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Heritage Assessment

and

Critical Analysis of Proposals

for

Proposed Internal Alterations and Refurbishment

at

The Lass O Gowrie Public House

36 Charles St

Manchester

M1 7DB

Prepared by:

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1.0 Introduction

1.1 Purpose and Format

This appraisal has been carried out to assess the impact of the proposed material alterations and fit out on the grade II listed building. The appraisal is concerned with the process of conserving the special architectural and historic interest of the listed building, and has been conducted in accordance with the general guidelines set out in the English Heritage publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). Planning Policy Statement 5: Planning for the Historic Environment (PPS 5) has been used as a practice guide.

1.2 Methods of Research and Investigation

A site survey and visual inspection of the property was carried out in February 2014. Background research was conducted with reference to the planning policy documents and through discussions held between Walsingham Planning and Tibbatts Abel Architecture. Historical research was conducted with reference to a range of texts and other archive material.

The following documents were assessed in preparation of this report:

Drawings

Tibbatts Abel Architecture	1489	03A	Site Location Plan
		04A	Proposed Basement, Ground and First Floor Plans
		41A	Elevations
		42A	New staircase details
		43A	Existing Basement, Ground and First Floor Plans
		44A	Detailed Areas 1
		45A	Sections A – A
		46A	Demolitions
		47A	New Bar Counter Details
		48A	Existing Roof Layout
		49A	Raised Area
		50A	Seating Shelving
		51A	Sections C – C
		52A	Detailed Areas 2
		53A	Lighting Plan
		54A	Floor Finishes Plan
		55A	Painting Plan
			Design & Access Statement (Revision A)
			Schedule of Work (Revision A)
			Method Statements

1.3 Author

The author, Daniel Waugh; has over 25 years experience working with historic buildings. He is a guest lecturer in Conservation and Urban Regeneration at the University of Central Lancashire and holds a Master of Science degree in Architectural Conservation and continues in his research towards a PhD. He is a member of the Chartered Institute of Architectural Technologists and an affiliate member of the Royal Institute of British Architects in addition to being a member of The Society of Architectural Historians of Great Britain.

2.0 General Information

2.1 Location

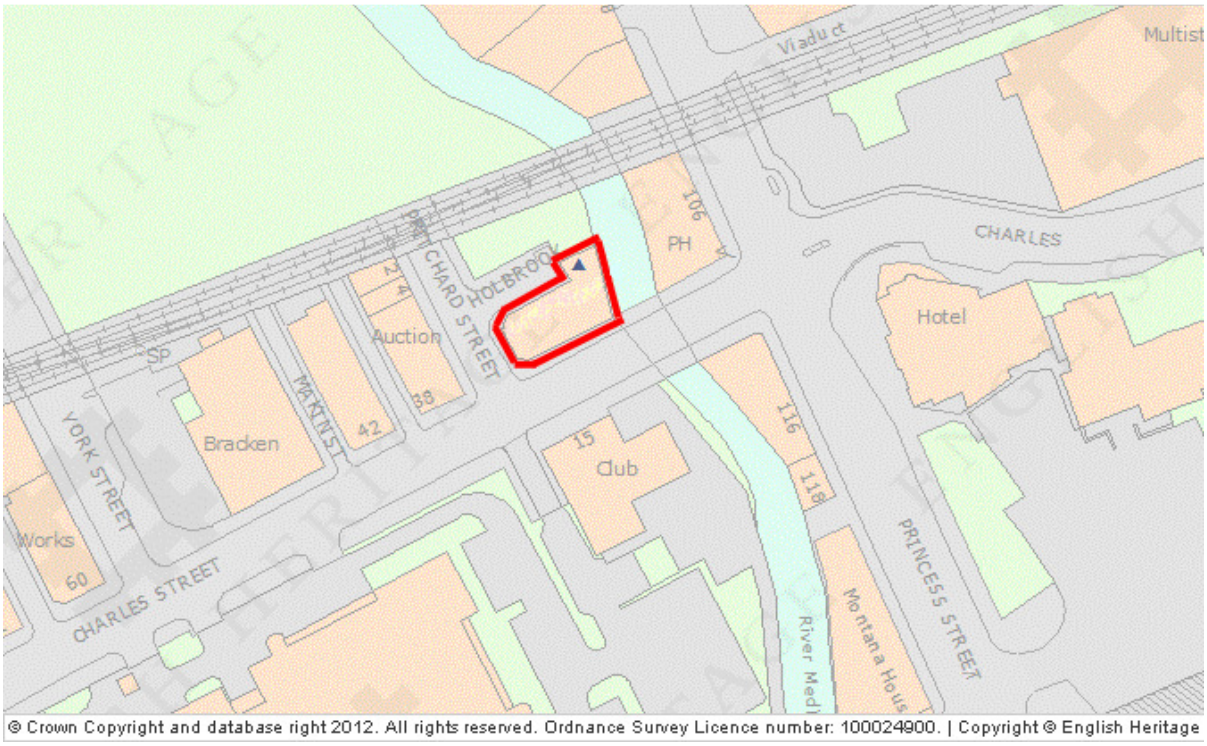


Fig 1. Location Plan. Not to scale. Site edged in red.

The Lass O' Gowrie Public House is located at National Grid Reference SJ 84309 97515. The building has a footprint of approximately 215m^2 (2,314ft^2) and occupies a plot of land at the corner of Charles Street to the south and Pritchard Street to the west backing on to the River Melock to the east.

2.2 Listing Description

List entry No	1293175
Location	Lass O Gowrie Public House, Charles Street
District	Manchester
Grade	II
Date Listed	6th June 1994
UID	387980

Details

Public house. Mid C19 altered c.1900. Red brick with dressings of deep red, orange and green glazed terracotta, slate roof. Rectangular plan on island site with chamfered corners to west end. Two storeys over basement, a 6-window facade to Charles Street and 2-window west end, the ground floor with richly-decorated tiled cladding including pilaster panels with debased Ionic caps which have pendants with bell-flower decoration, a doorway (offset left of centre) in neo-Baroque style with open segmental pediment, and a frieze of green tiling with raised lettering ("WINES AND SPIRITS" "BOTTLED ALES AND STOUT" at the front, "LASS-O-GOWRIE" at the corner, "ALES AND STOUT" at the west end); windows with engraved plate-glass (3 to the right, one to the left and 2 at the west end); corner doorway altered as window; segmental-headed windows at 1st floor, all with keystones, that over the door blind and the others all recessed 4-pane sashes; prominent modillioned cornice carried round. Hipped roof with ridge chimney. Interior altered but basement still in use as brewery.

2.3 Historic Overview and Interpretation

Origins

Historic mapping suggests that Charles Street became an estalished highway between 1807 and 1813 (refer to figures 2, 3 and 4). The plot with which this report is concerned appears to have received development between 1819 and 1821 (refer to figures 5 and 6).

Swire's map of 1824 (refer to figure 7) indicates a small corner building at the junction of Charles Street and Pritchard Street; which appears elongated on Pigot's map of 1829.

This ties in with chronological research. Pigot & Dean's Directory (1821: 162) has a number of listings for Charles Street with the closest association being "Tunstall Ann, Widow, 2 Charles Street".

A Public House first appeared on the site in the late 1820's and was called The George IV situated on Pritchard Street as found in Pigot & Co's Directory (1829: 398). The address of the same public house became 2 Charles Street by 1841 according to Slater's Directory (1841: 105).

By 1858 The Manchester Guardian (1858: 49) recorded that the name of the public house had having changed to the Lass O' Gowrie. The address of 2 Charles Street and name of custodian confirm this to be the same building.

By 1876 the address in Slater's Directory (1876. P169) appears as 2 & 4 Charles Street, the author suggest that this could be attributed to either the public house extending in to the neighbouring property or as a result of the (re) construction of the Charles Street Bridge in 1867.

Charles Street lies to the east and directly adjacent to an area formerly known as 'Little Ireland'; where Irish immigrents had settled. Development of this part of Manchester began in the early Victorian period in the 1820's around local industry such as mills and foundry's. Within a short period it became notorious for extreme poverty and horrific living conditions. Engels (2009: 72) described the 4,000 or so occupants of approximately 200 'cottages' in this area thus: "*The creatures who inhabit these dwellings and even their dark, wet cellars, and which live confined amidst all this filth and foul air - which cannot be dissipated because of the surrounding lofty buildings - must surely have sunk to the lowest level of humanity*".

This gives us an indication as to the early life of the pub, or certainly those who visited and used it and it can be assumed, with some assurance that this original incarnation of the building was a far simpler and less embellished structure than as stands today.

This may well also provide some clues as to why the name was changed. Folklore proposes that the landlord at the time named the pub after his favourite poem by Carolina Oliphant, Lady Nairne (1766-1845) originally published, according to Rodgers (2010: 32) under her pen name of Mrs Bogan of Bogan.

This makes sense, and the author would add that as Manchester was experiencing huge economic growth and sprawling as a city at the time, it was likely that the name was changed in order to disassociate the establishment from its former poverty rooted incarnation, a practice carried out even today.

Regeneration

As Manchester evolved, so did the communities and local businesses within. These began to thrive towards the latter part of C19th; which lead to further challenges within the licensed industry, a primary one being competition and the need to stand out.

The origins of the Lass O' Gowrie as it stands today, indeed many historic pubs in Manchester owe their elaborate facades to a phenomenon which occurred in London in the middle part of C19th; that being the Gin Palace.

Up until the 1830's, pubs even in the capital were utilitarian ale houses predominantly frequented by working class people who had little interest in the aesthetic qualities of their surroundings.

London was the largest city in the world and vastly wealthy and it didn't take long for entrepreneurs to realise the potential in providing more than just beer, within more than just a room with a bar to more than just the working class. The introduction of elegant exteriors already adopted by other retail outlets was recognised as a method of attracting visitors.

By the late C19th, Manchester had become a commercial superpower and the inner city slums such as Little Ireland were being replaced with industry and administration buildings as the city centre spread. For the first time, established pubs and inns within these areas recognised that they were competing for trade and so began a fierce rivalry.

In addition to its proven success in attracting custom via an elaborate facade, the appeal of the Gin Palace as a concept is that it transcended classes and became popular amongst not only the working class, but also wealthier middle class people albeit those considered by high society to be whilst wealthy, perhaps less respectable. This was of little consequence to the public house landlord who clearly recognised the need to retain the custom of his regulars as well as break in to this new wealthier market.

There was of course, no desire from both parties to spend social time together, both preferring the company of their peers. This lead to the traditional Tap Room and Lounge Bar arrangement popular in public houses until the late C20th; which allowed the landlord to entertain the workers from the mills and factories as well as the business men and office workers.

The Lass O' Gowrie would have had such an arrangement and having discussed the recent history of the pub with a regular customer of the time, the author is advised that this existed until the early 1980's. At the time of writing, access to local archives is limited but it is assumed that deposited plans exist which will prove this to be the case.

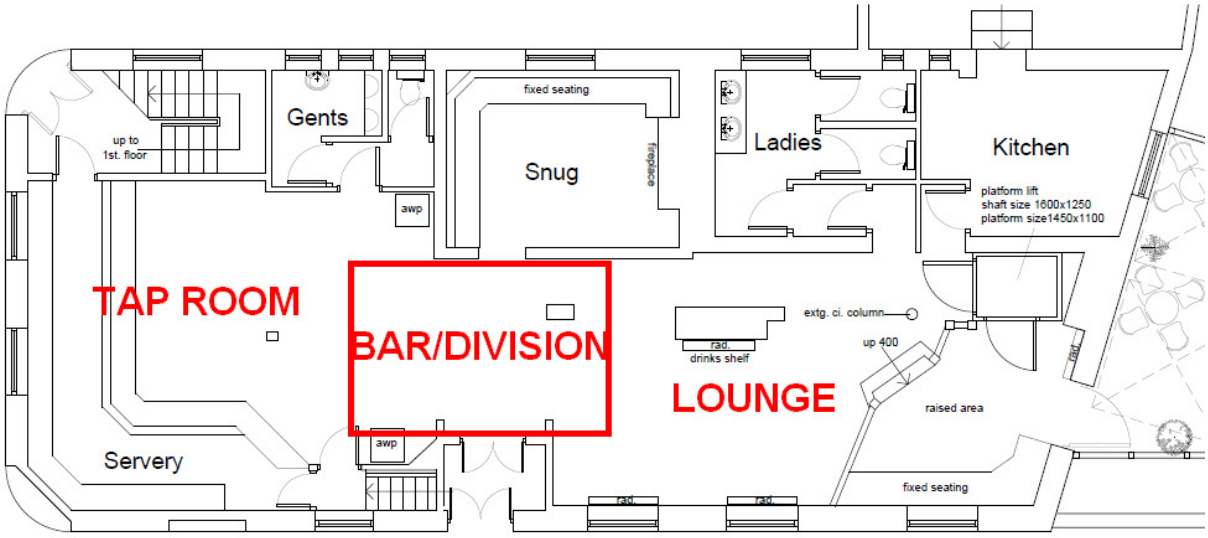


Fig 2. Current existing ground floor plan indicating position of traditional central bar servery.

The Tiled Pub

According to Pearson (2000: 63), decorative tiling within the brewing industry began in the early part of C19th, again in London and was limited to "commercial large scale brewing and retailing". External decorative tiling to public houses was first recorded from mid C19th.

Pearson (2000: 69) goes further and states "*The importance of the brewery wars for pub design and the use of architectural ceramics lay in the fact that attractive, colourful, easily cleaned, hygienic tiles and faience could be used on the façade to catch the eye of the passer-by, to present the symbol or brand image of pub or brewery, to brighten up long corridors, to add colour and intricate form to the bar area, and to provide a modern appearance for toilets. Ceramics were widely used in the public house from the early 1880s, but their finest hour came in the late 1890s and especially the early 1900s*".

The transformation which took place to the Lass O' Gowrie in the 1890's appears to have been enormous. Whilst the ground floor façade received its renowned tiling, the styling of the windows to the first floor are clearly late Victorian in style; which suggests that the works extended to a complete reconstruction possibly and likely to have been on the original footprint. Further research would be necessary to establish the exact details of this scope of work.

Modern History

The frequency of refurbishment works carried out to public houses increased as the C20th progressed and trends and fashions changed.

Manchester experienced a decline in trade in the years leading up to the second world war as many of the mills and factories closed down resulting in the outer areas of the city returning to moderate poverty. The Lass O' Gowrie along with its once fierce rivals returned to being simple pubs again predominently used by the working classes.

Whilst the inner city experienced a relative boom in the 1960's as retail and leisure became the primary driver, the perimeter of the city remained depressed through the 1970's and it wasn't until the 1980's when the upturn finally arrived.

For a number of reasons Manchester became a social hotspot during the 1980's and pubs such as the Lass O' Gowrie became popular trendy venues, particularly amongst students attending the university which is conveniently local to the pub.

This resulted in a number of invasive transformations which were carried out as the building was adapted to suit the needs of this new breed of customer. The building as it stands today, particularly at ground floor level, where the structure has been removed to provide an open plan layout can be attributed to this modern intervention.

Through this period and up until today, the building has undergone frequent refurbishment programmes ranging from cosmetic 'tart ups' to more invasive alterations all born from the need to keep up with an ever evolving market.

2.4 Historic Mapping



Fig 3. Ropers map of 1807. Brook Street and Oxford Road can clearly be seen. York Street appears as an unestablished road.



Fig 4. Dean & Pigot's map of 1809. York Street appears as an established highway. Charles Street can be seen but is un named.



Fig 5. Pigot's map of 1813. Charles Street estalished and little development evident.



Fig 6. Pigot's map of 1819. Development evident prior to Pritchard Street.



Fig 7. Pigot's map of 1821. Evidence of further development including a building on the corner of Charles Street and an un named Pritchard Street.



Fig 8. Swire's map of 1824. Small building evident to the corner of Charles Street and Pritchard Street. Note Wakefield Street to the west of Oxford Street, where the 'Little Ireland' settlement can be seen.



Fig 9. Pigot's map of 1829. Detailed map indicating elongated structure along Charles Street.



Fig 10. Pigot's map of 1836. Note that Charles Street stops at the river.



Fig 11. Duffield's map of 1845. River Medlock now bridged and Manchester South Junction and Altrincham Railway indicated although notably in the wrong position.



Fig 12. Slater's map of 1848. The 'South Junction' is clearly indicated (completed between 1845 and 1849). The area known as 'Little Ireland' had been vacated a year earlier to make way for the Oxford Road Station.

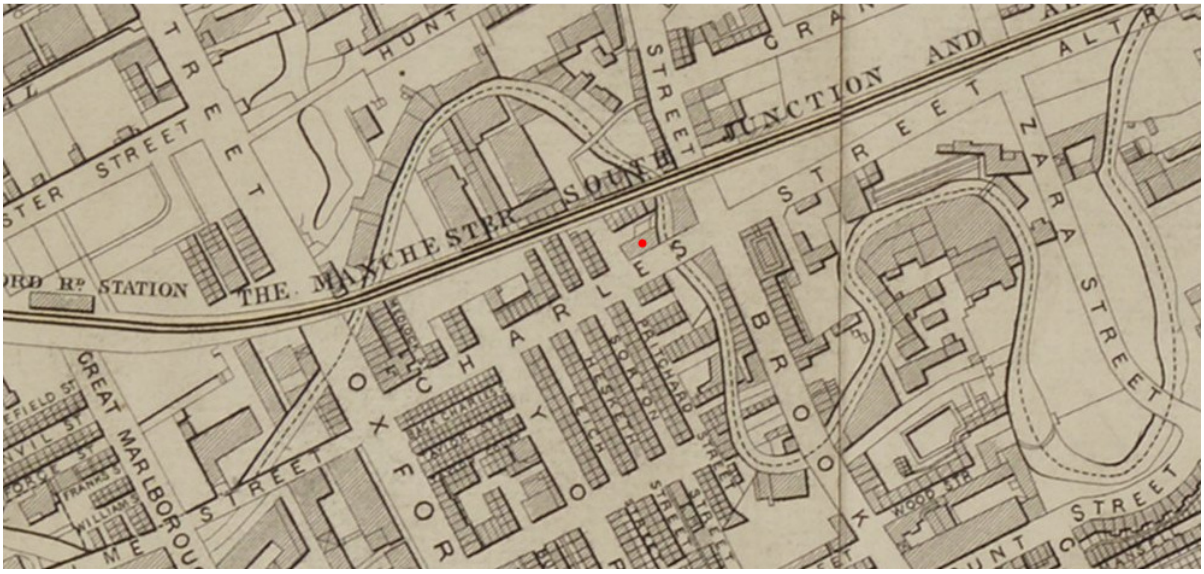


Fig 13. Simm's map of 1858. The most detailed map so far which indicated the Lass O' Gowrie as a single building and proportionally as it stands today. Note the density of the adjacent terraced housing and the cotton mills to the North of the railway.

3.0 Assessment of Historic Significance

3.1 Heritage Values

An appraisal of the heritage values associated with the building has been carried out. This process relates to the range of heritage values as outlined by English Heritage (2008), which are distilled under the following headings: evidential value; historic value; communal value; aesthetic value. The purpose of assessing these values is to enable an assessment of the site's significance - whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) -

so as to enhance the objective appraisal of proposals for the change to the building.
In essence this follows the approach generally advocated by English Heritage, whereby necessary change in the historic environment is intelligently managed.
A brief summary of the heritage values associated with the site, and more specifically those parts changed following the works is given below, together with an indication on how these values contribute to the appraisal of significance.

Evidential Value

Described by English Heritage as "physical remains" (EH.2008.s38.) and "evidence of human past activity."(EH.2008.s35.) the most obvious historic evidence is presented externally where the historic tiled facade remains in very good order. The brickwork to the upper floor of the Charles Street and Pritchard Street elevations has received recent invasive cleaning; which will prove damaging over time but for now the principal elevations remain intact and appreciable.
Having gone through a significant transformation during the latter part of C19th, evidence of the earlier building form is much less, if at all apparent, perhaps the building footprint being the only physical reminder externally of any original structure.
Internally and at ground floor, the building has suffered as many public houses have, particularly in towns and cities: enormous recent intervention in the form of the removal of large structural elements. This was common practice in the 1980's and 1990's, where the fashion was to create large open plan spaces. There now remains very little evidence of earlier subdivision and plan form and more significantly a number of chimney breasts have been removed.
Plan changes and sub division alterations have also taken place at basement and first floor level, although this has been considerably less invasive and the chimney breasts remain at these levels; which at least allow us to locate them at ground floor as a means to interpret earlier plan forms.

Historic Value

English Heritage consider that historical value "derives from the ways in which past people, events and aspects of life can be connected through a place to the present." (EH.2008.S39). Public Houses are incredible social indicators as they tend to react with little delay to changes in local and wider economic climates. The Lass O' Gowrie stands as a testament to this and its history is one of adaptation and change to suit an ever evolving major city and understanding the heritage of this building and others like it afford us a greater understanding of not only local but also national history.

Communal Value

According to English Heritage, communal value "derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory." (EH.2008.S54). The Lass O' Gowrie is a renowned local landmark and whilst its notoriety may have more modern foundations its history spans many generations. Anyone who socialised in Manchester in recent years will have come across this pub and doubtless discussions held with parents and grandparents will spark reminiscent stories about the pub, Manchester at the time and perhaps wider history.
This building contributes greatly to the local people's sense of place and the distinctiveness of this area of Manchester. It also, whilst not being particularly obvious, acts as a reminder of Manchester as an industrial world force; which is the source of great pride.

Aesthetic Value

Aesthetic value, according to English Heritage “derives from the ways in which people draw sensory and intellectual stimulation from a place.” (EH.2008.S46). Whilst the origins of the tiled pub have been briefly discussed in this document, for many, it comes down to aesthetics. It was designed to be an attractive facade and it remains so today.

The building is in exception order externally and even now it draws the eye as potently as it always has. This is considered to be of great significance as the aesthetic value has intrinsic links to the historic and communal values.

3.2 Statement of Significance

Having assessed the heritage values associated with building, it is possible to take a more informed approach to the assessment of site significance.

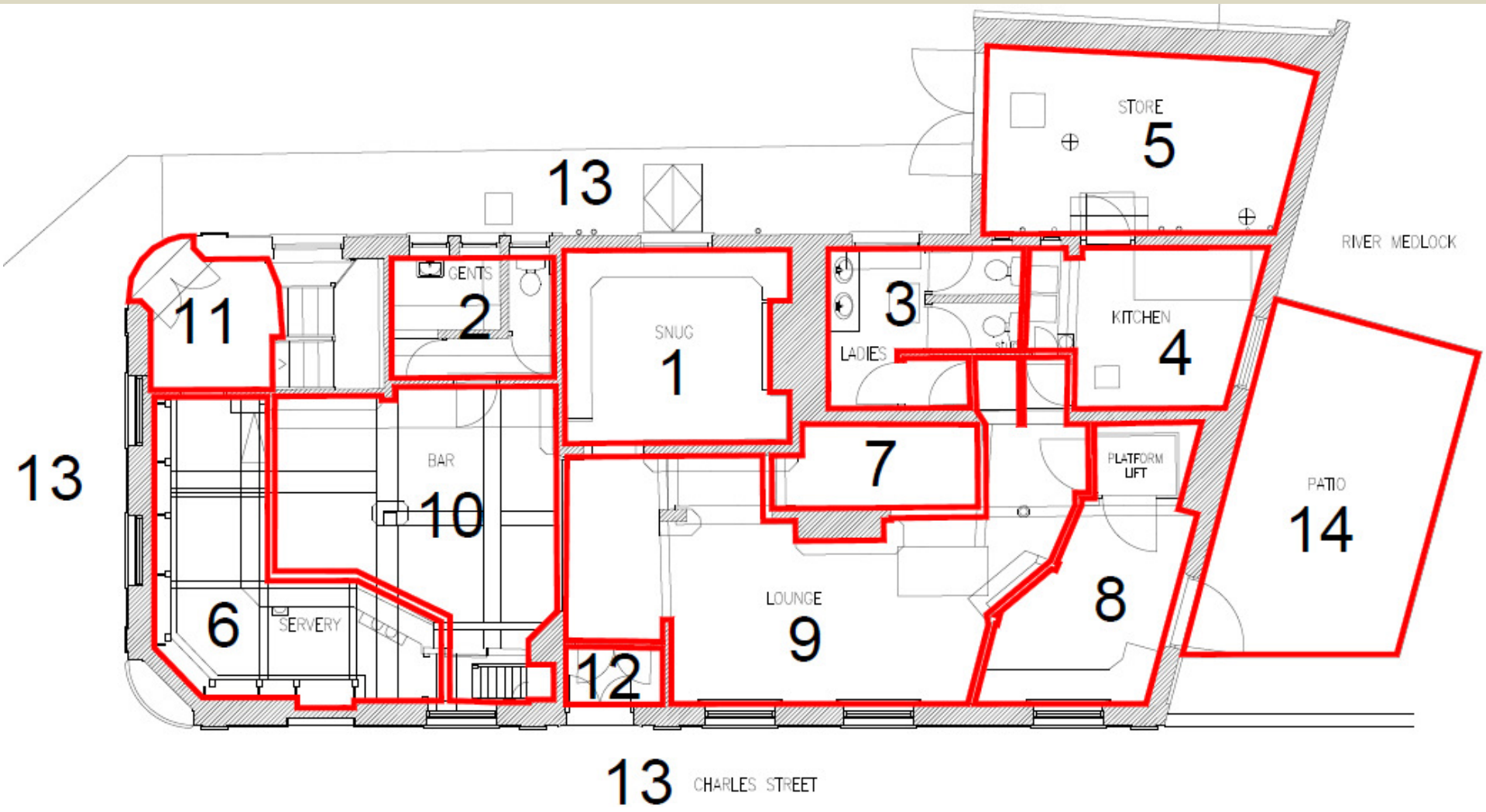
The heritage values attributed to the Lass O Gowrie intertwine, and the significance of one strengthens the other. The building presents strong attributes across the full range of heritage values and given the association with local and wider history, it’s designation by English Heritage as a Grade II listed building can be appreciated.

The existance and condition of this building and its local contemporaries is vitally important, and any change must be intelligently managed. The building has remained in viable, sustainable and original use throughout its life but has clearly had to undergo change to do so and it is anticipated that further change will be necessary in the future as is the nature of such buildings.

Whilst the invasive nature of the more modern intervention is perhaps regrettable insofar as evidence has been removed of original features and plan form, this will contribute to the exact pattern of history which makes the building significant in the first place. Understanding the reason behind the change gives rise to an understanding of the local and wider social and historic status at that time and so the story continues, and it must be permitted to do so.

4.0 Critical Analysis of Proposals

4.1 Proposed Ground Floor Plan



4.2 Description of Proposals and Conservation Considerations

AREA 1 - SNUG

Side Note

This area is considered to be evidence of an original or earlier room layout.

Description of Work	Conservation Considerations	Impact
Existing carpet to be deep cleaned & retained.	Modern carpet with no heritage value. Preferably the cleaning procedure would not penetrate below the existing carpet without an understanding of what lies underneath.	Benign
Existing fixed seating structure is to be retained & new upholstery of a similar original quality is to be re-applied.	Modern fixture with no heritage value.	Benign
New wallpaper to match existing is to be applied to the walls where patching up is required.	All current wall finishes are considered to be entirely modern with no heritage value.	Benign
Walls and ceilings to receive paint finish.	All current wall finishes are considered to be entirely modern with no heritage value.	Benign
All door, window frames & skirting boards to receive new paint finish.	All current wall finishes are considered to be entirely modern with no heritage value.	Benign
Existing recessed ceiling spots to be retained, existing central lighting location to be retained & new fitting installed, 2 No existing gas light fittings to fire breast to be retained.	Gas light fittings appear plumbed in modern copper pipe and hold no heritage value.	Benign

AREA 2 – GENT'S TOILETS

Description of Work	Conservation Considerations	Impact
Existing tiling throughout to be steam cleaned & repaired where necessary.	The original toilets would have undoubtedly been situated outside. However, this represents an interesting more recent historic intervention, and the attractive tiling may well originate from then.	Low positive
Skirting boards woodwork & doors to receive paint finish.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Ceiling to receive paint finish.	Current finishes are considered to be entirely modern with no heritage value.	
Existing ceiling lighting to be retained.	N/A	Benign

AREA 3 – LADIES TOILETS

Description of Work	Conservation Considerations	Impact
Existing carpet removed & new floor tiles laid throughout.	Consideration should be given to careful exposure of the existing floor finish beneath.	Benign
Ceiling to receive new paint finish	Current finishes are considered to be entirely modern with no heritage value.	Benign
Skirting boards woodwork & doors to receive paint finish.	Current finishes are considered to be entirely modern with no heritage value.	Benign

New vanity unit with 2 No wash hand basins.	Necessary modern fitment.	Benign
Existing ceiling & wall mounted lighting to be retained.	N/A	Benign
AREA 4 – KITCHEN		
Description of Work	**Conservation Considerations**	**Impact**
Existing free-standing stainless steel kitchen units to be cleaned & re-used.	N/A	Benign
Existing extract hood to be retained, cleaned & serviced.	N/A	Benign
Total deep clean throughout kitchen area.	N/A	Benign
Walls, ceiling & skirting to receive paint finish.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Existing lighting retained and made good.	N/A	Benign
AREA 5 – STORE		
Description of Work	**Conservation Considerations**	**Impact**
Walls to receive plasterboard dry-lining, skim & paint finish.	Considerd to be necessary repair with no consequence.	Benign
Walls, ceiling, skirting & doors to be painted.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Existing concrete floor finish retained.	N/A	Benign

Existing ceiling light fitting to be retained.	N/A	Benign
AREA 6 – BAR AREA		
Description of Work	**Conservation Considerations**	**Impact**
Existing back bar & front bar counter areas are to be removed.	Entirely modern bar in none original location.	Benign
New back & front bar counter with polished timber panelling to be installed, with access hatch.	Entirely modern bar in none original location.	
New 'Altro' non-slip flooring to be installed behind new bar area.	Replacement for old 'Altro' safety flooring. Necessary repair.	Benign
New spotlights to be installed to back bar fitting.	N/A	Benign
AREA 7 – NEW CELLAR ACCESS		
Description of Work	**Conservation Considerations**	**Impact**
Original cellar access to be re-opened.	Refer to method statement. Evidence of original opening is to be established and intervention kept within this area.	Low positive
New cellar access stairs to be installed with double cellar access doors over.	Modern lightweight staircase requiring minimum fixing and is considered to be the least invasive method.	Low positive
New 1440mm high feature Victorian style wrought iron surround to be installed which will include a 1440mm high lockable wrought iron access gate.	Traditional design is considered honest yet inkeeping and respectful of the building. Preferable as an	Low positive.

	alternative to a surrounding wall.	
AREA 8 – RAISED FLOOR AREA		
Description of Work	**Conservation Considerations**	**Impact**
Existing timber flooring to be retained, cleaned & re-polished.	Modern floor finish of no heritage value.	Benign
Existing timber guardrail to be removed & replaced with new hardwood top rail with cast iron verticals & c.h.s. supports fixed to existing raised floor structure.	Existing timber panel to the perimeter of the raised area appears to be a salvaged panel from elsewhere. Whilst this could have the potential to contain heritage value, it has clearly been heavily modified to suit and it is not considered possible to establish the origins of the unit, therefore any heritage value is considered to have been diluted to the point where it is not worth retaining.	Low negative
Existing platform lift to be removed & raised flooring to be extended across to wall.	Modern unit set within modern raised area. Consideration should be given to careful removal in order to establish the remains of any earlier finishes underneath.	Benign
Existing fixed seating structure to be removed.	Modern	
Existing ceiling lighting location to be retained & new fitting installed.	Necessary cosmetic change.	Benign
Existing brickwork to be brush cleaned.	Refer to method statement.	
AREA 9 – LOUNGE AREA		
Description of Work	**Conservation Considerations**	**Impact**

Existing timber flooring to be retained, cleaned & re-polished.	Modern floor finish of no heritage value.	Benign
Existing walls, windows, ceiling & timber work to receive new paint finish.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Existing ceiling lighting locations to be retained & new fittings installed.	Necessary cosmetic change.	Benign
Existing brickwork to be brush cleaned.	Refer to method statement.	Benign
Existing ceiling mounted A.H.U. to be removed.	Modern units detract from original ceiling features.	Medium positive
All radiators to be retained.	N/A	Benign
AREA 10 – PUBLIC BAR AREA		
Description of Work	**Conservation Considerations**	**Impact**
Existing flagstone flooring to be retained.	N/A	Benign
New feature tiling to wall above dado rail level to the right of the male toilets entrance tiling to be 25 x 25mm white gloss mosaic with black gloss mosaics to define logo, 75 x 150mm black gloss bevelled metro tile above & below with similar bottle green tile enclosed with single row of black gloss bevelled metro tile above & below.	Introduction of new design feature considered necessary in order to provide the required impact and to demonstrate investment. In this instance, the existing wall is an entirely modern stud partition with no heritage value and the proposals are modern and honest.	Benign
Existing lighting locations to be retained & new fittings installed.	Necessary cosmetic change.	Benign

New booth style seating area with feature drinks shelf behind.	Necessary minor alteration with no significance.	Benign
Window frames, skirtings panelling etc to be painted.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Ceiling to be painted.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Existing cellar access to be closed up & new flooring installed to match existing.	Informed reinstatement of late C20th alteration.	Medium positive
Existing electrical riser to be boxed in with timber stud & plasterboard.	Necessary minor alteration with no significance.	Benign
Existing ceiling mounted A.H.U. to be removed.	Modern units detract from original ceiling features.	Medium positive
All radiators to be retained.	N/A	Benign
AREA 11 – NEW ESCAPE LOBBY		
Description of Work	**Conservation Considerations**	**Impact**
New non-slip altro flooring to be installed.	Replacement of existing modern floor finish.	Benign
Existing doorway from bar area to be widened & new doors fitted to match existing.	Modern stud partition enclosing modern staircase in none original location.	Benign

New wall with outward opening double escape doors with emergency push bar mechanism to be installed.	Necessary minor alteration with no significance.	Benign
Existing inward opening double escape doors to be removed & new outward opening double hinged double doors installed which will remain fixed open during trading hours.	The existing doors have been assessed and considered to be on poor condition and beyond repair. Replacement doors should be provided using a suitable hardwood and to replicate the existing doors.	
Ceiling & walls to receive paint finish.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Existing ceiling lighting to be retained.	N/A	Benign
AREA 12 – EXISTING ENTRANCE LOBBY		
Description of Work	**Conservation Considerations**	**Impact**
Existing doors to receive paint finish.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Existing walls & skirting to receive paint finish.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Ceiling to be painted.	Current finishes are considered to be entirely modern with no heritage value.	Benign
Existing ceiling lighting to be retained	N/A	Benign

AREA 13 – EXTERNAL		
Description of Work	**Conservation Considerations**	**Impact**
Existing light coloured wall tiling at the junction of Charles Street & Pritchard Street to be removed & new tiling fitted to match existing darker brown tiling.	Current tiling is modern and clearly contrasts with the original tiling, is of low quality and detracts from the aesthetic value attributed to the building. Samples of the proposed tiles should be provided for approval and the new material must be honest with no intention to replicate and deceive as well as be subordinate to the original finish.	
Existing painted text over tiling to be re-painted, colour to match existing.	Consideration should be given to	Benign
New vinyl to be fitted to all exterior windows.	Clarification of design required. Replication of original feature using inferior quality material is not considered appropriate.	To be confirmed.
All damaged exterior tiling to be made good or replaced.	Careful consideration should be given to this restoration element and a full schedule of damaged tiles should be made. Further details required.	To be confirmed.
New large copper lantern to replace existing over entrance.	Size and appearance of new unit is to be established as it must not dominate the ornate pediment.	To be confirmed.
Existing A.H.U.'s to the Holbrook Street elevation are to be retained.	N/A	Benign

AREA 14 – DECKING AREA		
Description of Work	**Conservation Considerations**	**Impact**
Existing timber decking to receive deep cleaning.	N/A	Benign
New timber feature bench seating to be installed.	N/A	Benign
GENERAL WORKS		
Description of Work	**Conservation Considerations**	**Impact**
All un-necessary or redundant wiring & cables internally & externally are to be removed if possible.	A welcome proposal as redundant wiring and fixtures tend to have a severe detrimental effect on the aesthetic values of historic buildings.	Medium positive
Care is to be taken if any historical or original features or fittings are found or exposed during the works & the Architect is to be notified immediately.	N/A	N/A
All redundant dishes & aerials located on roof are to be removed.	A welcome proposal as redundant wiring and fixtures tend to have a severe detrimental effect on the aesthetic values of historic buildings.	Medium positive

5.0 Conclusion and Recommendations

The Lass O' Gowrie is a significant building in local and wider context and its continued viable and sustainable use is of paramount importance when considering and managing change. Thankfully, the building has retained its original and historic use since construction and this again, is of primary concern and any alterations which reinforce and add vitality to this use must be given favourable consideration. The proposals considered in this appraisal seek to further preserve the architectural and cultural significance of the building whilst preparing it for continued successful use.

Public Houses are an important part of English culture and many are under threat of closure; which will result in a number of significant historic buildings being put at risk. This is an example of an important local landmark requiring investment and being under pressure to find dynamic ways of improving trade. The sustainable future use of buildings such as this rely upon considerable commercial investment.
In this case the very nature of the proposed alterations to the building should be viewed as both a necessary and typical example of historic evolution in use, and this document demonstrates that "there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place." (EH.2008.S138).

The level of detail provided demonstrates that focus has remained on the historic significance of the building when considering options and the final proposals comply with English Heritage guidance as "the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future." (EH.2008.S138).

The proposals acknowledge and respect the heritage values attributed to the site, and where intervention impacts upon the visual appearance of the building, such intervention is intended as an improvement.
Where proposals do present a negative impact on heritage values of a significant building, robust guidance exists; which allows us to consider whether the heritage values of the elements that have been reinforced decisively outweigh the values of those that would be lost or compromised. In this particular instance, we can demonstrate that:

1. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;
2. there is no reasonably practicable alternative means of doing so without harm;
3. that harm has been reduced to the minimum consistent with achieving the objective;
4. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering:
    - its comparative significance,
    - the impact on that significance, and
    - the benefits to the place itself and/or the wider community or society as a whole.

Following a site visit, discussions with the architect and client, and inspection of the drawing proposals

provided by the architect, the author is of the opinion that the proposals are acceptable and satisfy the principles of conservation.

Having appraised the significance (special architectural and historic interest) of the building, it is considered that the proposals present no significant risk in terms of unnecessarily compromising the significance.

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