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PLANNING



Planning Statement including Heritage Assessment and Design and Access Statement

For St John's Buildings Ltd | 24-061

Proposed internal modifications to provide a new internal lift and first floor ramp at 24A St John's Street, Manchester, M3 4DJ

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PLANNING

Project:	24-061
Site Address:	24A St John's Street, Manchester, M3 4DJ
Client:	St John's Buildings Ltd
Date:	02 May 2024
Author:	Clare Gascoigne
Approved by:	Caroline Payne

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1. Introduction

1.1 This planning statement is submitted in support of an application seeking listed building consent for proposed internal modifications to the existing office accommodation to improve accessibility between the ground and first floor at 24A St John's Street, Manchester.

1.2 The applicant wishes to improve accessibility internally between the ground and first floor of the building. The proposed work involves the installation of a new free standing lift within the open staircase between the ground and first floor. It is also proposed to install a shallow timber ramp over internal steps at first floor level to improve access to the office accommodation at the rear of the building.

1.3 The photograph below shows the ground floor stairwell where the lift is to be located.



2. The application

2.1 Listed Building consent is being sought to undertake internal modifications within no 24A to improve accessibility between the ground and first floor and to allow easier access to the multi-function office space at the rear of the building. The application consists of two elements which are set out below. No external changes are proposed.

Proposal 1 – new lift.

2.2 Within building 24A there is a large open staircase with a central atrium which leads from the ground floor to the second floor. The proposal involves the insertion of a free standing lift between the ground and first floor of the building. The lift would be fixed with two ground floor mountings and two 'L' shaped brackets on the underside bulkhead of the landing. The cupboard to the right (under the stairs) would house the Miniature Circuit Breaker (MCB). The motor for the lift would be incorporated into the lift housing which would be located between the lift and the side wall of the staircase.



2.3 No alterations would be required to the existing staircase balustrade at ground floor level. On the first floor, access would be gained directly from the landing where the existing balustrade would be removed.

Sections of the removed balustrade would be refitted where necessary. The remaining space around the back of the lift mechanism would be boxed in with timber detailing and this would run parallel with the bottom of the existing balustrade. This timber work would be treated to match the existing timber work in both design and paint colour.



Proposal 2 – new internal ramp

2.4 The previous modern extension at the rear of the building has been constructed with a different floor level at first floor resulting in three steps within the corridor between the original first floor and the extension. The first floor area in the modern extension is open plan and used as informal and formal meeting space as well as function space for office events. Due to the difference in levels, this space is not readily accessible to all members of staff. It is proposed to install a timber framed ramp over the existing steps and relocate an existing fire door and stud wall with fire door in the corridor back toward the main landing where the lift would be located to achieve the necessary gradient on the ramp.



3. Context

Site location and description

3.1 St John's Street is believed to be the only surviving Georgian terraced street in central Manchester and forms the heart of the St John's Conservation Area which was designated on 4th November 1970. The properties date from the 18th and 19th centuries and are located between Deansgate and Bryon Street.

3.2 The application building was historically three individual residential properties and was converted into office accommodation to allow the 3 buildings (24A, 26 and 28) to be used as one large office building. This work has involved minor internal works to allow for easy movement between all three buildings. Permission has more recently been granted to convert no 28 back into residential accommodation and the conversion work is now in progress. This building is no longer in the applicant's ownership.

3.3 The offices at 24A and 26 are currently used as Barristers Chambers.

Relevant planning history

3.4 The property has a long and detailed planning history including a number of planning and listed building applications for the conversion and subdivision of the buildings into office accommodation along with applications for internal modifications and modern extensions to the rear of the building.

3.5 An application in 2010 sought listed building consent for internal and external works associated with providing improved office accommodation on the ground floor (application reference 094678/LO/2010/C1). This included the removal of internal walls, creation of glazed partitions, insertion of suspended ceilings and installation of air conditioning units within the rear internal courtyard. This application was approved on 3rd February 2010. The supporting historic building report with this application provided a comprehensive list of the planning history for the property and will not be repeated here. This report is provided at appendix **EP1**.

3.6 The summary on page 20 of this report states:-

In summary this building is a well preserved 1930's structure which has been well maintained. The consequence of this maintenance, consistent redecoration and the upgrading of electrical services, fire and security features, has been a loss of original character, but this is absolutely typical of a 20th century building. Probably the most characterful area of the building was the rather grandiose staircase, but this was substantially altered when the lift was taken out in 2002. Elsewhere the veneer of new finishes has diluted the character of this building, but the loadbearing construction has obviously restricted any alteration and the cellular pattern has therefore been preserved.

3.7 No further details of this previous lift are available however it is assumed from this information that the majority of the staircase details that currently exist are not original, but a modern interpretation undertaken at that time the lift was removed in 2002.

3.8 Below is a table of the more recent planning history for no 24 A- 28 St John's Street since 2010.

Date	Application number	Description	Decision
December 2010	094678/LO/2010/C1	LBC alterations for internal and external works – 24A - 28 St John's Street	Approved 03/02/2011
March 2021	129613/FO/2021	Planning permission for re-instatement of subdivision to office accommodation – 24A – 28 St John's Street	Approved 08/06/2021
March 2021	129614/FO/2021	LBC for reinstatement of subdivision 24- 28A	Approved 08/06/2021
April 2021	130077/LO/2021	LBC for internal alterations- 24A- 28 St John's Street	Approved 10/08/2021
April 2023	136626/LO/2023	LBC for external and internal for change of use from offices to residential	No decision made yet
April 2023	136625/FO/2023	PP for change of use to residential dwelling	No decision made yet

4. Policy context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan:

> "If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

4.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting. The application must (in part) also be considered in the context of the legal duty as conferred by S72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, which states:

> "In the exercise, with respect to any buildings or other land in a conservation area, of any powers under the provisions mentioned in subsection (2)*), special attention must be given to the desirability of preserving or enhancing the character and special appearance of that area."

Development plan context

4.3 The Manchester City Council development plan is made up of the Places for Everyone (PfE), the Core Strategy 2012-2027 and the Manchester Unitary Development Plan (UDP).

4.4 The site is located within Manchester City Centre and within the St John's Street Conservation Area as identified on the local plan proposals map.

Places for Everyone (PfE) (adopted 21 March 2024)

4.5 Places for Everyone (PfE) is a joint Development Plan Document produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan). It identifies the quantum of new housing and employment development, supports the delivery of key infrastructure, and protects environmental assets.

4.6 Policies relevant to this application are:

- JP-J3: Office development
- JP-P2: Heritage

4.7 Policy JP-P2 supersedes the second paragraph of Policy EN3 of the Core Strategy and seeks to ensure that further clarity in relation to conserving and enhancing in the future and providing a clear understanding of the historic environment and heritage values of sites is met.

Manchester Core Strategy 2012 – 2027 (MCS) (Adopted July 2012)

4.8 Relevant policies from the Core Strategy are listed below:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy CC9 – Design and Heritage
- Policy EC8 – Central Manchester
- Policy EN3 - Heritage
- Policy DM1 – Development Management

National Planning Policy Framework (The Framework) (December 2023)

4.9 The Framework was most recently updated in December 2023. Paragraph 11(c) states that regarding decision taking, presumption should be made in favour of sustainable development which means:

> *"c) approving development proposals that accord with an up-to-date development plan without delay"*

4.10 Section 16 of the Framework provides details on assessing, conserving, and enhancing the historic environment in respect of designated and non-designated heritage assets. In particular, paragraphs 200 states that: -

> *"The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

4.11 Paragraph 203 of the Framework states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

4.12 The Framework confirms that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 205). The designated heritage asset in this case is the host building itself and the St John's Conservations Area.

Other material considerations

Supplementary planning guidance documents

4.13 The following supplementary planning guidance document is relevant to the determination of this planning application:

- Guide to Development in Manchester Supplementary Planning Document (SPD) (Adopted April 2007).
- Design for Access Manual (December 2003).

5. Assessment

The Heritage Assets

5.1 The Framework states at paragraph 200 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 level of details should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposals on their significance"*

5.2 The application buildings are Grade II listed and also lie within the St John's Street Conservation Area, both of which are designated heritage assets. The building was listed in 1974 and the conservation area designated in November 1970.

Designated Heritage Asset – The Listed Building and the St Johns Street Conservation Area

5.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting.

5.4 Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act (1990) states that special attention must be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. The test can be met by either development which makes a positive contribution to an area's character or by development which leaves the character and appearance unharmed.

5.5 The Framework confirms that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 205). The designated heritage asset in this case is the host building and the St John Conservations Area. Clearly it is desirable to sustain and enhance these heritage assets.

Assessment of impacts

5.6 There would be no alteration to the external appearance of the buildings and as such the proposal would preserve the character and appearance of the conservation area and the statutory test is met.

5.7 In terms of the listed building, the proposed works are internal and predominantly relate to alterations to the area of the stairwell.

5.8 In December 2003, Manchester City Council published the second edition of the Design for Access Manual which seeks to promote best practice in promoting access for disabled people and provides advice on how existing buildings can be adapted. It is acknowledged at Section 28 that providing improved accessibility in Listed Buildings should be possible without compromising the buildings special interest.

5.9 The proposed lift is to be located within the open stairwell, which according to the Historic Building report provided at EP1, and referred to at paragraph 3.6, has undergone substantial remodeling work undertaken at the time the previous lift was removed in 2002. The majority of remaining timberwork is a modern interpretation, consequently, there is very little of the original staircase remaining. By locating the lift within this area will ensure that no damage will occur to the historic fabric of this part of the building.

5.10 The proposed ramp involves the installation of a timber ramp to be fitted over the existing steps, to achieve the appropriate along with the relocation of a small section of modern stud partition walling, which includes an internal fire door by approximately 3.5m to allow for the appropriate gradient of the ramp to be achieved. This area has previously been modified to enable access into the modern extension, therefore the historic fabric in this area has already been removed. As the proposed ramp is to be installed over the current floor levels and steps no harm to any remaining historic fabric in this area is anticipated.

5.11 Any perceived harm to the designated heritage asset of the listed building is neutral or low (less than substantial). Paragraph 208 of the Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.12 The public benefits in this case would be the greater accessibility between the ground and first floor and between the original building and the modern extension at the rear of the building (in accordance with Policy DM1).

5.13 In this case, any perceived harm is far outweighed by the benefits of improving accessibility between the ground and first floor office accommodation which will be to the benefit of staff and clients of this busy chambers thus securing its optimum viable use in the city centre location.

Design and Access

5.14 The resulting design of the proposed internal layout allows for greater flexibility in improving the internal access between eh ground and first floor. **No physical alterations to the exterior of the building are proposed nor to any of the original internal historic fabric of the building.**

5.15 The proposed alterations of installing a free standing lift and a timber ramp over the top of the existing corridor floor and 3 steps are minor and cause no harm to the listed building. As set out above, the principle

of improving existing office accommodation is acceptable in principle within the City Centre and accords with both national and local planning policies.

6. Summary and Conclusions

6.1 This statement is submitted in support of an application for proposed internal modifications to this existing office building.

6.2 The proposed alterations are required to provide and improve accessibility between the ground and first floor office accommodation of no 24A St John. Due to the areas in which the proposed work is to be carried out has already been subject to modern intervention the impact on the historic fabric of the existing building is minimal. It has been demonstrated through careful internal design that the proposal subject this application are fully compliant with Policies SP1, EC1, CC4, CC9, EC8 and DM1 of the Manchester Core Strategy and the Framework.

6.3 We conclude that there is no harm to the designated heritage asset of the St Johns Conservation area and that any perceived harm to the designated heritage asset of the listed building is low and far outweighed by the benefits of improving the accessibility within this office accommodation which will be to the benefit of the current busy Barrister chambers, the optimum use of the building. This assessment accords with the balanced judgement required by paragraph 208 of the Framework where if the development leads to a less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

EP1

St JOHNS BUILDINGS ST JOHN STREET MANCHESTER

HISTORIC BUILDING REPORT

For

St JOHNS BUILDINGS COMPANY



Purpose of Study

This study was commissioned by St Johns Chambers to form part of the application for Listed Building Consent. It is intended to provide a record of the historical and architectural significance of the buildings and fabric and to identify areas of low architectural and historic merit which may be considered for modification to provide more efficient accommodation for the current occupants. The buildings are very conveniently located for the barristers who occupy them, close to the Crown Court buildings in Manchester, and this growing practice would prefer not to relocate if opportunities for internal remodelling could be found to exist.

The buildings comprise four addresses, 24A, 26 and 28 St John Street and 15A Byrom Street. The latter address is now obsolete as the building forms part of 28 St John Street and its entrance door has been bricked up.

Refer to Appendix 1 Drawing Number S01

Methodology

Inspections were carried out by representatives of the Architect and Contractor. These included observations of the external facades, and the preparation of internal room data sheets (where relevant) which record likely original areas of fabric and detail. In addition, a full building survey was carried out by Tower Surveys, Chartered Surveyors, of Stoke on Trent.

Records from the room data sheets were transferred to the drawings which illustrate this report.

Desk top research into local archives which are accessible through the internet supplemented the study. Research was also carried out at Manchester Central Library archive, and at the offices of the Manchester City Archivist, who keeps records of building works carried out since approximately 1900. Photographs, articles and drawings from these searches are referenced.

The building has been toured with the City conservation officers, and informal discussions took place during the tours have been noted, circulated and included in this study.

Legislative Background

Listings and Conservation Area Status

The buildings are all listed Grade II as follows.

No 24A & 26 listed 3.10.1974.

Manchester SJ8397NW ST John Street 698-1/30/404 (north side) No's 24A and 26 GV II Pair of town houses, now offices. Late C18; altered. Brown brick in Flemish bond (façade of 24A apparently rebuilt); roof not visible. Double depth plan, each house single-fronted, with back extensions. Three storeys over cellars, 7 bays, with plinth, 1st floor sill-band, plain frieze and moulded cornice. Round headed dooways in the 4th and 5th bays, with open pedimented Tuscan doorcases, panelled doors and semi-circular fanlights; 12 and 9 pane sashed windows with exposed boxes, raised sills and flat-arched heads, that at left end of first floor with a shaped pediment and the one above with a cornice. Ridge chimneys. Rear and interior not inspected. Forms part of terrace on north side of street.

No 28 listed 24.7.1974.

Manchester SJ8397NW St John Street 698-1/30/405 (North side) No 28 GV II Town house, now office. Late C18; altered. Red brick in Flemish bond (roof not visible). Rectangular plan on corner site, single-fronted. Three storeys over cellar, 2 bays, with plinth, 1st floor sill-band, plain frieze and moulded cornice. Large square-headed doorway to the right with late C19 or early C20 pedimented sandstone doorcase, panelled door and rectangular overlight; 12 and 9 pane sashed windows with exposed boxes, raised sills and flat-arched heads. Side-wall chimney. 5-window left return wall (Byrom Street) with early C20 oriels and other windows sashed without glazing bars. Interiors not inspected. Forms left end of terrace on north side of street.

No 15A Byrom Street was also listed 24.7.1974.

Manchester SJ8397NW Byrom Street 698-/30/33 (east side) No 15A GV II Town house. Late C18 with later alterations. Red brick in Flemish bond, slate roof. Square plan. Three storeys and basement, 2 windows; plain doorway to left with plain overlight; one sashed window and one 2 light oriel fitted with later sashes. Adjoins rear of 28 St John Street. Included for group value.

Note the above descriptions are taken verbatim from the official listings. They contain errors, in particular, the assumption that No 24A is of Georgian origin, and the reference to C20 oriels. These errors will be clarified later in this study.

The buildings are located in the St. John Street conservation area. They form part of one of two remaining Georgian terraces in the City of Manchester. The street originally led to St. John's Church which was consecrated in 1769, and demolished in 1931. The site of the church is now a garden of commemoration, protected from development both as consecrated ground and by covenant. The side of No 28 St John Street and the former No 15A Byrom Street overlook the garden.

The listing and conservation area status means that any proposals for alteration are subject to listed building. It has been established with the Conservation Officer that conservation area and planning consent are not required on this occasion as the proposed works are limited to the interior. Proposals are subject to the guidance in "Planning for the Historical Environment" Planning Policy Statement 5 (PPS 5). This requires proposals to be justified together with an explanation of their effect on the historic fabric.

We list below relevant extracts from paragraphs

Paragraph 7 'The Government's objectives'

> *' recognsie that heritage assets are a non-renewable resource'*
> *'recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the longer term'.*

Policy HE 1.1

> *'Opportunities to adapt heritage assets include energy efficiency…….. and allowing for sustainable use of water. Keeping heritage assets in use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings.*

Policy HE 3.1 (iv)

> *'the re-use of existing fabric, minimizing waste'*

Policy HE 6.1

> *'…. provide a description of the significance of the heritage assets affected … The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed….'*

Policy HE 6.2

'This information together with an assessment of the impact of the proposal should be set out in the application (within the Design and Access Statement when this is required) as part of the explanation of the design concept'

Policy HE 9.1

'There should be a presumption in favour of the conservation of designated heritage assets ……' Significance can be harmed or lost through alteration or destruction of the heritage asset…..'

These general considerations are set out in para 3.19 and in brief are:-

- Condition of building and viability of repair
- Adequacy of efforts to retain the building in use
- The merits of alternative proposals for the site.

Development Plan Policy

The Manchester District local development plan includes commentary on over 30 areas in the city centre. Area 27 makes reference to St John Street :- *"The eastern part of the area fronting John Street is a stable and environmentally friendly attractive area, likely to remain buoyant in terms of demand for smaller commercial premises… Most of the built form is either recent or long life with some architectural merit, the only remaining development opportunity being the Deansgate frontage. The area is characterised by small office suites used as medical consulting rooms or by solicitors and barristers., the area being conveniently located in relation to the Crown Courts.* ***The changes that are evolving here are to be welcomed and the basic approach should be to do anything to encourage them.*** *Deansgate and Quay Street will remain important traffic routes****…. Any development would be considered very much with reference to the characteristics and qualities of the St John Street area and would give encouragement to a wide use of small scale commercial uses****. High environmental standards will be required and uses not relevant to the future character of the area and determined by adjoining tourism and housing components will be precluded."*

In relation to the proposals to grow the barristers business on the current site, the planning guidelines indicate that this will be encouraged, as it clearly constitutes the expansion of existing small scale commercial uses. It follows there should be no objection to the **use** proposed.

In terms of the proposals effect on the historical character of the buildings, PPS 5 implies that justified and managed alterations should be favourably considered provided they match the criteria for retention of the overall character, or its enhancement, and provided the proposals embrace sensitive efforts to preserve features of historic and architectural interest, and that any demolition or alteration is justified by the improvement and does not materially detract from the value of the asset.

This study identifies features which need to be retained to protect that character, and therefore the potential for redevelopment and internal alteration in other areas of the buildings.

List of Previous Consents:

1. App No: F00947/LB
   Location: 28 St John Street/15a Byrom Street.
   Proposal: Listed Building Consent. Internal alterations and three storey extension to existing consulting rooms.
   Decision: Approved
   Decision Date: 21st June 1974.

2. App No: F10104/LD
App Type: Unknown
Applicant: A Pope and Company.
Agent: WT Gunson & Son
Location: 28 St John Street
Proposal: Change of use from Doctors surgery and caretakers flat to offices.
Decision: Approved.
Decision Date: 7th March 1979

3. App No: F13097/LB
App Type: Unknown
Applicant: JS Jones Chambers.
Agent: R.V Lancashire.
Location: 28 St John Street
Proposal: Listed Building Consent, Alteration and renovation of offices.
Decision: Approved
Decision Date: 23rd April 1980.

4. App No: 28488
App Type: Listed building consent.
Location: 26 St John Street
Proposal: Listed building consent. Provision of new toilets and windows on first floor level.
Decision: Withdrawn
Decision Date: 10th February 1987

5. App No: 28627
App Type: Full application consent.
Location: 26 St John Street
Proposal: Rebuilding of elevations to form three storey rear addition.
Decision: Approved
Decision Date: 29th May 1982.

6. App No: 28623
App Type: Listed building consent
Applicant: Crown Ring Ltd
Agent: Ashby
Location: 26th St John Street
Proposal: Listed building consent, demolition of rear additional elevations.
Decision: Approved.
Decision Date: 29th May 1987.

7. App No: 36602
App Type: Full application consent.
Applicant: Rathe & Co.
Agent: Hogbens
Location: 26 St John Street
Proposal: Rebuild of outer leaf of rear elevation and rear addition.
Decision: Approved.
Decision Date: 17th October 1990

8. App No: 36587
App Type: Listed building consent.

	Applicant:	Wrather & Co.
	Agent:	Hogbens
	Location:	26th St John Street
	Proposal:	Listed building consent. Rebuilding of outer leaf of rear elevation and rear addition.
	Decision:	Approved.
	Decision Date:	17th October 1990
9.	App No:	39952
	App Type:	Listed building consent.
	Applicant:	A. Rumbelow
	Agent:	The Buttress Fuller Geoffrey
	Location:	26 St John Street
	Proposal:	Listed building consent and demolition and rebuilding of rear outrigger.
	Decision:	Approved.
	Decision Date:	20th February 1992
10.	App No:	39953
	App Type:	Full application consent.
	Location:	26 St John Street.
	Proposal:	Demolition of existing two storey outrigger to rear and construction of new three storey outrigger for use as offices.
	Decision:	Approved.
	Decision Date:	20th February 1992.
11.	App No:	047811/FU/CITY/1/95
	App Type:	Change of use consent.
	Applicant:	St John Street
	Agent:	No Agent.
	Location:	24A St Johns Street
	Proposal:	Change of use medical consultancy rooms and general offices to legal consultancy rooms.
	Decision:	Approved.
	Decision Date:	21st July 1995
12.	App No:	051132/FO/CITY/1/96
	App Type:	Full application consent.
	Applicant:	24a St John Street
	Agent:	S Williamson
	Location:	24a St John Street
	Proposal:	Extension at second floor level rear of offices.
	Decision:	Approved.
	Decision Date:	17th July 1997
13.	App No:	051134/L0/CITY/96
	App Type:	Listed building consent.
	Applicant:	24a St John Street
	Agent:	A Williamson
	Location:	24a St John Street
	Proposal:	Listed building consent, extension at second floor level rear of offices.
	Decision:	Approved.
	Decision Date:	17th July 1997

Note the above is not evidence the works were carried out, although some correlation can be found with works on site. In the case of No 26, the repeated consents may have been either renewals of unexecuted works, or sequential extensions and alterations.

Specific Guidance

The Architects toured the building with the then Manchester City Council conservation officer (Mr Leatherbarrow) on 4th May 2009. The purpose was to establish the areas of possible extension or alteration to improve the efficiency of the layout for the occupants. Notes have been circulated which capture the advice given by the officer during the tour. They are summarised as follows:-

- There is scope for new build at the rear facing Artillery Street, perhaps an additional storey, and there is scope to extend the floor plate up to the façade on the side of No 24 St John Street, subject to a right of light investigation.
- Any case for demolition needs to be backed up through historical research. The City Archivist may have records from 1900.
- Chimney stacks, stairs oriels are all to remain
- Recent interventions which could be regarded as of value are likely to be those of mid Victorian times and the 1930s
- Proposals should preferably retain some demarcation of the original fabric such as the provision/maintenance of a light well at the rear yard.

The building was toured again recently with the current conservation officer (Mr Paul Mason) to explain the current scheme limited to internal remodelling of the extended ground floor to the rear of no.24A.

Historical Background

The following notes have been based on our research into the City archives, the Central Library's collection of photographs, and historic ordnance survey maps.

It is known that in the 1770s part of the Byrom estate was sold as small plots for houses for the emerging gentry and St John Street formed part of this. The street name derived from the Church of St John at its head, which was consecrated in 1769. The age of the buildings remains vague, but No 26 & 28 appear on the O.S. map of 1850 (Fig. 1).

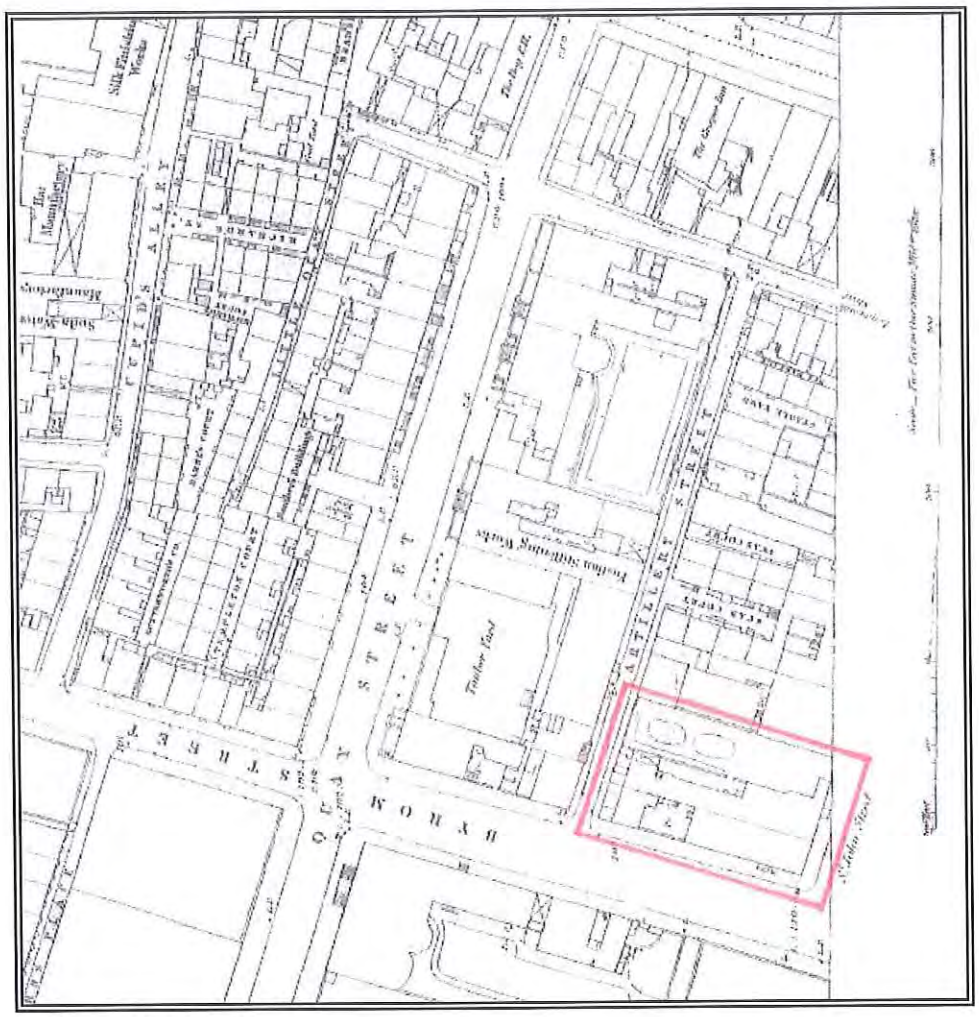


Fig 1 OS Map 1850

No 26 appears to extend to Artillery Street with a covered yard access from there. It appears to benefit from an extensive undeveloped side garden which ultimately became No 24A.
No 28 appears to cover the present floorplate with a yard at the rear. It is not clear from the O.S. Map whether 15a Byrom Street was a separate dwelling. The O.S. maps cannot be relied upon for recording every party wall in a terrace.
Note that No 26 includes a side extension on the St John Street façade, which is the location of its front entrance door (see Fig 2) and to the side of that a narrow extension which may have formed a gateway to the garden.

Fig 2 St John Street 1900



Single storey side extension.

The City Archivist holds plans proposing a side extension to No 26, also dated 1896. This indicates the building of a single storey extension comprising consulting rooms associated with No 26, to the frontage of the plot now numbered 24A, about 6 metres deep in plan.

On the O.S. map of 1896 (Fig. 3), the garden features shown on the earlier map (plot 24A) have disappeared. The plot is blank. It is not clear if a building occupies the plot, but the archivist's plan indicates the small building at the front only. No 24 St John Street is now shown as "Hospital". (It is identified as an eye hospital on a map held by the City Archivist).

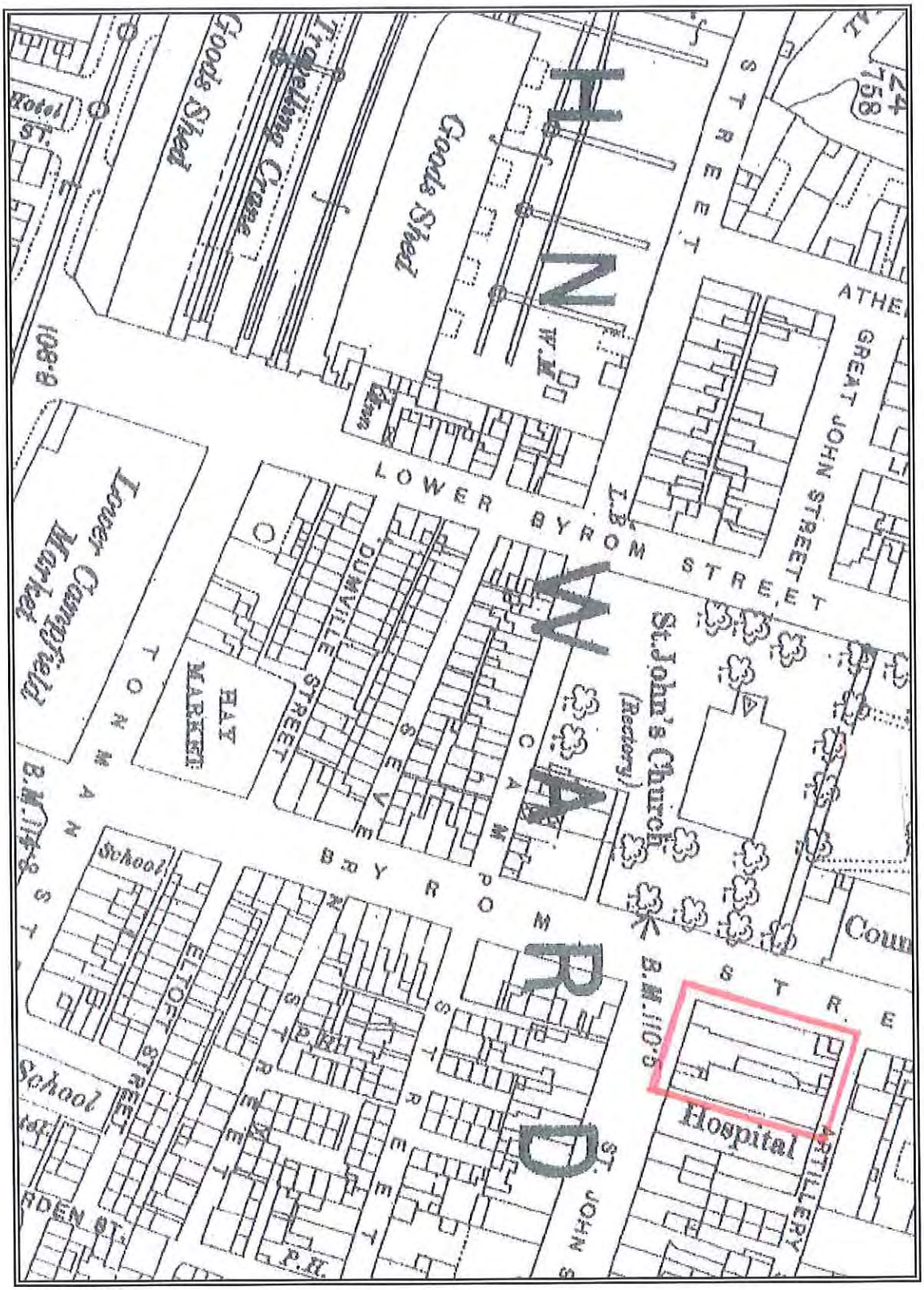


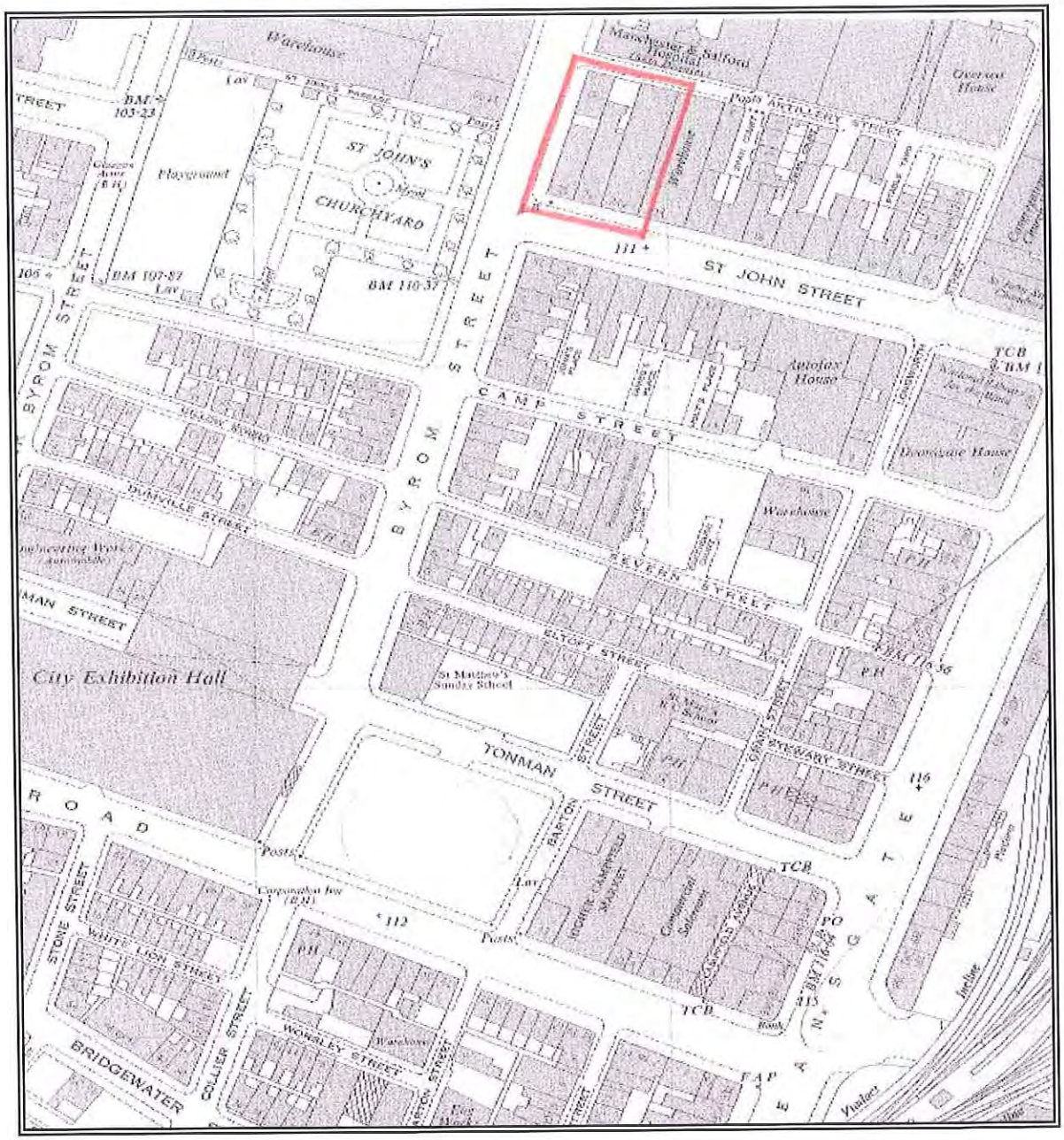
Fig 3 OS Map 1896

A photograph dated 1900 (Manchester Library Archive, published Manchester Life Sept 2001) shows that No 24A remains undeveloped except for the single storey side extension. (Fig. 2)

The City Archivist holds plans dated 1910, applying for approval to convert No 28 St John Street and 15A Byrom Street from an ear hospital to a dwelling. These houses are shown as one house, with maid's quarters at the rear. Quite minor modifications were proposed. It is not known when it became a hospital.

The City Archivist holds plans dated 1937 for the construction of No 24A St John Street, showing the building largely as it exists today, comprising consulting rooms as an extension to No 26. The proposals include the demolition of the 1910 single storey extension. A later plan dated 1941 shows the proposed additional extension on the second floor for a "dentist's make up room" (Room S8 on plan no. SO 6, Appendix 1).

The O.S. map of 1955 (See below) shows No 24A, 26 & 28 St John Street as they are today. No 15 Byrom Street occupies the plot now occupied by Artillery House, a twentieth century office building. The word "Hospital" on No 24 St John Street now appears as "Warehouse".



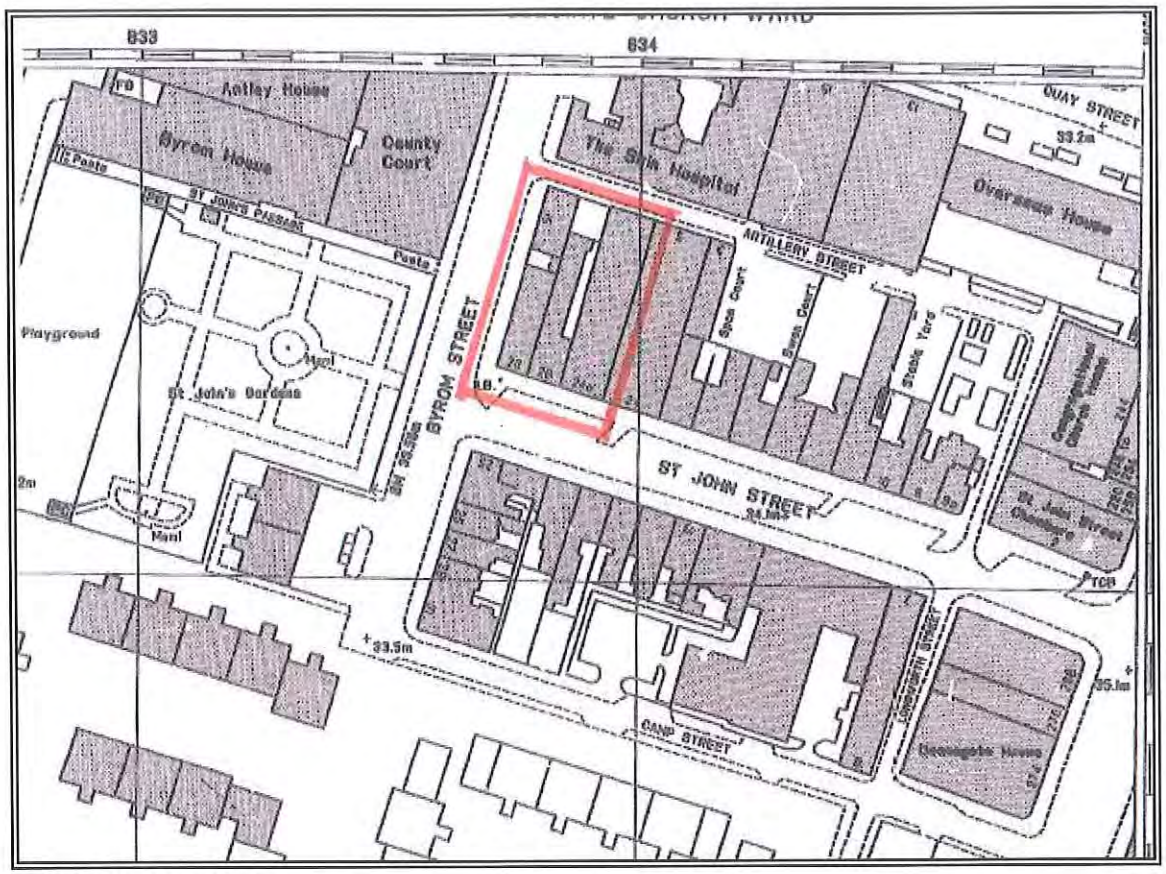


Fig 5 OS Map 1981

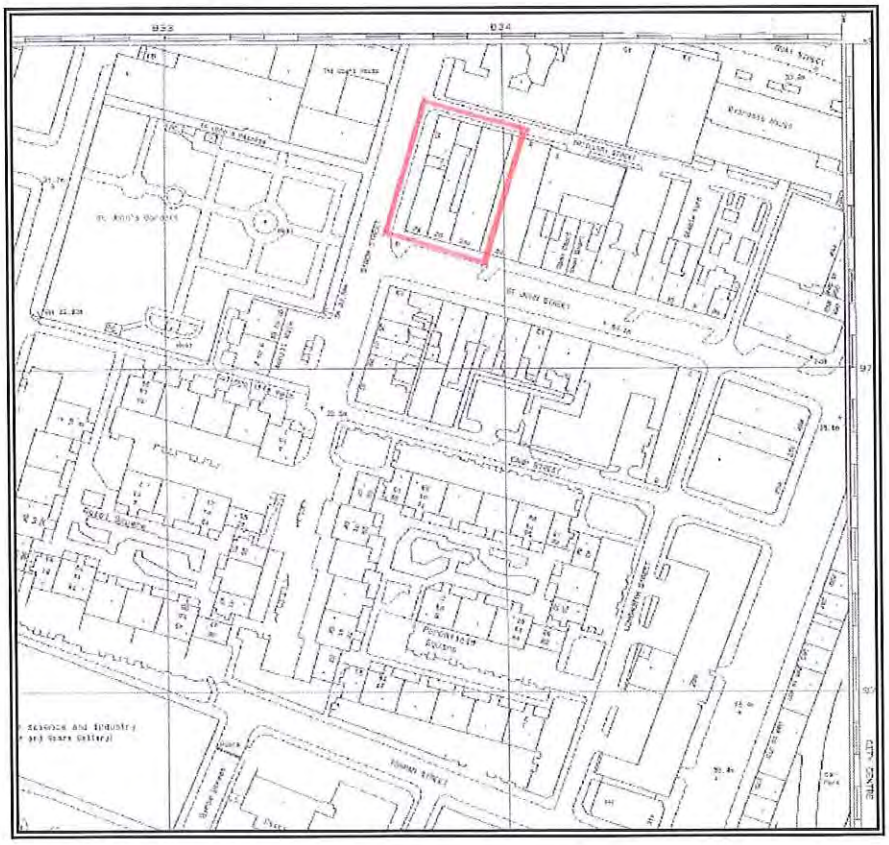


Fig 6 OS Map 1999

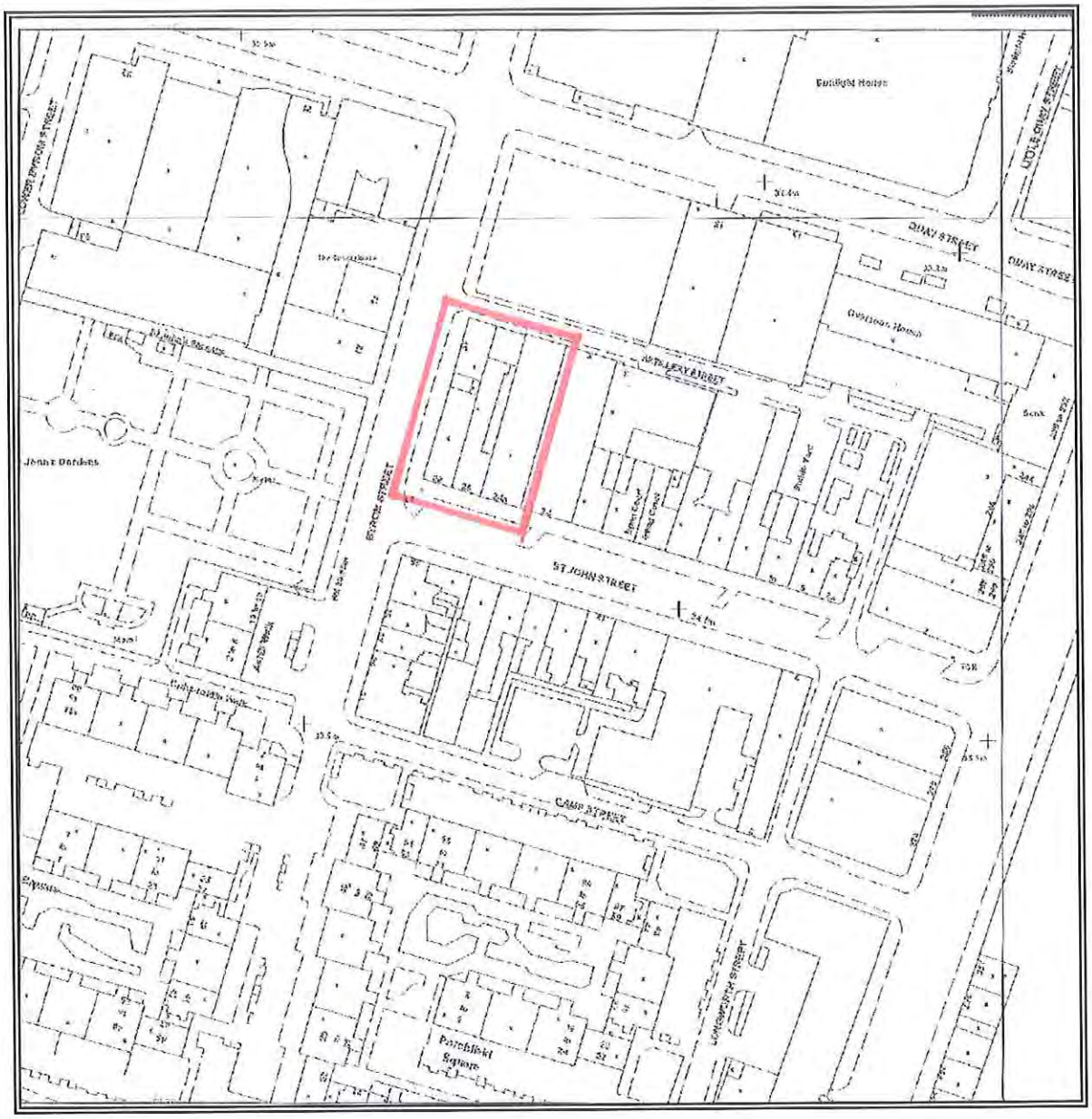


Fig 7 OS Map 2009

The O.S. maps of 1981, 1999 and 2009 (Figs. 5, 6 & 7 respectively) show essentially no change.

The evidence from the O.S. maps and the archivist are incomplete and provide only snapshots at specific dates. The full history of the changes of use remains tantalisingly incomplete.

The photographic and journal evidence included below is more recent and concentrates on the heritage. Examples follow:-

City News 25th May 1925
The article commences with a description of Great John Street, and continues:- *"In a line with that thoroughfare, which is fairly wide, divided by the ancient church, we have St John Street, leading out of Deansgate. There we have old residences, with the irruption of small professional nameplates on the doors which still preserve their genteel flavour, albeit the life differs widely from former days."* The article continues to revert to Great John Street but we can assume it was equally relevant to St John Street. At that time there was a mix of residences and residences converted to a business use, and industrial development was continuing at great pace around the

area, notably the Liverpool Street railway, several markets, wholesale yards and warehouses, which year by year was reducing the appeal of the area for "genteel" residency.

Country Express News 26 June 1963 (Refer to Fig. 9)

The article announces plans to give St John Street a facelift, organised by the owners who formed a local civic trust to commission the works. These included softening certain features, accentuating others, and restoration of windows.

A later article in City News dated 19 October 1963 confirms the completion of the works. (Fig 10)



Facelift for city 'Harley Street'

NEARLY £1,000 is to be spent next month on giving St John Street, Manchester — the city's Harley Street — a new coat of paint. And the 21 residents—most of them doctors—are footing most of the bill themselves.

Architect Mr Lorrie Rossant, whose firm has premises there, said today: "This is one of the most handsome Georgian thoroughfares in Manchester and we want to keep it that way.

"Four years ago the Civic Trust for the North-West helped us to carry out a similar facelift. We have not needed to consult them this time, but we have been given a very handsome contribution by Mr Sidney Bernstein, of Granada television." Granada often use the street for outdoor filming.

Fig 8 Manchester Evening News 11th May 1967

This article (Fig 8) reports a similar facelift is to be carried out in 1967, and again the occupants are footing most of the bill, the balance being provided by Sidney Bernstein of Granada TV who used the street for period filming.



Fig 9 From Country Express News 26th June 1963

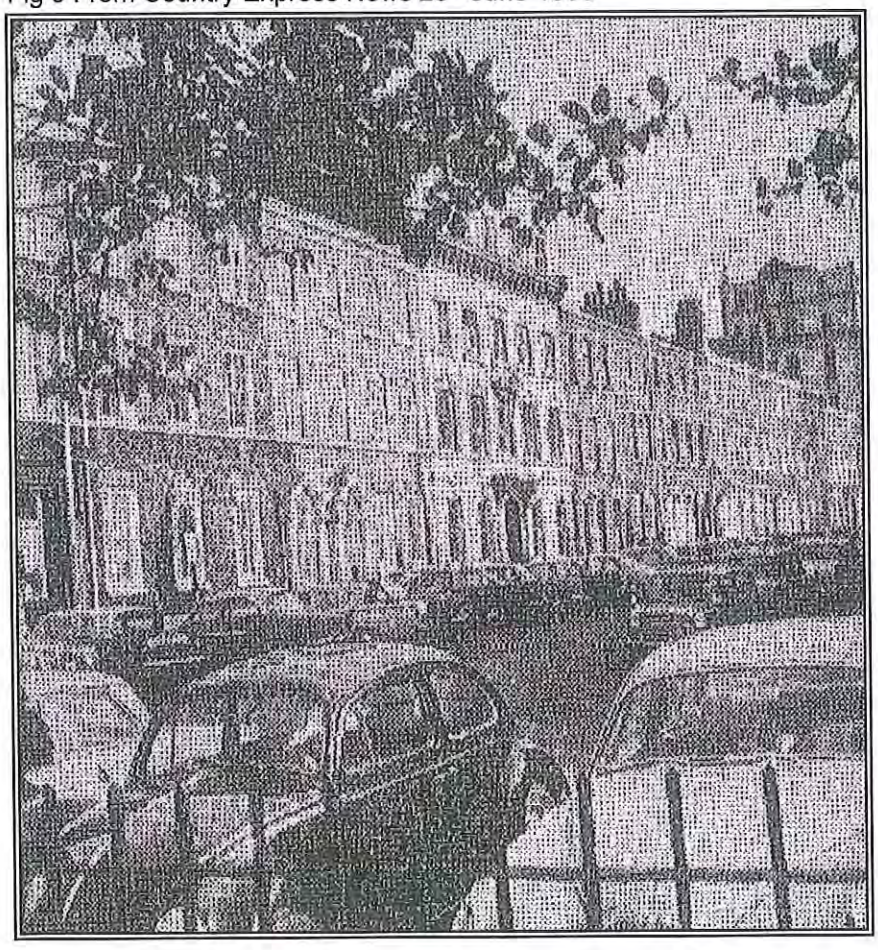


Fig 10 From City News 19th Oct 1963

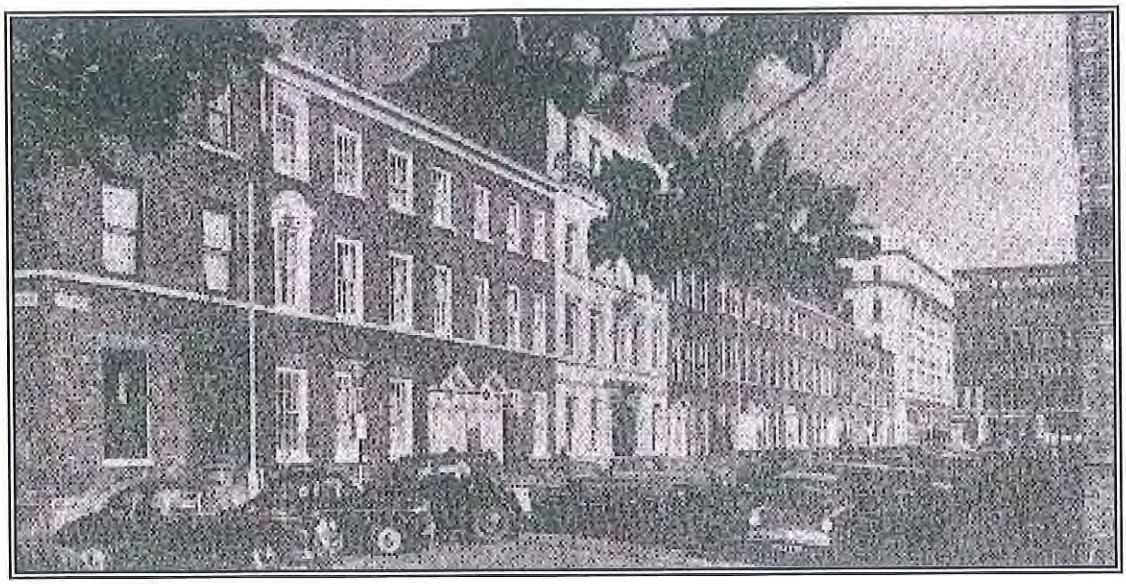


Fig 11 From Guardian 27th September 1963

Three photographs are included (Figs 9 to 11), showing the St John Street frontage in 1963. In two of the photographs the building elevations are shown as they are today. Interestingly a third photograph shows the door to No 28 obliterated and the adjacent window strangely blackened. However evidence of touching up is obvious and one must conclude that No 28 always had a front door.

In conclusion, the historical evidence confirms that No 26 & 28 St John Street were Georgian. No 15A Byrom Street may have been developed separately, but similarities in material and detail suggest that the building was contemporary and is part of the same group and heritage. Furthermore no conclusive evidence of 15A ever being a separate dwelling has been found. No 24A was built around 1937 in the style of the Georgian terrace, however the selection of brick and mortar failed to match the existing, and the entrance door to No 26 was remodelled at the same time to form a pair with the new No 24A doorway.

Pevsner's architectural guide to Manchester includes the following reference to St John Street:- *"the city's most complete Georgian terraces ... Of 3 storeys and generally one or two bays, the houses do not form a unified scheme. The plots were taken up piecemeal during the late 18th century and early 19th century. Some have pedimented Doric doorcases and some recessed doorcases and slim Ionic columns. No. 24 is a later interloper, probably an 1840s remodelling of existing houses."*

Although Pevsner failed to spot the later addition of No. 24A, his commentary is evidence that it merges well with the street scene and is therefore of contextual importance.

See Appendix 2. Drawing Number SO2 Historical Plan

Inspection.

A non-intrusive visual inspection has been recorded. In the absence of any original drawings and documentation of the buildings, the visual inspection offers evidence which can be interpreted, based on our knowledge of period architectural styles and details.

Overview

The purpose of the study is to distinguish original features that should be preserved, together with newer works that provide contextual support to the original.

Firstly an overview of the evolution of the buildings was considered, in order to establish a baseline for the study. It is known that the buildings were originally three or four, divided by party walls. They have also been extensively altered and extended, and some outriggers have been demolished, when extensions were built. The boundaries between original and new works have been blurred, most particularly where (probable) original yards have been built over when the premises were combined.

No's 26 and 28 St John Street were built as dwellings. 15A Byrom Street may have been built as a separate dwelling, or contiguous with No 28, with rear maid's quarters and a secondary rear stair. This would explain the understated entrance door. No 24A St John Street was built in 1937 as an extension to the consulting rooms now operating from No 26. The building has concrete floors, no chimneys, nor chimney breasts and the stair originally wound around a lift shaft before the lift was removed in 2002.

The primary elements of the buildings largely remain. Please refer to the following descriptions of each building and the drawings for the detail. The street elevations on to St John Street remain fairly true to the original, with the obvious exception that No 24A was a later addition, when the entrance vestibule and doorway to No 26 was partially demolished and the doorway replaced as a twin of the new doorway to No 24A – not in its original design, but in the design of other pairs of doorways on St John Street. (See Fig 9).

The street elevation to Byrom street also remains fairly true to the original, the exceptions being:-

- Bricked up doorway to No. 15A.
- Window converted to doorway which acts as a new fire escape from the basement of No 28 St John Street (clearly done to satisfy fire escape regulations).
- Original pediment and roof removed from oriel window to No 28, and replaced with monopitched tiled roof.
- Windows replaced – double glazed windows are now in place – it is unclear if the original windows contained Georgian muntins but it is highly likely, since they exist on the St John Street elevation, and the corner rooms with windows to both facades, would most likely have been of the same style.

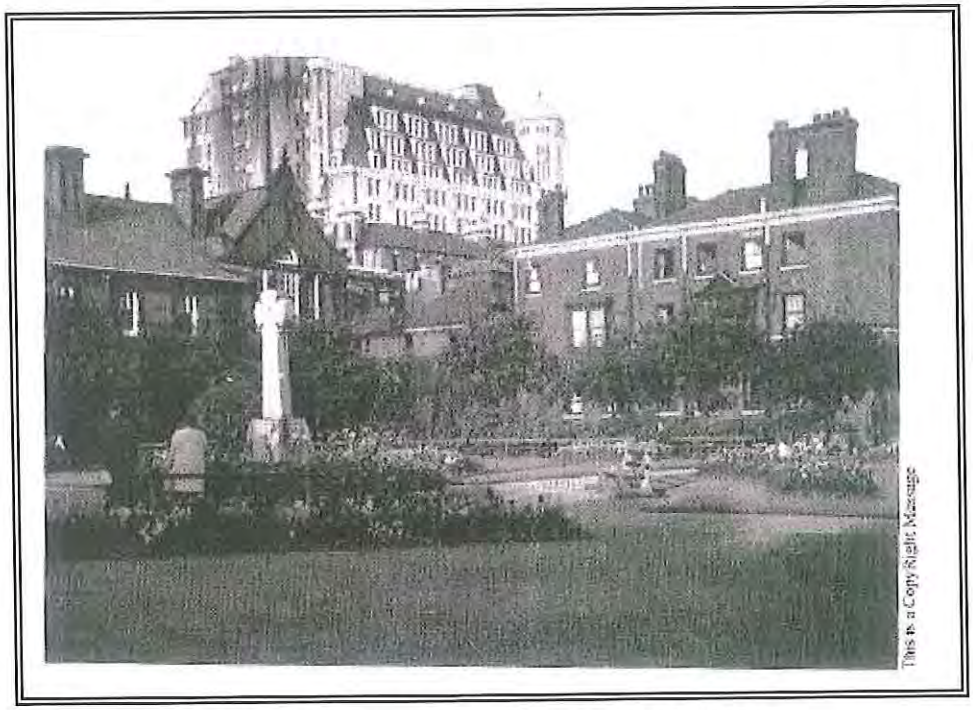


Fig 12 St John Memorial Gardens See pediment on oriel window.
(City Archive; date unknown).



Fig 13 Byron Street (City Archive, Date unknown)

Figures 12 and 13 clearly show the original door to No. I5 A and the pediment over the oriel window.

Figure 14 shows the building as it exists today, with a new monopitched roof over the oriel window.



Fig 14 Byrom Street today.

The roof scape to bays adjacent to the street facades remains true to the original, with the exception of the lanterns, which have clearly been replaced, or in the case of 15A Byrom Street, boarded up.

Internally, the party and major structural walls and floors remain, although original surfaces are rarely visible – floors are covered in recently laid material, and some walls and ceilings have been dry lined to improve the flush line of the surfaces, and to conceal modern wiring. There is a general mixture of original, reused and new secondary elements such as doors, frames, skirtings etc. In many cases, doors and frames have been upgraded to provide fire resistance.

24A St John Street

External Elements



Fig 15 24A St John Street

This building is a twentieth century infill, with a street façade designed to match the Georgian setting. Windows and cornices align with the existing. The bricks and mortar are a poor match – in all probability the original colour of the Georgian brick had become polluted in the early part of the 20th century when the mismatch occurred, and subsequent cleaning has exposed the difference. There are subtle differences in the detailing of the windows, due to different timber qualities and sections being available in the 20th century, but the overall proportions and the sash opening mechanism are true to the original. Steel framed secondary glazing has been added to provide sound and heat insulation to the windows fronting St John Street. The main entrance doorway which forms a pair with No 26, was matched with those existing further along the terrace, towards Deansgate.

The roof line in the first bay on St John Street also merges well with the existing.

At the rear, the building is utilitarian, with no architectural features of any merit. Behind the St John Street roofscape, the roofs are flat with an asphalt finish, with low brick parapets. Windows are of painted softwood, in typical 1930's patterns, with small top hung opening lights.

Internal Elements (Plan no. SO 6, Appendix 1).

Internal alterations were carried out in 2002 when the neighbours in No's 26 and 24A merged to form one barristers' chamber. The party wall was partly broken out to form a common reception area. The lift was removed from the centre of the staircase, which was consequently provided with new banisters. A connecting staircase was introduced at first floor level. There have been alterations to rooflights and some minor alterations to internal walls. In the main the rest of the building remains unchanged in character.

This building has no basement and the ground floor is at street level. Consequently there are new steps up to the ground floor level of No 26, where cross connections have been formed. The building is of load bearing masonry construction with external cavity walls, and concrete floors. The ground floor is a ground bearing concrete slab. The original layout of cellular consulting rooms has been preserved, except for some alterations adjacent to the staircase enclosure, into which a new partition with high level borrowed lights has been introduced, together with some minor alterations to the room immediately in front of the stair at each floor level. (Rooms F3, S3 on plan no. SO 6, Appendix 1).

Detailing of internal doors and frames is reasonably consistent, using softwood sections typical of the 1930's. Jamb blocks are used at the junction of door heads and jambs, and plinth blocks at the base of jambs. In general these are believed to be original, although some new fire doors have been introduced where regulations have required them, and the detailing has been copied. Doors are generally panelled, although in the main the original panel pattern has been sheeted over with plywood to upgrade the fire rating, and false beading has been added to replicate panelling (but to a four panel pattern, not the original six panel pattern).
Internally the window frames are in typical 1930's softwood sections. The original single glazing has generally been replaced with sealed double glazed units, and all opening lights including the frame and ironmongery have probably been completely replaced, as the timber sections are of a later 20th century pattern.

Floor finishes are parquet in a herringbone pattern, or fitted carpet. (A wood block floor was specified on the 1937 plans so the current parquet is consistent with this).

The internal wall finish of all rooms is plaster, usually wallpapered. There is a mix of decorative treatments, as if each consultant has a free choice of décor. Many rooms have modern (1980s onwards) dado rails. Some rooms have picture rails, possibly original. Most rooms have simple concave cornices, and flush plastered ceilings. Generally ceiling roses have been removed, and recessed dichroic light fittings installed, although some pendant fittings and chandeliers are present.

Generally socket boxes and light switches are in white plastic, with concealed wiring. Some cast iron radiators remain, some have been replaced with modern panel radiators, and both types are can be found either exposed, or in radiator housings with grillages or lattice fronts. Central heating pipes are housed in modern skirting boxes.

In summary this building is a well preserved 1930's structure which has been well maintained. The consequence of this maintenance, consistent redecoration and the upgrading of electrical services, fire and security features, has been a loss of original character, but this is absolutely typical of a 20th century building. Probably the most characterful area of the building was the rather grandiose staircase, but this was substantially altered when the lift was taken out in 2002. Elsewhere the veneer of new finishes has diluted the character of this building, but the loadbearing construction has obviously restricted any alteration and the cellular pattern has therefore been preserved.

In conclusion behind the St John Street façade, this is a very average 20th century building of no architectural merit, and in view of its recent date, no historical merit. The Grade II listing is only justified by its contextual situation.

No 26 & 28 St John Street

External Elements



Fig 16 26 & 28 St John Street

This is a genuine pair of Georgian town houses. The street elevations are substantially original save for the alterations on Byrom Street described in the overview above. The design of the elevations are in the typical understated, but very well proportioned style of the 18th century, and are built with a high degree of craftsmanship in the brickwork and window joinery. Only one small section of the rear elevation remains visible, due to recent extensions. Three large Georgian windows remain here. (Fig. 18).The extensions were carried out in the late 20th century, and the descriptions accompanying the planning consents, mention demolition of existing outriggers.

The roofscape is typical of the period – see illustration of the typical Georgian terrace construction from "London Terrace Houses 1660-1860" (English Heritage). (See Fig 17).There are twin ridges with a central valley gutter, tall grouped chimney stacks and low parapet walls supporting deep cornices and friezes to the street elevations.

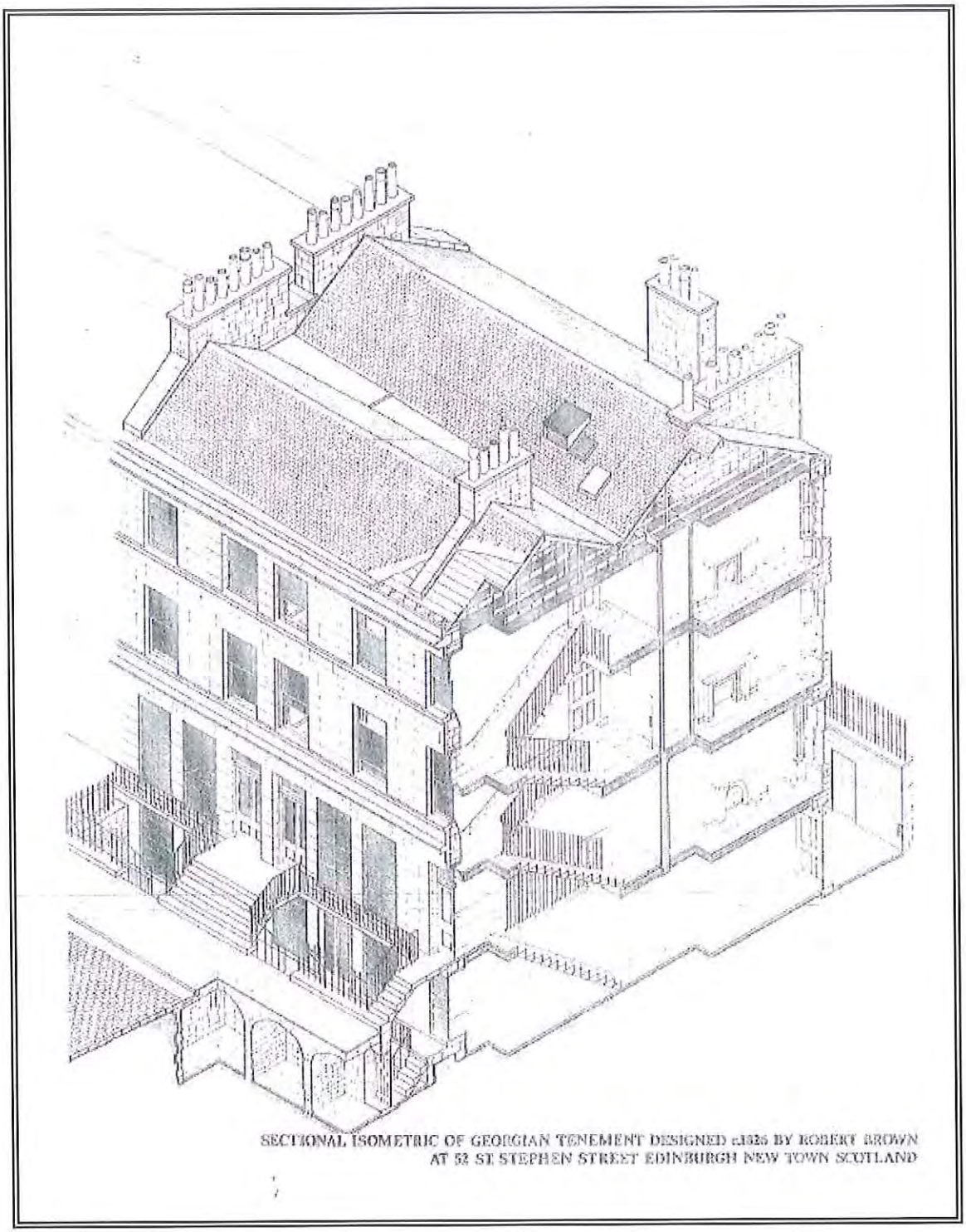


Fig 17 (English Heritage, London Terrace Houses 1660 – 1860)

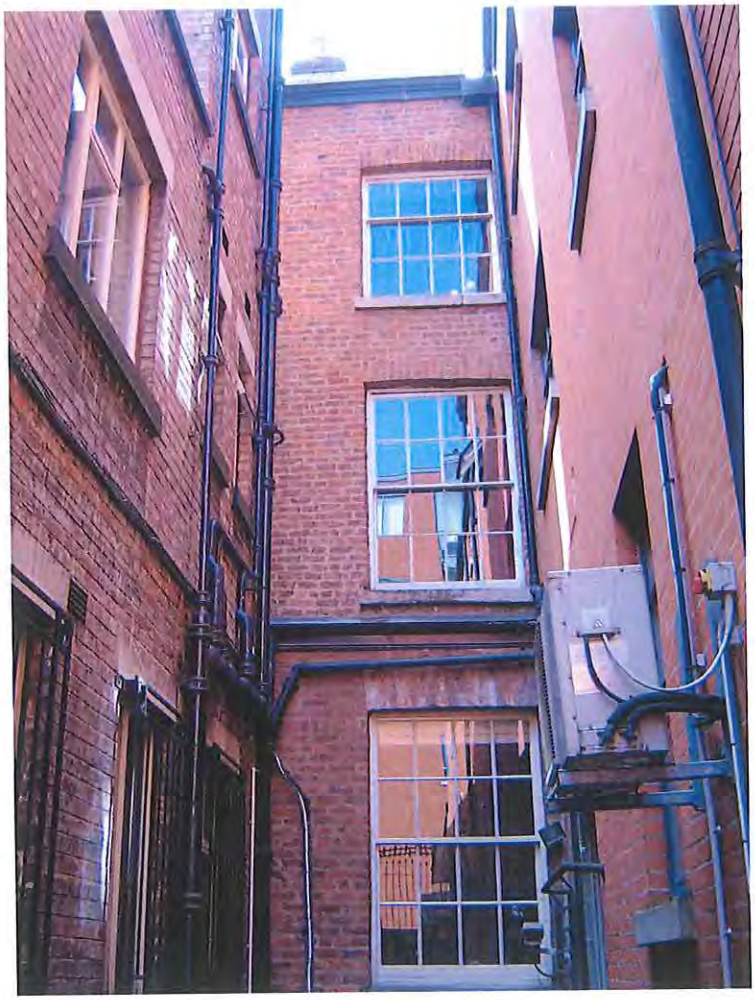


Fig 18 Windows to rear of No 26

Internal Layout (Plan no. SO 4 & 5, Appendix 1)

Less typical are the plan arrangements which do not conform to stereotype. However "external sobriety often concealed lavish interiors" (ref as above) in Georgian houses of this period. Whilst builders were left to use standard pattern books to reproduce the classical details on the windows, doorways and cornices, owner/developers made their personal marks internally, and one senses a distinct desire to express some opulence, as in the splendid roof lantern over the stair, and the oriel window on the first floor of No 28, which led to compromises in the room layout. Even the original side entrance doorway to No 26 (See Fig 2) places the entrance hall idiosyncratically at the wrong side of the staircase, but this allowed the principal front rooms to be three instead of two bays wide.

Basement

These two dwellings have raised ground floors, allowing cellars to be formed below, with pavement level windows. These cellars extend over the whole floor plate. The basements have been combined by forming three brick arched openings in the party wall. They also link with the cellars below 15A Byrom Street. They have been fitted out as a resource centre for the barristers. The original cellar stair to No 28 has been removed and replaced with a fire escape stair leading to the new external door on Byrom Street. Partitions have been built to form other smoke lobbies. Both of these alterations will have been to satisfy fire escape regulations. In other respects, the cellars remain structurally in their original form. Much of the original brickwork

remains exposed, although cleaned and sealed with a clear lacquer. Selected walls have been plastered and painted. Soffits have been plaster boarded and painted, with recessed lights fitted. The floor has been smoothed and finished in laminate boarding and carpet. Fitted furniture has been added to form shelving in the library areas. Some historic features remain, including a brick vaulted alcove, brick and stone slab shelving in a small cellar below No 26, and a few partially exposed ground floor beams.

Ground Floor

The principal internal walls and floors remain, however the layout has been modified at various times in response to:-

- Amalgamation of businesses in adjacent properties, when new connecting doors have been provided
- Corner room to No 28 split to allow for the new escape stair from the basement
- Rear rooms modified to provide a communication hub for the barristers clerks
- Sundry cosmetic modifications

It is also reasonable to assume (without intrusive investigation) that floors have been smoothed, level changes corrected where properties and rooms have been linked, walls and ceilings have been skimmed or re-lined to provide flush surfaces after various rewires, skirtings removed and replanted on grounds to form cable and pipe ducts, lights recessed into ceilings, ceiling roses removed, and various styles of redecoration carried out including the introduction of 20th century dado rails and picture rails. Theses activities are normal in any domestic or commercial property as the occupants seek to enhance comfort, safety, living and working conditions to reflect current expectation, regulation and fashion. Where likely original features remain, these are identified on the drawings in the appendix.

First Floor

The layout is well preserved, with modifications limited to the layout in the rear bay, to allow an interconnecting stair and lobby to be formed. The lobby provides connection between the three former dwellings, and was formed by the part demolition of the rear section of the party wall between No's 26 & 28, and reduction of the apse to the main office in No 28 (Room F3 on plan no. SO 4), and a similar loss of space from the rear office of No 26 (Room F5 on plan no. SO 5). The offices to the street elevations contain likely original features, including double height skirtings, opulent cornices, original window features and door frames and architraves. There are new six panelled doors, reflecting the vernacular style, some new window reveal linings, new fixed furniture and shelving and new fireplace surrounds. Walls and ceilings have generally been re-skimmed or re-lined, with most walls having a wallpaper finish, some with the addition of a modern dado rail. The corner room to No 28 has two new boxed beams spanning across the room to the chimney breast – assumed to be inserted to strengthen the second floor. There is one rear room (Room F5 on plan no. SO 5) at this level which also contains some old features (not necessarily original) including parts of the fire place, the cupboard to its right hand side, sash window, cornice and door frame.

Second Floor

The alterations to the second floor are similar to those below, including demolition of the rear part of the party wall and the creation of an interconnecting lobby and stair flight (Room S4 on plan no. SO 5). Three new door openings have been formed. A new partition has been formed splitting the front room in No 26 (Rooms S 7 & 8), and one of the three new doors opens into the new room. It is presumed that originally there may have been a small dais on the landing and that the two steps in each of the doorway reveals are a recent alteration, carried out when the partition was built.
It also seems likely that new fire resisting panelled doors were fitted, and that the original door was reused in the new partition, where no fire rating was required.

The front rooms of No 26 have been stripped of original skirtings and cornices. A fireplace remains, age not known. The front rooms of No 28 are better preserved, one having its original

skirting, both the original cornices, some windows features and door frames. In all cases doors have been replaced or re-panelled to upgrade the fire rating. It is not clear which wall and ceiling surfaces have been re-skimmed, although the irregularities in the surface of some ceilings suggest they could be original. Naturally, as electrical wiring is concealed, some reworking of the wall surfaces will have been carried out.

Summary

In summary, there exists a reasonable compromise between preservation and enhancement. Justification for the changes that have been carried out can generally be deduced – including upgrading floor strengths, fire resistance, escape routes – and the inevitable upgrading of heating, electrical, security and data transmission installations that are a necessary feature of a modern working office.

15A Byrom Street



Fig 19 15A Byrom Street

This former "dwelling" was in all respects much smaller in scale than its neighbours, and following demolitions in the late 20th century the remains do not constitute a full family house. Indeed the City Archivist holds plans showing the extent of the former outrigger to NO 26 St John Street enclosing the rear of 15A, suggesting there was never room for a full town house of of even remotely the same stature as its neighbours. With the exception of the oriel window (which itself is smaller in scale than its neighbour) to the first floor, this is an unremarkable building which is listed only for "group value". (See listing). No conclusive evidence that this was ever a separate house has been found. Even the plan held by the City Archivist dated 1910 shows it combined with No 28 St John Street, with a major front stair, and secondary rear stair.

There is a door at the rear of a former ground floor drawing room (Room G1 on plan no. SO 3) which has been squeezed into the chimney alcove in an unconventional location which suggests it is an alteration, leading one to suspect two houses have been combined. However in character this door looks original, and it appears on the plan dated 1910, so the suspicion remains no more than that.

At basement level an office has been created and modern boilers now occupy the original coal cellar (Room B1). The office has a mix of exposed brick walls and plastered, wallpapered walls,

a laminate floor finish and ceramic tiled skirting. There are also some new partitions to form a fire lobby.

At ground floor level, the original hallway entrance has been partitioned off and fitted out as a disabled wc with modern wall panelling and sanitary fittings. The remaining office (Room G1) has been fitted out with wall panelling and contains no original features.

At first floor level the original front room has been split in two with a plasterboarded partition. A few likely original features remain in the larger of the rooms (Room F1), including the door frame and the primary elements of the oriel window. A beam has been inserted to support the wall above. The smaller of the two partitioned rooms has no original features.

The second floor has been virtually gutted. An original door frame and part of the original cornice is all that remains.

The original stair rises through the building, narrowing as it ascends (typical of houses of the period) but the square section balusters (age unknown) have been crudely strengthened fairly recently, using steel brackets.

The roofscape has clearly been modified during the extension works. An original rooflight over the stairs has disappeared, although the coffer in the ceiling below remains. It is not known to what extent the roof has been modified, however, the important street side roofscape remains true to the original building.

Conclusion

The primary reason for conservation is the preservation of elements of architectural and historical merit for the benefit of current and future generations. Coupled with this are the benefits of preserving a group of buildings which may be of diverse age, but which as a whole provide a collective benefit to (in this case) the street scene. The fabric of No's 26 & 28 St John Street clearly form the kernel of the historic merit, and as they form part of the only two remaining Georgian terraces in central Manchester, there is no question that the façade should remain. Also, given the number of original features preserved in the rooms immediately behind, and given the contextual value of retaining more than a façade, there is great merit in retention of all rooms adjacent to the street.

The City conservation officer has already indicated that he would not accept removal of stairs and chimneys, and their preservation is dependent on the preservation of the structure supporting them – the stair walls and the chimney breasts. This requirement extends the preserved structure into the second bay of No 26, consisting of one room on each level – rooms which generally have some merit in themselves (e.g. old fireplace and original windows in Room F5).

15A Byrom Street is listed in order to extend the grouping of the Georgian terrace, and it is important that the first bay back from the street of this building should also remain, for similar reasons. The staircase is more arguable – there are some quirky original features which are interesting, but this house and its stair are small in scale and the banisters are in a poor state of repair. The final decision on the extent of conservation may be dependent on the future proposals and the contextual merit of the stair's preservation in any new scheme.

24A St John Street has been mistakenly listed as a Georgian terrace house. Nevertheless, the façade forms an integral part of the street scene; it is clearly covered by the separate conservation order, and if a de-listing was applied for, the façade could also arguably be relisted, similar to 15A, as part of a group. The conclusion is that the façade should be retained as part of any proposals put forward. Depending on the way future proposals are designed, it may also be advantageous to retain the first rooms inside No 24A. In that case the existing reception, meeting room and disabled wc could remain functioning whilst re-building works are carried out behind.

The justification for demolition of the remainder is that there is no architectural or historical value behind the St John Street façade of No 24A, nor behind the original rear external wall line of No's 26 & 28, where a late 20th century extension now exists. No 24A was erected in austere times in a utilitarian style. The only area of interest is the expansive staircase, but this was radically altered as recently as 2002, when the lift shaft was removed and new balustrading installed. The rear of the building was built in common brickwork in stretcher bond, with 20th century softwood casement windows and plain stone heads and cills. Behind the street façade, the roof is flat, but broken by changes of level, and penetrated by rooflights, which have been replaced with standard perspex models. Internally the doors and frames have been upgraded to provide the requisite fire resistance, and the detail, such as cornices and timber sections, is plain. The late 20th century extension behind No 26 is unremarkable. In conclusion we consider these areas could be demolished without loss of architectural interest or merit.

Changes are required to the buildings because of the inefficiencies of the current cellular office arrangement in a modern business. The barrister's have collectively identified a specific need for flexible open space for certain activities which cannot function well in the current layout. Educational, training and business/entertaining functions are very restricted. There is a real desire to remain at this address, but in premises which will provide flexibility to widen their scope of activities, facilitate the evolving nature of their work and permit growth.

St John Street contributes significantly to the public realm, with its broad aspect leading to the memorial gardens, its stone pavements and sensitively placed street furniture, all flanked by the pleasantly proportioned and well preserved Georgian and Neo Georgian terraces. Proposals which will contribute to the continuity of this scene by securing the future of a well established business in a preserved Georgian property, by means of a sensitively designed combination of preservation and redevelopment, will achieve the objectives of planning policy whilst answering the needs of the business.

APPENDICES

Appendix 1

Drawing Number S01	Original Numbering of Houses.
Drawing Number SO2	Dates of Construction.

Appendix 2

Drawing No. S03	Plans of 15A Byrom Street
Drawing No. S04	Plans of 28 St John Street
Drawing No. S05	Plans of 26 St John Street
Drawing No. S06	Plans of 24A St John Street

ST JOHN'S BUILDINGS

NOTES
The Contractor is to check all dimensions and conditions on site
before commencing. Do not scale from this drawing.
This drawing remains the copyright of POZZONI LLP.



Key

- No. 28 St Johns Street
- No. 26 St Johns Street
- No. 24a St Johns Street
- No. 15a St Byrom Street
- Recent extension
- Neighbouring property

Note: The earliest plans available dated 1850 show House No. 28 St Johns Street and No. 15a Byrom Street as one property. They are also shown combined on plans dated 1910, and remain combined today, although they are listed by EH as seperate addresses, no historica record has been found showing them as seperat

Rev	Description	By	Date

Client: St. Johns Building Co.

Job: St. Johns Buildings

Drawing: Original Numbering

- ☐ Feasibility
- ☐ Design
- ☐ Tender
- ☐ Contract
- ☐ Construction
- ☐ As Built

Scale 1:200 @ A3
Sheet
Checked
Issue Date | Rev
Drg. No. P2862 S01

PLAN SHOWING ORIGINAL NUMBERING OF HOUSES 15A, 24A, 26 AND 28 ST JOHN STREET

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P:\MCAD\P2851–P2900\P2862\CAD\ACAD\Drawings for PPS 5\S01 GROUND FLOOR showing house numbers.dwg

ST JOHN'S BUILDINGS

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Key

- Built 18th century
- Built 1937
- New extension Built 1990s
- Neighbouring buildings, not within site boundary.

DATES OF CONSTRUCTION
15A BYROM STREET 24A, 26 AND 28 ST JOHN STREET

Rev	Description	By	Date

Client: St. Johns Building Co.

Job: St. Johns Buildings

Drawing: Dates of Construction

☐ Feasibility	Scale 1:200	@ A3
☐ Design	Sheet	
☐ Tender	Checked	
☐ Contract	Issue Date	Rev
☐ Construction	Drg. No. P2862 S02	
☐ As Built		

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ST JOHN'S BUILDINGS

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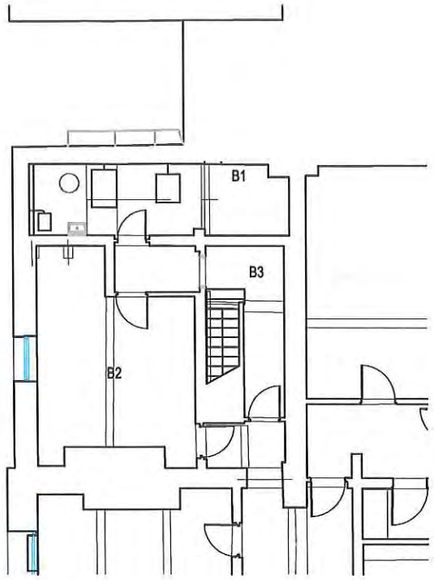
Original First Floor Bay Window Frame and Architrave Room F1



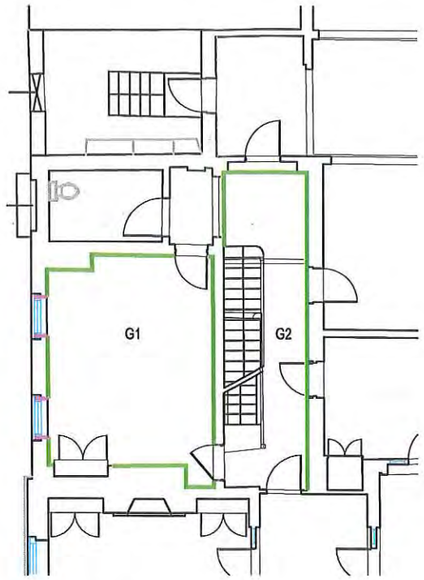
Blocked up doorway to First Floor Office F1



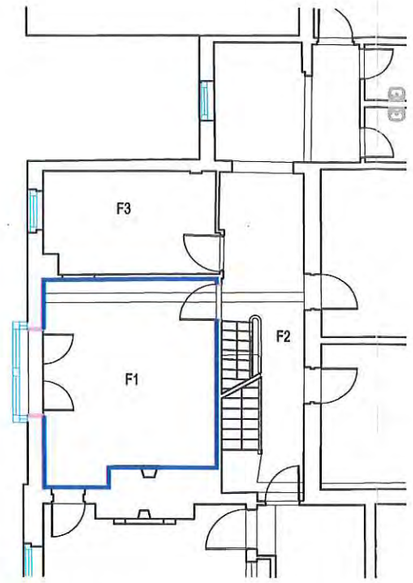
Door from office to hallway F1 to F2



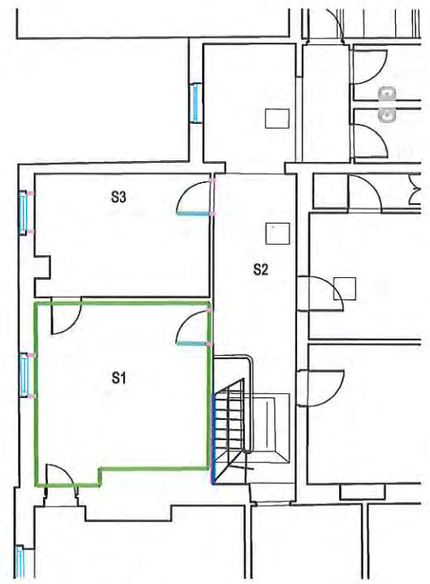
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY TO ORIGINAL AND LIKELY ORIGINAL FEATURES

- Skirting
- Cornice
- Architrave/ Window reveal panelling.
- Window
- Door

Rev	Description	By	Date

Client
St.Johns Buildings Co.

Job
St. Johns Buildings

Drawing
15A Byrom Street

☐ Feasibility	Scale	100	@A1
☐ Design	Sheet		
☐ Tender	Checked		
☐ Contract	Issue Date		Rev
☐ Construction	Drg. No.	2862 S03	
☐ As Built			

PLAN SHOWING REMAINING ORIGINAL FEATURES
NO. 15A BYROM STREET

SCALE 1:100 @ A2

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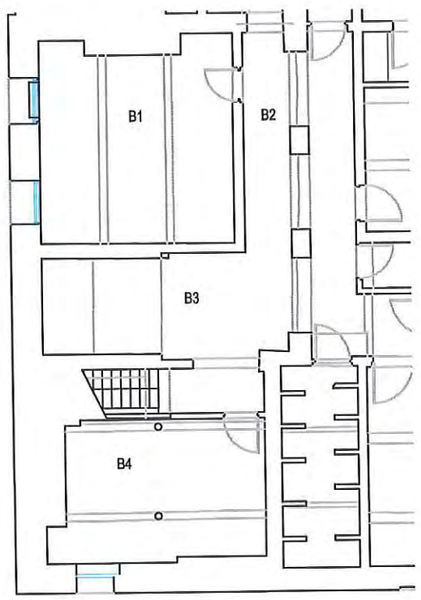
ST JOHN'S BUILDINGS

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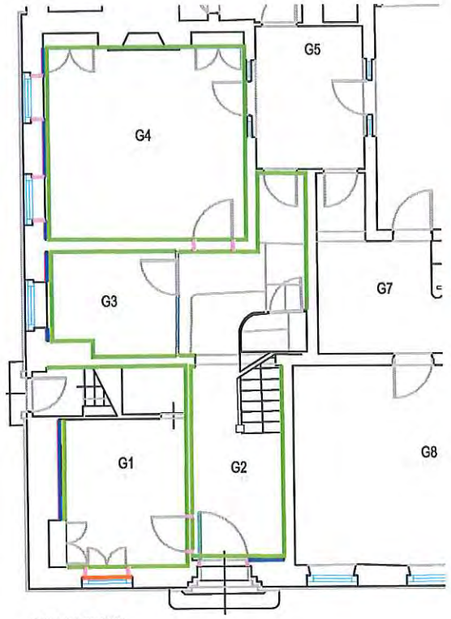

Architrave in Office G1


Cornice in Office G1

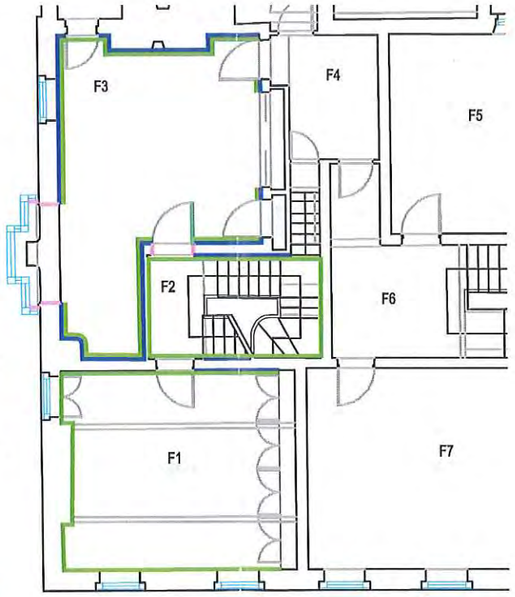

Cornice in Office F3



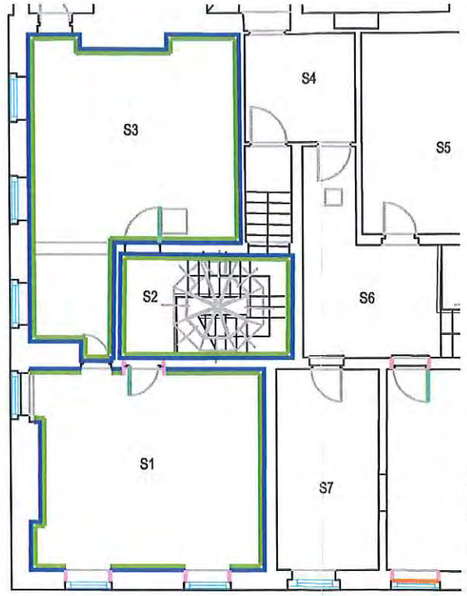
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR


Basement Room B3


Panelled Ceiling in Entrance Hall G2

KEY TO ORIGINAL AND LIKELY ORIGINAL FEATURES

- Skirting
- Cornice
- Architrave/ Window reveal panelling
- Window
- Door

Rev	Description	By	Date

Client
St.Johns Buildings Co.

Job
St. Johns Buildings

Drawing
28 St. John Street

☐ Feasibility
☐ Design
☐ Tender
☐ Contract
☐ Construction
☐ As Built

Scale	100	@A1
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Checked		
Issue Date		Rev
Drg. No.	2862 S04	

PLAN SHOWING REMAINING ORIGINAL FEATURES
NO. 28 ST JOHN STREET

SCALE 1:100 @ A2

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ST JOHN'S BUILDINGS

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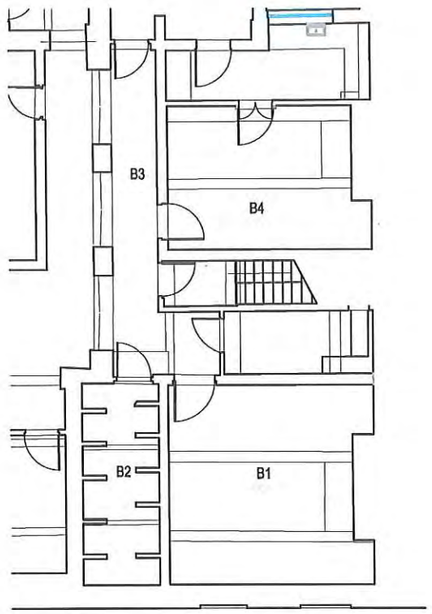
Original Architrave/ Door Frame Room S3



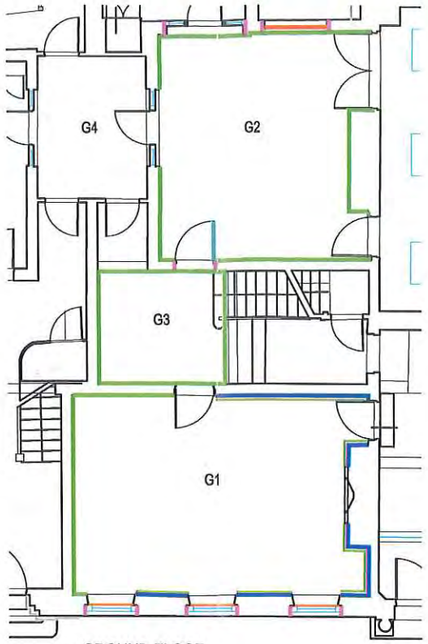
Original Window and Frame Room S3



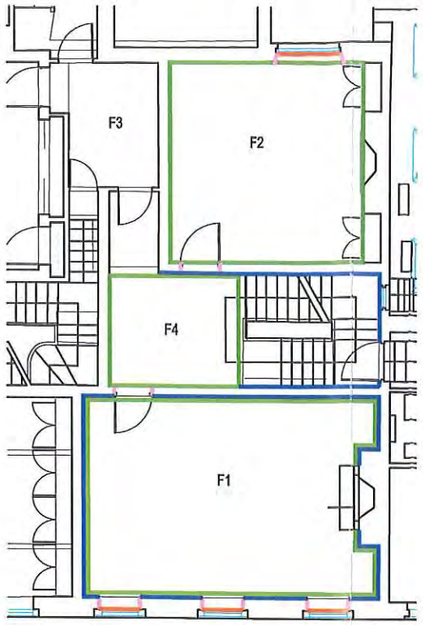
New Skylight in original opening above stairs S4



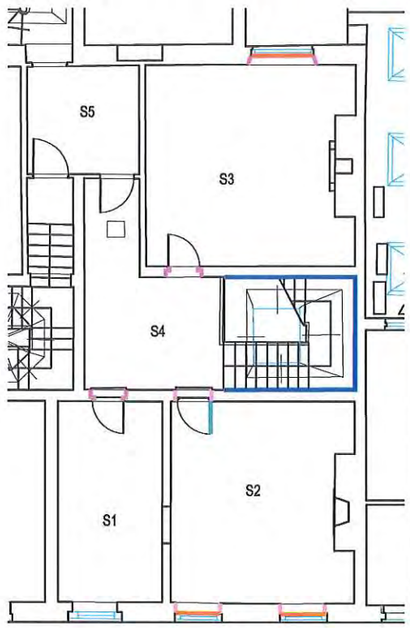
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY TO ORIGINAL AND LIKELY ORIGINAL FEATURES

- Skirting
- Cornice
- Architrave
- Window
- Door



Stairs S4

PLAN SHOWING REMAINING ORIGINAL FEATURES
NO. 26 ST JOHN STREET

SCALE 1:100 @ A2

Rev	Description	By	Date

Client: St.Johns Buildings Co.

Job: St. Johns Buildings

Drawing: 26 St. John Street

- ☐ Feasibility
- ☐ Design
- ☐ Tender
- ☐ Contract
- ☐ Construction
- ☐ As Built

Scale	100	@A1
Sheet		
Checked		
Issue Date		Rev
Drg. No.	2862 S05	

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ST JOHN'S BUILDINGS

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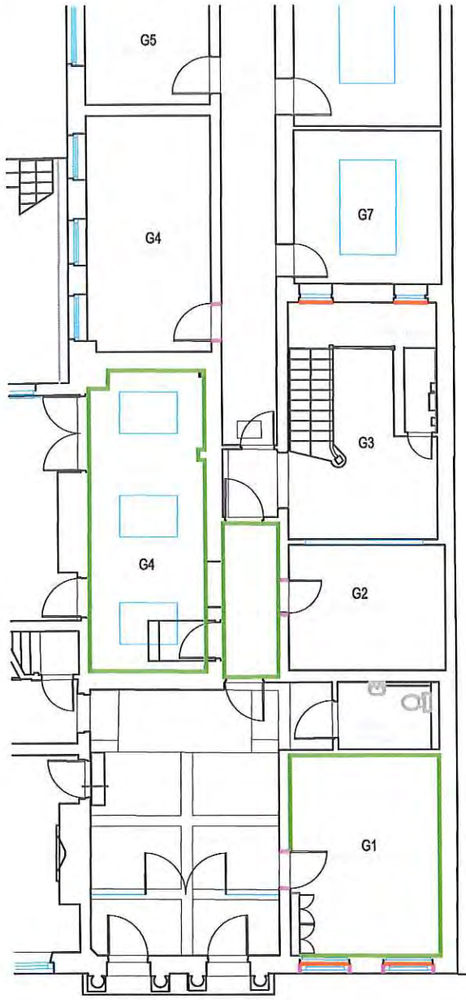
Staircase G3 Showing location of removed lift



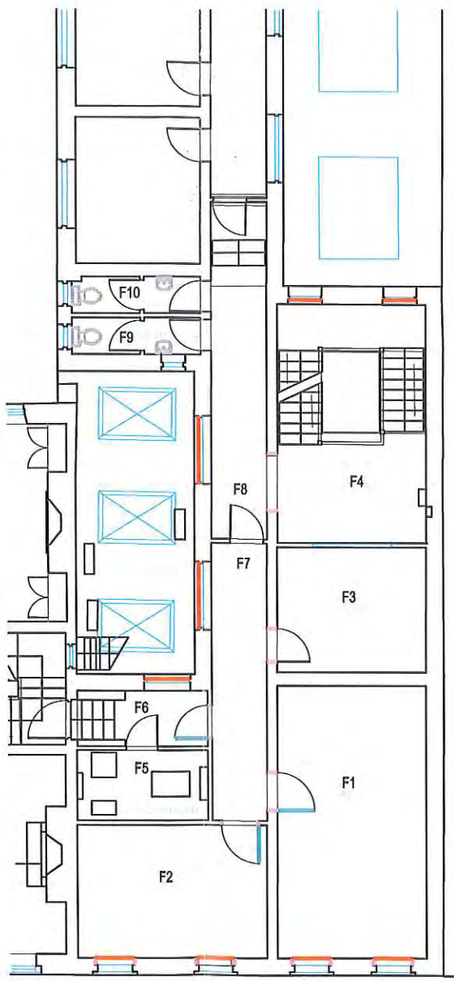
Original windows and architraves with new metal inner windows in office F1



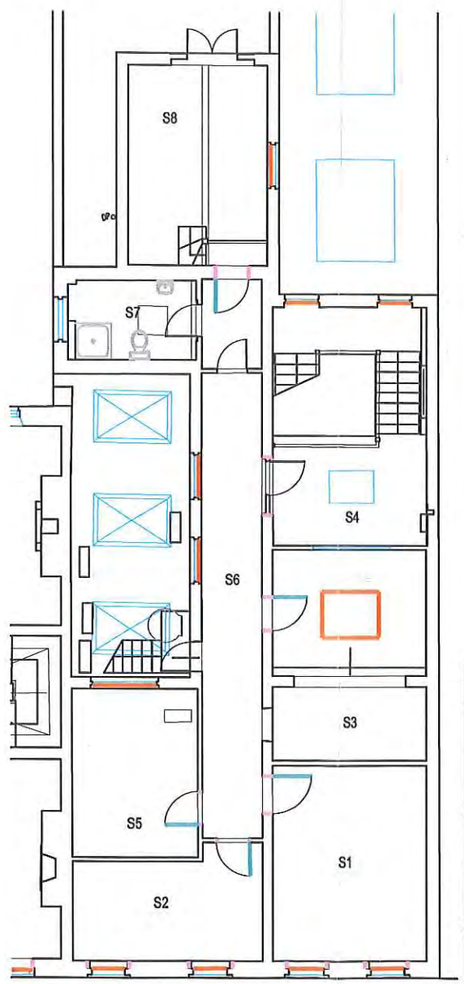
Original windows and architrave in office S1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Staircase S4 Showing upper part of windows



Staircase F4 Showing lower part of windows

KEY TO ORIGINAL AND LIKELY ORIGINAL FEATURES

- Skirting
- Cornice
- Architrave/ Window reveal panelling.
- Window
- Door

Rev	Description	By	Date

Client: St.Johns Buildings Co.

Job: St. Johns Buildings

Drawing: 24A St.John Street

☐ Feasibility
☐ Design
☐ Tender
☐ Contract
☐ Construction
☐ As Built

Scale	100	@A1
Sheet		
Checked		
Issue Date		Rev
Drg. No.	2862 S06	

PLANS SHOWING ORIGINAL FEATURES NO. 24A ST JOHN STREET

NO. 24A ST JOHN'S STREET

SCALE 1:100 @ A2

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