quality, late twentieth century construction: no heritage significance.

Degree of harm: The removal of the non-original toilets is considered to be beneficial and an enhancement to the space and listed building.

Planning Context

The building is Grade II listed and sits within the Stevenson Square Conservation Area. The significance of the property and the specific part that form the subject of this application have been examined and set out within this Heritage Statement at a level appropriate to its significance, in line with NPPF requirements.

NPPF section 131 states that in determining planning applications, local planning authorities should take account of:

- *"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness."*

The proposals enable the basement to have a new viable, long-term, end use. The significant parts are retained, repaired and exposed (columns, brick vaulted ceilings, spatial characteristics and coving). Other elements that are less significant or whose significance is questionable, have been retained including the entrance wall coverings (stone cladding) and the glazed bricks. The removal of inappropriate or negative elements (non-original entrance and stairs) and their replacement with appropriately designed modern alternatives is a positive enhancement to the listed building and the Conservation Area. Changes retain the character of the original building and do not harm its significance.

NPPF states that sustainable development is the aim of planning policy and that planning decisions should be determined in accordance with the development plan. The relevant sections of the Manchester Development Plan are as follows:

"Policy EN3: Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre."

The plans take advantage of the significant elements and features of the historic building by retaining and enhancing them.

"Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."

Proposals ensure the basement can be put to viable end use with less than significant harm to the asset and enhancement of a number of its significant parts, this in turn improves its contribution to the streetscape and wider Conservation Area.

"12.21 Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits."

The removal of the unattractive, low quality entrance and insertion of new appropriate alternative enhances the listed building and Conservation Area. The main characteristics of the basement space are retained and safeguarded, as well as being enhanced by the replacement of the low quality non-original stair and repair of the entrance ceiling.

"It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance."

It is proposed that this document constitutes an appropriate appraisal and that the plans have evolved to reflect the elements of identified significance.

"CC9 Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments."

The accompanying application meets the criteria of the above policy by preserving elements where it is appropriate, removing those parts that are detracting from the significance, and incorporating new interventions to enhance the listed building and Conservation Area.