

Planning Statement (including Design and Access)

Client: The Cut & Craft Limited

Proposal: Internal Works to Provide the Approved Restaurant

Site: Former Royal Bank of Scotland, 38 & 42 Mosley Street, Manchester, M2 3AZ

Date: May 2024



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1.0 Introduction

- 1.1 Moorside Planning has been reviewing, with the Council, the works required to bring forward the restaurant use approved by 132737/FO/2022 and 135024/LO/2022 within the ground floor and basement of the former Royal Bank of Scotland at 38 & 42 Mosley Street in Manchester.
- 1.2 Whilst the aforementioned approvals dealt with the refurbishment, alterations and selective demolitions required to facilitate the office and restaurant use, the details for the restaurant component were omitted until such time as an operator was involved. Therefore, other than mechanical ventilation being provided up to the banking hall (and it being indicated that the roundel floor area facing onto West Mosely Street could accommodate the kitchen), all other details remain to be submitted to and approved by the Council.
- 1.3 As the building is Grade II* listed, the potential options available were explored with Conservation and Development Control officers during March of this year. This assessed the scale of kitchen required to serve a restaurant of this size, and the options available and potential implications for the fabric of the building. At the same time, the required toilet and other facilities were considered. Whilst the options considered are outlined at Section 3 of this statement, as part of the Design and Access assessment, it was concluded that the scale of works along with restricted head-heights available prohibited the provision of the kitchen within the basement. A freestanding kitchen within the banking hall itself was then considered, but had implications for the appreciation of the space involved. Whilst somewhat constrained, the use of the roundel area as suggested by the original consents was concluded as being the most appropriate location. The provision of most of the toilet facilities within the basement was also confirmed as being acceptable, along with customer stairs within the roundel, given that it reinforced the form of the roundel and only involved works to a 1960s/70s concrete floor.
- 1.4 Given that the works are internal to the building, linking with the previously approved extraction and ventilation equipment, and the use does not require planning permission (being both within the same use class as the bank as well as having been addressed by the previous applications), this submission relates to the Listed Building Consent required for the associated works. Most of the works, however, relate to the renovation of both floors, to their significant benefit as well as the enjoyment of future patrons.
- 1.5 As requested as part of the pre-application dialogue, the application is accompanied by a Heritage Statement with Impact Assessment produced by Stephen Levrant Heritage Architecture (SLHA). As this demonstrates, the direct impacts upon the historic fabric of the building and its

understanding are limited, mostly working with it and involving necessary renovations whilst ensuring its long-term use as a high quality restaurant and bar. Whilst some limited works were considered to potentially represent less than substantial harm, principally by obscuring certain details, the overall conclusion is that the public benefits arising more than outweigh the limited harm arising (which is readily reversible in nearly all instances).

- 1.6 Ultimately, the need to respect the building's integrity has driven the proposals, whilst meeting the operational aspects associated with delivering a bespoke dining experience commensurate with the asset itself. It is appreciated that in order to provide the required stairs and kitchen there would be a minor intrusion into the banking hall, but this is limited whilst removing an incongruous later addition (the concrete 1960s/70s lift shaft). Indeed, the proposals are a considered solution that minimises the interventions required whilst not affecting the significance of the listed building or the character and appearance of the host area.
- 1.7 However, it is incumbent upon the applicant to demonstrate that this is the case, and this statement considers the site and its relationship with its surroundings before describing the proposals and the measures taken to ensure that the changes are as limited as practicable whilst delivering the restaurant use (and significant renovations required to bring it forward). The relationship with pertinent policy is then considered, before the various matters are drawn together within the conclusions.

2.0 Site Description and Location

- 2.1 The application site comprises the ground floor and basement of 38 & 42 Mosley Street, principally the former banking hall and vaults serving the Royal Bank of Scotland (prior to its closure), and ancillary areas. The building is Grade II* listed, and a full copy of the listing is appended to this document.
- 2.2 The banking hall is dominated by tall columns constructed from cast iron, with coffered ceiling, as referred to by the listing. There are glass windows with geometric tracery to two sides, facing onto York Street (northeast), Mosley Street (southeast), and the previously mentioned roundel is located part way into the hall, facing onto West Mosley Street (northwest). Due to the elevated position of the windows, direct views onto the street are not available, with the lower wooden panelling in need of repair and renovation in many areas.
- 2.3 Throughout the ground floor, apart from to the immediate left of the internal access (southwest) the floor was replaced with a concrete raft during the 1960s/70s. In front of the roundel, intruding somewhat incongruously into the former banking hall, is a concrete lift shaft dating from the same time. This provides the main access to the vaults within the basement, descending immediately adjacent to the reinforced doors – for full details, please see the SLHA assessment. There is an existing but constrained stair (inappropriate for two people to pass each other, particularly if one should be a member of staff serving) linking the two floors within the northern back-of-house part of the building. There is currently only one toilet within the two floors, at ground level within one of the small rooms found to the side of the roundel.
- 2.4 As part of 132737/FO/2022 and 135024/LO/2022 various services were provided up to the area designated for use as a restaurant (namely the roundel), with this being linked with the extraction and ventilation equipment provided as part of these consents. Whilst the works the subject of the consents have been implemented, with most of the building converted to offices and ancillary uses, the detailed works for the restaurant remain to be agreed. The issues and options considered are described by the next section of this statement, and have been considered by officers of the Council, which led to the proposals the subject of this application being revised.
- 2.5 As qualified by Paragraph 200 to the revised NPPF, when determining applications, the Local Authority needs the applicant to describe the significance of the heritage asset, including any contribution to their setting, before describing the level of work proposed. A full review of the historic environment of the application site is undertaken by the Heritage Statement produced by

SLHA, which describes the significance of the heritage asset in full, before considering the implications of the proposals.

- 2.6 The next section of this statement demonstrates how the proposals have evolved, and the efforts made to minimise the intrusions into the historic built form whilst seeking to maximise the opportunity provided by the former banking hall and reuse the former bank vaults in an imaginative fashion.

3.0 The Proposals – Design and Access Statement

- 3.1 The application seeks internal alterations to the floors the subject of this application, to provide the restaurant as originally envisaged by 132737/FO/2022 and 135024/LO/2022.

The Operational Requirements

- 3.2 In order to provide a restaurant, specific details need to be addressed that take account of the operational requirements associated with serving some 180+ covers whilst resolving the potential implications for the fabric of the building, as well as the value of the spaces involved (such as the importance of the former banking hall and banking vaults). Specific concerns relate to the following;

- How best to provide the necessary male, female, and disabled toilets (the single toilet being significantly short of what is required for an operation of this size);
- How best to link the two floors whilst respecting the layout/fabric within both (the existing stairs not being suitable for the scale and nature of use involved whilst also being out-of-the way);
- Provide a kitchen capable of serving the number of covers involved.

- 3.3 Various options and configurations were considered before and after meeting with officers of the Council during March of this year. For completeness these are described below, to explain the impacts arising and why the application proposals are those being progressed.

The Options Considered

Stairs

- 3.4 A number of options were considered, as set out below.
- 3.5 The first option was to expand the existing lift shaft to accommodate a spiral staircase that would serve basement toilets and kitchen. This was discounted as it was too “tight” in layout, with significant potential for friction/collisions between users. It could also have sterilised the use of the vault, by dropping in front of it – it would definitely have removed/reduced the ability to appreciate it as part of the original fabric of the bank.
- 3.6 This suggested making a feature of the stair by using the area defined by the roundel window facing onto West Mosley Street, not that there is any intervisibility with the street beyond.

- 3.7 The benefit of this approach was that the stair would sit beneath the window, cut through an unadorned later (1960s/70s) concrete floor, and leave the vault and other historic fabric untouched. Dialogue with officers confirmed that this was the preferred approach, particularly as the former lift would be removed and the area renovated, to the benefit of the former banking hall over as well as appreciation of the vault.
- 3.8 From a functional perspective, it also removed any potential conflict between staff and patrons, whilst providing ready access to the toilets.

Toilets

- 3.9 Only one toilet is provided within this part of the building, and a restaurant need facilities for both sexes, and separate facilities for patrons with mobility restrictions.
- 3.10 Given the existing arrangements, including stairwells to the first floor (and implications for the original fabric of the building), the toilets cannot be provided within the secondary/functional areas either side of the roundel window, apart from the single existing toilet (which is to be retained and used by patrons with mobility issues).
- 3.11 Given the nature of the use, it would not be appropriate to accommodate toilets within the former banking hall, which is to be used by diners. As such, they need to be provided within the basement. This can, however, be achieved with no real structural changes to the historic fabric of the building, particularly the former vaults, by using the adjoining area which has significantly been changed over time.

Kitchen

- 3.12 As intermated previously, the kitchen is the trickiest part of the restaurant use to accommodate. Whilst it is possible to break-up certain components, with storage and prep areas potentially being in adjoining rooms, the cooking areas need to be provided together.
- 3.13 In the basement, extraction is the principal constraint, not just because of where it already terminates (next to the roundel part of the ground floor) but as the associated duct work would require significant physical interventions to the building.
- 3.14 Furthermore, within the basement the duct work would have to be provided below the beams supporting the roof above, which is 2.58 metres high (with lower doors). Whilst some could be provided above the minimum two metre height specified by Building Control, this would not be possible within most areas. As the ductwork could not be reduced further in size, as air volumes/return periods would be too low, the scale of potential work was deemed too significant

and detrimental to the original fabric of the building. It was, therefore, concluded that the kitchen would have to be provided within the ground floor.

- 3.15 The roundel was initially discounted as not large enough, due to the number of covers that need to be served. A free-standing solution was originally proposed tucked behind the pillars at the northern end of the former banking hall, on the basis that it would allow the full size and volume of the hall to be appreciated. However, there was a concern that this arrangement would obscure the bottom section of the windows to the northern elevation. Whilst freestanding, meaning no physical works to the original feature, and the intrusion would in a similar as when used as a banking hall (please see the photograph at Paragraph 4.9), it was agreed to review matters further.
- 3.16 The kitchen specialists were, therefore, challenged to provide the necessary equipment within the originally approved location, splitting other components within the adjoining rooms. This led to the arrangement the subject of this application, which is the same as that proposed as part of the approved 132737/FO/2022 and 135024/LO/2022.

The Proposed Arrangements and Associated Works

Ground Floor

- 3.17 The proposals seek the use of the former banking hall as the main seating area, so that its volume and detailing can be appreciated by patrons (as well as staff).
- 3.18 Given the scale and rhythm of the rectangular space involved, with pillars at regular intervals defining smaller spaces, raised low-low level flooring is proposed to define specific areas. These are to be fixed to the existing floor, not columns or adjoining walls - the floor is principally a concrete raft installed during the 1960s/70s, apart from a small area of timber flooring to the left as you enter the banking hall. The space and historic features will, therefore, be preserved.
- 3.19 Significant repairs and renovations are to be undertaken throughout the banking hall, as identified by the application drawings, with the pattern and arrangement of the hall being reinforced and respected.
- 3.20 The kitchen is to be provided within the side roundel, as originally proposed as part of the approved 132737/FO/2022 and 135024/LO/2022. This maintains the character and appearance of the main banking hall, whilst removing the 1960s/70s concrete lift shaft that intrudes into it.
- 3.21 The extraction associated with the kitchen is set back into the roundel, so it would not be readily visible by patrons, and links with the existing extraction and ventilation that terminates above the

door that provides access to the single existing toilet (which is to be retained to serve customers with ambulatory issues. In this way, the extraction required is as restricted as possible in scale (as well as the works involved).

- 3.22 A new stair is to be provided to the basement past the kitchen, using the shape of the curving wall whilst being wide enough to allow two people to pass each other. The access arrangements between the floors would, therefore, be improved, whilst the existing basement stairs would be retained for emergency purposes. Other than the removal of the aforementioned lift shaft, this is the only other structural work at this level. However, it also involves works to the 1960s/70s concrete raft and lift shaft, and would not affect the original fabric of the building. It would, however, reinforce the arrangement of the original building, as well as incorporating a high level of design, in and of itself.

Basement

- 3.23 Within the basement, other than the formation of the stairs (as described above), the main change is the removal of the later addition lift shaft.
- 3.24 The main vault will be renovated and used as a dining experience, with the toilets being provided in the adjoining part of the basement, which has been much changed with few (if any) original features – there are later concrete floors, and no features will be obscured or lost as a result of the proposed use.

Summary

- 3.25 The proposals have taken a considered response to providing the operational requirement of the restaurant whilst minimising the works involved, particularly with respect to the historic fabric of the building. As demonstrated above, the comments of officers have been addressed, and the proposals revised accordingly.
- 3.26 All of the works are internal to the building, with the external access arrangements retained. As such, other than ensuring the long-term use of the remaining ground floor and basement areas, no external implications arise. The relationship with pertinent policy is, however, the subject of the next section of this statement.

4.0 Assessment of the Proposals

Introduction

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise.
- 4.2 Whilst work is underway on the replacement Local Plan, the Statutory Development Plan for Manchester comprises the Core Strategy adopted during 2012 and extending up to 2027, with certain aspects revised by the Places for Everyone Joint Development Plan Document 2024 – for instance, this replaced the second paragraph of CS Policy EN3 (Heritage) with PFE Policy JP-P2. Consideration has been given to saved policies from the UDP, though (given the age of this document) precedence has been given to the advice within the revised NPPF, 2023. Specific reference has also been made to the provisions of The Planning (Listed Buildings and Conservation Areas) Act 1990 as part of this assessment (as well as the Heritage Statement produced by SLHA which accompanies the application).
- 4.3 With respect to the thrust of policy, the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66 (1), confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings, along with their settings. The NPPF reiterates this at Paragraph 203, where it refers to the desirability of sustaining and enhancing the significance of heritage assets, as well as putting them to viable uses consistent with their conservation (Point A).
- 4.4 In this respect, the nature of any changes arising from the proposals have to be identified, and considered as either negative or positive. If deemed harmful, the changes need to be defined as either 'substantial' or 'less than substantial' within the context of Paragraphs 207 and 208 of the NPPF, the latter paragraph reiterating the need to ensure its optimum viable use (which is pertinent to the current case). Ultimately, the Council should be looking for a positive use of assets that ensures their maintenance going forward, particularly where it enables their enjoyment and appreciation. Sometimes, some minor negative changes need to be balanced against the overall benefits arising, this often being a factor when determining applications.

Assessment

- 4.5 As identified, the application site comprises two part floors within the former Royal Bank of Scotland, which is Grade II* listed. Before considering the proposed works, it is appropriate to

note that the building is located within the Upper King Street (Extension) Conservation Area. However, as no external changes are proposed to the building, the relationship with the surrounding Conservation Area will be preserved. The nature of the works also means that there are no implications for any archaeological potential associated with the site, or its surroundings. The scale, nature and implications of the internal alterations involved would bring the restaurant use forward as envisaged by the original consents, though these works are the subject of this statement (and their relationship with policy considered below).

- 4.6 Whilst the NPPF and Statutory Development Plan outlines the Government's and Council's commitment to a strong economy, to secure jobs and prosperity, the significance of good design is a core component of both, along with securing the use and enjoyment of various heritage assets.
- 4.7 In this respect, it is considered that the proposals meet the requirements of Policy SP1 – Spatial Principles, which seek to focus economic and commercial development within the regional centre whilst also providing further choice within each neighbourhood through the provision of high quality end users. Indeed, it is considered that the proposals make a positive contribution to local choice whilst seeking to protect and enhance the built environment. They would also improve access to jobs and services in a sustainable location, reducing the need to travel. In this way, the aspirations of Policy CC4, which relates to tourism, culture and leisure, are also supported. The proposals then assist in bringing forward the final component of the approved renovation and completing the refurbishment of this building, in a manner entirely consistent with the delivery of the vision for the City and development therein (as well as the works undertaken to date).
- 4.8 When seeking to achieve this, as described at Section 3 of the Statement, not only are the works restricted to the interior of the building but they are limited in scale (as far as practicable) to minimise the impacts arising for the historic fabric and internal legibility and hierarchy of rooms and spaces within the application site.
- 4.9 For instance, the proposals deliberately leave the former banking hall open, despite the fact that it historically included subdivisions between patrons and staff that broke-up the configuration of the main space (as shown by the photograph overleaf and at Page 11 of the Heritage Statement).



- 4.10 The proposals also locate the necessary kitchen within the roundel to the side of the banking hall, so as not to intrude into the arrangement of this space. Not only is this the location originally envisaged for the consents 132737/FO/2022 and 135024/LO/2022 but it ensures that patrons (and staff) can appreciate the space and those features which contribute to its importance (including the pillars, windows to the northern and eastern elevations, and mouldings and other detailing). Indeed, there is a strong argument that many of these features would not have been apparent since before the 1960s/70s, when various renovations were undertaken (as described by the Heritage Statement), meaning that the situation is improved over the previous arrangement.
- 4.11 Turning to the interventions in the building, other than a new door within the basement (but not the vault), the physical works are limited to the 1960s/70s alterations. For instance, the removal of the concrete lift that intruded into the banking hall represents a positive change achieved by the application scheme whilst the formation of the new stair works within the arrangement of the original building whilst preventing less appropriate solutions (as described at Section 3 of this statement) or the loss of historic fabric.

- 4.12 The proposals also secure significant investment in the fabric and decoration of the building, along with its optimum viable use in a manner entirely consistent with Policy EN3, as revised by PFE Policy JP-P2.
- 4.13 Whilst the proposals do not relate to a new building, the requirements of Policy CC9, which relates to design and heritage, have also informed the proposals, to ensure that the functional requirements of the restaurant are addressed in the most sensitive manner possible. As outlined at Section 3 of this statement, there are specific challenges associated with the current proposals, and the applicant has sought to address these as sensitively as possible, including by limiting the works required. As the works involve renovation along with redecoration that pull together to appear as a part of a cohesive whole that respects the historic arrangement and appearance of the asset, they accord with the aspirations of Policy CC9.
- 4.14 With this approach the requirements of Policy DM1, which relates to development management, have also been addressed. For instance, the interventions have been limited and undertaken in as sensitive a manner as possible, with the finishing materials being informed by the host building (as well as the use), not only involving bespoke and sensitive solutions but also seeking to reflect the original glory of the spaces involved (an aspect also recognised by the Heritage Statement accompanying this submission).
- 4.15 Other requirements of Policy DM1 are not necessarily applicable, as the massing, layout and scale of the development are defined by the existing building (and its arrangement). However, the use is entirely appropriate to the neighbourhood and the original consents. Indeed, the development will allow the unit to be used for its lawful use and increase the opportunities available for local residents and visitors alike, whilst also providing a further opportunity for local employment.
- 4.16 The approach set out above also addresses the concerns of saved UDP Policy 18 – Conservation Areas - it is clear from the commentary above that this relationship will be preserved, meaning that the provisions of UDP Policy 18 have also been addressed.
- 4.17 Whilst the proposed works are required for the operation of the unit as specified by 132737/FO/2022 and 135024/LO/2022, the works have been limited as far as practicable. As described by the Heritage Impact Assessment component of the Heritage Statement, most of the works are positive (such as the renovation and ancillary components) or neutral (such as the provision of the new stairs). Whilst there are some aspects that affect the ability to appreciate certain elements of the historic built form, they do not affect the historic fabric of the building

and are reversible – for instance, the kitchen affects the ability to appreciate (part of) the windows within the roundel whilst restricting some potential views of the ceiling above.

- 4.18 However, as identified by the Heritage Statement, these are less than substantial changes, and readily reversible. Furthermore, not only is a kitchen of this size required to serve a restaurant of this size, but this is the location envisaged within the original consents. As no historic fabric of the building would be lost as a result of the kitchen, and most of the roundel form can be appreciated (whilst the intrusive lift shaft is removed) it is trusted that the change will be supported as bringing the optimum use of the building forwards in accordance with policy (as outlined above).
- 4.19 It is therefore concluded that the harm arising from the proposals is restricted, and at the lower end of 'less than substantial'. As many of the changes are readily reversible, not involving the loss of historic fabric but required in order to bring the restaurant use forward as envisaged (being the optimal viable use), they accord with the Government guidance set out at Paragraph 208 of the NPPF. Furthermore, they also ensure the renovation and appreciation of the wider floorspace involved, very much on the basis discussed with officers prior to the submission of this application. As such, the proposals are of the form and nature supported by Government guidance, the Statutory Development Plan, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.0 Conclusions

- 5.1 As described within the introduction to this document, Moorside Planning has been in dialogue with the Council about the works required to bring forward the restaurant use approved by 132737/FO/2022 and 135024/LO/2022 – whilst those approvals dealt with the refurbishment, alteration and selective works required to facilitate the office and restaurant uses, the details for the restaurant component were omitted until such time as an operator was involved. Therefore, other than mechanical ventilation being provided up to the banking hall, to the door into the roundel from the rest of the building, all other details remained to be submitted to and approved by the Council.
- 5.2 As the building is Grade II* listed, the different aspects associated with bringing the restaurant forward were explored with Conservation and Development Control officers during March of this year. This included dialogue about the scale of kitchen required to serve a restaurant of this size, and the options available to accommodate it, along with the potential implications for the fabric of the building. At the same time, the required toilet and other facilities were considered, being fundamental aspects associated with the use.
- 5.3 Given various constraints on site, the kitchen could not be provided within the basement without significant and intrusive alterations (and potentially not even then). Other options were considered, though ultimately reverting back to the roundel area proposed as part of the original consents. The provision of most of the toilet facilities within the basement was confirmed as being acceptable, along with a customer stair within the roundel (on the basis that it reinforced the form of the roundel and only involved works to a 1960s/70s concrete floor).
- 5.4 Given that the works are internal to the building, linking with the previously approved extraction and ventilation equipment, and the use does not require planning permission (being both within the same use class as the bank as well as having been addressed by the previous applications), the merits of the proposals hang on the scale of works involved (and their implications for the heritage asset).
- 5.5 As demonstrated, most of the works relate to the renovation of both floors, to their significant benefit as well as the enjoyment of future patrons (and staff). The main structural works, being those associated with the new stairs, involve a 1960s/70s concrete floor. As such, the implications for the heritage asset (and its value) are very limited. Most of the other alterations are readily reversible without any implications arising.

- 5.6 As demonstrated by the Heritage Statement produced by Stephen Levrant Heritage Architecture, the direct impacts upon the heritage asset are less than substantial. Furthermore, given the commentary above, they are deemed to be at the lower end of less than substantial and more than compensated for by the significant renovation works proposed, as well as bringing forward the optimal viable use in accordance with the previous consents for the wider site. It is, therefore, concluded that the public benefits arising more than outweigh the limited harm arising.
- 5.7 Ultimately, the need to respect the building's integrity has driven the proposals, whilst meeting the operational aspects associated with delivering a bespoke dining experience commensurate with the asset itself. It is suggested that the proposals are a considered solution that minimises the interventions required, whilst not affecting the significance of the listed building (or the character and appearance of the host area).
- 5.8 The proposals, therefore, respond positively to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the guidance of the NPPF and requirements of the Statutory Development Plan. It is, therefore, considered that the policy requirements for the heritage asset would be complied with whilst the optimum use is achieved. As such, and given the sensitive response to dialogue with officers, it is trusted that the proposals will be supported.

ROYAL BANK OF SCOTLAND

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1220165**

Date first listed: **25-Feb-1952**

Date of most recent amendment: **06-Jun-1994**

List Entry Name: **ROYAL BANK OF SCOTLAND**

Statutory Address 1: **ROYAL BANK OF SCOTLAND, 38 AND 42, MOSLEY STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ROYAL BANK OF SCOTLAND, 38 AND 42, MOSLEY STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84153 98209**

Details

MANCHESTER

SJ8498SW MOSLEY STREET 698-1/28/239 (West side) 25/02/52 Nos.38 AND 42 Royal Bank of Scotland (Formerly Listed as: MOSLEY STREET (West side) Williams and Glyns Bank) (Formerly Listed as: MOSLEY STREET No.38)

GV II*

Bank. 1862, by Edward Walters for Manchester and Salford Bank, with extension c.1880 by Barker and Ellis. Ashlar, slate roofs. Rectangular plan on end-of-block site, with portal to left and extension beyond this. Italian palazzo style. The original block is 3 storeys and 7 bays, with massive vermiculated plinth, tall ground floor with banded piers and modillioned cornice carrying balustraded balconies to the 1st-floor windows, pilastered upper floors with Ionic corner pilasters, and massive bracketed cornice with balustraded parapet surmounted by urns. The ground floor has plate glass windows with geometrical tracery, the 1st floor has sashed windows with pedimented architraves (that in the centre segmental and on columns), and the 2nd floor has shorter sashes with moulded architraves. Right-hand return to York Street is 6 bays in matching style. Single-storey portal to left has Tuscan columns, massive consoles to prominent cornice, and balustraded parapet with urns. Extension to left of this is 3 storeys and 4 bays in style matching that of the original building. Interior: very fine banking hall with columns and coffered ceiling. History: last great work of Edward Walters.

Listing NGR: SJ8415398209

Legacy

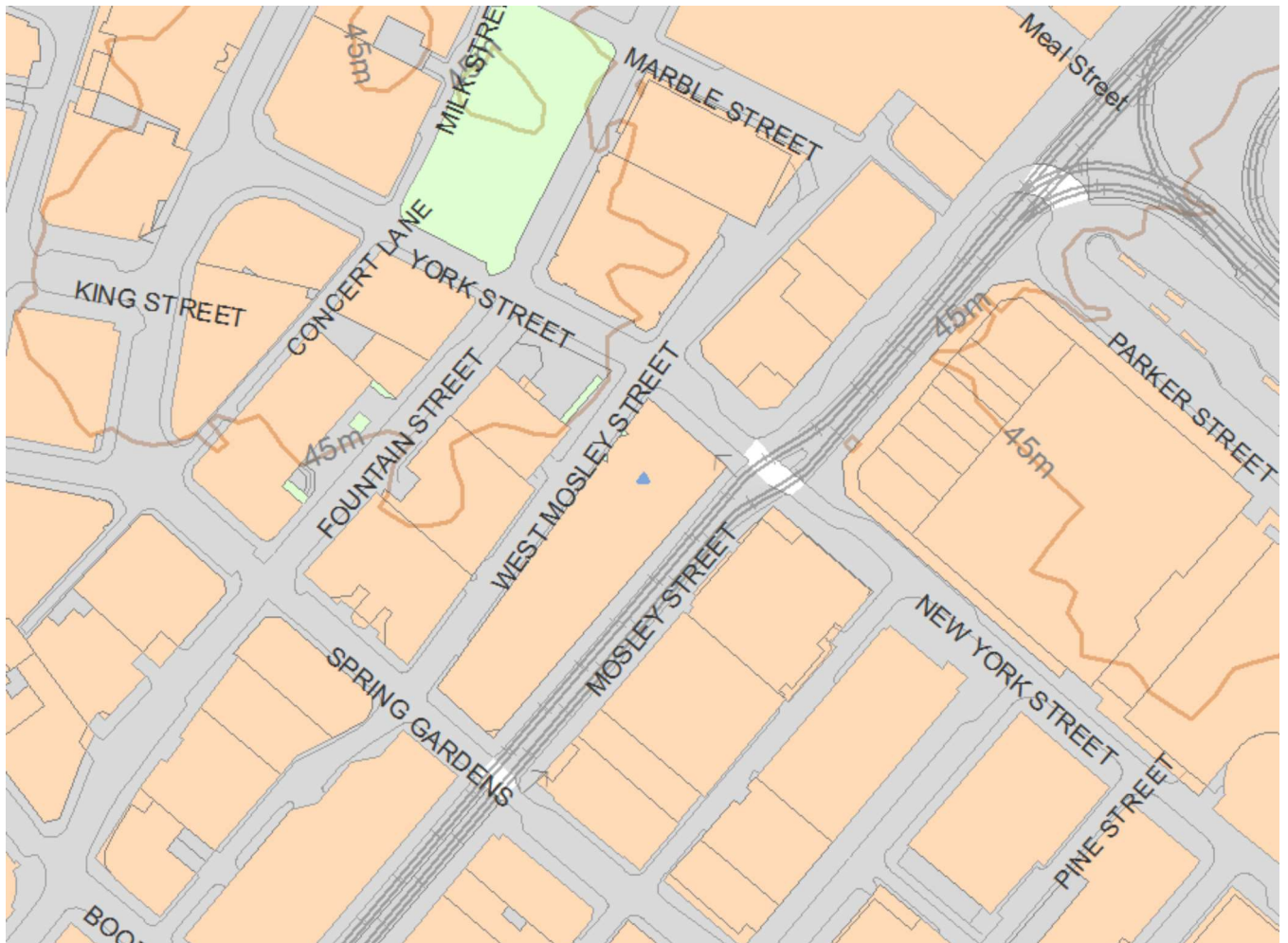
The contents of this record have been generated from a legacy data system.

Legacy System number: **388328**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 11-Dec-2023 at 11:19:25.

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End of official list entry



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