

HERITAGE STATEMENT AMENDMENT TO TABLE 5

(This table supercedes table 5 in the Heritage Statement)

Former Offices at 3 York Street, Manchester
Above Browns Bar & Brasserie
1-3 York Street, Manchester, M2 2AW

Table 4: Definition of Impact

Adverse	Where the degree of physical or visual change would result in a demonstrably negative impact on the fabric, setting or character of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset. The impact may range from major to negligible.
Neutral.	Where the degree of physical or visual change would result in no demonstrable change to the heritage significance of an identified component of the historic environment, or the ability to appreciate the defined values of the heritage asset.
Beneficial.	Where the degree of physical or visual impact would result in an appreciably positive change, or the enhancement of the values of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset

Table 5: Physical Impact Appraisal

WORKS AFFECTING EXTERNAL APPEARANCE			
Building element	Proposal/intervention	Impact	Justification/mitigation
3 York Street Offices Entrance (works affecting external appearance)	External works to create level access by removing 3no. steps and lowering internal floor level, dropping door/frame to new level and adding light above door.	Moderate adverse impact on architectural significance of building	Alternative means of providing access for the disabled into the building have been investigated thoroughly but rejected as unworkable or unsatisfactory. The proposed works are felt to cause least harm to heritage values. The intervention is justified by public benefit in facilitating universal accessibility. In mitigation, the change in the external appearance will be modest when seen in the context of the emphatic Baroque design of the

			4-storey bay within which the entrance door is deeply recessed. Care will be taken to match and make good materials and design features (i.e red sandstone architrave and grey granite and moulded mahogany timber door frame light.)
	External works to entrance	Minor impact on character and appearance of conservation area	The small change to the deeply recessed doorway of will detract very little from the significance (i.e. the character and appearance) of the conservation area.
Space above service area roof	Construction of External Lift shaft	(A) Harm will be caused to the listed building by introducing a building structure unrelated to the original design which intrudes into an (enclosed) setting.	By way of justification, the lift shaft is an integral and essential part of the overall hotel development concept to provide facilities for guests of all abilities. (Universal access is applicable to other potential future uses) To mitigate harm the lift shaft has a plain design with a dark coated seamed zinc cladding material to tone in with the slate pyramid roof. The design will neither mimic historic design features nor compete with traditional building materials. Further mitigation is provided by the lack of symmetry in the treatment of fenestration on the north facing back elevation (where the lift shaft floor connections are located). The creation of the service yard, following the destruction of the Clerks' Room, has altered the character and appearance of the back area. The existing elevations and structures at the rear of the building make a smaller contribution to significance than the principal facades and banking chamber.

	New lift shaft	(B) The listed building contributes to the significance of the conservation area within which it is located. It follows that any harm to the building will impact the heritage values of the conservation area.	In mitigation, the visual analysis undertaken (see Addendum Heritage Statement) showed that the lift shaft will be unseen from the area surrounding the site. It is concluded that no harm will be caused to the appearance of the conservation area. Nor will it impact on the setting of nearby listed buildings. This quarter of the conservation area is already enlivened by many modern buildings which contribute to its character.
4no. Windows on 2 nd , 3 rd and 4 th floors on north facing rear elevation.	Intervention into window frames and masonry to make openings for service lift access.	Altering or destroying original fabric has a negative impact on the heritage value of the building. These works can be seen as part of the lift shaft construction.	Justification is sought by the need to provide a single point of access for all users of the hotel. In mitigation, the service yard is the optimum site for the new lift structure and the selected access points through existing window openings minimize interventions into masonry walls. The demolition is the minimum required and where necessary windows will be reduced in sized/remade to fit to match existing. The window pattern is already irregular on this face of the building.
Rear north facing slate roof slope off Milk Street (works affecting external appearance)	External Works to create 2no. small ventilation dormers adjacent to lift shaft on rear roof slope	Negligible harm.	In mitigation, the design and use of materials is appropriate to the age of the building and the dormers are small in proportion to the roof slope.
Rear roof slopes (works	The insertion of vents in the slate roofs at the rear of the	Neutral	The mushroom vents are discrete in terms of their impact on the building.

affecting external appearance)	building (Number and position to be determined)		
7no. windows on 2 nd & 3 rd floors facing Milk Street (works affecting external appearance)	Replacing 7 no. panes in sash windows with spandrel glass with vents for extract/inflow ventilation	The intervention will be moderately harmful area.	By way of justification, the roof has insufficient headroom for plant to ventilate rooms on all floors. Alternative extract locations through brickwork have been investigated but rejected for having insufficient headroom or width of masonry. In mitigation, the timber sash windows will remain in situ and the work is reversible. The windows are not visible from street level. The pyramid roof obscures views from surrounding offices.
Service Area (external)	New shutter doors	Neutral or Small beneficial impact on significance by improving external appearance to Milk Street within conservation area	
WORKS AFFECTING INTERIOR OF BUILDING			
Building element	Proposal/intervention	Impact	Justification/mitigation
Service Area	Re-organisation of plant, service ducts and access arrangements within current enclosed area.	Revised internal arrangements of plant and activities within the covered service area will have a neutral impact on significance	Concentrating similar uses in this area avoids overspill into more sensitive areas of the site.
Service Area	Lift Shaft construction including breaking out the floor and building up the levels for the linen delivery area.	Having regard to the permitted use of the area and the extent of past interventions, the degree of harm caused by breaking out the floor and building a lift shaft within the enclosed area is modest.	The works will provide public benefit. They are justified by giving access to the building for users of all abilities. In mitigation, the character and appearance of the service area is already determined by its permitted use for plant, servicing and parking.

Original dome shaped ceiling light above Clerks' room	Cutting structural roof beam to accommodate masonry lift shaft upon which the beam will be re-supported together with attached glazing timbers	The significance of the domed roof to the Banking Chamber has been diminished by lack of context, following the destruction of the clerks' room and subsequent use as a service yard. However, the complete skeleton roof survives, hidden in the ceiling void, and intervention to a principal structural member and attached joinery will inevitably cause a degree of harm to significance. It is not possible to restore the ceiling: its raison d'être, natural daylight, is absent and there is no prospect of returning the service yard to its former use. The degree of harm is therefore judged to be moderate.	The lift shaft makes Intervention into the roof structure unavoidable, but damage will be minimized by carefully trimming and re-supporting all the joinery. In mitigation, the works will provide an opportunity to expand public knowledge of the glazed ceiling. The history will be brought to life by displaying a glazed panel on the hotel's first half landing with an explanatory panel. (D&A Addendum 1.7 page 26). The structure of the roof will be recorded. In further mitigation the roof structure occupies a dry, stable environment which will be maintained to protect the remainder of the structure.
Modern Pyramid roof	Structural intervention to modern joinery	No loss of significance. Neutral impact	
All floors	Structural openings for vertical service risers. Drawings AP28, AP29revB, AP30revB and AP31revB show the locations and details of proposed new holes through the existing floor structures.	Larger openings through original masonry are inherently harmful. By using existing voids where possible the degree of harm has been minimised. The smaller and most numerous openings of 150mm or less diameter will cause minimal disturbance to existing floor slabs and plaster ceiling finishes.	In justification, the services have been routed to cause least harm to heritage values. Alternative horizontal routings were investigated but rejected as requiring greater interventions to the structure. By way of mitigation, a hierarchy of core-drilled holes through the original floor slabs is proposed. The smallest are 120mm-150mm in diameter accommodating hot & cold-water pipes, electrical cables, and soil pipes. These are most numerous and will cause least disturbance to ceilings and plasterwork

			finishes. Openings up to 400mm x 400mm for air supply ducts will disturb a greater area of concrete infill and require trimming. Openings larger than this will require support from beams spanning between load-bearing walls and supporting padstones that will affect original plasterwork finishes.
All areas	Strip out 1980's heating pipes, radiators, radiator covers and skirting boxing	Beneficial	Works to modernise the offices in the 1980's would now be regarded as inappropriate.
York Street entrance Lift lobby floor tiling and tiled wall friezes	Lift existing floor tiles and relay on new floor level (Drawing AP51revA and D&A Amended 1.8 page 27)	Relaying existing tiles in the same pattern will cause minimise harm to significance; alternative approaches will be more harmful and therefore ranked in order of least harm.	Re-using tiling in the same pattern will largely mitigate the harm caused by lowering the floor level. These works are justified by the public benefit of providing a single access for people of all abilities.
	In the alternative, tiles will be replaced on a like-for- like basis; alternatively, agreement will be sought on an appropriate design.	The pattern and colour of tiling in the lobby makes a strong design statement which contributes to heritage values. Loss of original tiling would be regrettable and harmful. If unavoidable, the alternatives proposed will mitigate the greater harm.	If relaying existing tiles is not possible, the next least harmful approach will be agreed with the planning authority.
Entrance lobby walls – existing timber panels to stairs, mirror feature, (elevation B)	Raised and fielded mahogany timber wall panels and wall mirror to be protected during works and to remain in situ.	Heritage based approach	
Entrance lobby walls – new timber panels (elevation B)	Where the stairs are to be extended new raised and fielded panels to be made in	The impact on heritage values is neutral	Use of matching panels avoids undue speculative treatment of new wall surfaces.

	matching design and materials.		
Entrance lobby and stair walls - wallpapered	Wallpaper to be stripped	Beneficial impact	Modern wallpaper patterns are not in keeping with historic decorative treatment. Painted plasterwork will be restored in a colour to be agreed
Entrance lobby Wall Elevation D	Existing panelling and mirror feature to be carefully removed to allow fixing studwork for new boxing. The boxing is proposed to house fire alarm panel (left of mirror above dado) and a secondary call point (centred below dado). The historic features to be refixed on face of box panelling.	A modest degree of harm will be caused by removal of original panelling and mirror feature.	In mitigation the features will be refixed onto the box panelling and allow a neater appearance by recessing the fire alarm panel and call point. New matching raised and fielded panels with call point cut-out will be fixed below the dado to allow for deeper floor level.
Stairway and landings	No interventions are proposed except where specifically indicated on the drawings.		
First half landing	Installation of glazed light from domed roof with explanatory panel	The heritage benefits flowing from the explanatory display panel and artifacts will mitigate harm to the domed ceiling structure.	
Circulation - generally	Additional means of accessing rooms for linen services and goods created by new service lift.	There will be no adverse impact on the original circulatory pattern from the York Street lift lobby to each floor. Visitors will continue to approach hotel rooms in the same way from the lift landings via the spine corridors. Door positions to	In mitigation it is noted that the means of fire escape introduced in the 1980's did not detract from the designed circulatory pattern within the former offices

		guest rooms are retained and reused where possible.	
Inside corner offices on floors 2-4 (north-east corner of building)	Sub-division of rooms to create guest rooms 204/208, 305/309, 405/409	The mix of different sized offices to meet the needs of a variety of tenants (HS Table 1) is of historic interest. (The large outside office on the 3 rd floor was probably sub-divided in the 1980's). Whilst little harm may be caused by the sub-division of an individual space, cumulative instances diminish significance causing moderate harm.	On review, it was concluded that the loss of three guest bedrooms by omitting the sub-division of these spaces is critical to the success of the hotel scheme. In mitigation, access to the new bedrooms is through original retained doorways. No new corridor openings are to be formed. As a consequence, no intervention is necessary to original wall tiling or borrowed light features which will be exposed and restored.
Outside corner offices on floors 2-3 (south-west corner of building)	Sub-division of rooms to create guest rooms 206/205, 307/306	Some harm by sub-division of original spaces.	In mitigation, existing partitions dividing rooms 306/307 will be removed and the amended drawing increases the space in room 306.
1 st , 2 nd , 3 rd and 4 th floor toilets off lift landings <i>D&A addendum 1.5</i>	Removal of cubicles, wall tiling and sanitaryware dating from the 1980's to facilitate use as hotel office and staff w.c.(1 st floor), reception (2 nd floor) and guest bedrooms (3 rd & 4 th floors).	The spatial layout and toilet fittings are modern and have no intrinsic heritage interest. Their removal will have a neutral impact on significance.	The proposed new uses will require modern partitioning, but historic window details are unchanged (opaque film applied to secondary glazing to shower units in 301 & 401).
1 st Floor throughout	New 22mm chipboard floor on timber lattice beams 510mm deep to be installed to level of lift landing to form void for drainage runs	Existing mezzanine floor is of more recent date and the new work will not detract from heritage values.	By way of mitigation, to protect the ceilings of the former Banking Hall below from water escape, a membrane will be laid, supported by a leak detection system. The new floor level permits level access to UA room 101. The new floor will be supported on a timber lattice and the work is reversible.

1st floor lift landing	Enlarge narrow doorway to riser and replace with wider door to form an access to a luggage store.	The works to enlarge the existing doorway are minor and will have no discernible adverse impact on significance.	In mitigation the new door and frame will match those throughout the remainder of building.
1st floor room 101	Opening formed in masonry wall in UA bedroom 101 with new matching door/frame. Construction of partition walls to form en-suite units.	Minor adverse impact.	By way of mitigation the frame and door in the opening will match those elsewhere in the building. The works are justified to create a UA bedroom with level access from the 1 st floor lift landing
1st floor corridor ceiling	Intervention into existing building fabric over corridor to increase ceiling height to 2.3m above raised floor level	Interventions into original fabric are inherently harmful and are to be avoided. The harm is minor in this instance.	The intervention to increase head height in the corridor is justified so that drainage runs can be created in the new floor void. (The raised floors at 1 st and 2 nd floor levels provide a means of drainage which is least harmful to heritage values.)
1st floor corridor	4no. existing doors retained, and architraves raised to match new floor height; 1no new matching door to Bedroom 102.	Neutral impact	
1st floor bedrooms	Introduction of new dropped ceilings of double layer plasterboard fixed to structure above.	Neutral impact.	.
1st floor bedrooms	Doors and architraves raised to match new floor level.	Neutral impact	
2nd floor (greater part)	Raised floor levels. New 22mm chipboard floor on timber lattice beams 500mm deep to be installed clear of existing skirtings to form void for drainage runs (except to first section near to public reception).	Adverse impact on heritage values.	The work is justified as being the least harmful way of providing drainage services. (Heritage Statement paragraphs 6.17- 6.24). In mitigation, existing skirtings and wall tiling below the new floor to be retained. The floor work is reversible.

2nd floor corridors	Existing plasterboard encapsulation to be removed, original tiling retained and exposed, existing borrowed-light windows retained and exposed. All existing plaster and timber moulded features in arches, ceiling cornices and skirtings to be retained and exposed	Beneficial	The works to restore the Edwardian features represent a substantial heritage benefit and go a long way to mitigate harm caused by works elsewhere in the building.
2nd floor section near to lift landing	This section, nearest to the reception area, is to be restored to its original appearance.	Beneficial	By way of mitigation for harm caused by raising the floor elsewhere, this section of the corridor on the 2 nd floor, together with the corridors on the 3 rd and 4 th floors, is to be restored to its original appearance. 1980's plasterboard ensconcement will be removed to expose original tiling and borrowed lights (on 2 nd and 3 rd floors), and tiling will be patched and repaired. Arch details and plaster cornicing will be exposed and plaster-board stripped back to the plaster finish.
2nd floor remainder of corridor	Raised floor	Adverse impact by reason of reducing corridor proportions and raising door heights to match new floor level.	In mitigation, door heights will be raised where possible within the frame above the top light. By use of ceiling trays to carry services in corridor, views around and through the trays will allow the arch mouldings to be seen. Ceiling cornices will be retained.
2nd floor bedrooms generally	En-suite partitioning and dropped ceiling for services and AC Unit.	Adverse impact	Impact mitigated by stopping dropped ceilings short of wall and window cornices, use of shadow gap where partition wall abuts chimney breast, avoiding full height alcove boxing, and providing high ceiling raft over bed and dressing area.

2 nd floor lift landing	Works to take down the wall on the 2 nd floor landing to form an open entrance to the reception area.	Moderate harm to significance will be caused by changing and enlarging the space and breaking into original masonry.	The work is justified to provide guests with a clear arrival point from the stairs. In mitigation, the plans have been amended to clearly express the beam above the opening and deepen the wall nibs so that the line of the wall can clearly be “read”.
2 nd floor reception	New opening between reception and service lift lobby	The proposed intervention into original masonry is moderately harmful	The intervention is justified to provide a goods inwards facility reporting to reception. In mitigation, the new door opening will leave original masonry above and will be framed and built to match existing doors.
2 nd floor 203	New opening to access the en-suite	The proposed intervention into original masonry is moderately harmful	The work is justified to meet guest expectations for en-suite facilities. In mitigation, the opening is restricted to door height to protect wall and cornice features.
2 nd floor 204	A new door opening to be formed between 204 and the shared entrance lobby (with linen trolley store). Door frame to the corridor to be raised/ adapted to suit raised floor level.	Moderately harmful masonry intervention	In mitigation, the existing door from the corridor will be relocated to the new opening. The opening will be restricted to door height and the frame will match the existing.
2 nd floor 205	New opening between 205 and en-suite	Moderately harmful masonry intervention	The opening will be restricted to door height and it is justified to increase the floorspace to meet modern hotel standards
2 nd floor male toilet (proposed linen room)	Blocking up opening to male toilet lobby	The opening is a lobby entrance without a door, possibly made at a later date. Neutral impact.	There exists a question whether this is an original opening or formed later.
2 nd floor door to linen room	New opening formed	Contrary to the previous assumption that a borrowed light would be impacted, further investigation has shown that the proposed intervention is through a modern brick and	The opening will be restricted to door height to retain ceiling cornice detail. The new doorway and door to match existing.

		blockwork infill. The work is largely neutral in its impact	
2nd floor open area near fire escape stairs	New partitioning to form rooms 212, 214, 215, and store	The open offices are understood to have been created in the 1980's. Creating guest rooms will have a neutral impact on significance; extending the spine corridor feature is mildly beneficial.	
2nd and 3rd floors	Internal linings to borrowed lights within adjacent bedrooms (D&A Amendment 1.4 page 20) The proposed "shaft wall" lining impacts rooms 202, 203, 204, 205, 208, 304, 305, 306, 307, and 309.	Moderate harm to significance in rooms 202, 203, 204, 205, 208, 304, 305, 306, 307, and 309.	The internal wall linings are justified to provide fire protection, noise reduction and privacy to the adjoining guestrooms. Harm is mitigated by the overriding benefits of stripping out the plasterboard ensconcements and restoring corridors to their original appearance.
3rd floor corridor	Existing plasterboard encapsulation to be removed, original tiling retained and exposed and restored, existing borrowed-light windows retained and exposed. All existing plaster and timber moulded features in arches, ceiling cornices and skirtings to be retained and exposed	Beneficial. The original appearance of the corridor, altered and hidden by 1980's office modernisation, will be restored in its entirety.	The works to restore the Edwardian features of the corridors on the 3rd and 4th floors represent a substantial heritage benefit and go a long way to mitigate harm caused by works elsewhere in the building.
3rd floor	Two new openings to 301, in the corridor wall and in a crosswall.	Moderately harmful masonry interventions.	In mitigation the openings will be restricted to door height to retain ceiling cornice detail. There is no wall tiling on the corridor wall. The work is justified by the need to allow sufficient space for furniture and circulation within the bedroom (D&A Addendum 1.4 page 21)

3 rd floor	New opening to linen room	Harmful intervention impacting on decorative tiling and a borrowed light feature.	By way of mitigation, this is the only instance of an intervention into a borrowed light feature. Elsewhere, the borrowed light features are to be revealed and retained and in this case 2/3rds of the window will be restored after adaptation of the joinery frame. Justification for the proposal is sought only after a detailed investigation rejected an alternative access treatment which created a risk from laden trolleys sharing a staggered access with guests.
3 rd floor	New openings to 304 and 306	Moderately harmful intervention into original masonry wall	Mitigated by restricting opening to door height to retain ceiling cornice detail. In both cases, the openings allow efficient use of adjoining rooms for en-suite facilities.
3 rd floor	317/315 Partial demolition and reconstruction of dividing wall	Wall is possibly of later date and work will have a neutral impact on significance	Justified by need to create a bedroom space with sufficient circulation
3 rd floor	Blocked up openings 312/314,	Blocking up an opening previously formed will have a neutral impact on significance	Justified by need to create sufficient space in small adjoining room for furniture and circulation.
3 rd floor lift landing	Door to 301 to be sealed shut from lift landing	Neutral impact on significance	Justified for reasons of security and privacy
4 th floor corridor	Existing plasterboard encapsulation to be removed, original tiling retained and exposed, all existing plaster and timber moulded features in arches, ceiling cornices and skirtings to be retained and exposed	Beneficial	The works to restore the Edwardian features of the corridors on the 3 rd and 4 th floors represent a substantial heritage benefit and go a long way to mitigate harm caused by works elsewhere in the building.
4 th floor corridor	Service trays to be introduced at a height of 2.315m above floor level. Services on tray taken into bedrooms, through	Moderately harmful	In mitigation, the raft trays will incorporate lighting to illuminate the volume of space and carry cable and AC services. Water pipework will be supported from the ceiling, exposed

	cores in masonry walls above doorways, retaining ceiling cornices and door architrave mouldings		and white wrapped. The decorative archways and cornicing will be exposed.
4 th floor corridor	Double door sets. 3no. existing double door sets in corridor to be retained with added fire paint protection and closers.	Heritage based approach with Neutral impact	
4 th floor corridor	Existing doors to rooms. All existing doors are re-used/rehung and in two instances sealed shut. New matching doors/frames to the linen room and room 401 formed in previous opening with brick/block infill	Heritage based approach with Neutral impact	
4 th floor	New door opening to linen room	Neutral intervention into recent block and brickwork wall	In mitigation, further investigations have shown that the proposed openings are through a previous opening filled back with brick and blockwork of more recent date.
4 th floor bedrooms generally	New structural openings in masonry walls and new partition walls to form en-suites.	Interventions into masonry walls are harmful and should be avoided wherever possible.	By way of justification, new openings have been shown only where essential to allow rooms of adequate size to be linked. In mitigation, structural openings are to be door head height to allow for retention of part of wall and cornicing at high level. New en-suite partition walls are kept away from abutting chimney breast; where this is not possible a shadow gap is formed to signify the cornice continuing behind.
4 th floor	New opening in original cross walls in 401	Moderately harmful	Justified by need to create a bedroom space with sufficient space for furniture and circulation.

			Harm is mitigated by restricting opening to door height to retain ceiling cornice detail.
4 th floor	Demolition of partition wall in 402	The partition is of recent date and its removal is restorative	
4 th floor bedrooms	New openings in 402, 404, 406, 407	Moderately harmful interventions into original masonry wall	In each case, the work is justified because there is insufficient room for an en-suite and openings allow efficient use of adjoining rooms for en-suite facilities. Mitigated by restricting openings to door height to retain ceiling cornice detail
4 th floor	Demolition of modern partitions in 414 and 415	The work has a neutral impact on significance	Work justified to provide family room of adequate size.
Windows (all floors)	Installation of secondary glazing with 6mm glazing with a 50mm gap.	Minor harm	By way of justification, secondary glazing is widely accepted in heritage buildings to achieve acoustic, thermal and air quality standards. In mitigation, care will be taken to match glazing bars to those on the existing windows. To allow for air circulation existing sashes will not be sealed shut.