



Paul Butler Associates

Planning, Development & Heritage Consultants

The Grand Management Company

Fire Safety Remedial Works to The Grand,
1 Aytoun Street, Manchester (Grade II
listed building)

Heritage, Design & Access Statement

September 2024

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The Grand 1953, Manchester Archives

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Bibliography

1. Introduction

- 1.1 This Heritage, Design and Access Statement has been prepared by Paul Butler Associates on behalf of the Grand Management Company to accompany a planning and listed building consent application for Fire Safety Remedial Works to The Grand, 1 Aytoun Street, Manchester. The description of development is *'Replacement of combustible cladding and associated fire remedial works'*. The works proposed include:
- Replacement of the external zinc cladding to the modern 1990s roof extension at 5th floor with visually similar non-combustible zinc cladding.
 - Replacement of the existing render to modern external walls and the modern internal walls at the ground floor of the courtyard and roof extension with non-combustible render.
 - Replacement of timber skirting boards at the base of modern rendered internal walls.
 - Replacement of timber decking to the modern internal and external balconies with timber effect decking.
- 1.2 The proposed installations will upgrade the building to comply with current building safety and fire regulations.
- 1.3 The subject building is Grade II listed and was originally built as a warehouse in 1867 to the designs of architects Mills and Murgatroyd. It was altered to a hotel in 1883 to plans by the same architects before finally being converted to residential use in c.2000. The statutory listing address is the GRAND HOTEL, AYTOUN STREET (list entry no. 1197797).
- 1.4 This Heritage, Design and Access Statement has been prepared to accompany the listed building consent application for the proposal. The statement assesses the heritage significance of The Grand and the potential impact of the proposed fire protection works upon the building. The proposed works have been designed with a clear understanding of the heritage significance of the building and through a conservation-led approach. Appropriate heritage mitigation is identified where appropriate.

- 1.5 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF), in addition to an examination, analysis and assessment of available historic records.
- 1.6 This statement includes:
- A description of the application site's location;
 - A summary of the heritage planning policy guidance context;
 - An overview of the proposed scheme;
 - Consideration of design and access matters;
 - A summary of pre-application contact with the authority;
 - A description and an assessment of the heritage significance of the building; and,
 - An assessment of the impact of the proposed works upon its significance.
- 1.7 This statement is not intended to be a full or complete record of the site rather it is proportionate to the works proposed.

2. Site Location

- 2.1 The building to which this application relates is the former Grand Hotel on Aytoun Street Manchester. The building is bounded by Aytoun Street to the west, Hope Street to the north and Chatham Street to the south. The postal address of the application site is The Grand, 1 Aytoun Street, Manchester, M1 3DB. The building is Grade II listed (LEN 1197797). The building does not lie within a Conservation Area.

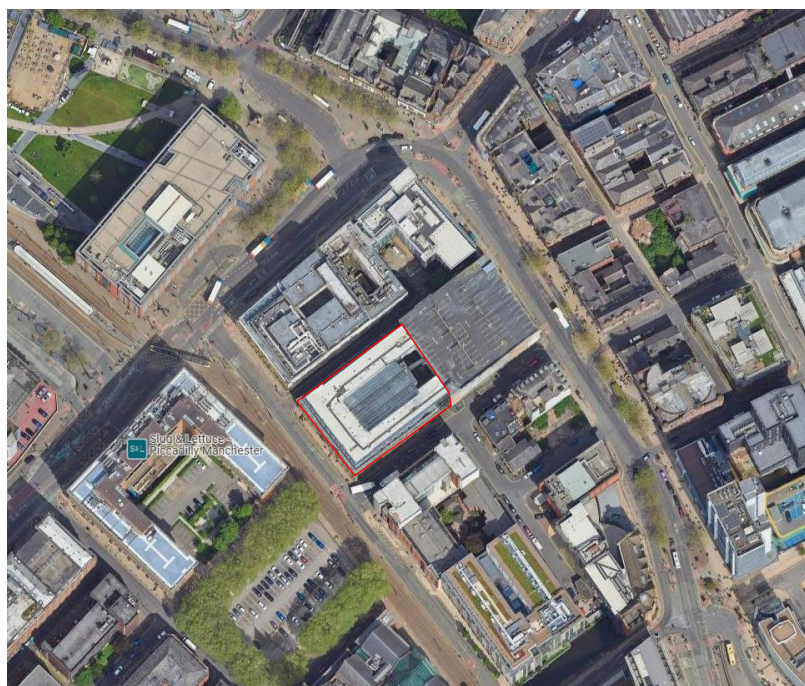


Figure 2.1 The Grand, outlined in red.

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012), saved policies of the Unitary Development Plan for Manchester (1995) and Places for Everyone (2024). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The application building is Grade II listed. A description of the subject building is provided at Section 7 below.
- 3.4 In determining this listed building consent application it is necessary to consider the impact of the proposal on the significance of the building. This includes direct physical change on its built fabric. The works proposed are internal and external. Section 9 of this report provides an assessment of these anticipated heritage impacts.

National Planning Policy Framework (NPPF)

- 3.5 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in December 2023. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment.
- 3.6 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 195 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.7 Paragraph 200 advises that *'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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*

- 3.8 Paragraph 201 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 3.9 Paragraph 203 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 viable 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'.*
- 3.10 Paragraph 205 states *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*
- 3.11 Paragraph 206 states *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

- 3.12 Paragraph 207 states that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 3.13 Paragraph 208 states that *'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'.*
- 3.14 Annex 2: Glossary of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

National Planning Practice Guidance (NPPG)

- 3.15 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking. NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active*

use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. (Paragraph: 002 Reference ID: 18a-002-20190723)

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

3.16 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. A specific heritage policy of the core strategy of relevance to the proposed scheme is:

- Policy EN3 'Heritage' this states that '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'.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

3.17 A saved heritage policy of the UDP of relevance to the proposed scheme is:

- DC19 'Listed Buildings' which states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.

Places for Everyone Joint Development Plan (March 2024)

3.18 Places for Everyone (PfE) is the joint plan for the boroughs of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford And Wigan. The below heritage policy is of relevance:

- Policy JP-P2 'Heritage' this policy states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

4. The Proposed Scheme

4.1 The application proposes '*Replacement of combustible cladding and associated fire remedial works*'. The proposed works comprise the following:

- Replacement of the external zinc cladding to the modern 1990s roof extension at 5th floor with visually similar non-combustible zinc cladding.
- Replacement of the existing render to modern external walls and the modern internal walls at the ground floor of the courtyard and roof extension with non-combustible render.
- Replacement of timber skirting boards at the base of modern rendered internal walls.
- Replacement of timber decking to the modern internal and external balconies with timber effect decking.

5. Design and Access Matters

Design Considerations

- 5.1 The changes proposed are internal and external changes to elevations. Similar materials are proposed and the existing design aesthetic of the building is near identical since the colour and materiality of the building is replicated, albeit using fire compliant materials.
- 5.2 Details of the proposals are provided by the submitted application drawings and are assessed within Section 9 of this statement.

Access Considerations

- 5.3 No matters regarding access have been identified as a result of the proposed works and none therefore need be discussed within this Statement.

6. Pre-application Liaison

- 6.1 The applicant contacted Manchester City Council prior to submitting the application. A subsequent site meeting took place on 11.04.2024 with the design team (architect, project manager, planning and heritage consultant) and an MCC planning officer and conservation officer. The proposals were discussed, it was confirmed by officers that an application for planning permission and listed building consent was required, and the scope of supporting information was also confirmed. The submission reflects the pre-application guidance that was received.

7. Listed Description

- 7.1 The listed building description highlights the external architecture of the building. It is noted that an additional floor has been added since the building was listed. The Listed Building entry is as follows: *'Warehouse, later hotel. 1867, by Mills and Murgatroyd, altered as hotel 1883 by the same architects; subsequently altered. Sandstone ashlar (roof concealed). Large almost-square plan. Eclectic classical style. Basement and five storeys (1+2+1 and the top floor treated as an attic), 3:5:3 bays to Aytoun Street, symmetrical, the centre slightly recessed, rusticated piers to ground floor (with alternate bands of raised punch-dressed masonry), cornice to ground floor, the first and second floors of the outer bays treated as pilastered arcades of round-headed arches with linking carved imposts and keyed heads, a modillioned cornice over the second floor, pilastered third floor, panelled frieze and very prominent mutuled cornice over this, and a shallow attic storey with pilasters to the outer bays (C20 second attic added above this). Central round-headed arched entrance in the centre, under a segmental-arched cornice on elaborate consoles with masks; segmental-headed cross-window casement windows at ground floor, pedimented cross-windows at first floor and round-headed cross-windows at second floor; small coupled round-headed windows at third floor, and small coupled attic windows. Left return to Hope Street and right-hand return to Chatham Street, both 3:6:3 bays, in matching style, but with banded chimneys between the bays.'*



Figure 7.1 The Grand, Artist's Sketch late nineteenth century. Source: Manchester Local Image Archive.



Figure 7.2 The Grand in 1973, Source: Manchester Local Image Archive.



Figure 7.3 The Grand in 2024.

8. Heritage Significance

Introduction

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- Architectural and artistic interest which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The Grand Hotel

- 8.2 The Grand Hotel was originally built as a warehouse in 1867 to the designs of architects Mills and Murgatroyd. It was altered to a hotel in 1883 to plans by William Dawes before finally being converted to residential use in c.2000. Apartment interiors have not been inspected as this application proposed no changes to these.

Archaeological interest

- 8.3 The building retains a high proportion of original fabric externally but less so internally having been subject to much alteration and several refurbishments. The premises is likely to contain fabric of archaeological interest associated with the construction and use of the building as a purpose-built warehouse, later hotel and there is potential evidential interest within its physical construction. The building is considered to have low-medium archaeological significance.

Historical interest

- 8.4 The Grand Hotel, Aytoun Street, was originally built in 1867 for Alexander Collie, a shipping merchant. It was designed by Mills and Murgatroyd, and cost £42,000. Collie's exploitation of cotton prices and embargoes during the US civil war, enabled him to make considerable profits which allowed him to build extensive premises in the most coveted business area of the city. The warehouse could pack more than 100,000 bales a year but the use of the building as a shipping warehouse was short lived and transshipment use ceased in 1875, when Collie and Co. collapsed with liabilities of about £3 million.
- 8.5 In 1880 the Grand Hotel Company was formed to convert the warehouse into a grand hotel. It was to be based on American and Continental models. William Dawes was employed as architect to prepare the plans. The Chatham Street side was to be extended and a fourth street frontage onto Circus Street planned. This was to increase the size of the building from 2,174 square yards to 3,288 square yards. Alterations to the 1867 building were almost entirely internal. Servants' quarters were placed in the roof and the kitchens were located on the top floor so that the guests in accommodation below would not smell cooking odours. The hotel opened on 19 October 1883 with facilities including billiard saloons, conservatories, oyster saloons, cigar saloons and a post office.
- 8.6 The building was altered again in 1925 by Graves and Ellerton with the Manchester Guardian reporting on 10 November 1925 in an advert that the Grand is '*Reconstructed on modern lines providing a spacious lounge, a charming smoke-room, modern cloak room and sanitary accommodation*' (Manchester Guardian, 10 November 1925, p5). By 1983 the building had reduced in size to its original footprint. The building is regarded to have medium – high historical interest since it reflects the evolving functions of the building and the wider social and economic shifts that have driven this change over time.

Architectural and artistic interest

- 8.7 Of the building commenced in 1867 and completed in 1868, the British Architect reports the building on completion as follows '*The exterior on the two main fronts and for a portion of*

the return side is faced with polished ashlar, mostly derived from the Darley Dale quarries of Sir Joseph Whitworth, Bart, the string course running above the upper cellar windows is of grey granite, as are also the dressings to the cart entrances, the main entrance door dressings are of polished red granite; the whole of the windows are glazed with plate glass; the counting-house, etc., fittings are in polished oak. Light, it may be mentioned, is obtained for the lower cellar or sub- basement by means of thick plate glass let into the footpath opposite each cellar window, below which is a sloping area or kind of shaft lined with white tiles, which reflect the light into this cellar, gas being of course used in addition. The general contract was executed by Messrs. Robert Neill & Sons, of Manchester, and the engines and machinery, cranes, hoists, and presses by Messrs. E. T. Bellhouse and Co., also of this city. [British Architect 14 January 1876 p23]. The exterior of the building is largely intact although on closure of the hotel it had lost chimneys and gained an additional mansard roof.

8.5 The listed building description of describes the main architectural features of the building as being '*3:5:3 bays to Aytoun Street, symmetrical, the centre slightly recessed, rusticated piers to ground floor (with alternate bands of raised punch-dressed masonry), cornice to ground floor, the first and second floors of the outer bays treated as pilastered arcades of round-headed arches with linking carved imposts and keyed heads, a modillioned cornice over the second floor, pilastered third floor, panelled frieze and very prominent mutuled cornice over this, and a shallow attic storey with pilasters to the outer bays (C20 second attic added above this). Central round-headed arched entrance in the centre, under a segmental-arched cornice on elaborate consoles with masks; segmental-headed cross-window casement windows at ground floor, pedimented cross-windows at first floor and round-headed cross-windows at second floor; small coupled round-headed windows at third floor, and small coupled attic windows. Left return to Hope St and right-hand return to Chatham Street, both 3:6:3 bays, in matching style, but with banded chimneys between the bays*'.

8.6 The building is constructed in eclectic classical style and the exterior below the two upper levels is of high architectural significance. The alteration of the building to residential use has left few features of note internally in communal areas. The building is regarded to have medium-high architectural and artistic interest. The two uppermost levels, above the original shallow attic level are regarded not to contribute towards significance.

9. Heritage Impact Assessment

- 9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 9.2 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 9.3 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 9.4 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.

Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

9.5 When assessing potential heritage impacts associated with the proposed scheme the direct impact of the works upon the fabric of the building will need to be considered. This impact is assessed in the table below, with appropriate mitigation identified where appropriate. This table should be read alongside the application drawings submitted:

	Summary of Proposals	Impact on significance?	Mitigation required?
1.	Removal of existing combustible cladding and replacement with visually similar zinc cladding.	The zinc cladding is located at 5 th floor of the building, and is only visible from long range views of the building. The proposed cladding will be visually similar in appearance, profile and finish. The profile of the replacement cladding will be marginally thicker than the existing, however due to the modest increase and location at roof level this will not have any discernible impact on the appearance of the building. The proposed zinc material is of a high quality in terms of materiality, and appropriate in the context of a listed building. The proposal is judged to have a NEUTRAL impact.	No mitigation is required.
2.	Replacement of the existing render to modern external walls and the modern internal walls at ground	The fire safety properties of the replacement render means that the new render will have a slightly increased thickness (circa 22mm) compared to the existing render. This will result in a very limited amount of the existing stone corbels and historic timber frame being	Carefully undertake removals and install new render to ensure no damage to

	Summary of Proposals	Impact on significance?	Mitigation required?
	floor level of the courtyard, and roof extension.	concealed by render where these features abut the wall. Given the negligible amount of fabric which will be rendered, and that the stone supports and timber arch will still be wholly appreciated, it is judged that that the impact on the heritage significance of the building is NEUTRAL .	stone or timber arch features.
3.	Replacement of timber skirting boards at the base of the modern internal walls with rockpanel skirting panels.	This relates to the existing modern skirting boards at the base of the rendered internal walls. This will not affect historic fabric and will be visually similar to the existing arrangement. The proposal is judged to have a NEUTRAL impact.	No mitigation is required.
4.	Replacement of timber decking to the modern internal and external balconies with timber effect decking.	This intervention relates to modern projecting balconies. The works will not affect historic fabric and the replacement decking material is timber effect and visually similar to the existing. The proposal is judged to have a NEUTRAL impact subject to mitigation suggested.	No mitigation is required.

Cumulative Impact

- 9.6 The table above has identified the impact of the proposed works on the significance of the subject building. The works are reversible and involve minimal disturbance to sensitive fabric. They are regarded to have **neutral impact** on the described significance of the building. The changes for which approval is sought are paramount in for the safety of the residents and users of the building, and required to adhere to fire safety regulations.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.7 The proposed remediation works to be undertaken will utilise replacement materials which have matching / broadly the same appearance as the existing. Replacement materials will be similar in appearance in terms of colour, texture, scale, profile and spacing. The proposals will therefore have no material effect on the appearance of the building or the integrity of historic fabric. The historic and architectural significance of the building will continue to be readily appreciated.
- 9.8 Overall, it is concluded that the proposed remedial works will have a '**neutral impact**' on the heritage significance of the Grade II listed Grand. In summary, the design of the scheme will maintain a high quality, and the proposals will fully accord with the provisions of the NPPF; saved policy DC19; Core policy EN3 and PfE Policy JP-P2. As such it is demonstrated that the proposal is consistent with paragraph 201 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided. There are clear and substantial public benefits associated with the proposed fire remedial works, however in this instance there is no policy requirement to balance this against the heritage impact since the works will not be associated with any negative impact upon heritage significance.

10. Conclusion

- 10.1 This Heritage Statement has been prepared to support a planning application for works to replace combustible external materials to resolve fire safety issues associated with the existing development at The Grand, 1 Aytoun Street, Manchester.
- 10.2 This report has provided a statement of the heritage significance associated with the application building, and also appraised the potential impact of the proposed works upon this significance. The proposals have also been assessed as being acceptable from a design and heritage perspective, largely since the proposals will use materials of a similar appearance and not result in any material change the appearance of the existing building. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

Bibliography

Builder 13 March 1880 page 325.

A PROPOSED GRAND HOTEL - It is proposed to convert the large warehouse originally built for Messrs. Collie & Co., in Aytoun Street (illustrated in the Builder for 1868, pp. 640, 641) into a monster hotel, from plans prepared by Mr. W. Dawes, architect. The estimated cost of the works is £40,000. The warehouse was erected from the designs of Messrs. Mills & Murgatroyd.

The Architect 21 February 1880 page 133

THE PROPOSED GRAND HOTEL, MANCHESTER - As the increase in the hotel accommodation in Manchester has not kept pace with the increased demand either in quantity or quality, it has been decided to form a Grand Hotel Company, for the purpose of meeting the great want that has been so long felt in that city, by providing a building specially constructed for hotel purposes, and conducted on the principle adopted in the best American and Continental hotels. The promoters of the new Company have appointed Mr. WILLIAM DAWES, of No. 2 Cooper Street, Manchester, architect for the proposed building. Designs have already been prepared, and the necessary preliminaries will be carried out without delay so that the work may shortly be commenced. The plans of the new building have been approved by the Licensing Committee of Magistrates, and a licence has been granted.

The site for the proposed Grand Hotel is situated a few yards from Piccadilly on the one side and Portland Street on the other. These streets form two of the most important thoroughfares, the former a continuation of Market Street and the line of route from the London Road Station to the other stations in the city, and the latter a street of palatial warehouses, well known to every visitor as the finest in the northern metropolis. An advantage is claimed for this site on the ground that, although seen from the principal thoroughfares, yet it is set back sufficiently from them to be free from the noise of the traffic in those streets—a source of much annoyance to persons sleeping, or trying to sleep, in other hotels placed prominently to the front, both here and elsewhere.

The size of the proposed hotel may be gathered from the area of the site, which is 3,288 square yards, 2174, of which are already covered by the substantial and well-known warehouse built a few

years ago for Messrs. COLLIE & Co., at a cost of over £42,000, exclusive of the machinery in the basement which cost a further sum of £10,000. This building is for the most part admirably adapted to the purpose for which it is proposed to use it, and can be altered to meet the new requirements without much cost. It is well built, faced with stone, and freely ornamented on the principal fronts. That to Chatham Street is shown in our illustration.

As will be seen from the change in detail, it extends from the extreme left to a little beyond the centre of the long front. The remaining portion to the right is not yet built, and it is for this part of the building that Mr. Dawes has prepared designs. The alterations to the existing building will be nearly all internal alterations, and will not affect the exterior to any great extent.

As will be seen from our illustration, the main horizontal lines of the old portion have been carried round the new, and, broadly speaking, the massing and general outline followed, so as to avoid giving the whole block, when completed, the appearance of a large building formed of two smaller ones. The whole of the detail, however, in the new portion will be entirely from that in the old, and the internal design will of course be quite distinct in its character. The hotel will have four street frontages, so that the light to the whole of the rooms and the circulation of air round the whole of the building will be perfect.

The building will be five storeys high, exclusive of servants' bedrooms, etc., in the roof, and the double cellars under the existing building, which will also be extended under the proposed new portion. The kitchens and the various offices in connection with the culinary department are arranged on the top floor, so that the lower portions of the building will be free from the offensive odours inseparable from this department. The hotel, as proposed, will have bars, dining-halls, smoke-rooms, billiard saloons, coffee-room, ladies' coffee-room, drawing-room, conservatories, private billiard-room, reading-room, and a large number of sitting-rooms and bedrooms. It is also proposed to provide, in connection with it, a handsome suite of rooms for the use of the various Masonic lodges, and a general club-room to accommodate the various societies in the city, to be also used for property sales or as a special show-room. There will be wholesale and retail wine departments, restaurant and luncheon bars, oyster, cigar, and coffee saloons, hair-dressing saloons, post office and key room, telegraph and telephone room, bell and speaking-tube rooms, lifts for visitors well upholstered and decorated, working lifts of various sizes for luggage and supplies of all kinds to all

parts of the building, baths, lavatories, and all conveniences constructed on the best sanitary principles, and perfectly suited to the requirements of a first-class modern hotel.

One very important feature in the plan is the special provision made to meet the wants of commercial travellers. In hotels generally the accommodation for commercial gentlemen is very poor and insufficient, and there is no hotel in Manchester where rooms suitable, either in size, number, or convenience, are provided to meet the increasing demand for a specially arranged and complete suite of apartments adapted to commercial requirements. In the proposed hotel the rooms set apart for commercial purposes will be kept distinct from the other portion of the building, although of course they will not be walled off from it, and will comprise a large dining-room, library, smoke-room, billiard-room for two tables, lavatory, bath-rooms and conveniences, A number of large and small stock and sample-rooms—the whole of which will be well lighted—small rooms for private interview with customers and friends. The bedroom accommodation to this part of the hotel will be specially arranged. Single-bedded rooms sufficiently large for one person, and sufficiently numerous to meet any probable requirement, will be provided. A hoist, with staircase adjoining, will be constructed for the special use of the commercial visitors to the hotel, for whose comfort and convenience every possible provision will be made. A somewhat novel arrangement is to be introduced in this hotel, viz., a series of stalls for the sale of stationery, books, toys, flowers, hosiery, linen, fruit. These stalls, which will be ornamentally treated, are ranged along the principal corridor, and are attached to and worked in connection with a series of shops fronting the principal street. They will, however, be on a higher level, and will be screened off from the public portion of the shop, so that they will be kept perfectly intimate, and will be devoted solely to the use of the visitors in the hotel. By this arrangement several advantages are secured. The stalls being worked from the shops will involve no outlay in wages for the necessary attendance, and the shops being worked in connection with the hotel will secure an outside custom that will form an important addition to the profits of the company. As convenience to the visitors, there can be no doubt the introduction of these stalls will be found valuable, the absence of such facilities for purchasing small articles so often required by persons travelling being an inconvenience and annoyance to which we all familiar.

In these, as well as in other matters of detail, it appears to be the intention of the company to consult in every particular the comfort and convenience of their future visitors, and to introduce every

novelty that will please and satisfy the traveller who may at any time make the Grand Hotel his home. The estimated cost of erecting the new portion and altering the old is £40,000.