



8th July 2024

12 Piccadilly, Manchester: Proposed Mural to South Gable Place. Heritage Statement

Introduction

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.

No. 12 Piccadilly is a Grade II listed former bank building which has largely been unused since Barclays Bank vacated in 2006. Proposals seek to add a painted mural to the rendered area on the south gable of the listed building facing the gap site (14-16 Piccadilly).

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirements of the NPPF (2023), to describe the significance of the affected heritage assets and the consequent impact of the proposals.

The Site

12 Piccadilly is located on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station, in the centre of Manchester. The building sits on the north-east corner of an island site bounded by Piccadilly to the east, Gore Street to the south, Roby Street to the west and Chatham Street to the north.

12 Piccadilly is listed at Grade II. The list entry for the building on the statutory list is: “No.12 Barclays Bank.” The description of the building is as follows:

Bank. Dated 1911 on frieze; by Thomas Worthington and Son, for Union Bank of Manchester. Portland stone, slate roof. Rectangular plan on corner site, with chamfered corner. Classical style. Four storeys and attic, 4 bays to Piccadilly and 8-bay return to Chatham Street; with channelled rustication to ground floor, rusticated quoins to all angles of the upper floors (carried across the corner as narrow channelling), 3rd-floor sill-band, frieze with carried-round inscription “UNION BANK OF SCOTLAND LD / MDCCCXI / ESTABLISHED ANNO DOMINI

MDCCCXXXVI", prominent modillioned cornice, and small pedimented attic dormers. The ground floor has a square-headed doorway to the corner, a round-headed doorway at the left end, and windows with cavetto surrounds and keystones (those to the front and 1st 2 bays of the side scrolled); 1st and 2nd floors have 12-pane sashed windows with moulded architraves, those at 1st floor with pediments, and balustraded balconies to the front and 1st 2 side bays, and that in the corner set in a round-headed arch, with cornice instead of pediment, and carved tympanum; 3rd floor has windows with plain surrounds, and roundels between them. Eighth bay of return side differs: 3 storeys and attic, round-headed window at ground floor and tripartite windows above. Interior not inspected.

Listing NGR: SJ8457698148

Due to the nature of the proposals, it is considered that other listed buildings within the setting of the Site would not be impacted.

The boundary of the Stevenson Square Conservation Area runs along the east side of Piccadilly, opposite the Site. It is considered that that the proposals will not impact the character and appearance of the Conservation Area and this heritage asset has been scoped out of this assessment.

Statement of Significance

The special architectural and historic interest of 12 Piccadilly has been recognised by its Grade II listed status.

The intrinsic architectural value of the building is fundamental to the significance of the building as a whole and an understanding of the original design intent to provide a structure that communicated the stability and security of the Manchester Union Bank. The overarching retention of the original building façade is positive, notwithstanding a number of detracting alterations, although the neighbouring gap site diminishes an appreciation of the listed building's architectural presence and presents an inactive street frontage to Piccadilly in particular.

In terms of historical interest, the building is considered to contribute to an understanding of the broader commercial development of this part of Manchester's centre and presents a fine example (through its exterior envelope) of the employment of the Neo-Classical aesthetic at the start of the 20th century.

The setting of the listed building is varied and makes a mixed contribution to an appreciation of 12 Piccadilly. Overarchingly, the gap site at 14-16 Piccadilly detracts from the street presence of the listed building and limits the ability to appreciate its architectural and historic value. Incorporating the listed building back into an active streetscape along Piccadilly has the potential to considerably enhance value and appreciation of the listed building, as well as its local setting.

Proposals

In anticipation of the redevelopment of the Listed Building and wider site, it is proposed to adorn the rendered area of the south gable with a temporary mural.

The subject of the mural is a copy of a historic colour lithograph from 'Boy's Own' entitled "Famous English Football Players of 1881." As well as having historic interest the image, which is owned by the National Football Museum, is also related to the upcoming exhibition at the Museum on street art (Summer 2024). Plaques at street level will provide further information to pedestrians on both the image and the exhibition (areas depicted by pink squares in Figure 1).



Figure 1: CGI illustrating how the proposed mural would appear on the south gable of 12 Piccadilly.

Heritage Impact and Conclusion

Information regarding the management and up-keep of the site is provided within the accompanying covering letter by Avison Young and Site Management and Maintenance Strategy document.

It is considered that the temporary mural will enliven the existing negative gap site and create a point of interest within the street scene that will encourage pedestrians to dwell and engage with the site. In turn it is considered that the enhancement to the street scene will result in the heritage interest of the site being appreciated.

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