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HERITAGE STATEMENT

MIDLAND HOTEL, WEST ENTRANCE

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ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

CONTENTS



Photograph showing front elevation and Mount Street elevation, Midland Hotel, 1910.

1.0 INTRODUCTION	4
2.0 LOCATION + DESCRIPTION	6
3.0 HISTORY	9
4.0 SIGNIFICANCE	11
5.0 PROPOSALS + IMPACT	13
6.0 PLANNING CONTEXT	16
7.0 CONCLUSION	18

1.0 INTRODUCTION

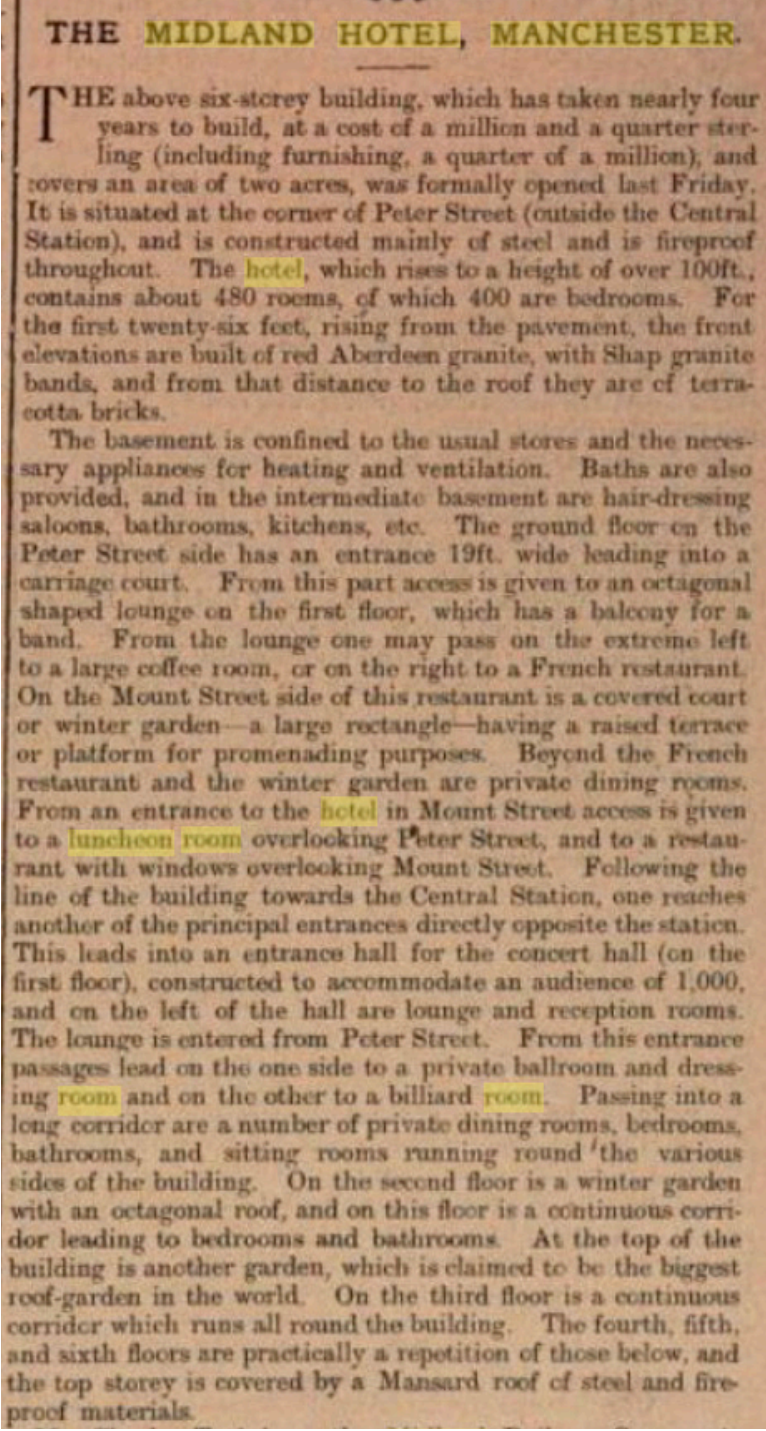
1.0

INTRODUCTION

This Heritage Statement has been produced by Atelier MB to accompany a Listed Building Consent and planning application for works to the restaurant entrance and surrounding façade at the Midland Hotel, Mount Street, Manchester. It has been written in May 2024 and its author is Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment.



Front elevation of the Midland Hotel, facing St Peter's Square (Leonardo Hotels).



Description of the Midland Hotel, from The Architect, 1901.

2.0 LOCATION + DESCRIPTION

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The Midland Hotel forms a large block bounded by Peter Street to the North, Mount Street to the West, Windmill Street to the East and Lower Mosley Street to the South. It is within Manchester city centre and faces both the Central Reference Library (to the front) and the Manchester Central Convention Complex (to the rear). The main hotel frontage is on Peter Street, where two large archways originally served as entry and exit to the central carriage courtyard and now form the main pedestrian entrance. Since the station ceased to function as a railway terminus, the Windmill Street access is now secondary and there is no remaining link. Lower Mosley Street has some exits within the facades and Mount Street features entrances to the spa, hairdressers and the restaurant (subject of this application).

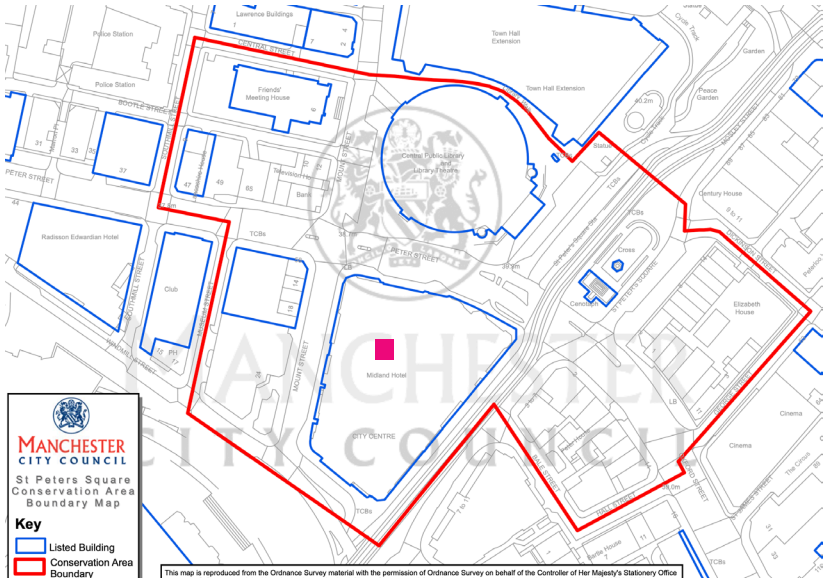
The building is steel framed with red brick, tiles, red and grey Aberdeen granite, and Shap granite. Tiles are glazed terracotta (faience) from Burmantofts Pottery (later to become Leeds Fireclay Company Limited and closed 1957).

Architecturally, the design is highly decorative with balconies, balustrading and ornate tiles used throughout and the interiors contain further fine details and historic features. A number of alterations and additions have been made over time, but the

building retains a high quality of design, materials and finish. Overall, the external faces are much in their original form.

The Midland is Grade II* listed and sits within the Deansgate/Peter Street Conservation Area (designated in 1985). An extract from the Historic England listing is included here.

‘SJ 8397 NE 698-1/31/277
MANCHESTER PETER STREET (South side) Midland Hotel
GV II*
Hotel. 1898-1903, by Charles Trubshaw, for the Midland Railway Company; altered. Steel frame, with cladding of brown polished granite, red brick and much buff and brown glazed terracotta (roof not visible). Very large irregular pentagon plan on island site. Elaborate eclectic Baroque style. Five diminishing storeys with cellars and attics, the principal element of the facade to Peter Street 2:4:2 bays, symmetrical, plus a 3-bay portion to the left slightly canted back, and 3-sided corners to both ends; the paired bays bounded on the inner side by fenestrated 3-sided pilasters finished as turrets, and surmounted by elaborate attic gables; with cornice and balustraded parapet over ground floor, giant round-headed arches to the next 3 floors, small coupled round-headed arches to the 4th floor, a



Map of St Peter's Square Conservation Area, with Midland Hotel marked with pink square.



Photograph of Mount Street restaurant entrance prior to fire damage, 2023.



Photograph of interior of Midland Hotel restaurant area, off Mount Street (Leonardo Hotels).

bracketed cornice and pierced parapet, and gabled attic dormers over the centre. The ground floor, of polished granite, has a recessed central entrance under 2 massive semi-circular arches (like shipping holes of neighbouring canal warehouses), a roundel between containing a wyvern, and a convex frieze above with raised lettering "MIDLAND HOTEL"; and coupled round-headed arches to the outer bays with terracotta mullion-and-transom windows, the basement areas below these protected by bowed wrought-iron railings in Art Nouveau style. The windows of the upper floors are mostly coupled, those at 3rd and 4th floors round-headed, all with wrought-iron balcony railings and much terracotta enrichment. The canted portion to the left, the longer side walls (to Lower Mosley Street and Mount Street) and the shorter rear wall (to Windmill Street) are in generally similar style, but the Lower Mosley Street facade has segmental curved balconies to the 1st floor and bow-shaped balconies to the 2nd floor, and the rear facade has domed corner turrets. Interior: originally had a palm court, concert hall, winter gardens, Russian and Turkish baths, roof garden, 23 lifts, three and a half miles of corridors and 400 bedrooms; ground floor altered and upper floors not inspected. Very prominent building representative of the cosmopolitan wealth and taste of late C19 Manchester, and an early example of a steel-framed building.

Listing NGR: SJ8382897870'

The subject of this application is the arched entrance to the end of Mount Street, which is on the western elevation. The entrance serves as independent access to the hotel restaurant and has been damaged by a fire following an arson attack which took place on 9th January 2024.

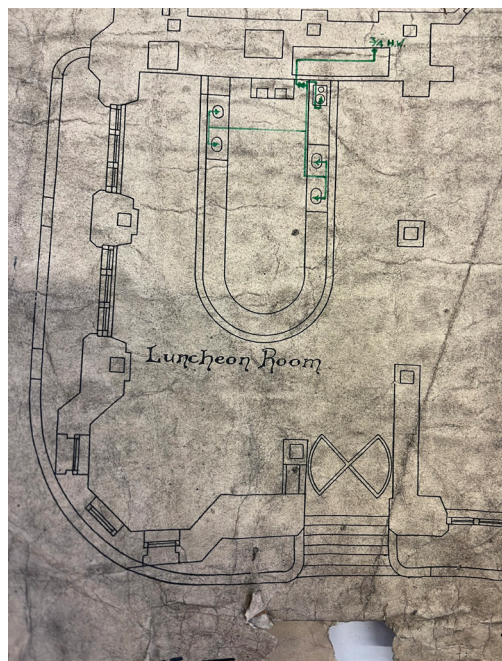
Damage from smoke, flames and heat is evident. The affected areas are the stone surrounding the restaurant door, the steps, the doors themselves and the façade above. This application seeks to repair the damaged areas of fabric, excluding doors.

3.0 HISTORY

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1901 plan of the Midland Hotel, showing the entrance to the Luncheon Room.



1903 plan showing Mount Street entrance steps and revolving door.

Images from Manchester Archives.

BUILDING

Previously known as the Hotel Midland Grand, the building was designed 1898–1903 by Midland Railway Company architect, Charles Trubshaw. It was intended to be a sister railway hotel to that at London St Pancras (by Gilbert Scott) and served Manchester Central Railway Station, which is now re-purposed as event and exhibition space.

When it opened in 1903 it was the Midland offered the finest accommodation in the city, boasting 400 luxurious bedrooms; a concert hall; a private ballroom; a French restaurant; private dining rooms; a roof terrace, and a 'luncheon room'.

The hotel was initially run by the railway company but by the 1980s had fallen into a state of poor repair. In 1985 there was a period of closure for 2 years whilst the hotel was refurbished. The hotel has been run by various commercial chains, including Crowne Plaza, Paramount, and Q Hotels. It is currently operated as a Leonardo hotel.

The Midland has many famous and historic connections, reputedly the meeting venue for Mr Rolls and Mr Royce, the hotel of choice for attendees at numerous party-political conferences in the city, and has attracted various celebrity guests throughout its lifetime.

ENTRANCE

Early architectural drawings show the Mount Street entrance as an open doorway with a revolving door behind (described as a Van Kannel door in contemporary press). This entrance provided access to the restaurant overlooking Mount Street and a luncheon room overlooking Peter Street. Further original detail drawings may exist in Manchester Archive, but in 2024 the majority of relevant architectural drawings are classed as 'too delicate to view'.

The entrance is set within an arched opening and before the fire it was a painted timber frame with glass panel double doors, glazed side panels and a slim frame with glass and arched timber frame over. This door was destroyed in the fire and its like for like replacement does not form part of this application.

The opening is original, the door and glass were modern replacements, likely from the late 20th century. It is uncertain what form the original doorway would have taken, other than it featured a revolving door.

4.0 SIGNIFICANCE

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The building is of high heritage significance as evidenced by its Grade II* listing.

It has been assessed using the categories provided by Historic England.

EVIDENTIAL

The potential of a place to yield evidence about past human activity.

HISTORICAL

The ways in which past people, events and aspects of life can be connected to the present.

AESTHETIC

The ways in which people draw sensory and intellectual stimulation from a place.

COMMUNAL

The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The Midland has high evidential value- as an example of an historic railway hotel and of the architectural work of the Midland Railway Company. It displays the expense and quality design lavished upon such hotels in the period and offers insight into the travel habits and aesthetic styles of a previous era.

The Midland is an opulent building, and despite its various renovations and alterations, it retains the overall feeling of luxury which was integral to its initial concept and design. It has associative connections with various celebrities and well-known figures and is a well-recognised and much-admired landmark within the city of Manchester.

Standing at a prominent position in St Peter’s Square, itself a key public area in the city, and within close proximity to the town hall, the library and the cenotaph, the Midland makes a very positive contribution to the Conservation Area and street scene.

Overall, the Midland is a heritage asset of very high value. The entranceway on Mount Street is of high value as an integral part of the design and streetscape. The timber and glass insert within the arch is non-original but in-keeping with the historical design. The steps and surrounding stonework are original and of high architectural and historical value.

The fire caused serious damage to the Mount Street entrance. The resultant damage has had a negative impact upon significance, damaging historic fabric and the architectural and aesthetic values of the building.



Image of the Midland Hotel, taken in 1910, rear elevation and Mount Street elevation (Manchester Archives).

5.0 PROPOSALS + IMPACT

5.0 PROPOSALS + IMPACT



Photograph showing fire damage to right hand side of Mount Street entrance.

All works are in direct response to the fire damage caused in January 2024

The heat and smoke from the arson attack has caused damage to the Mount Street side elevation, restaurant entrance. Specifically, the stone is badly marked with black smoke/soot and the faces of the granite are damaged to almost all areas immediately around the archway, to the inner face of the entrance, and to the stones which reach around to the main face of this elevation. There is also damage to the limestone steps.

Repairs have been discussed with Conservation Officers and are based on the findings of stone repair specialists, whose advice has been sought.

Changes have been referenced below using the Schedule of Work which forms part of this application.

3.01-3.06

Smoke soiling to be cleaned from Dalbeattie and Peterhead and Shap granite, Portland limestone steps, and faience terracotta tiles using the TORC heated steam system.

Following insertion of new stone, a DOFF steam clean will be undertaken to all the works. Both systems are recognised methods of cleaning historic fabric using water and fine calcium carbonate. There is not considered to be any level of harm as a result of these actions.

4.02-4.03

Approximately 100mm deep full stone indent repairs will be completed for Dalbeattie and for Peterhead and Shap granite areas. Damaged stone will be carefully cut out and new stone fitted and pointed with lime mortar. Stainless steel dowels will be used to ensure secure fixing.

4.04

Indent repairs will be undertaken to Portland limestone steps following careful cutting out. Stone to be set in mortar and pointed. Stainless steel dowels will be used to secure if necessary. No fixings will be visible to the surface of the stone.



Photographs showing fire damage to Mount Street entrance.

5.01

Above the centre of the arch there are curved profiled cantilever areas which have damage to their surface. It is difficult to replace the stones in their entirety without disturbing the structure above (the balcony), therefore it is proposed to cut back the stone to a sound surface, using hand tools, to a profile matching those to either side and polish to match the surrounding surfaces. As a result, these limited areas will sit approximately 10mm back from the surrounding profile on a slightly recessed plane. This change will not distract from the wider stone and the aesthetic impact is minor.

6.01

Remove metal hinges, clean and de-rust, and reinstate with molten lead fixings.

The cleaning and refurbishment of hinges (likely from a gate) is considered to be an enhancement to the condition of the building.

6.02

Replace anti-slip carborundum inserts to steps, carefully removing the adhesive pads, cutting out stone and inserting new recessed anti-slip strips. The adhesive strips are low-quality and the inseting of new anti-slip strips will be both more durable and of higher quality. The level of damage to significance is low and the proposal is an enhancement to the current arrangement.

7.06

Two powder coated steel and glass lighting columns will be replaced with like for like versions due to fire damage. This is a replacement and will be of neutral impact.

General

The stone specialist has indicated there may be a small number of areas where it is possible to retain the stone, subject to tap testing.

It should be noted that all stone will be sourced from supplies which match originals, although very slight variation may occur. The stone will be finished to match existing surrounding stone (polished to granite).

When resetting stone, any ferrous cramps will be replaced with non-ferrous stainless-steel cramps to address any potential deterioration, now or in the future. New stone will sit on a bed and back of lime mortar and will be of the same colour, texture and finish as the surrounding material. Mortars will also be matched in colour to those in close proximity on the facade.

6.0 PLANNING CONTEXT

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NATIONAL POLICY

The National Planning Policy Framework (NPPF), updated 2021, sets out Government planning policy for England and how it is expected to be applied. There are specific sections which have particular relevance.

Paragraph 194 requires an applicant to describe the significance of heritage assets, including the contribution made by their settings.

This statement satisfies that requirement.

Paragraph 197 states that 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.

The proposals have been developed with consideration for the recognised heritage significance of the site, and are appropriate and well considered.

Paragraph 199 '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.'

The proposals demonstrate a focus on conservation and are seeking to restore the building to its pre-fire state. There is no level of harm apparent.

Paragraph 200 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.'

Paragraph 202 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.'

There is not considered to be any level of harm resulting from the proposals.

LOCAL POLICY

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

The proposals are considered to accord with local policy.

7.0 CONCLUSION

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The proposals involve the repair of external damaged stone (where possible) and its replacement wherever that is not feasible. All new stone will be carefully sourced and matched to the existing, as will all mortar and pointing. Proposals are based on assessment by stone specialist experts Mather and Ellis, who have undertaken a set of trial core samples and provided recommendations based on experience and survey of the site.

The Midland Hotel is a well-recognised and important Manchester venue which has high architectural and historical significance and is a key building in the Peter Street Conservation Area. Its return to sound condition is not only crucial from a business perspective, but important for the wider city given its landmark status.

The proposed changes have been justified, and rationale for approach explained, within the Design and Access Statement and following advice from stonemasons. It is not considered that any of the proposed works will result in harm to the significance of the listed building. The resulting enhancement to the condition is viewed as a positive for both the building and the wider Conservation Area.

OLD PLACES • NEW STORIES

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