

ATELIER.MB

DESIGN AND ACCESS REPORT

MIDLAND HOTEL - WEST ENTRANCE

REVISION	-
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PROJECT REF.	2045

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

CONTENTS

1.0 INTRODUCTION	3
2.0 SITE	5
2.1 CONTEXT	6
2.2 BUILDING	7
3.0 BRIEF AND SCOPE	8
3.1 BRIEF AND SCOPE	9
3.2 INVESTIGATION	10
4.0 PROPOSALS	12
4.1 REPAIR PRINCIPLES	13
4.1 METHODOLOGY	14
5.0 ACCESS STATEMENT	15
5.1 ACCESS	16

1.0 INTRODUCTION



Fire damaged West Entrance - current condition

Atelier MB have been appointed by Leonardo Hotel Management (UK) Limited, to prepare and submit a Listed Building consent application in relation to fire damage to the West Entrance of the hotel, Mount St, Manchester.

AtelierMB are an established architectural practice located in the heart of Manchester. We have a huge range of experience with regards to development works in connection with heritage assets.

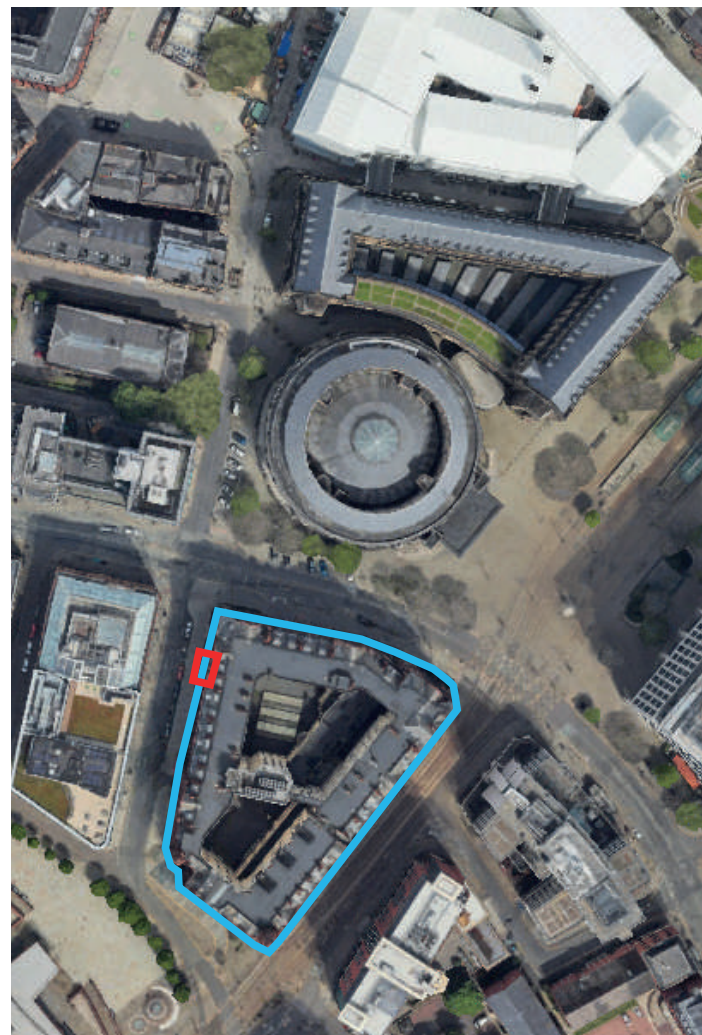
This report should be read in conjunction with associated reports/documentation from Atelier MB Ltd and Mather and Ellis Ltd.

2.0 SITE

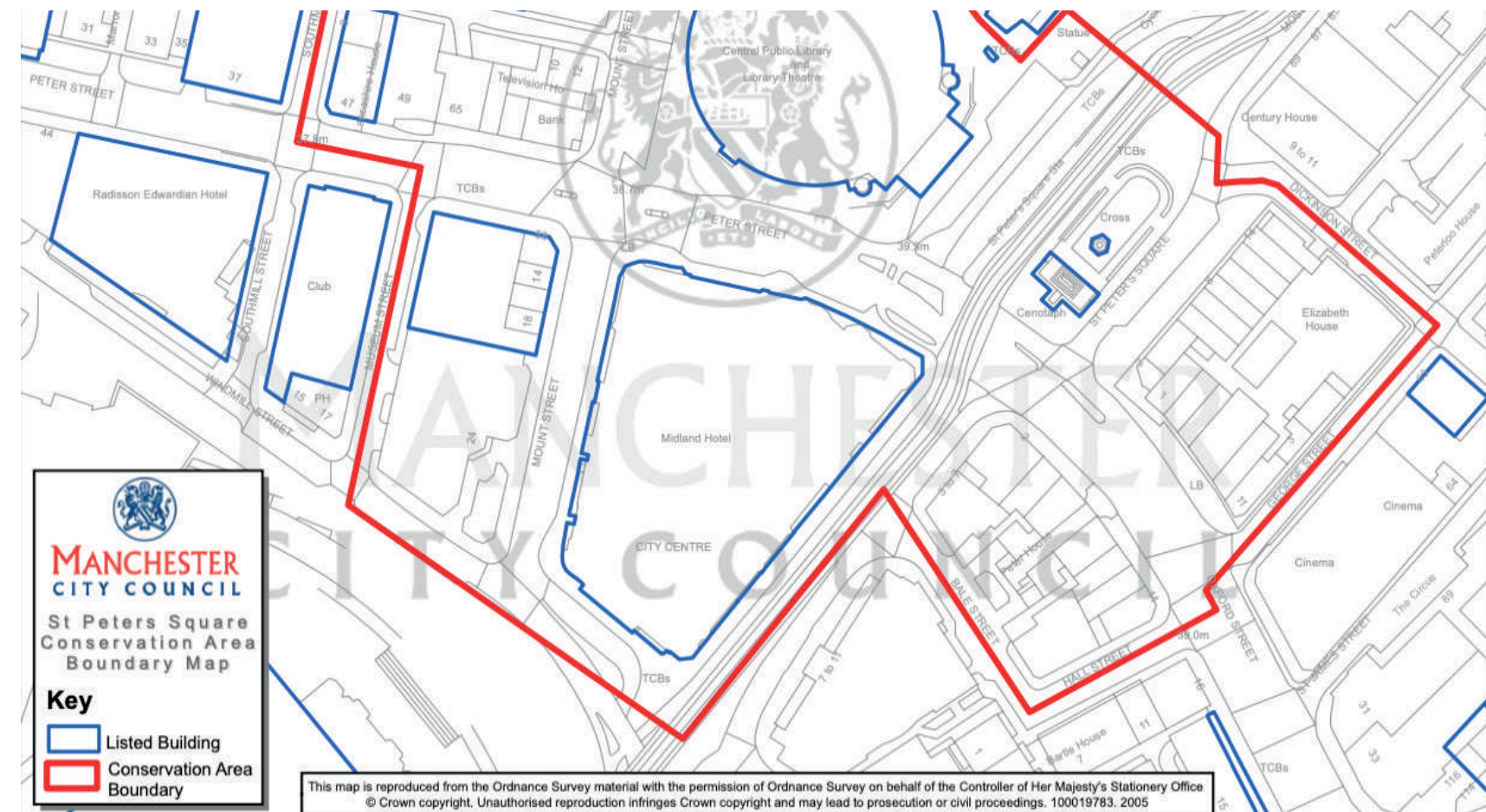
2.1 CONTEXT

The Midland Hotel is an iconic grade II* listed building, located in the St Peter's Square Conservation Area of Manchester. The encompasses a full urban block, with the main entrance on Quay St.

The entrance to which this application relates is the West Entrance on Mount St. In reality, this is primarily used as a fire exit from the ground floor breakfast restaurant.



Hotel bounded in blue, extent of works indicated by a red line.



2.2 BUILDING

The Midland Hotel is in central Manchester. Although bounded by busy urban roads, there is an on street parking bay adjacent to this part of the building, and another at the rear. Either could be used by contractors subject to the correct consents.

The hotel is in active use, and the entrance itself forms the fire escape from the breakfast restaurant (until 11am) and occasional other events. The spa is located beneath the entrance, with bedrooms above facing onto the balcony.

Extracts from the Historic England listing text are 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 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. Listing NGR: SJ8382897870'

Please refer to the separate Heritage Report for further details.

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.

In January 2024 the West entrance was the subject of an arson attack. A significant amount of damage has been done to the stone in this area, along with wider soot/smoke staining.

The timber entrance door was damaged beyond use, however please note that we are advised there is an existing Listed Building Consent in place for a replacement door. Temporary hoarding is in place on site now.

3.0 BRIEF AND SCOPE

3.1 BRIEF AND SCOPE

The strategic brief given by the client, is to repair and reinstate stonework and associated ancillary materials which were damaged in the arson attack, January 2024.

The area affected includes the granite façade, voussoir entrance archway, limestone steps, and faience balcony over.

The works need to be carried out as soon as possible – with due regard given to the inevitable disruption that will be caused.

3.2 INVESTIGATION



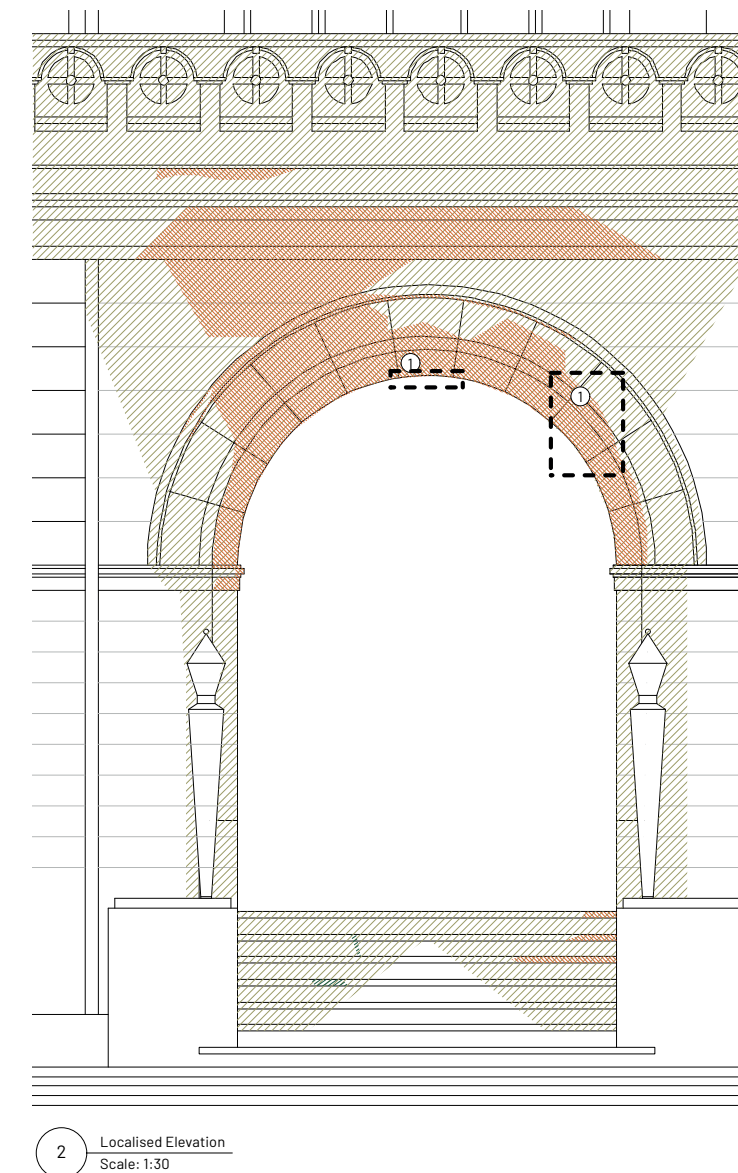
To inform both the Listed Building Consent application, and the tender package, Atelier MB obtained a price from Mather and Ellis, reputable stonemasons, to attend site and carry out localised opening up works.

This work took place in April 2024, and subsequent reports were prepared by the attending structural engineer, and the stonemason.

As part of the works, the stonemasons cleaned off any large loose pieces, and took samples of the stones and mortars. The core samples were then reinstated with a resin and lime mortar to suit their location.

The results can be summarised as follows:

- The granite blocks are full thickness. The stone varies in depth depending on the location. From nom. 390mm to upto 500mm. Behind the stone, is a brick structure. There is no gap, and the stones are mortared together. The structure is sound, and cracks beyond the surface were not observed at 3 no. core drill locations.
- The stone arch is load-bearing.
- The joints are nom. 3mm wide at the face, with the voussoir stones tapered in plan to form wider bedding joints.



Areas for investigation highlighted on condition survey - Elevation



- There are 2 no. types of bedding mortar.
- a) bedding of the walls with a dark relatively crumbly sandy mix. Little textural variation.
- b) voussoir bedding darker and harder in nature. Possibly formed from cinder. Again, sandy with little texture variation.

A full report has been provided by Mather and Ellis, which accompanies this application. This includes a proposed methodology, specification, and indicative programme.

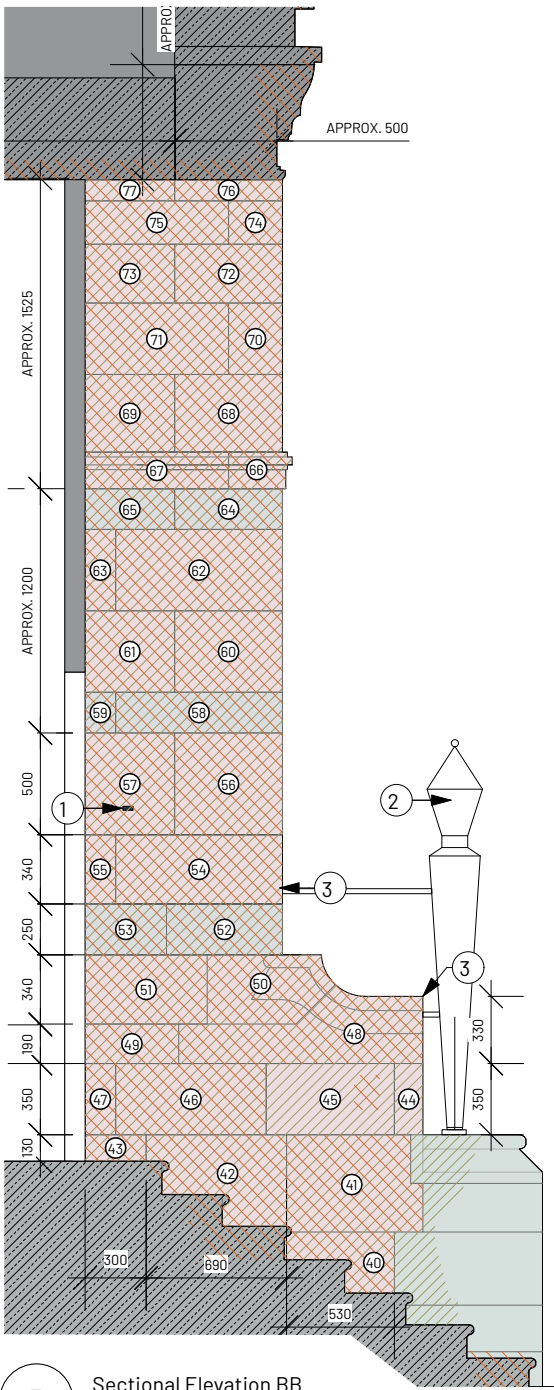


Images from the site investigation

4.0 PROPOSALS

4.1 REPAIR PRINCIPLES

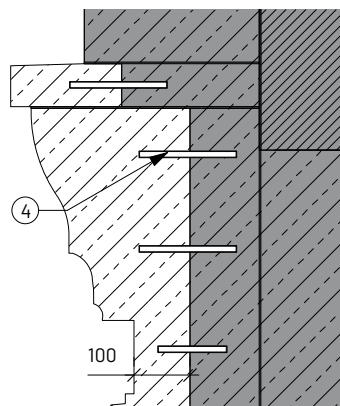
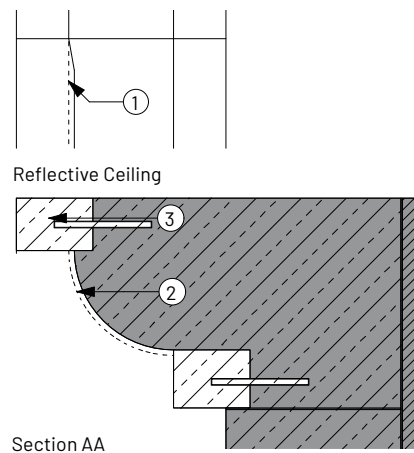
- Minimum loss of fabric
We will conserve existing historically significant fabric where possible.
We will repair and conserve historically significant features to prolong their life.
- Minimum intervention
We will replace a minimal amount of fabric such that the damage is repaired but surrounding sound fabric is retained and undamaged as far as possible.
- Minimum loss of authenticity
We will not 'recreate' or reinstate historical fabric unless we have strong evidence to confirm its extent and form.
All new materials will be specified to match existing as closely as possible in terms of colour, size, texture etc.
- Aesthetics
Given the high significance placed on the aesthetics of the Midland Hotel, we will employ a strategy of repair whereby the new works are weathered down to match existing general atmospheric soiling.
E.g. pointing. All joints between old and new fabric will be kept to a minimum and as visually unobtrusive as possible.



3 Sectional Elevation BB
Scale: 1:30

Extract from proposed sectional elevation drawing

4.2 METHODOLOGY



Extract from typical details drawing.

- Install a scaffold tower to the full area of damage/soiling. This will be designed to enable the entrance to continue to be used as a fire escape for most of the works.
- Install temporary arch formwork to support the structure during the works.

CLEANING

- Clean stonework and faience terracotta balcony with a soft abrasive - used at the lowest velocity required to prevent damage to non damaged surrounding surfaces. This will allow checking for any further cracked or otherwise damaged pieces currently hidden by the brittle damaged surface
- Once the repair work is complete, a high pressure steam clean will be used to remove the soot soiling to otherwise sound stone.

REPLACEMENT STONE

- The repair is to be carried out using face part 100mm deep indents. This will minimize the volume of old stone to cut out, new stone to buy and can be enacted without undermining the rest of the structure above.
- Chain drills the damaged stone to a depth of

nom. 100mm to take new stone faces which will be mortared, and resin dowelled in place.

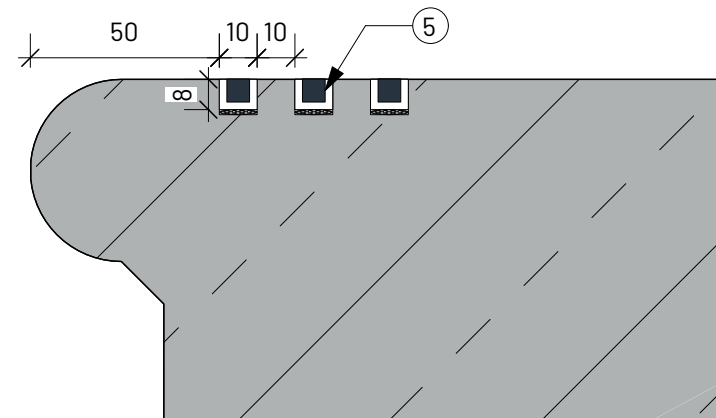
- Core drill and grind out inner stones that are not bounded by damaged stones (i.e. those closest to the doorway) to take new stone faces which will be mortared, and resin dowelled in place.

REDRESSING

- Cantilevered stones beneath faience terracotta balcony. Redress damaged faces, with a sloped transition between the surrounding original profile and the new recessed face.

As we have prepared these proposals, we have been in correspondence with the Conservation Officer (CO), Paul Mason. In particular we have discussed the method by which the cantilevered stones can be redressed. Whereas replacement indents of this quarter circle cantilevered profile would be structurally difficult most likely result in the damage and replacement of the terracotta above, this solution allows the majority of the original stone to remain in situ. If the faience terracotta balcony above responds well to the steam and particle cleaning techniques, this will also be able to remain. The final redressing profile will be agreed on site with the CO.

5.0 ACCESS STATEMENT



As part of the works, replacement improved contrasting stair inserts are proposed. These will improve the visibility of the steps as they are descended in the event of a fire.

The feature lighting columns will also be reinstated to match the existing damaged fittings.

No further changes to the entrance accessibility are proposed as part of this application.

OLD PLACES • NEW STORIES

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