



11th June 2024

Former Royal Bank of Scotland, 38 and 42 Mosley Street, Manchester – Heritage Statement: Ground floor/basement unit

1. Introduction

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

SLHA have been commissioned to prepare a Heritage Statement to accompany the Listed Building Consent application for the proposed conversion of the ground and basement floor levels of the Grade II* listed Former Royal Bank of Scotland, 38 and 42 Mosley Street (The Site – **see Figure 1 & 2, below**) in order to facilitate the introduction of the new restaurant/bar. Please refer to drawings and D&A statement by Studio Two for further details.

The building was originally designed by Edward Walters as a bank for the Manchester and Salford Bank in c1859/60 and completed in 1862. The bank later became The Royal Bank of Scotland, who left the building in 2020. Subsequently, in 2022, a high quality refurbishment scheme to form new offices was granted consent (planning ref: 135024/LO/2022 & 132737/FO/2022), which outlined the new F&B use at ground floor/basement floor levels.



Figure 1: The principal Mosley Street (left) and York Street (right) elevations. (Source: May 2024 SLHA)

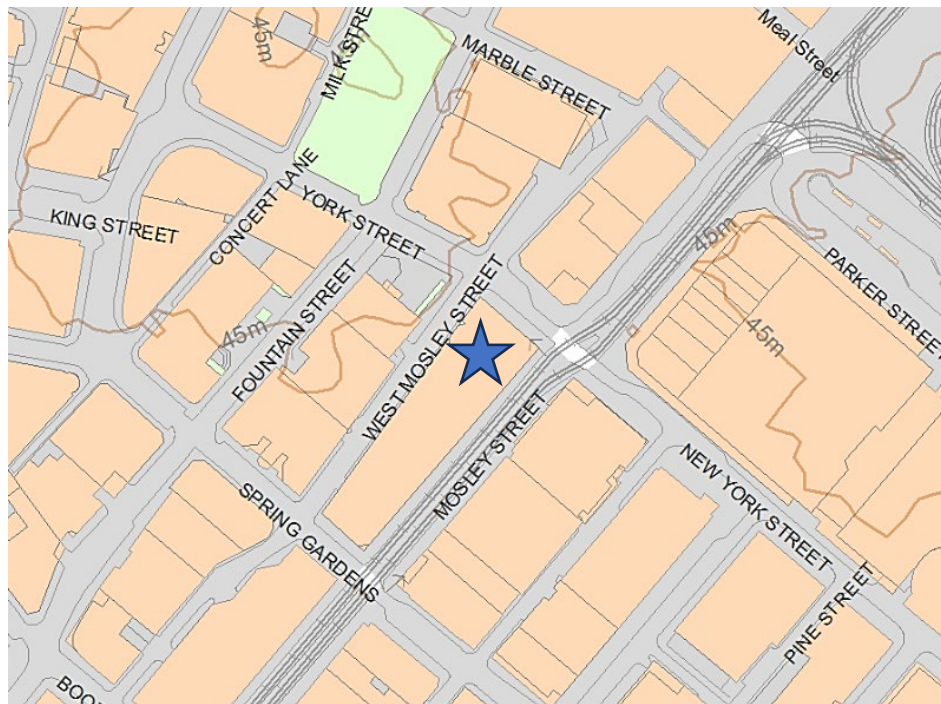


Figure 2: Map showing the location of the Site (blue star) (Source: Historic England).

2. The Site & Heritage Context

The Site is bounded by Mosley Street to the south-east, by York Street to the north-east, by West Mosley Street to the north-west and by the continuation of the building to the south-west.

3. Statutory Designations

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of Listed Buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings, such as the Former Royal Bank of Scotland, are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

The Grade II*listed Former Royal Bank of Scotland was first listed on the 25th February 1952 and amended on the 5th June 1994 (listing reference 1220165). Please refer to **Appendix I** for the full list description.

The Site is located within the Upper King Street Conservation Area, however, due to the current proposals only affecting the interior of the building at ground and basement floor levels, there will be no impact on the conservation area, and this will not form part of the following report.

4. Archaeological potential

Due to the non-intrusive nature of the proposed works, a desk based archaeological assessment will not be required.

5. Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2023 (NPPF), and Manchester City Council's Core Strategy (2012).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 66** is relevant to the current scheme as it requires the Local Planning Authority to *"have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses"* when considering whether to grant planning permission.

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. Of particular relevance is **paragraph 200 (NPPF, 2023)**, which states 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 following Heritage Statement is written in this context.

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

6. History and Description of the Site

38 and 42, Mosley Street was designed by prominent local architect Edward Walters as the Manchester and Salford Bank's new premises in c1859/60. The Manchester and Salford Bank had previously been located in a much smaller building slightly further north-east up Mosley Street, but due to the inadequate size of the growing bank, Edward Walters was asked to design a larger building.

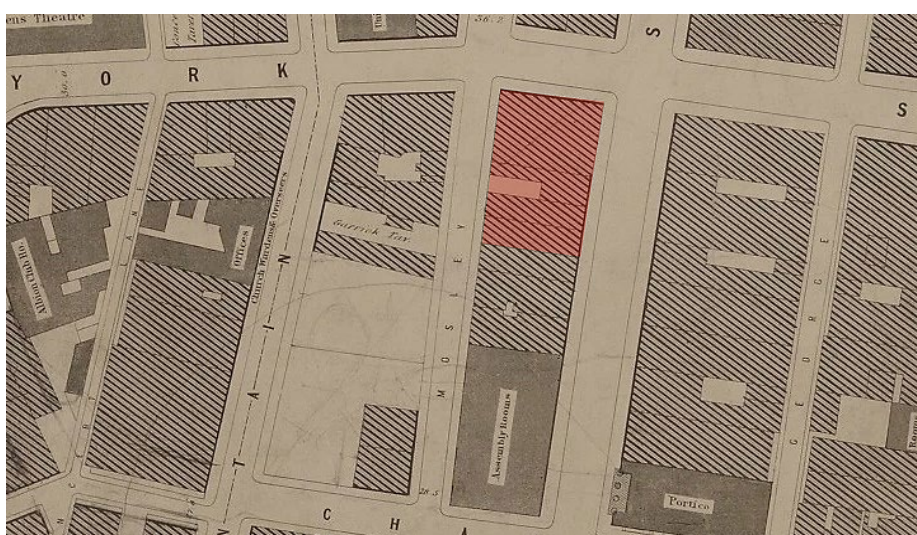


Figure 3 – 1851 Adshead's map of Manchester shows the earlier warehouse buildings that formed the Site before they were demolished to make way for the new bank building (shaded red). (Source: Manchester University Archives).

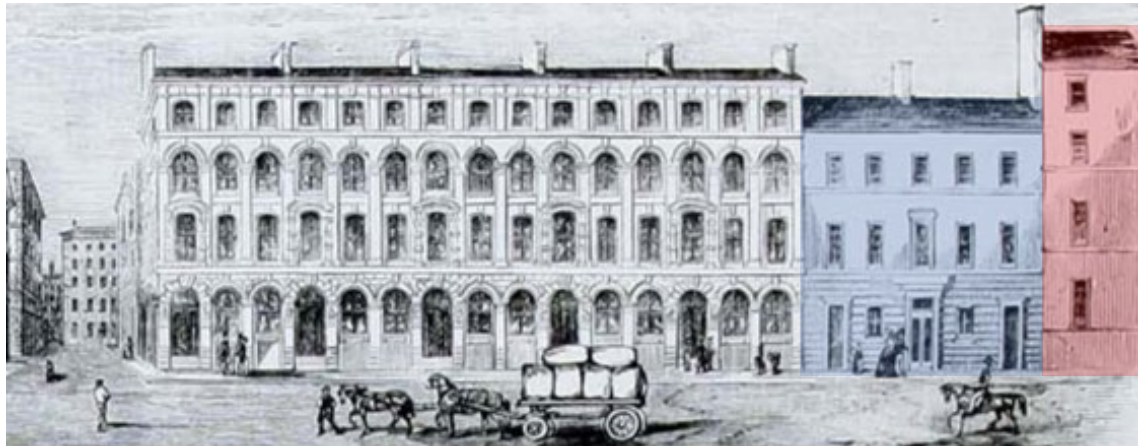


Figure 3a – An 1851 etching of Mosley Street showing the earlier warehouse that was demolished to build the bank shaded red. The building shaded blue was demolished in the 1880s to construct the bank's extension. (Source: Manchester Archives)

Valuable Warehouse Property in Manchester.

By Mr. CAPES, by order of the Trustees of the late William Parker, Esq., at the Clarence Hotel, Manchester, on Thursday, the 17th June, 1858, at six o'clock in the evening, subject to the conditions of sale then to be produced:

Lot 1. A BLOCK of BUILDINGS, situate in Mosley-street and York-street, Manchester, comprising six warehouses and offices, now in the several occupations of Messrs. E. & J. Jackson & Co., Robert Kay, Bunting & Bingham, B. Syddall & Son, Woods & Co, Joshua Hoyle & Sons, and the British and Irish Magnetic Telegraph Company, at low rentals, producing the sum of £1,490 per annum. This property is free from chief rent, and the site comprises 985 square yards of building land, and has frontages of more than 38 yards to Mosley-street and Back Mosley-street respectively, and of 27 yards to York-street.

Figure 4 – A 1858 newspaper article advertising the auction of the block of warehouses that forms the site (Source: Manchester Courier, 5th June 1858)

To Builders, Building Material Brokers, and others.—Large Sale, comprising the whole of the Building Materials forming the block of warehouses, lately occupied by Messrs. E. and J. Jackson, and others, situate in York-street, Mosley-street, and Back Mosley-street, which cover an area of about 2,000 square yards.

CAPES & DUNN beg to announce that they have received instructions from the Directors of the Manchester and Salford Bank to SELL BY AUCTION, at the latter end of January, the Whole of the Valuable BUILDING MATERIALS comprised in the above-named pile of warehouses.—Detailed particulars in subsequent papers.—21, Princess-street.

Figure 5 – A newspaper article advertising the auction of building materials from the earlier block of warehouses that formed the site by their new owner, the Manchester and Salford Bank. (Source: Manchester Courier, 14th January 1860)

The site chosen for the new bank was a large corner plot occupied by warehouses, which was advertised for auction in June 1858 (See Figure 4 above). An article placed in the Manchester Courier on the 14th January 1860 explains that the directors of the Manchester and Salford Bank were to auction off the building materials of the former warehouses upon the site (See Figure 5 above).

Edward Walters' new bank building was designed in a massive scale over three storeys and constructed from buff Yorkshire stone with a string course and plinth of granite. The ground floor level unusually comprises 9 feet of blind, rusticated masonry to the bottom of the ground floor windows to the banking hall.

The principal entrance was from the south-western end of the Mosley Street elevation, where a single-storey entrance porch led via a flight of steps, into a small outer and larger inner lobby which then gave direct access into the banking hall (see Figure 6a). The later, 1960s plan in Figure 6a shows that the vestibule also contained three other, small rooms, although their original uses are not understood.

The banking hall formed the principal room within the building, and measured 84 feet long, 50 feet wide and nearly 27 feet high, with its large, iron windows being 17 feet by 7 feet and originally designed and fitted with concealed, rolling, wrought-iron security shutters (See Figure 6 below).



Figure 6 – An image looking north-west towards the Mosley Street elevation of the bank in 1945, showing the original wrought iron roller blinds to the banking hall drawn down. (Source: historic postcard, Ebay)

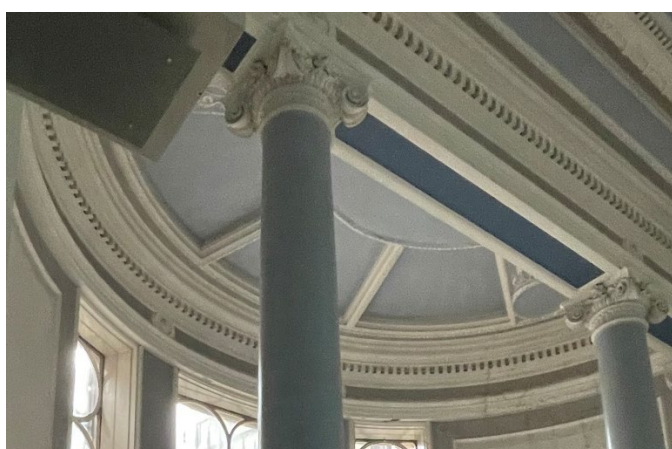


Figure 6a – The surviving laylight framework to the ceiling of the single-storey curved bay, showing its solid replacement panels. (Source: SLHA May 2024)

The room is supported by ten hollow, cast iron columns, on which wrought-iron girders were placed to support the first floor level above. The single-storey curved bay to the rear elevation was originally

naturally lit by large skylights which lit a large area of glazed laylights to the underside. The framework for the laylights survives (See **Figure 6a**) however, the glazing has been either over-painted or replaced with solid panels.

An article in The Building News and Engineering Journal, dated the 19th September 1862, explains that the planform and room uses of the bank were in part planned by the bank's then manager, William Langton, and included the bank's large board-room at second floor level, which featured an octagonal domed ceiling with circular lay light to the centre, along with other associated rooms at first floor level and second floor level.

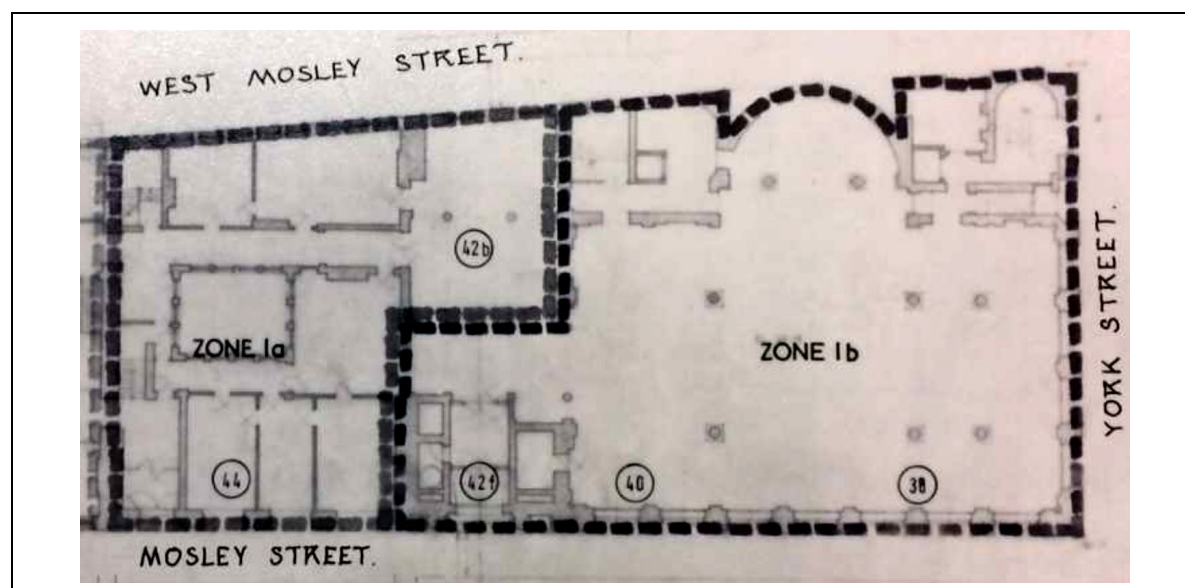


Figure 6a – A 1960s ground floor plan showing the zoning for differing levels of rebuilding/refurbishment. The banking hall is shown to open out into the original single-storey entrance vestibule (marked 42f), which is subdivided into 5 separate rooms, all of which have now been opened out into one single room.

To either side of the rear, curved bay can be seen what appears to be the location of two original bullion hoists, which partially survive as enclosures today. (Source: Royal Bank of Scotland Archives)



Figure 7 – The original boardroom as seen in the 1920s (Source: Royal Bank of Scotland Archives)

The basement level contained “the treasuries”, the voucher-room, along with a hydraulic hoist. The masonry and brickwork were undertaken by Messrs. J. and H. Patterson, the ironwork by Messrs. E. T. Bellhouse and Co, and remaining work by Messrs. Bowden, Edwards, and Forster.

The building was officially opened on the bank’s 25th birthday on the 15th August 1862 (**See Figure 8 below**).



Figure 8 – A newspaper article from August 1862 giving notice that the new bank was now open. (Source: Manchester Courier, 16th August 1862)

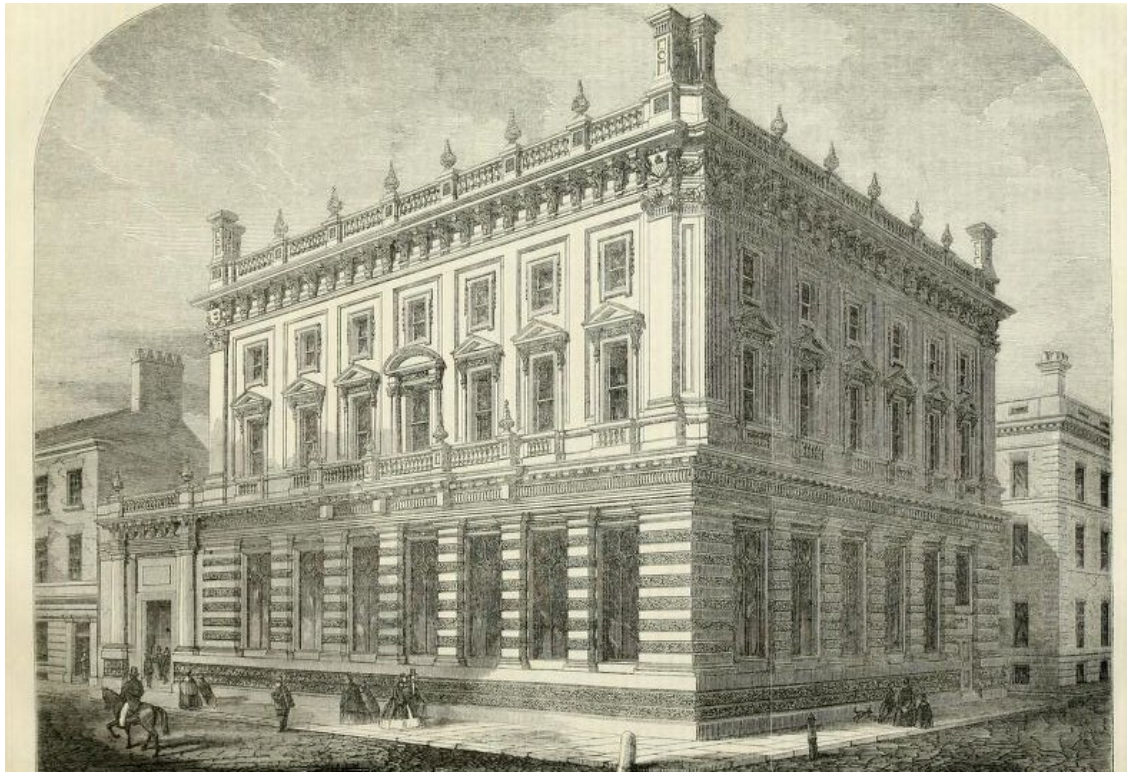


Figure 9 – An etching of the proposed new bank from 1862 (Source: The Building News and Engineering Journal, 19th September 1862).

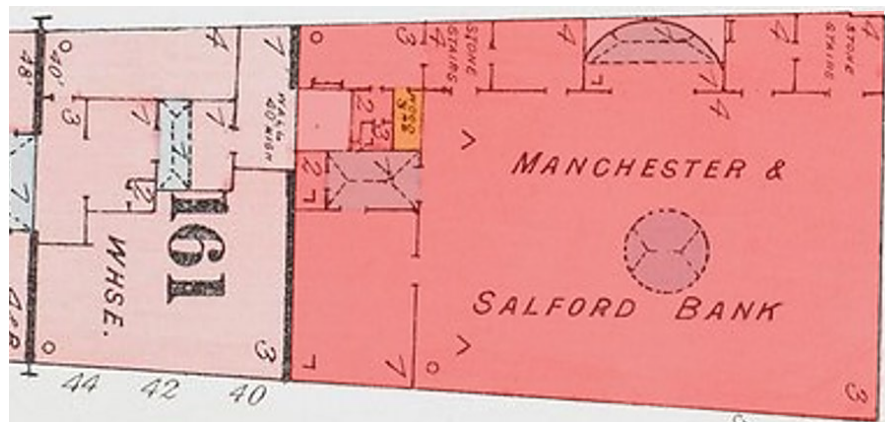


Figure 9a – Goad's Fire Insurance Map, 1886, showing the approximate internal planform (shaded red).



Figure 10 – An early photograph of the newly opened bank as seen here in 1867. Notice the earlier, 18th century townhouse to the left, which was later demolished to extend the bank in the 1880s. (Source: Manchester Archives)



Figure 11 – An earlier photograph (Stereograph) looking south-west down Mosley Street in the 1860s, showing the newly completed bank and surrounding buildings (Source: Manchester Archives).

In 1887 the adjacent building to the south-west of the bank was demolished and a large extension constructed in order to provide office accommodation, designed to match Edward Walter's original design by architects Barker and Ellis, who undertook many new bank, insurance company offices and general offices in the city centre in the late-19th and early-20th centuries.

The new extension resulted in some internal alterations to the original planform of the bank, with the original large entrance vestibule being truncated to allow for a new skylight, resulting in the adjustment of original doorway locations into the banking hall.

The Manchester and Salford Bank merged with the Williams Deacon Bank three years later in 1890 and was renamed Williams Deacon and Manchester and Salford Bank. Later, in 1901 the name was changed to Williams Deacon's Bank, and in 1930 the bank was bought by the Royal Bank of Scotland (although it continued to trade under the Williams Deacon's name).

During the mid-20th century the bank continued to grow, requiring a large new satellite premises immediately opposite the bank on Mosley Street in 1960 designed by architects Harry S Fairhurst & Son. Also during the late 1960s and early 1970s the interiors of the bank were modernised, including the insertion of areas of concrete raft flooring to the banking hall floor/basement ceiling (**Figures 11a-c**).



Figure 11a – A view looking north-east across the length of the banking hall following its refurbishments in 1973. (Source: Bruntwood)



Figure 11b & c – Two views looking south-west towards the entrance into the banking hall from the entrance vestibule, showing its originally open, unobstructed appearance in 1973 (Source: Bruntwood)

The 1887 bank extension was also redeveloped at this time to form a façade retention scheme, with a new building built immediately behind. This linked into an entirely new, stone-clad building, again by Harry S Fairhurst & Son, which extended the banks premises south-westwards to meet with Charlotte Street.

In 1969 the branch became part of Williams & Glyn’s Bank, and in 1985 it became a branch of The Royal Bank of Scotland. On the 5th November 2018 the bank closed.

7. Building Description

The following section provides an objective description of the ground and basement floor levels as existing, using images from the non-intrusive visual survey undertaken in May 2024.

Table 1: Building Description (SLHA May 2024)
Interior – Ground Floor

Figure 12 – Looking north-east across the length of the original banking hall.



Figure 13 – Looking along the Mosley Street elevation, showing the large original cast-iron windows.



Figure 14 – Looking north-west across the western end of the banking hall, showing the original entrance (left), which gives access from Mosley Street. The blocked doorway to the left leads into one of two original stone staircases, whilst the blocked doorway to the right would have presumably originally led into the bank manager's office.



Figure 15 – Looking north-west along the centre of the banking hall towards the curved bay at the rear of the building, showing the mid-to-late 20th century hoist (which has LBC consent for removal) partially blocking the view to the centre.



Figure 16 – Detailed view of the original hardwood timber panelling beneath the windows, that runs around the majority of the room. The right of the image shows the original varnished/stained finish of the timber as apposed to the 20th century paint scheme covering the left panel.

Beneath each of these panels is a cavity containing the original rolling mechanism that operated the original wright iron shutter systems.



Figure 17 – An example of one of the original 1860s roller shutter mechanism found within the under window cavities, which presumably could be wound allowing the wright iron shutters to be lifted into place via concealed, hinged timber leaf's.



Figure 18 – The windows to the York Street elevation, showing the later secondary glazing.



Figure 19 – Looking into the rear semi-circular bay along the rear elevation. The decorative framework to the ceiling was designed as a glazed laylight, lit from skylights on the roof above. These were either over-painted or filled with solid panels at some time in the c1960s/70s.



Figure 20 – Looking up at the original decorative plasterwork, plaster ceiling roses, and hollow cast iron ionic columns.



Figure 21 – An example of the differing areas of reflooring, which includes large areas of reinforced poured concrete rafts introduced during the 1960s/70s redevelopments.



Figure 21a – The original cantilevered stone staircase to the northern corner, giving access from ground level to the upper floors. Note the decorative barley twist cast iron spindles. The steps and hallway flooring are of solid stone.



Figure 21b – A view looking from the head of the basement stairs (extreme right) towards the northernmost room, showing the deeply moulded timber architrave, skirting and stone floor.

Interior – Basement Floor

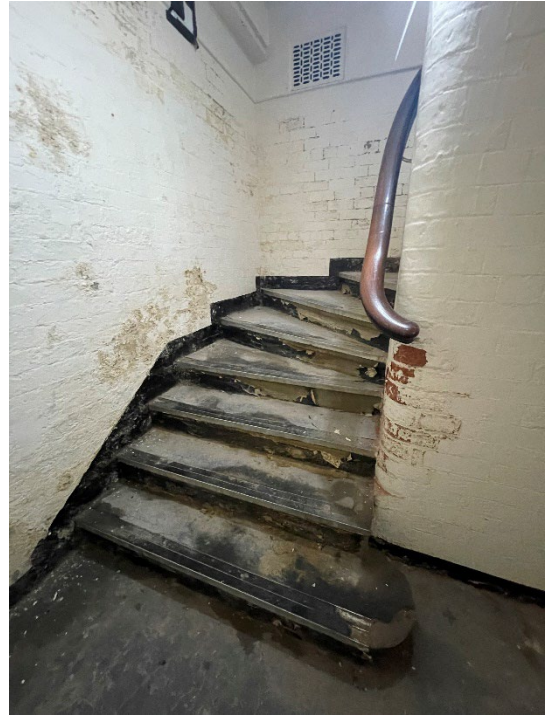


Figure 21b&c – A view looking up to the ground floor landing from mid-way down the basement stairs (left), and the base of the steps (right).



Figure 22 – A vault to the eastern corner showing original ashlar stone support for columns to banking hall (right) and later metal racking.



Figure 23 – The centre of the basement, showing the modern, 20th century hoist to the left, and doorway leading into room beneath semi-circular rear bay. Note this area underwent substantial alterations during the 1960s/70s with the insertion of reinforced concrete ceiling structure.



Figure 24 – One of two original iron safe doors leading into a single stone vault. Notice the original ashlar stone walls appearing through modern layers of paint.



Figure 25 – Detailed view of the interior of the stone vault, showing the ashlar stone through modern paint layers.



Figure 26 – A room to the north-east corner, which contains white ceramic tiling and a surviving original sash window (left).



Figure 27 – Detailed view of the original two-over-two sash window, with 20th century glass inserts.



Figure 28 – The room beneath the semi-circular bay, showing modern studwork divisions and c1960s/70s reinforced concrete ceiling structure.



Figure 29 – Detailed view of the surviving white ceramic tiling to the curved walls, seen here partially exposed.



Figure 30 – Example of granolithic marble terrazzo flooring to the curved bay area.

8. Significance Appraisal – Methodology

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2023) and uses Historic England’s methodology outlined in its 2019 document, “Statements of Heritage Significance”. Historic England’s “Conservation Principles. Policies and Guidance,” 2008, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Medium significance relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance/Detrimental features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

9. Statement of Significance

This section provides further details and a summary of the Site's relative architectural and historic interest. Outlining the significant features of the Site, summarising the significance of individual components of historic fabric and character.

The former Royal Bank of Scotland yields **high historic and architectural/artistic interest** through its high quality, monolithic Palazzo design by prominent local architect Edward Walters, and its original and intended use as a bank for the prominent Manchester and Salford Bank.

The ground floor banking hall retains its original double-height, open-plan character and original decorative wall and ceiling plasterwork, cast iron columns and hardwood timber skirting and moulded panelling beneath windows.

The large, over-sized original cast iron windows to the banking hall date to the original construction and unusually retain the iron roller mechanisms and chains from the original wrought iron security shutter system, although the survival of the shutters themselves is unknown.

The basement area of the Site has been substantially altered during the c1960s/70s, and retains little significant features or fabric apart from a surviving original ashlar stone bank vault with two iron doors, small areas of barrel-vaulted brick ceilings, small traces of glazed wall tile and an area of granolithic marble terrazzo to curved rear bay.

The building yields **no archaeological interest** due to the current building comprising basement and partial sub-basement floor levels.

The components of the Site determined to be of **high significance** include:

Ground floor

- The double-height, open-plan special character of the banking hall.
- The original cast iron columns.
- The ceiling and wall plasterwork.
- The surviving hardwood moulded paneling to dado level, and surviving areas where this retains its original varnished/stained appearance.
- The surviving deep timber skirting.
- The cast iron windows.
- The surviving original shutter mechanisms beneath windows.
- Surviving laylight framework to curved bay.
- The original stone cantilevered staircase with cast iron spindles to the northern corner.
- Surviving exposed large stone flags to northern staircase hall and adjacent connecting corridor (top of basement stairs).
- Original deep moulded cornice to basement stairs landing/corridor.

Basement floor

- The ashlar stone bank vault and two cast iron vault doors.

- Surviving brick barrel-vaulting.
- Surviving original two-over-two sash window to east of curved bay.
- Staircase leading from ground floor.

The components of the Site determined to be of **medium significance** include:

Basement floor

- Surviving enclosure to presumed location of original bullion hoist (north corner).

The components of the Site determined to be of **low significance** include:

Basement floor

- Surviving areas of wall tiles and terrazzo to curved bay.
- cEarly-20th century casement windows.

The components of the Site that are either of **no significance or detrimental** to the buildings understanding as a heritage asset include:

Ground floor

- Current decorative paint scheme.
- Modern solid infill panels/or over-painting to ceiling laylights to curved bay.
- Flooring, including c1960s/70s poured concrete reinforced floor.
- Modern lighting.
- Modern shelving to north alcove.
- Modern, c1960s/70s bank hoist to the centre of the floor.
- Recently constructed stud partition wall and glazed doors between entrance and banking hall.

Basement floor

- Modern, c1960s/70s bank hoist to the centre of the floor.
- Modern, c1960s/70s poured concrete reinforced ceilings.
- Modern lighting.
- Modern metal railings/gates.
- Modern stud partitions.
- Modern flush doors.
- Modern lino floor coverings to floors and basement steps.

10. Heritage Impact Assessment - Methodology

Section 7 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, states that *‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised’*.

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive *‘heritage benefits’*, by avoiding or minimising ‘harm’ to the: fabric, character, and experience of the designated heritage asset.

The required tests as outlined in NPPF (2023) paragraphs 205 and 206, require that the level of “harm” is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest of the Grade II* listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

11. Heritage Impact Assessment - Direct heritage impact (physical and character change)

The proposals seek to facilitate a change in use at partial ground floor/partial basement floor/ to restaurant/bar to accommodate the restaurant operator ‘Cut & Craft’. *Please refer to the accompanying drawings and Design and Access Statement for full details.*

The current, high quality proposals have strived to reverse some of the previous, unsympathetic changes with the aim of revealing as much historic fabric and features as possible, whilst also introducing a number of new, high quality fixtures/fittings and decorative elements to the former banking hall spaces.

The general proposals for the layout of the ground floor are to reveal and celebrate the double-height, open-plan historic character of the main room, where there will be a mixture of free standing tables/chairs, banquettes and booth seating. Furnishings and furniture will be of a high quality finish/materials, which respect and enhance the appreciation of the original decorative finishes and features within the banking hall space.

The c1970s blue paintwork to the original decorative plasterwork to the ceiling, walls and columns will be redecorated in more sympathetic tones, whilst areas of missing skirting will be replaced using the original skirting profiles to match. The double-height windows will receive new curtains, whilst the five existing blind niches around the perimeter of the room will receive high quality bespoke illuminated shelving, which will be freestanding.

Raised seating areas with low-level screens and integral lamps will help define the eastern end of the room, as well as either side of the main entrance, whilst to the centre of the room there will be a new feature island bar with decorative optics, as well as a number of bar seats. Sensitive lighting will allow for large pendant lights to utilise the original decorative ceiling roses, as well as additional mood lighting.

The greatest change to the banking hall space is the utilisation of the curved rear bay to form the new principal staircase to the basement floor level and the restaurant's kitchen. Here the curved design of the bay will be cleverly utilised with the introduction of a bespoke staircase, which will require an area of modern, no significance concrete raft floor to be removed.

Immediately in front of the proposed staircase will be the new location of the restaurant kitchen, allowing for the no significance modern bank hoist to be removed as previously consented. The kitchen will form a dramatic new feature within the banking hall, forming a box-like structure covered in highly reflective bronze-tinted mirror, which will reflect the features of the room.

As part of the reflective kitchen "pod", a new and matching narrow bulkhead will be located above the kitchen, passing in front of both columns within the curved bay in order to connect the necessary services and ducting from the kitchen into the already consented mechanical extraction ducting at roof level. The kitchen itself will include free standing square enclosures around the bases of both circular columns in order to protect these during use as a kitchen. In front of the kitchen pod will be a walk-in wine room, which will allow wines to be viewed from the wider restaurant space.

In terms of flooring, the banking hall floor was substantially altered in the c1960s/70s with the insertion of a reinforced concrete slab, which extends to the ceiling of the basement level below, consequently no original flooring survives, apart from a small area of later plain timber floorboards to the eastern corner. The flooring proposals will introduce oak timber effect Karndean floorboard flooring across the former banking hall floor, with areas of tiling to raised seating areas.

The original staff/manager's entrance from York Street (to the northern corner of the ground floor) is proposed to become a dedicated VIP entrance, with its original stone flag floor being covered with new tiling and the stone cantilevered staircase receiving a new central carpet stair runner fixed with brass stair rods. It is also proposed to line the underside of the ceiling in this hallway with a plasterboard-faced MF ceiling, which will extend into the adjacent corridor.

At basement level, the introduction of a new staircase from the ground floor restaurant allows the original, existing basement access stairs to become part of the back-of-house operations, effectively separating the eastern part of the basement (back-of-house) from the remaining front-of-house areas. This has allowed for all service rooms/store rooms and offices to be concentrated within the eastern parts of the basement.

The basement level is proposed to provide areas of private dining, which utilise the many differing - shaped rooms and former vaults. To the base of the new staircase will be a new reception lounge area around the location of the current, modern bank hoist (which has an extant LBC consent for removal) and feature panelling/fire surround installed to the perimeter walls. Modern WC's with tiled walls/floors will also be provided for.

As part of the proposals only one new opening will be created, linking the bottom of the original stairs south-eastwards towards the original vaults, further enabling direct access across the service parts of the basement.

Here the original ashlar stone bank vaults will be repainted, as well as the existing wall tiles to the northern room (to the eastern side of the curved bay). Within this room the original 1860s two-over-two sash window will be repaired and redecorated. The basement floor retains little original flooring and is now mostly screed and poured concrete, so all parts of the basement will be covered with a mixture of vinyl floor coverings to the back-of-house areas and original basement steps, whilst the dining areas and public circulation/WC's will be tiled.

12. Heritage Impact Assessment – Conclusions

This assessment of the Grade II* Listed former Bank of Scotland, accompanies the Listed Building Consent for the alteration and refurbishment of the partial ground and partial basement floor levels to enable its viable, long term use as a high quality restaurant and bar offering.

The significance assessment above has established a baseline from which the potential impact of the Proposals have been assessed. The aim is to demonstrate the cumulative impact of the proposed works to the Site as a whole. The sensitive proposals reflect the realistic level of works necessary in order to introduce a new restaurant and bar offering into the former banking hall and back-of-house bank storage areas.

The proposals focus on utilising the main banking hall space as an impressive and characterful double-height space for customers that will allow a better understanding and appreciation of the former bank and wider building by both restoring original features such as the decorative plasterwork, columns and windows and but introducing new, high quality elements and features that accord with the date and type of building *in order to create a traditional, yet modern space.*

At basement level, only the modern 20th century security railings will be removed, along with the openings needed for the introduction of the new principal staircase. The simple basement spaces are largely devoid of remaining features apart from generally the masonry substrate itself, the bank vaults and areas of plain glazed tile/sash window.

The proposals here introduce high quality decorative treatments to each of the differing former bank vault/storage areas, which will enhance the utilitarian basement areas and make them attractive dining spaces.

The above elements of the scheme constitute minor to moderate heritage benefits for the listed building by enhancing its special character and the ability to appreciate it.

Where examples of alteration are proposed, these interventions are necessary in order to allow for the functional operation and use of the ground and basement floor levels for this new use. Where these alterations occur, such as the installation of a new principal staircase and kitchen pod, these additions have been designed as features in their own right, which contribute to the impressive and robust architectural quality of the large, double-height space without pastiche.

Due to the considered design of the scheme there is only two areas of principal fabric removal, these being the removal of modern no significance c1960s/70s concrete raft floor to allow for the construction of the new staircase to basement level, and the creation of a single door opening in an original area of painted brick wall at basement level to allow for better circulation through the proposed back-of-house spaces.

The introduction of the new staircase, although a major intervention, will principally only affect modern fabric, in terms of the current reinforced concrete floor slab, and will incur a negligible adverse impact.

The addition of the feature kitchen “pod” and services bulkhead above will introduce a modern feature to the former banking hall and allow the kitchen to be within the restaurant itself, rather than concealed within the restricted head height areas of the basement level.

Although this approach creates a new, modern feature of high quality reflective quality, the structure will partially obstruct the spatial quality and views into the curved bay, thus resulting in a minor adverse visual impact.

Other instances of minor and moderate adverse harm relate to the proposed decorative finishes to the proposed “VIP entrance”, which originally formed the staff entrance from York Street. Here, it is proposed to conceal the original stone flag floor at the base of the stone staircase and adjacent corridor with new tiles, whilst the stone, cantilevered staircase itself will receive a new carpet stair runner, fixed to each step by stair rods. The ceiling to the stair hall and adjacent corridor will receive a new painted MF ceiling.

The overall scheme presents a high quality and sensitive restaurant/bar fit-out is essential to allow for the successful, viable reuse of the Site in the most sympathetic and carefully considered manner, whilst retaining and celebrating all remaining elements and features of significance, which, together with the introduction of the new staircase and bold kitchen pod, together enhance the building’s character, and the ability for its full successful use.

In conclusion, when weighing up both the beneficial and adverse impacts of the overall scheme, it is considered the Proposed Development would incur some harm, albeit less than substantial - triggering the need to test the proposals against para.208 of the NPPF.

Appendix I - List Description

Heritage Category: Listed Building

*Grade: II**

List Entry Number: 1220165

Date first listed: 25-Feb-1952

Date of most recent amendment: 05-Jun-1994

List Entry Name: ROYAL BANK OF SCOTLAND

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

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.

Location

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

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

Appendix II – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact.	Development which comprises an imperceptible physical impact	Imperceptible change to the fabric and character of a designated heritage asset,

<i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to

<i>characteristics of its heritage interest.</i>		a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
--	--	---