

DESIGN, ACCESS & HERITAGE STATEMENT



Project: 25 St Ann Street Separation works

Address: 25 St Ann Street, Manchester, Greater Manchester, M2 7PW

Date: 29 April 2025 Revision A

Applicant:

NatWest Group Plc
RBS Gogarburn
1st Business House C
PO Box 1000
Edinburgh EH12 1HQ

Agent:

Lewis & Hickey Ltd
1 St Bernard's Row
Edinburgh
EH4 1HW
T. 0131 343 6222

Description of Works:

Remove non-original stepped access 'bridge link' connection between two separately owned properties.

External: Remove non-original bridge link structure between neighbouring properties, the former RBS bank and the Adam & Co bank premises. Make good affected finishes and reinstate original character, appearance and form of both properties. Infill glazed brick wall and reinstate the pitched roof to match existing materials and construction.

Internal:

Remove existing stairs with bridge link and reinstate internal finishes to match existing.

Use: Existing: Vacant. Proposed: Vacant

Tenure: Mixed

Listed: Grade II*

Amount: Minor works to physically divide two separately owned properties.

Scale: No affect to the original scale of the buildings affected. Not visible from St Ann street.

Landscaping / Philosophy: Not applicable.

Appearance: The proposed works are not visible from the St Ann street.

Access: Vehicular and Transport Links are not affected by the proposals.

Heritage asset statement:

With reference to the National Planning Policy Framework, paragraph 200 of Section 16 (Conserving and enhancing the historic environment), below is a description of the buildings significance as a heritage asset, found in the listing by Historic England. This former bank building is also described as "one of the finest palazzo-inspired buildings in the city." in Pevsner Architectural Guides to Manchester.

Grade: II*

List Entry Number: 1270792

Date first listed: 25-Feb-1952

Date of most recent amendment: 06-Jun-1994

Statutory Address: 25, ST ANN STREET MANCHESTER

SJ8398SE ST ANN STREET 698-1/27/381 (North side) 25/02/52 No.25 (Formerly Listed as: ST ANN STREET (North side) Williams and Glyn's Bank)

GV II*

Bank, with attached manager's house. 1848, by J.E.Gregan, for Benjamin Heywood's Bank. Sandstone ashlar, and red brick with sandstone dressings, hipped slate roofs. Tripartite plan with bank on corner of St Ann's Square, entrance bay in centre and former manager's house to right.

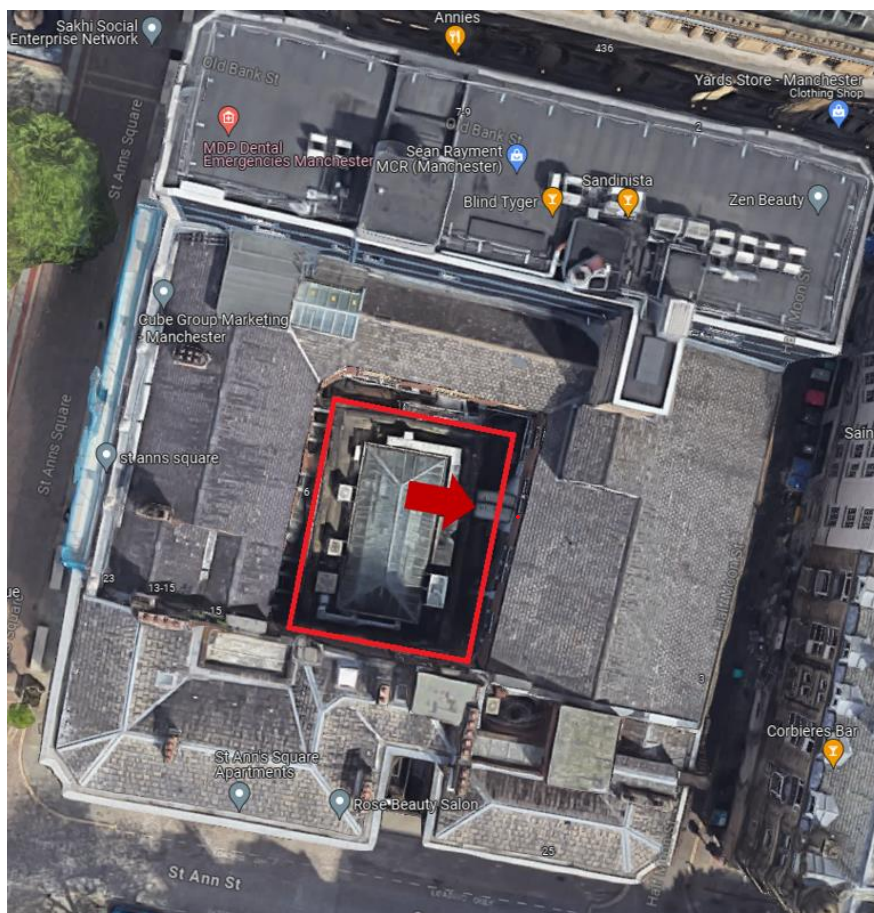
Italian palazzo style. The bank, 3 storeys, and 3x1 bays plus chamfered corner, has a plinth, rusticated quoins, rusticated ground floor with raised rusticated surrounds to large round-headed arches which contain Venetian windows with Ionic colonnettes and are linked by a moulded impost band; sashed windows to both upper floors, those in the centre tripartite, those at 1st floor with pedimented Corinthian architraves and balustraded balconies linked by a moulded sill-band, and those at 2nd floor with enriched architraves linked by a similar band; and a prominent dentilled and modillioned cornice. The corner has a carved shield at ground floor, and windows on the upper floors like those at the front; and the left return has tripartite windows on all floors, those at ground floor forming an arcade. The entrance bay has a single-storey porch with a round-headed doorway (the lintel lettered "BANK") with emphatic run-out voussoirs, and a balustraded parapet. The house to the right, 3 storeys and 4 bays, has a plinth, very emphatic rusticated quoins to the corners and surrounding a round-headed doorway to the 3rd bay, a cornice to the ground floor and moulded sill-band to the 2nd floor, a plain brick frieze and prominent modillioned cornice; and sashed windows with moulded architraves, those at 1st floor with panelled aprons and moulded cornices. Interior not inspected.

Listing NGR: SJ8382498381

None of the above listing building elements, including the elevations facing St Ann Street are affected by the proposed works. So there is no impact of the proposal on the buildings significance as one of the finest palazzo-inspired buildings in the city.

With reference to the National Planning Policy Framework, paragraph 200 of Section 16 (Proposals affecting heritage assets), the building sits on a prominent corner site in the St Ann's Square Conservation Area, adjacent to St Ann's Church.

The works are solely to remove a non-original bridge link joining two neighbouring buildings together, within the internal lightwell shown in the image below, outlined in red. The red arrow shows the location of the bridge link in the internal lightwell.



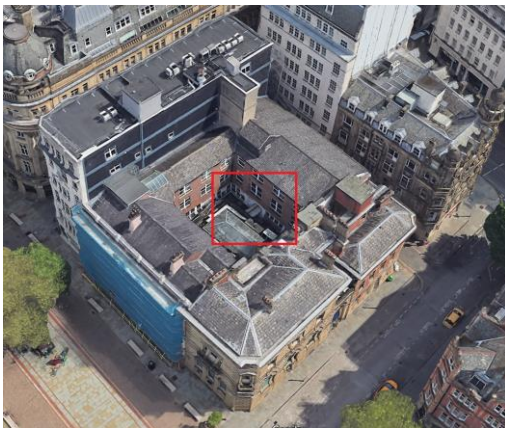
The proposed work is a result of the RBS Bank branch closure. NatWest Group are carrying out this work to separate 25 St Ann Street from the neighbouring building, to reinstate the demise of both property's back to their original forms as required in the leasehold agreement between NatWest Group

and the neighbouring property owner. The property will be sold to allow a new owner to put this currently vacant property into use, to make a positive contribution to local character and distinctiveness of the St Ann square Conservation Area.

Both buildings were originally used by NatWest Group, for RBS and Adam & Co. The bridge link was installed in circa 1985 between the two buildings to provide secure access for safe movement of staff and resources as part of the bank's operations. With the closure of the bank, the bridge will no longer serve a purpose.

In 1985 listed building consent, reference 025599, was granted for the "Construction of bridge access link at 1st.floor level". Only a digitised copy (dated 13 October 2016) of the decision notice is available on the Manchester City Council website, and is attached at the bottom of this statement. **The bridge access link does not form part of the buildings original construction in the year 1848 and subsequent listing on the 25 February 1952.**

Below are photographs of the non-original bridge link location from above, in the lightwell. This demonstrates construction materials and method used in the 1980's.



The proposals are demonstrated in drawings E7480-GA-EL, E7480-EX-MZ & E7480-GA-MZ showing plans, sections and elevations. Careful consideration has been given to the reinstatement of materials to match existing, to return the building to its original form as described below method statement:

- The bridge link structure and external metal cladding, will be carefully removed, including the associated steps between the two property's.
- All affected finishes will be made good to match the original building fabric.
- The white external timber cladding seen in the right hand photo above, around the bridge link will be removed, to allow the reinstatement of the existing neighbouring window fenestration.
- The glazed bricks will be used to match the existing colour, size, bond, texture and grout detail.
- A new section of roof will be installed by a specialist roofing contractor, using the same construction methods, materials.

Below of Photographs of internal openings to be removed and both buildings restored to match the original materials and construction.



Photographs of neighbouring property secure mesh partition removal.



References:
(National planning policy framework, n.d.)