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HERITAGE STATEMENT

HOTEL GOTHAM

REVISION	-
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PROJECT REF.	2068

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

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Image: View of 100 King Street.

1.0 INTRODUCTION

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This Heritage Statement has been produced in June 2025 by Atelier MB and accompanies a Listed Building Consent application for decking replacement at Hotel Gotham, 100 King Street, Manchester. It was written by Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment.



Image: 100 King St.

2.0 LOCATION + DESCRIPTION

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DESCRIPTION

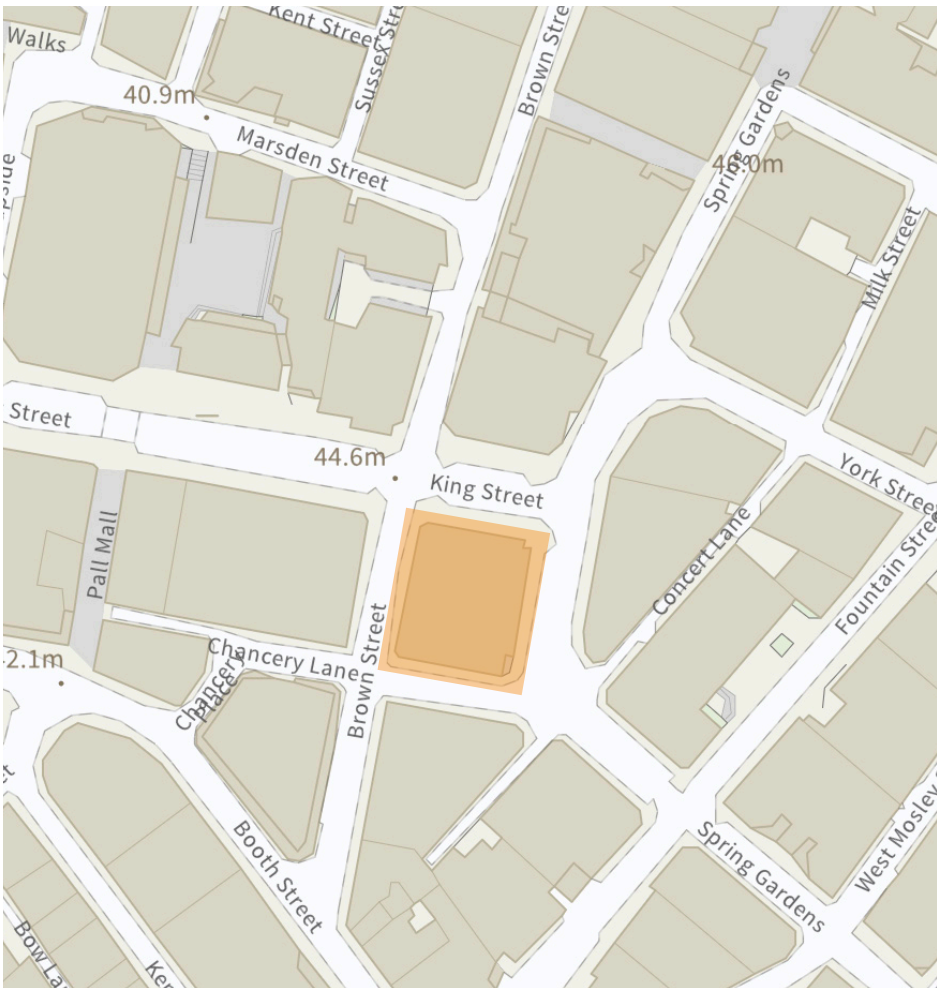
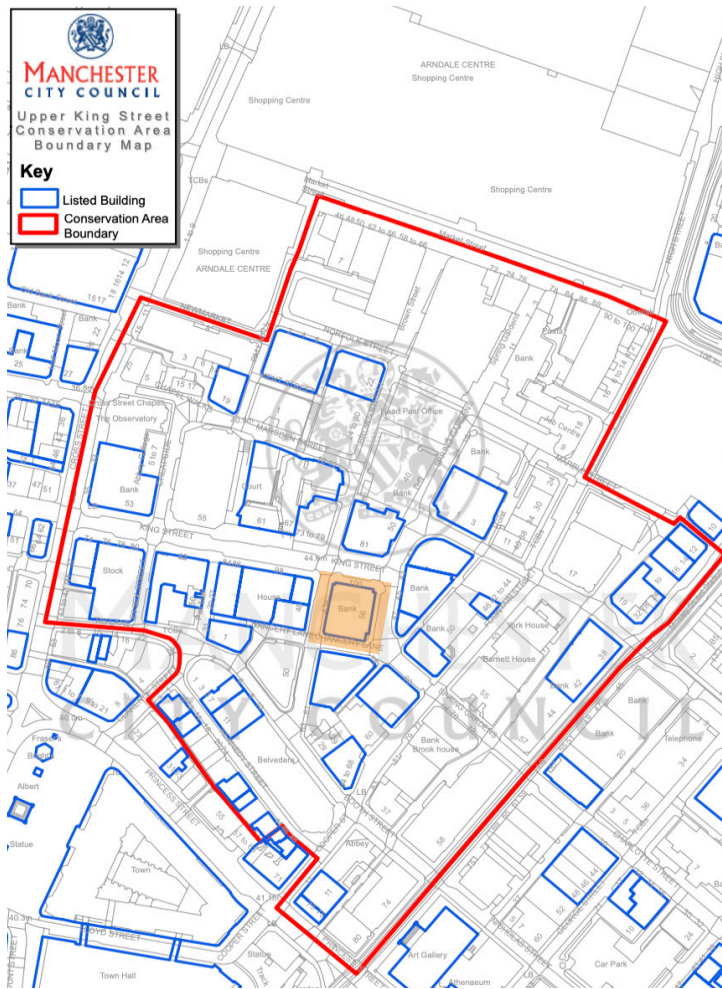


Image: Maps showing Upper King Street Conservation Area and 100 King Street, in orange.

Hotel Gotham is based on the upper floors of the former Midland Bank, located at 100 King Street in central Manchester. The site is an ‘island’ bordered by King St (North), Chancery Lane (South), Spring Gardens (East) and Brown Street (West). The property is Grade II* listed and sits within the Upper King Street Conservation Area. It is classical in style with modernist references in its simple lines and sheer faces and is 8 storeys plus basement and attic. A lightwell originally ran from 1st floor to roof level, now infilled. The original two main entrances are located on the King Street corners and Hotel Gotham entrance off Spring Gardens.

The building is a steel-framed construction with Portland stone cladding in a striking composition of four equally treated facades, reflecting its island site. Vertically, the building is divided into three stages, each receding towards the top. There is a rhythmic pattern of windows, similarly decreasing in size with height and the whole building has a slight batter. The resulting impression is a dominating structure of exaggerated scale, its presence further amplified by the prominent position at the rise of King Street. An extract from the listing description has been included.

2.0 LOCATION + DESCRIPTION



Image: Contemporary photograph of one of three accessible rooftop terraces.

MANCHESTER, KING STREET (South side), No. 100,
Former Midland Bank, (Formerly listed as: Midland Bank)
03/10/74, GV II*

Includes: No. 56 former Midland Bank, SPRING GARDENS.
Bank. 1929, by Sir Edwin Lutyens, with Whinney, Son and
Austen Hall. Portland stone (roof not visible). Rectangular
plan. Modernist classical style. A tall building with a slight
batter, 10 storeys including basement and attic, arranged
in diminishing stages of 4, 3, 2 and 1 storeys, with
matching north, east and west facades and right-angled
re-entrant corners; with 7 windows to the 1st stage, 1:5:1
windows to the 2nd stage (the sides set back, with
obelisks in the re-entrant angles), the 3rd stage further
reduced to a 2-storey 3-bay pavilion in the centre of a
3-storey 4-bay attic. The ground floor has channelled
rustication, 3 small windows in the plinth, 3 very large
round-headed windows to the banking hall with small
panes and radiating glazing bars, and at each end a tall
round-headed doorway with rusticated architrave,
triglyph frieze, and prominent mutuled cornice, and over
this an unusual deeply-splayed horizontal embrasure to a
small square window (each doorway opening into a
corner porch).

Most windows have plain reveals and small-pane glazing,
those to the 4th floor square, but the attic pavilion
(which resembles an C18 orangery) has Corinthian semi-
columns distyle in antis, a large round-headed window in

the centre (and in each return wall), storeyed rectangular
windows in the outer bays, and cresting over the centre.
The rear (to Chancery Lane) differs in having a giant
semi-circular arch in the centre and a smaller number of
windows (some at the lower levels square), and a 5-bay
attic pavilion with pedimented outer bays and a 3-bay
colonnade in the centre. Interior: banking hall with
circular colonnade.

Listing NGR: SJ8401098192

The external terraces are at seventh floor level,
accessed via slim-framed, glazed, double doors. Three
accessible terraces (north, west and east), all have
decking platforms built over original flat roofs and
frameless glass balustrades which were installed in
2013. The remaining (south) terrace houses plant and
does not form part of this application.

External elevations form the back wall of the terraces,
finished in original Portland stone with isolated repairs
and alterations where the double door was formed
from a window. Walls are sheer and windows/doors
feature deep reveals. The building faces step in three
receding plains before reaching the junction with the
box gutter and slate covered roof. There is a cornicing
detail and evidence of leadwork beneath both the
gutter and on top of the cornice.

3.0 HISTORY

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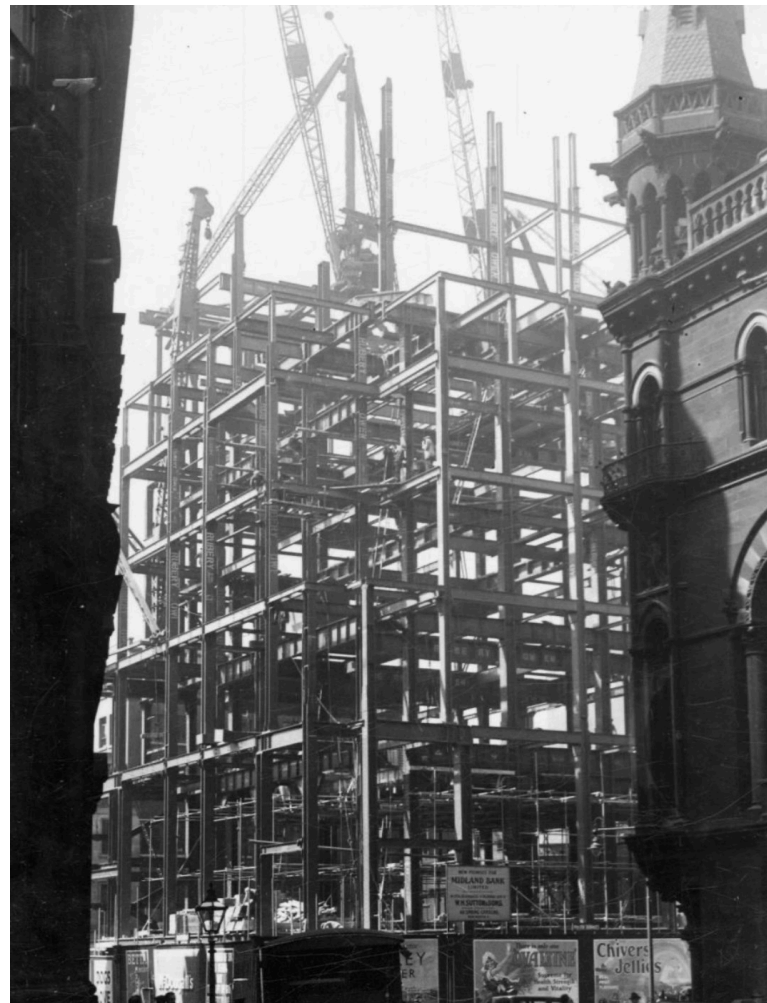


Image: Photograph showing construction of 100 King Street, 1930s, Manchester Archives.



Image: Photograph showing completed construction of 100 King Street, 1930s, Manchester Archives.

King Street evolved from a high status residential area to house important city institutions in the early 19th century, including the Town Hall at the junction of Cross St and King St in 1825 (since demolished). The siting of The Bank of England at 82 King Street in 1845 sparked a trend and insurance and banking houses steadily populated the area thereafter.

Sir Edwin Lutyens (1869-1944) was an English architect who became recognised for his work on country houses, public buildings and war memorials. He undertook a number of architectural commissions for Midland Bank including branches at Piccadilly and Leadenhall Street and the Midland Bank Head Office in Poultry, all in London and all in conjunction with other architects. In 1928 he designed 100 King Street in Manchester with construction completing in 1935. Lutyens was responsible for the design of the exterior and banking hall and architects Whinney, Son & Austen Hall worked on the upper interiors, which were let as offices. Reginald McKenna (Midland Bank Chairman) reportedly suggested revisions to the upper floors prior to construction which appear to have resulted in some changes to the fifth and sixth floors.

From 1935-c.2005 100 King Street functioned as a bank with separate offices above and a caretakers flat on part of level 7. Following its closure and a scheme for office use, the building was converted to a restaurant in the former bank spaces on the lower floors (2010), with a hotel above (2015).

4.0 SIGNIFICANCE

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Image: External decking to 100 King Street.

100 King Street is of high heritage significance, as recognised by its Grade II* listing.

Aesthetically and architecturally the building is of high significance. It is a strong composition displaying high-quality design. The clever use of sheer stone elevations, carefully positioned details, deeply recessed windows stepped form, combine to give a sense of grandeur and height. In style it follows a restrained classicism with the smooth surfaces and geometric corners showing Modernist accents.

Evidentially the building represents the importance of the banking sector around King Street in the early 20th century and the significant investment by financial institutions in the city, also demonstrating the great wealth generated through industry and trade. The exterior remains much as originally designed and has high evidential value. It is a good-quality example of renowned designer Sir Edwin Lutyens; an unusual northern example, dating from his late period. It has a high **historical** and associative significance.

The siting, on a busy junction of historic city thoroughfares, and the elevated position at the crest of King Street, lends the building landmark status. It makes a significant and positive contribution to the character of the Conservation Area, the immediate streetscape and beyond, forming a focal point in longer

views within the city– from Spring Gardens, Chancery Lane, Brown Street and as far as Mosley Street, though tight-knit streets mean views from downhill, towards Cross Street, are blocked by the neighbouring Ship Canal House.

There is a distinct group value to the grand and large buildings which line this upper part of King Street. The use of Portland stone links visually to Ship Canal House (Fairhurst, 1927) and 53 King Street (Charles Heathcote, 1913). 100 King Street is a recognisable element in the built fabric of the city centre and has a high **communal** significance. The interior is of a lower importance, being much altered. The former banking hall by Lutyens is the most significant element along with original structure.

An extract from MCC Commentary on Conservation Area describes the contribution of the building to the Conservation Area,

‘Sir Edwin Lutyens was well aware of the importance of the site when he designed the Midland bank with four front elevations. It is at this point that the rectilinear street patterns generated by Mosley Street and Deansgate converge. Sites around the bank are wedge-shaped and Spring Gardens curves around in order to conform to both grids. Views along the street terminate on corners of the bank, making it a very prominent structure.’

5.0 PROPOSALS + IMPACT

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Proposals relate to external decking areas to the west, north and east terraces. The areas are well-used external spaces, linked to the internal bar/events space.

Existing: Each of the 3 no. terraces featured standard sized timber decking boards, with dark grey staining. The boards were showing signs of age and weathering and were damaged and decaying in areas.

The decking boards sat on a built up timber framework, which was raised above the level of the roof. This supporting framework was also suffering from decay and deterioration with areas of rotten timber, rusted fixing and a build up of mosses/algae at frame level.

Heritage Significance: The decking has no heritage value, being a contemporary feature added when the bank was refurbished as a hotel at the end of the 20th century.

Proposal: Removal of all timber decking boards and replacement with grey Millboard composite decking, (grained effect). Removal of timber sub-frame set on existing plastic pedestals for joists, and replacement with a metal frame in areas where the existing was considered beyond repair (pedestals retained).

Impact: The removal of defective decking represents an enhancement to the condition of the building, ridding it of decaying fabric.

It is acknowledged that plastic is not a material usually considered suitable for listed buildings, but in this instance, the decking is continually exposed to the elements and longevity is necessary to retain public access to the terraces. The use of composite in a muted grey shade is considered to be appropriate. New boards retain the colour and grain of that previously installed, resulting in a neutral aesthetic impact.

6.0 PLANNING CONTEXT

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The main heritage planning considerations affecting this site are its Grade II* listed status and its position within the Upper King Street Conservation Area. The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF, updated 2023). Local planning policy is set by Manchester City Council.

Statutory legislation states that special regard should be given to 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.' Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

This report meets the requirements of NPPF, paragraph 200, 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.

Paragraph 210 states,

'In determining applications, local planning authorities should take account of:

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

Paragraph 212 states, 'When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Paragraph 214 states, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.'

Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance listed assets; and EN3 which states the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods.

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.'

The proposals are considered to accord with local and national policy.

7.0 CONCLUSION

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The proposals relate to a specific and limited part of 100 King Street. The existing decking on three terraces was in a state of disrepair and decay. Its removal and replacement with a composite alternative, in similar colour and texture is considered to be the most practical option, with no adverse aesthetic harm.

The work undertaken has rid the listed building of fabric in a poor condition and substituted a replacement which will offer a long-term solution for the ongoing use of the terraces, which themselves form an important part of the services the hotel offers to guests, ensuring it can remain in viable end use.

It is concluded that the changes are neutral in their impact and do not constitute any level of harm to significance. They accord with local and national policy.

OLD PLACES • NEW STORIES

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