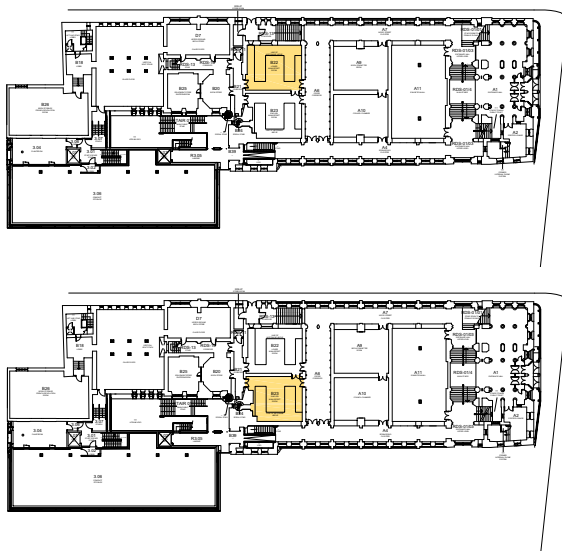


Floor: First and Second Floor

Item: First, Crawford Room and Spencer Room (Lower Manuscript and English Manuscript Rooms). Second, Mezzanine 2 Book Store and Mezzanine 1

Ref No: B22 and B23



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation, display and collections

Access: Public (lower level). Staff (upper level)

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as public reading room, but original purpose not implemented and room used for closed collection

Surviving elements/form

- Double-height volumes
- Gallery accessed from staff corridors in 1920s extension, lower floor from Cross Corridor, with spiral stone stair B24 connecting the floors
- Lit by traceried arched windows at gallery level to north and south
- Gallery balustrades are decorative painted steel with oak handrails
- Walls lined with glass-fronted bookcases to both levels, and enclosing central columns, with oak panelling and fitted cupboards
- Plain flat plaster ceilings, oak parquet (lower level) or oak boarded floors (galleries)
- Services: Glass light fittings on suspended vertical metal rods, bronze radiator cases

Later Adaptation

Date: 1901

Glazed doors added to bookcases after initial construction

Date: C21

At First Floor (both rooms): Modern sensors, lights, sockets, phone sockets, door closures and fire exit sign

Date: 2007

Public access provided to lower level of rooms after refurbishment, and rooms re-named

Significance / Values

- 1899 fabric - exceptional significance for architectural, communal and historic value. The rooms are less lavish than other principal spaces in the 1899 building due to their original intended purpose, but are carefully designed and retain high quality fittings and finishes. The collection adds to their significance
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1899 floor plans

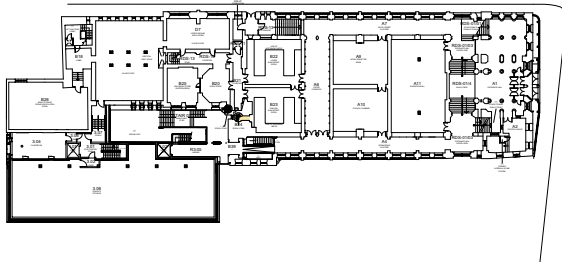




Floor: First to Fourth Floor

Item: Spiral Stair

Ref No: B24



Summary

Listed Grade I

Date/phase: 1899

Current use: Vertical circulation

Access: Staff only

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- The stair forms vertical circulation through the south side of the building and was designed for use by staff, almost certainly including cleaning staff

Surviving elements/form

- Spiral stair of stone with stone newel, utilitarian rails etc.
- Lit by plain flat-headed windows with bullseye glass

at upper levels

- Plain painted brick walls
- Brick outer wall to atrium
- Stone ceiling
- Services: glass shades to light fittings served by trunking

Later Adaptation

It appears that additional safety railings may have been added at unknown date

Significance / Values

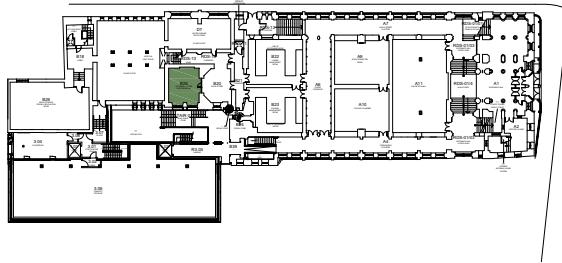
- 1899 fabric – medium significance as a service area, high significance where it appears in the atrium as an interface between modern and original fabric
- Minor later adaptations - neutral significance
- Unprotected windows up full height of staircase onto atrium. Lack of fire protection is an issue as the staircase would act as a chimney in event of fire
- Door part way up staircase is sealed shut onto atrium
- Room part way up staircase is full of clutter and adds to fire risk
- The lighting is not operational

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Ref No: B25



Access: Staff

- Lit from south by two 3-light windows (now overlooking the Atrium)
- Single part-glazed door from B20
- Services: cast-iron radiators below windows

- Strip lighting and emergency lighting, shelving
- Ductwork

- Minor later adaptations - neutral significance

John Rylands University Library, 'A Conservation Plan for
the John Rylands Library, Deansgate', June 2000
1899 floor plans

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as Dante Room, probably for book reception

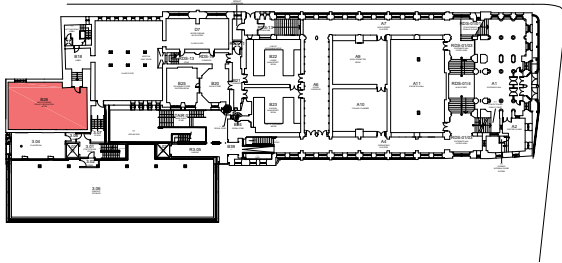
- Small double-height room with canted west wall, accessed from B21
- Plain plastered walls and flat ceiling
- Herringbone oak block floor



Floor: First Floor

Item: French Revolution Room

Ref No: B26



Summary

Listed Grade I

Date/phase: 1960

Current use: Book storage

Access: Staff

- Lit from north and south by 3-light windows in oak architraves with bronze glazing bars (windows to south blocked)
- Suspended grid panel ceiling
- Fitted furnishings supplied by Waring & Gillow
- Three-light windows are mullioned

Later Adaptation

Date: Late C20

Emergency lighting

Late 20th century sensors

Significance / Values

- Low significance for aesthetic, communal and historic value, as a plain post-war secondary space with few features
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1956-62 drawings and plans

History and Description

Primary phase & original use

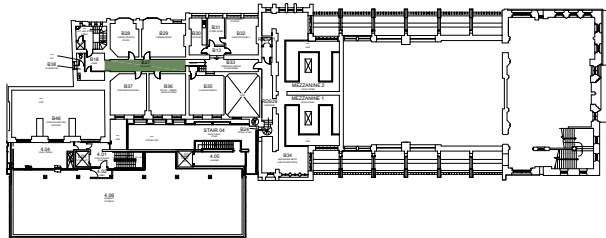
- 1962 Wolfson Building, designed by Francis Jones & Sons
- Designed to provide book storage

Surviving elements/form

- Rectangular room aligned east-west, on middle floor of 3-storey addition
- Entered from the NE corner from lobby B18, flush oak door and plain frame
- Hardwood block floor



Floor: Second Floor
Item: Common Room Corridor
Ref No: B27



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Circulation

Access: Staff

- Plaster walls and ceilings
- Exposed stone to door surrounds
- Original fixtures include ceiling lamps with glass shades - lamps marked with date of 1899 (may have been relocated)

Later Adaptation

Date: Late C20

Insertion of sensors, etc.

Significance / Values

- 1920s fabric – high significance for communal and historic value, medium significance for aesthetic value. The space is less decorative and more utilitarian in character than the Stone Corridor
- Minor later adaptations - neutral significance

History and Description

Primary phase & original use

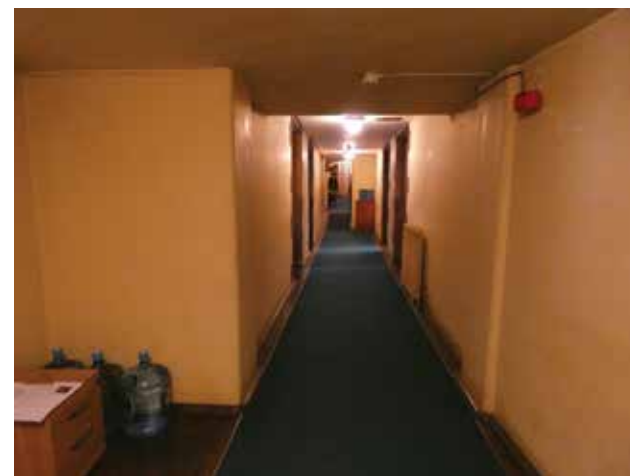
- 1913-24 extension to provide additional room for staff and collections
- Gives access to rooms in the extension, designed to be extended further if required

Surviving elements/form

- Accessed from an existing short corridor(B33) in the 1899 building and by the 1920s stair at the west end, where there is also a doorway to a cloakroom/WC
- Wood block floor

References

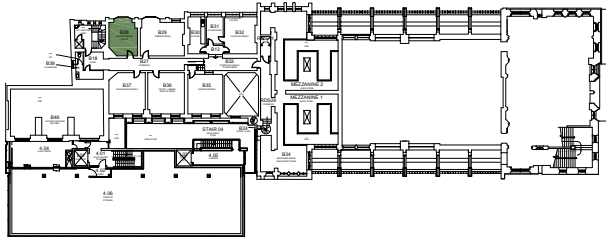
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans



Floor: Second Floor

Item: Visual Collections (Office Administration)

Ref No: B28



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Office

Access: Staff

- Fixtures include pendant lamp with alabaster shade

Later Adaptation

Date: Unknown

Not certain that the fireplace tiles are original, probably replacement gas fire

Date: Late C20

Insertion of sensors, electrical sockets, etc.

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value.
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans

History and Description

Primary phase & original use

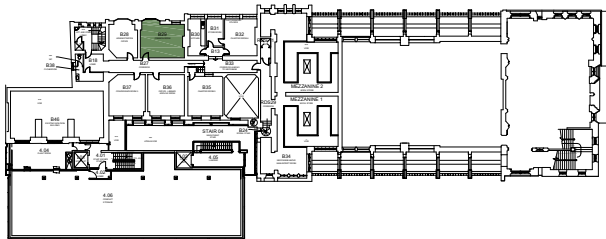
- 1913-24 extension labelled Senior Common Room on original plans

Surviving elements/form

- Entered from common room corridor
- Wood block floor and panelling
- Plaster ceiling with simple cornice
- Lit by shallow bay window of four traceried lights with bullseye glass Corner fireplace of stone with cresting and relief carving



Floor: Second Floor
Item: Common Room
Ref No: B29



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Office

Access: Staff

- Lit by one shallow bay window and another two –light window, all with traceried lights with bullseye glass
- Fireplace of stone with cresting and relief carving
- Fixtures include pendant lamps with alabaster shades
- Original telephone apparatus

Later Adaptation

Date: Unknown

Not certain that the fireplace tiles are original, replacement gas fire

Date: Late C20

Insertion of sensors, electrical sockets, etc

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value.
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plan

History and Description

Primary phase & original use

- 1913-24 extension labelled Junior Common Room on original drawings
- Staff Room

Surviving elements/form

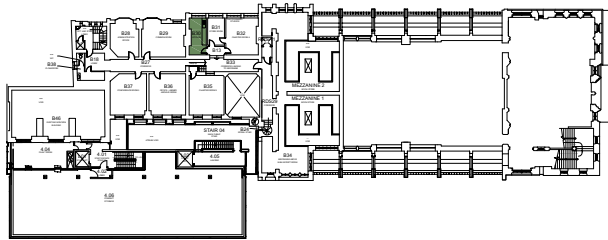
- Entered from common room corridor
- Wood block floor and panelling
- Plaster ceiling with timber ribs and intermediate heavy beam



Floor: Second Floor

Item: Kitchen

Ref No: B30



Summary

Listed Grade I

Date/phase: 1899

Current use: Staff kitchen

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Service room, probably a kitchen serving the Refreshment Room on the floor above

Surviving elements/form

- Lit by four light mullioned window with bullseye glass
- Accessed via a lobby B13 off the Mezzanine Corridor B33
- Wood block floor, plaster ceiling and walls

- Tall plain stone fireplace with timber mantel
- Services: Original fixtures include pendant lamp with fluted glass shade

Later Adaptation

Date: Unknown

Original drawings show a sink beneath the window, no longer evident

Date: Unknown

Cupboard inserted into the fireplace

Date: Late C20

Insertion of sensors, fire alarm points, electrical sockets and trunking etc.

Date: Late C20

Fitted kitchen

Significance / Values

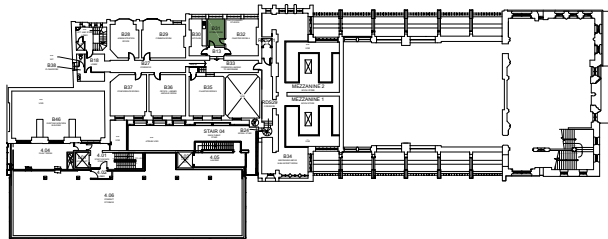
- 1899 fabric - medium significance for communal and historic value. The space was designed as a service area and has been greatly altered
- Fireplace cupboard – negative significance
- Fitted kitchen: neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Ref No: B31



Access: Staff

- Wood block floor, plaster ceiling and walls
- Connecting door to B32
- Services: Original fixtures include pendant lamp with fluted glass shade

Date: Unknown

Original drawings show a sink beneath the window, no longer evident Late C20: insertion of sensors, fire alarm points, electrical sockets and trunking etc.

- 1899 fabric - medium significance for communal and historic value. The space was designed as a service area and has been altered
- Minor later alteration – neutral significance

References

John Rylands University Library, 'A Conservation Plan for
the John Rylands Library, Deansgate' June 2000
1899 floor plans

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Service room, probably a scullery relating to rooms serving the refreshment room above

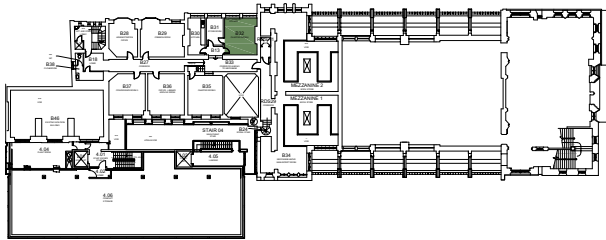
- Lit by four-light mullioned window with bullseye glass
- Accessed via a lobby B13 off the Mezzanine Corridor B33



Floor: Second Floor

Item: Photography Room (Charter Room 4)

Ref No: B32



Summary

Listed Grade I

Date/phase: 1899

Current use: Photographic studio

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Service room, part of the kitchen accommodation serving the refreshment room above

Surviving elements/form

- Lit by two four-light mullioned windows with bullseye glass
- Accessed via a lobby B13 off the Mezzanine Corridor B33
- Wood block floor, plaster ceiling and walls

- Tall utilitarian stone fireplace with timber mantel
- Connecting door to B31

Later Adaptation

Date: 1910

1910: The room was turned into a photographic studio. Alterations include a ceiling rack to dry the photographs

Date: Late C20

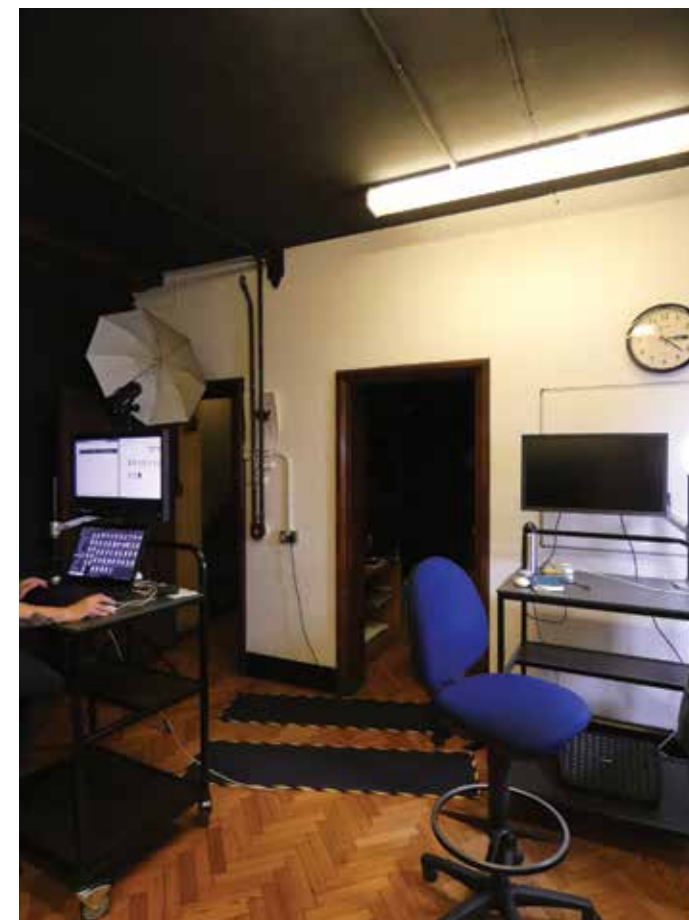
Insertion of sensors, fire alarm points, strip lighting, electrical sockets and trunking etc.

Significance / Values

- 1899 fabric - medium significance for communal and historic value. The space was designed as a service area and has been altered
- 1910 fabric: medium for historic value
- Minor later alteration: neutral significance

References

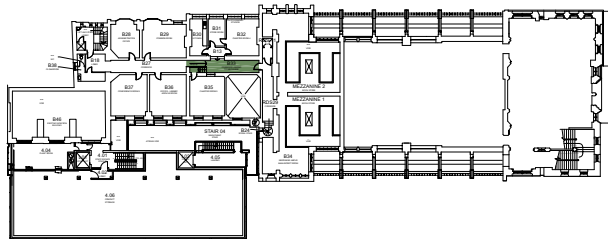
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Floor: Second Floor

Item: 1899

Ref No: B33



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Corridor serving former kitchens etc. relating to the refreshment room on the floor above

Surviving elements/form

- Probably original opening to former kitchens
- Probably original two-light window in the south wall which now lends light to B35

Later Adaptation

Date: 1913-24

The space was remodelled with loss of an original stair at the west end, creation of new opening to corridor RDS-29, formation of steps and doorway to room B35 retaining original external window

Date: 1913-24

Plans suggest the floor level, which currently slopes up to the east, has been raised and steps down to the former kitchen area created

Date: 1913-24

Lamps with fluted glass shades appear to date from this phase

Lamps marked with date of 1916

Date: Late C20

Insertion of ramp, sensors, etc.

Ductwork

Significance / Values

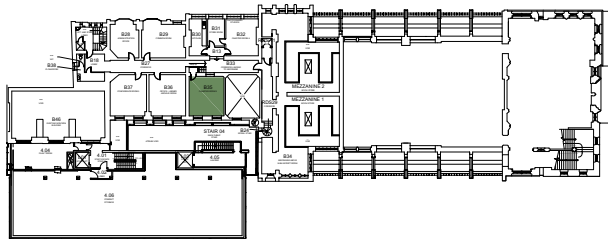
- 1899 fabric – medium significance for communal and historic value as it is very greatly altered and was always a service area.
- 1913-24 fabric: medium significance for aesthetic, communal and historic value
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Ref No: B35



Access: Staff

- Exposed brick walls
- Lit by a two-light window borrowing light from the corridor and another window giving to the 2007 atrium

Insertion of sensors, electrical sockets, etc.

- 1920s fabric – medium significance for, communal and historic value.
- Minor later adaptations - neutral significance

John Rylands University Library, 'A Conservation Plan for
the John Rylands Library, Deansgate' June 2000
1913-14 floor plans

- 1913-24 extension labelled Store on original drawings
- Storage

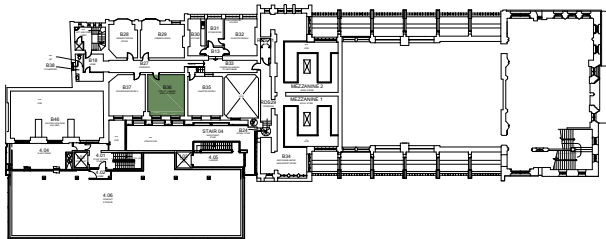
- Entered from corridor B33 via a short flight of external steps with metal railings
- Concrete floor
- Plaster ceiling



Floor: Second Floor

Item: Heritage Imaging Office (Library Archive Room)

Ref No: B36



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Office

Access: Staff

History and Description

Primary phase & original use

- 1913-24 extension labelled Publications Room on original drawings
- Offices, storage

Surviving elements/form

- Entered from common room corridor
- Wood block floor, panelling and bookcases of plain utilitarian design
- Plaster ceiling

- Lit by tall mullioned windows with diamond glazing
- Fixtures include pendant lamp with alabaster shade
- Original telephone apparatus

Later Adaptation

Date: Unknown

The bookshelves look as if they may be a later insertion

Date: Late C20

Insertion of sensors, electrical sockets, etc.

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value
- Bookshelves: low-medium significance for the utilitarian character, probably post-dating the original furnishings
- Minor later adaptations - neutral significance

References

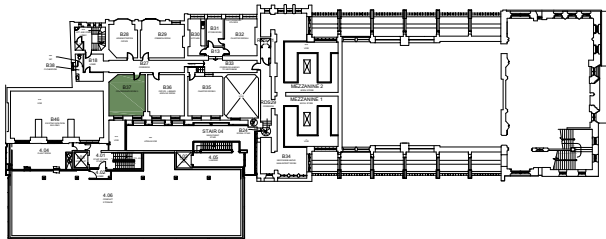
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans



Floor: Second Floor

Item: Conference Room (3)

Ref No: B37



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Office

Access: Staff only

- Corner fireplace of stone with cresting and relief carving
- Fixtures include pendant lamp with glass or alabaster shade

Later Adaptation

Date: Unknown

Not certain that the gas fire and tiles are original

Date: Late C20 and 2007

Blocking of windows behind on the west (1957-64) and south (2007) sides where extensions were built

Date: Late C20

Insertion of sensors, electrical sockets,

History and Description

Primary phase & original use

- 1913-24 extension labelled Librarian's Room on original drawings
- Offices, collections

Surviving elements/form

- Entered from common room corridor
- Wood block floor, panelling and fixed book cases
- Plaster ceiling with timber ribs
- Lit by tall mullioned windows with diamond glazing

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value
- Minor later adaptations - neutral significance

References

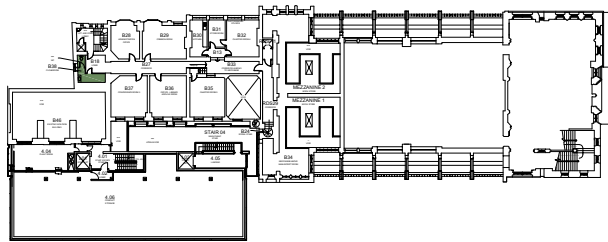
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans



Floor: Second Floor

Item: Cloakroom

Ref No: B38



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Cloakroom/WC and storage

Access: Staff

Later Adaptation

Date: Unknown

The space was reconfigured, extended into the corridor on the west side with repositioning of the WC and insertion of a window

Date: Late C20

Replacement sanitaryware, tiled floor, lighting, towel unit, etc.

Date: Late C20

Insertion of sensors, etc.

Late 20th century replacement sanitaryware, tiled floor, lighting, towel unit, etc.

Towel unit removed

History and Description

Primary phase & original use

- 1913-24 extension to provide additional room for staff and collections
- Provides staff cloakroom and toilet facilities

Surviving elements/form

- The southern part of the space and partition wall reflects original layout

Significance / Values

- 1920s fabric – medium significance for communal and historic values
- Later adaptation – low significance for aesthetic, communal and historic values

References

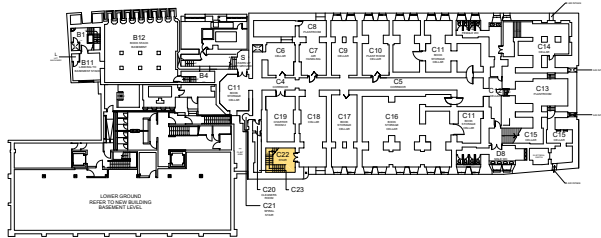
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans



Floor: First and Basement Level 1

Item: Staircase to basement

Ref No: C22



Summary

Listed Grade I

Date/phase: 1899

Current use: Informal store

Access: Staff only

History and Description

Primary phase & original use

- Staircase

Surviving elements/form

- Stone staircase with timber handrail and metal balustrade
- Two large leaded windows with trefoil heads in Gothic arches
- Stone flag floor at ground floor
- Opening set within a gothic arch
- Wall sconces

Later Adaptation

Date: Unknown – Early-20th century

Simple timber glazed doors with overlights and flanking sidelights, all set within a gothic arch

Date: 2007

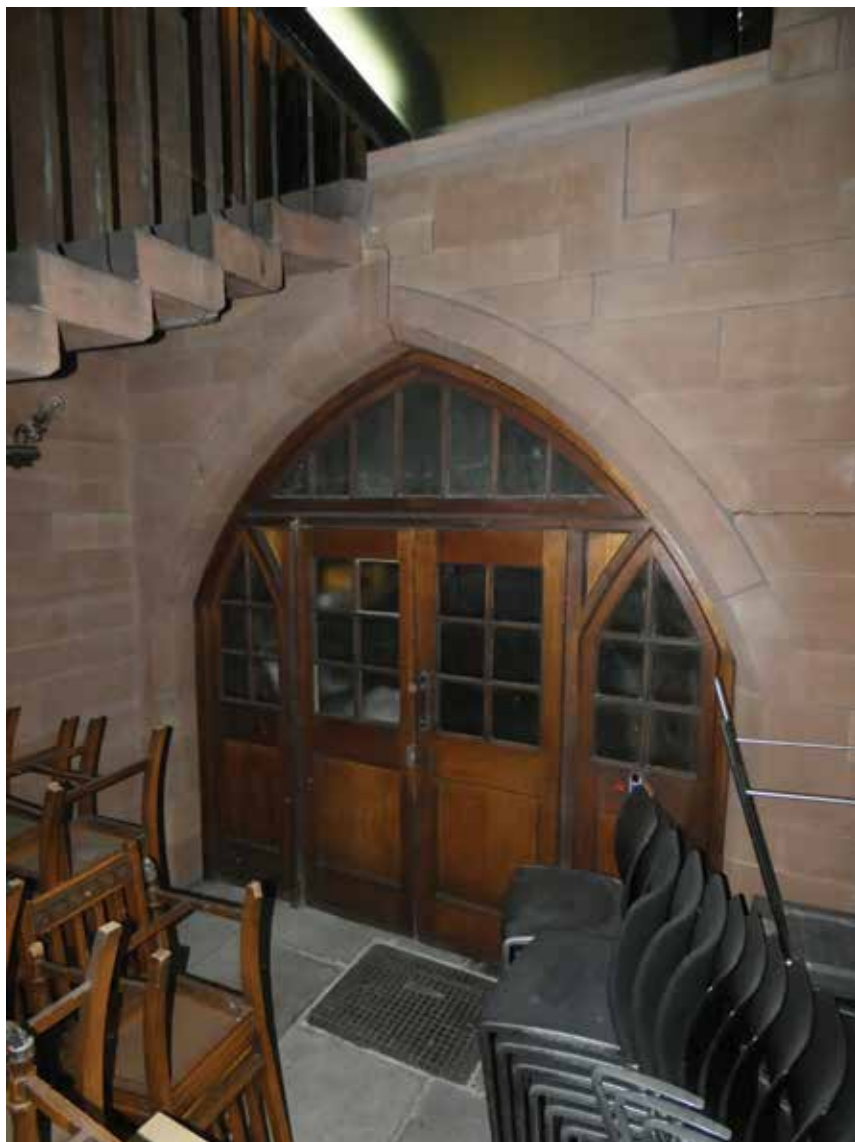
Glazed link bridge above

Date: Unknown - Early-21st century

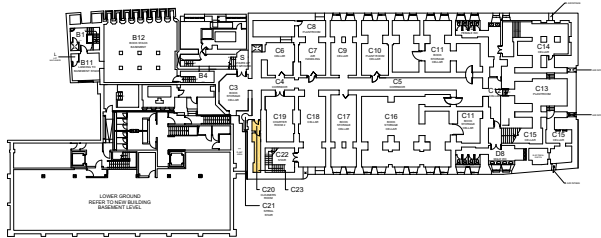
Bulkhead lighting / emergency lighting

Significance / Values

- 1899 fabric and fittings – High significance for aesthetic, communal and historic values as a space designed for library staff circulation, with original finishes
- Later adaptation – Screen and door low significance, other alterations are of neutral significance for aesthetic, communal and historic values



Floor: Ground Floor
Item: Half-landing WC
Ref No: C23



Summary

Listed Grade I

Date/phase: 1899

Current use: Informal store

Access: Staff only

Later Adaptation

- Painted concrete ceiling, possibly lowered
- Modern covering to the stone flag floor
- Clay tile floor in WC may be early-20th century
- Replacement lavatory and cistern
- Modern conduit, and bulkhead lighting
- Some later patch repairs to floor

Significance / Values

- 1899 fabric and fittings – Medium significance for aesthetic, communal and historic values as a space designed for library staff, with some original finishes and fittings (with some alterations)
- Later adaptation – low significance for aesthetic, communal and historic values

History and Description

Primary phase & original use

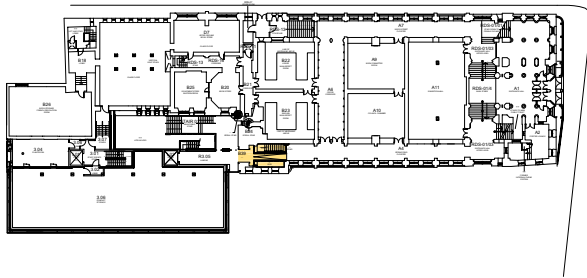
- Staff WC

Surviving elements/form

- Panelled door from stair with linenfold carving
- Glazed wall tiles with stone dressings
- Leaded mullioned window
- Original joinery, taps and marble sink
- Original radiator
- Original simple single plank door leading to double-height lavatory cubicle



Floor: First Floor
Item: Stair and Bridge
Ref No: B39



Summary

Listed Grade I

Date/phase: 1899, 2007

Current use: Circulation

Access: Staff/public

Insertion of railings with glazing and glass floor to link the area with the 2007 extension

Significance / Values

- 1899 fabric – exceptional significance for aesthetic, communal and historic value as part of the original building circulation leading from the Spinningfield Cloister
- 2007 work: neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans

History and Description

Primary phase & original use

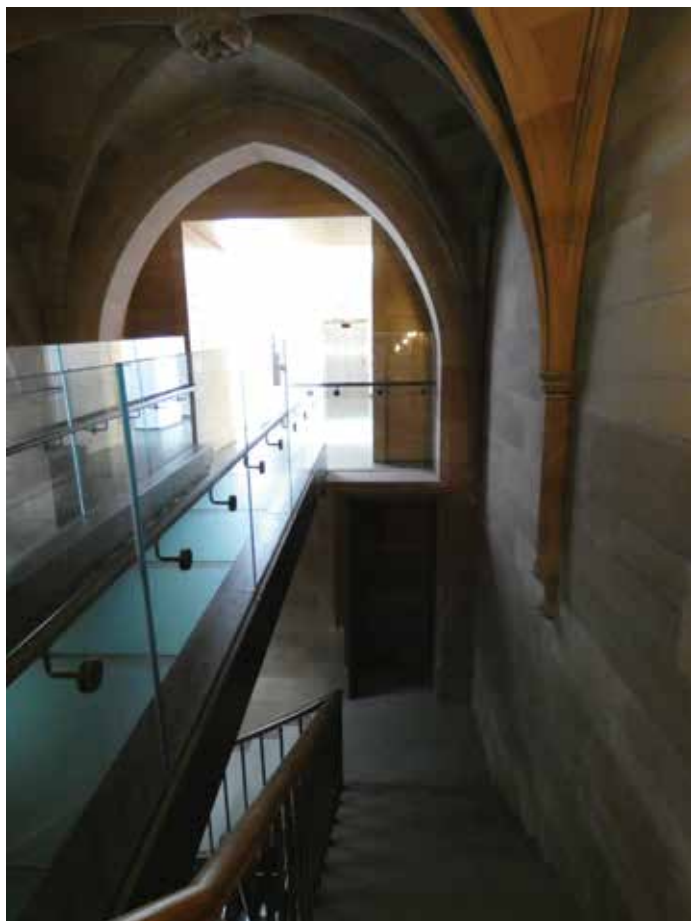
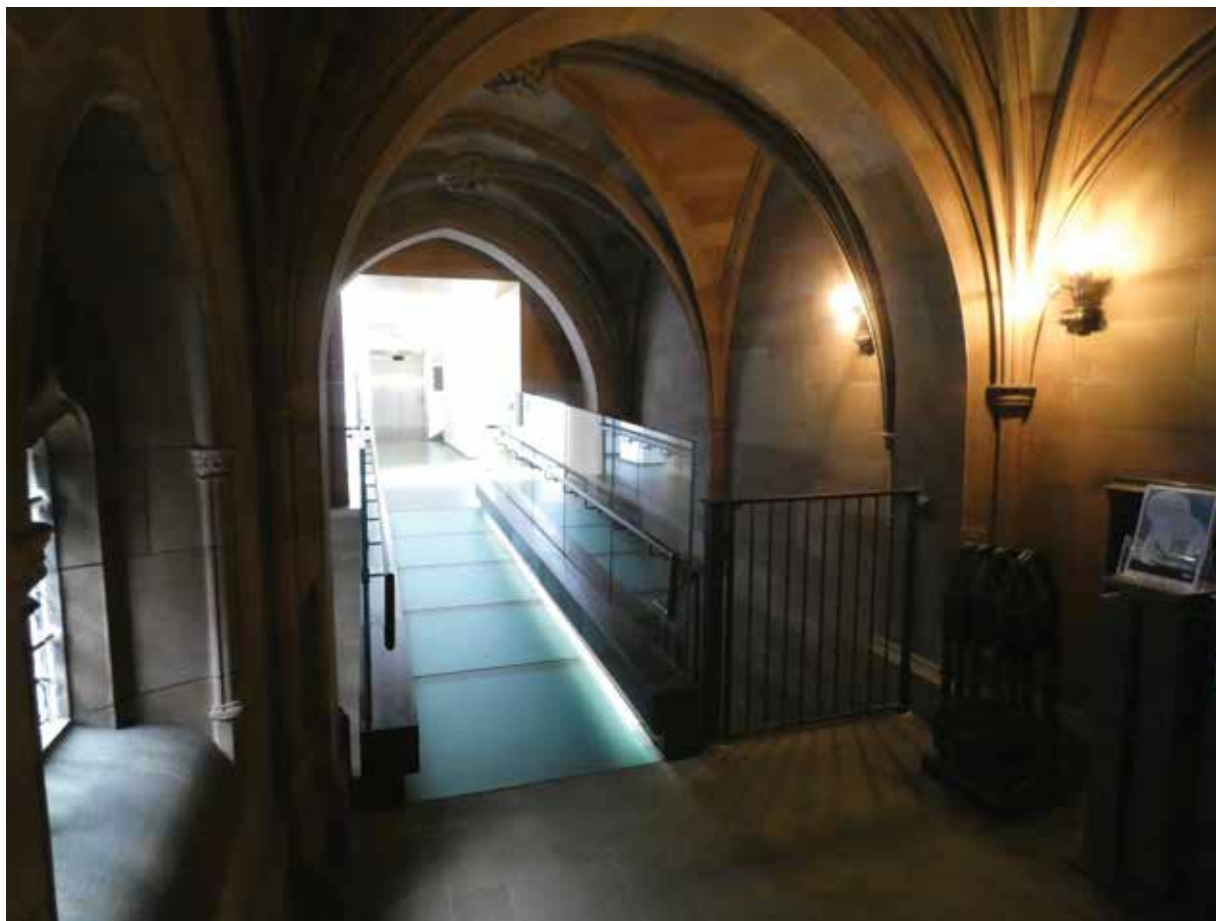
- Stair down to the cellars (see C22)

Surviving elements/form

- Accessed from the Spinningfield Cloister, leading down to basement areas
- Stairs are of stone – see C22

Later Adaptation

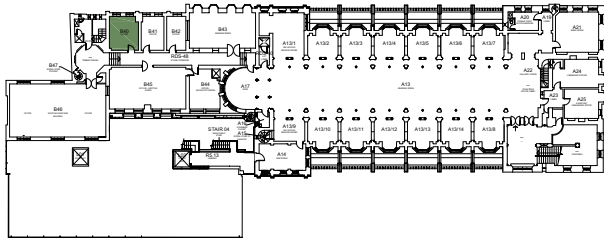
Date: 2007



Floor: Third Floor

Item: Office

Ref No: B40



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Office

Access: Staff

- Original fixtures include pendant lamp with alabaster shade and decorative door furniture

Later Adaptation

Date: Late C20

- Insertion of modern electrical points, sensors, etc.
- Modern light switches
- Modern wireless router attached to wall

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value. The fixtures were designed to broadly match that of the original building
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans

History and Description

Primary phase & original use

- 1913-24 extension labelled Accessions Room on original plans

Surviving elements/form

- Accessed from the stone corridor
- Lit by a pair of foiled windows with mullions and bullseye glass
- Panelling and fitted bookcases
- Plaster walls with simple cornice
- Wood block floor

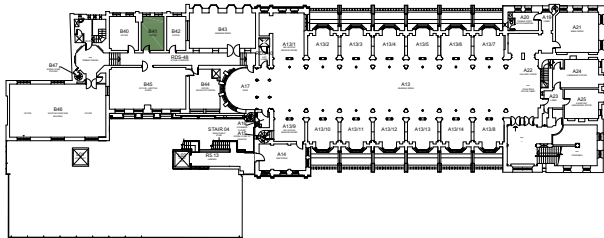




Floor: Third Floor

Item: Office

Ref No: B41



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Office

Access: Staff

- Original fixtures include pendant lamp with alabaster shade and decorative door furniture

Later Adaptation

Date: Unknown

Sign on the door 'The Edward Allatt Upton Sinclair Collection' Late C20: insertion of modern electrical points, sensors, etc.
Modern light switches

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value. The office exhibits treatment designed to broadly match that of the original building
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans

History and Description

Primary phase & original use

- 1913-24 extension labelled Binding Room on original plans

Surviving elements/form

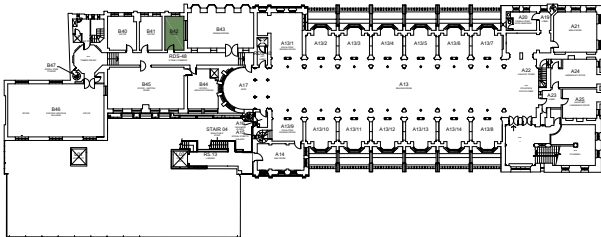
- Accessed from the stone corridor RDS-48
- Lit by paired foiled windows with mullions and bullseye glass
- Panelling and fitted bookcases
- Plaster walls with simple cornice
- Wood block floor



Floor: Third Floor

Item: Office

Ref No: B42



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Office

Access: Staff

- Wood block floor
- Stone fireplace with possibly original gas fire
- Built in safe
- Original fixtures include pendant lamp with alabaster shade and decorative door furniture
- Desk is an ex situ original furnishing

Later Adaptation

Date: Uncertain

Orange fireplace tiles

Date: Late C20

Insertion of modern electrical points, sensors, etc.

Lat- 20th century light switches

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value. The office exhibits treatment designed to broadly match that of the original building
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans

History and Description

Primary phase & original use

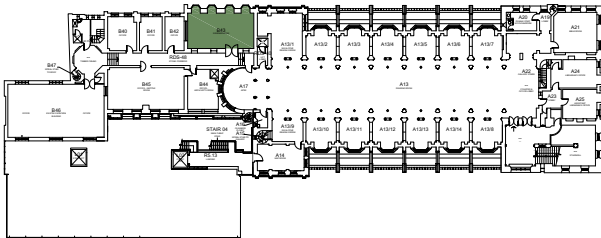
- 1913-24 extension labelled Under Secretary on original plans

Surviving elements/form

- Accessed from the stone corridor RDS-48
- Lit by mullioned-and-transomed window with bullseye glass
- Panelling
- Plaster walls



Floor: Third Floor
Item: Seminar Room
Ref No: B43



Summary

Listed Grade I

Date/phase: 1899

Current use: Office and collections

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Named as Refreshment Room on archive plans and photographs
- Green tiled hearth

Surviving elements/form

- Four oriel bays with traceried undersides; clerestorey lighting, south side, traceried window, west side, mainly bullseye glass, the larger with sparing stained

glass in the tracery lights

- Accessed via double doors from a short corridor connecting with the Reading Room
- Ornate stone vaulted ceiling
- Linenfold panelling and exposed stone walls
- Large stone fireplace, east side
- Wood block floor
- Services: Original fixtures include wall mounted electroliers and radiator grilles

Later Adaptation

Date: 1913-24

The floor was renovated and later bookcases removed

Date: 1999

The room is labelled Periodical Room on plans of this date

Date: Late C20

- Insertion of sensors, fire alarm points, electrical sockets etc.
- Loss of fire to the hearth
- Modern timber trunking with sockets

Significance / Values

- 1899 fabric - exceptional significance for aesthetic, communal and historic value. The space represents a richly decorated room with fixtures of high quality
- Minor later adaptations - neutral significance

References

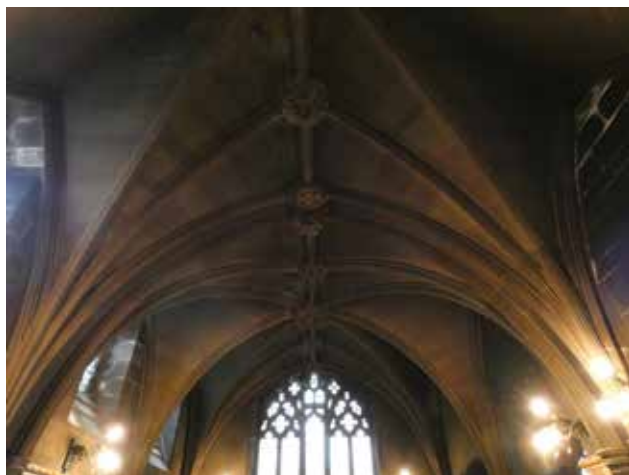
John Rylands University Library, 'A Conservation Plan for
the John Rylands Library, Deansgate' June 2000
1899 floor plans
1900 photographs

Archival Images

[R15240 Print 26 (JRL021826bw), Refreshment (Seminar Room, 1900)]



Reading Room of the West of the House of Commons, London

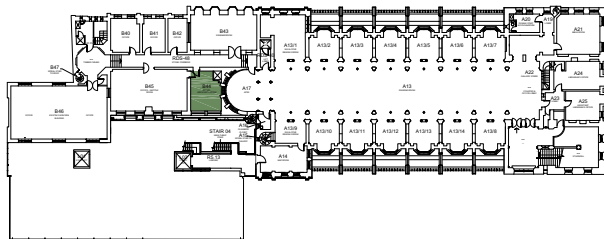


Floor: Third Floor

Item: Head of Special Collections (Office Archivist's Room)

B44

Ref No: B44



Summary

Listed Grade I

Date/phase: 1913-24

Current use: Office

Access: Staff

- Plaster ceiling with ceiling light
- Wood block floor
- Original fixtures include pendant lamps with glass shades and decorative door furniture

Later Adaptation

Date: Unknown

Connecting door, west side, with B45 not shown on original plans

Date: Late C20

Insertion of modern electrical points, sensors, etc.

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value. The office exhibits treatment designed to broadly match that of the original building
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1913-14 floor plans

History and Description

Primary phase & original use

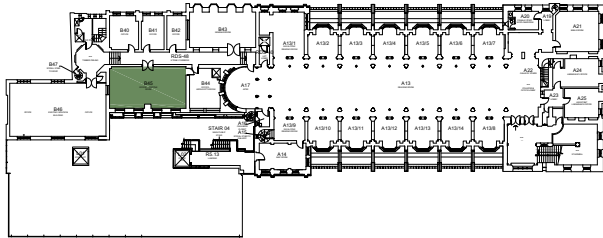
- 1913-24 extension, labelled Cataloguing Room on original plans

Surviving elements/form

- Accessed from the stone corridor
- Lit by mullioned windows with diamond glazing detail
- Panelling and fitted bookcases
- Plaster walls with simple cornice



Ref No: B45



Access: Staff

- Wood block floor
- Original fixtures include pendant lamps with alabaster shades and decorative door furniture

Date: Unknown

Connecting door, east side, with B44 not shown on original plans

Date: Late C20

Insertion of modern electrical points, sensors, etc.

Significance / Values

- 1920s fabric – high significance for aesthetic, communal and historic value. The office exhibits treatment designed to broadly match that of the original building
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for
the John Rylands Library, Deansgate' June 2000
1913-14 floor plans

History and Description

Primary phase & original use

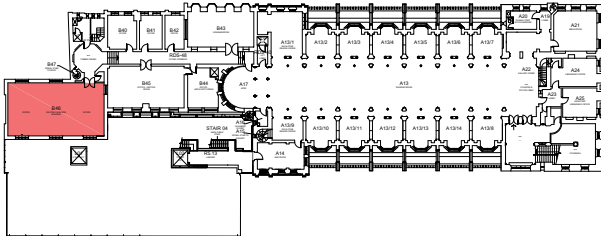
1913-24 extension labelled Temporary Manuscript Room
on original plans

Surviving elements/form

- Accessed from the stone corridor RDS-48
- Lit by transomed windows with diamond glazing detail
- Panelling and fitted bookcases
- Plaster walls and plaster ceiling with timber ribs



Ref No: B46



Access: Staff

- Wood block floor
- bookcases of plain design
- Lit by tall mullioned windows with possibly original glazing detail, those on the south side blocked behind
- Finishes appear to be in oak and hardwood
- Store cupboard to the small lobby

Date: Unknown

The ceiling tiles appear to be later C20 replacements

Date: Late C20

Insertion of sensors, lighting, etc.

Primary phase & original use

- Built in 1957-62 by Francis Jones & Sons
- Specialist Reading Room

Surviving elements/form

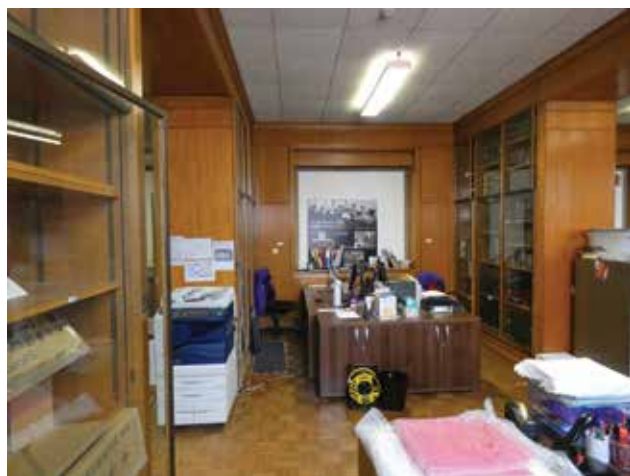
- Entered from the octagon at the end of the Stone Corridor. Small lobby with plaques reading 'Lady Wolfson Room 1962' and 'Methodist Archives and Research Centre'
- Entered from small lobby via double doors
- Divided into three bays by fixed bookcases

Significance / Values

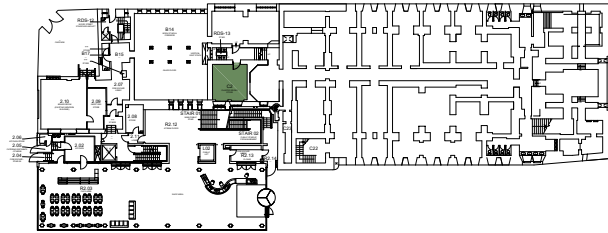
- 1960s fabric - low significance for aesthetic and communal value as a plain post-war space, medium significance for historic value
- Commemorative Plaque - medium significance for historic value

References

John Rylands University Library, 'A Conservation Plan for
the John Rylands Library, Deansgate' June 2000
1962 plans for Wolfson Building. Ref - JRL/5/4/4/26



Floor: Ground Floor
Item: Charter Room 1
Ref No: C2



Summary
Listed Grade I
Date/phase: 1899
Current use: Archive store
Access: Staff

Later Adaptation

Date: Late C20

Services e.g. lighting

Significance / Values

- Medium significance for communal and historic value, as a plain secondary space.
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1899 plans
1913-14 drawings and plans

History and Description

Primary phase & original use

- 1899, designed by Basil Champneys, for archive storage (charters)

Surviving elements/form

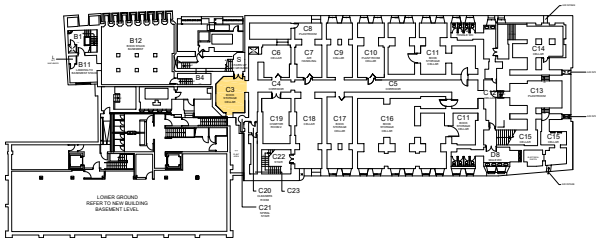
- Roughly square room, entered by oak door in segmental-headed doorway, from corridor RDS-73
- Herringbone oak block floor, and plain plastered low ceiling
- Painted brick walls, with blocked segmental headed openings to south wall



Floor: Basement Level 1

Item: End Cellar

Ref No: C3



Summary

Listed Grade I

Date/phase: 1899

Current use: Disused

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Book storage area

Surviving elements/form

- Apsidal area lined with bookshelves
- Plastered ceiling

Later Adaptation

Date: Unknown

Modern strip lighting and services

Date: 1920s

Doorway connection to staircase

Significance / Values

- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- Shelving: medium significance as the original fixtures
- Later adaptations doorway to 1920s stair: medium significance
- Modern services: low significance

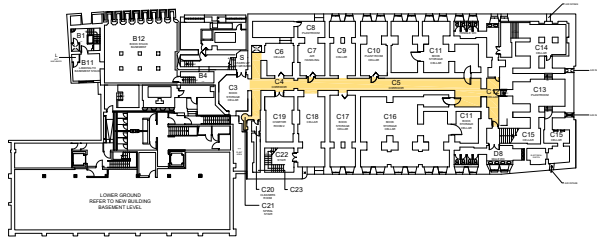
References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Item: Cellars Circulation

Ref No: C4, C5, C12 and C21



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Circulation area windowless

Surviving elements/form

- The cellar circulation is formed by an east/west tunnel-vaulted spinal corridor (C5) connected at each end to a north/south corridor; C4, west and C12, east
- Spaces are utilitarian in character
- Walls are of exposed painted brickwork

- C4 incorporates an ironwork gate for separation of the southern part and C20, a cleaners' room with Belfast sink and C21, the base of a stone spiral stair. At the other end a lift has been inserted, 1920s

Later Adaptation

- Conduits, trunking etc, relating to modern services
- Modern strip lighting
- Inserted lift, C4, in the process of replacement at the time of the survey
- Late 20th century pavers or screed to floors

Significance / Values

- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- Later adaptations - low significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



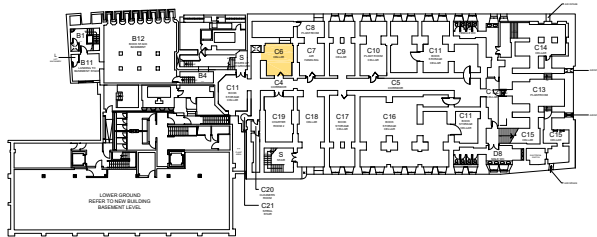




Floor: Basement Level 1

Item: Cellar

Ref No: C6



Summary

Listed Grade I

Date/phase: 1899

Current use: Book storage

Access: Staff only

Later Adaptation

Modern strip lighting and services

Significance / Values

- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- Shelving: medium significance
- Later adaptations - low significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Book storage

Surviving elements/form

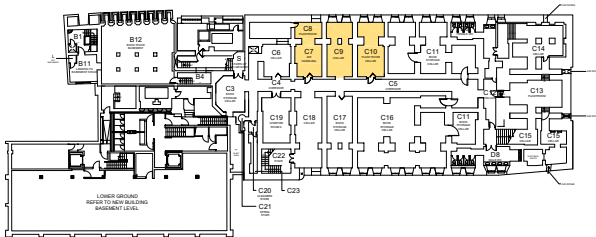
- Tunnel-vaulted space
- Folding metal security gate
- Surfaces are of exposed painted brick
- Floor surfaces concrete /terrazzo
- Fitted shelving



Floor: Basement Level 1

Item: Cellars and Plant Rooms

Ref No: C7, C8, C9, C10



Summary

Listed Grade I

Date/phase: 1899

Current use: Plant and storage

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Storage and plant

Surviving elements/form

- Tunnel-vaulted spaces
- Surfaces are of exposed painted brick
- Floor surfaces concrete and terrazzo
- C7 and C8 had the original ventilation plant and any remains should be retained

Later Adaptation

Date: Circa Late C20

Plant, air handling and storage spaces

Date: Circa Late C20

Conduit and trunking, C9 has an inserted concrete ceiling

Date: Late C20

Modern strip lighting and services

Significance / Values

- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- later adaptations, including modern plant etc. - low significance

References

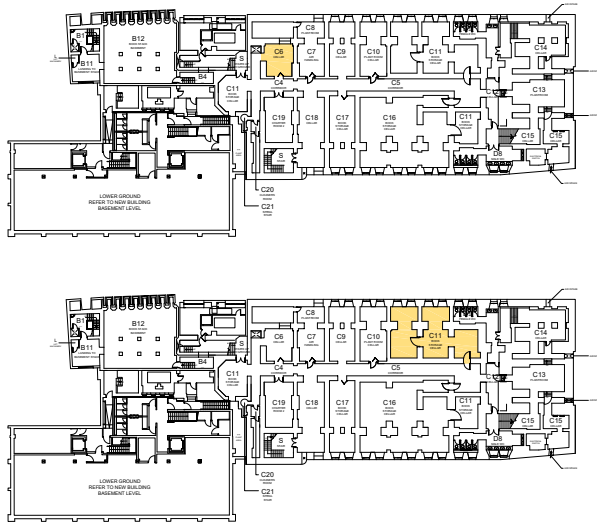
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Floor: Basement Level 1

Item: Cellars

Ref No: C11, C16



Summary

Listed Grade I

Date/phase: 1899

Current use: Book storage

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Secure book storage areas

Surviving elements/form

- Both cellars at the west end of the complex have heavy steel security doors by Chatwood and secondary ironwork gates
- The cellars consist of interconnected spaces mainly with tunnel vaults
- Both areas have extensive shelving systems, including island shelving of fairly utilitarian character
- Walls and ceilings are of exposed painted brickwork
- Terrazzo floors

Later Adaptation

Date: Late C20

Conduits, trunking etc, relating to modern services

Date: Late C20

- Modern strip lighting
- Later flag flooring with patch repairs

Significance / Values

- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- Medium significance for the security doors
- Medium significance shelving
- Later adaptations, including lighting, plant etc. - low significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans

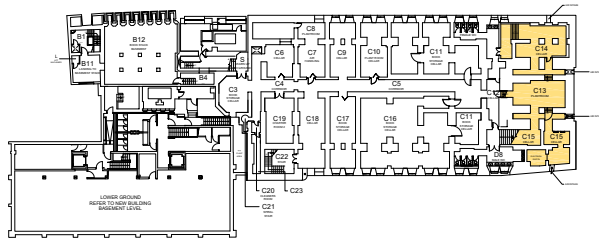




Floor: Basement Level 1

Item: Cellars and Plant Room

Ref No: C13, C14, C15



Summary

Listed Grade I

Date/phase: 1899

Current use: Plant, partly disused

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- This was probably the site of the original plant, boilers, air handling, etc.

Surviving elements/form

- This cellar complex is located at the east end of the building and consists of interconnected spaces with exposed painted brick walls

- Some areas of flagged flooring
- Possible surviving elements of the original ventilation/filtration system

Later Adaptation

Date: Mid and late C20

- Plant was introduced and the central area given a concrete ceiling, perhaps for fire protection Modern conduits, pipes, trunking, etc.
- Some areas have inserted steel roof beams
- Most areas have concrete floors
- Modern strip lighting

Significance / Values

- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- Later adaptations, including modern plant, lighting etc. - low significance

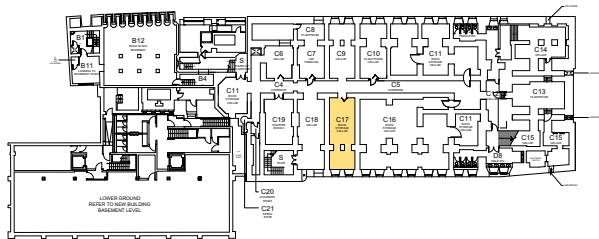
References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans





Floor: Basement Level 1
Item: Cellar Book Storage
Ref No: C17



Summary

Listed Grade I

Date/phase: 1899

Current use: Book storage and emergency power system

Access: Staff

- Floor surfaces concrete and terrazzo
- Windows with bullseye glazing
- Fitted shelving including island shelving

Later Adaptation

- Modern strip lighting
- Emergency power system generator etc. at one end

Significance / Values

- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- Shelving: medium significance
- Later adaptations - low significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Book storage area

Surviving elements/form

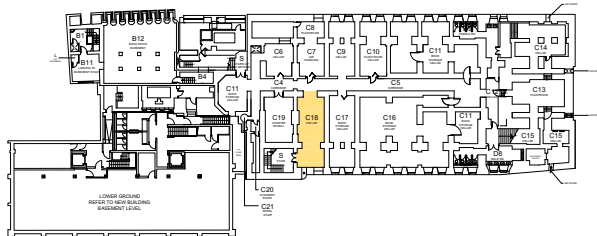
- Tunnel-vaulted space
- Folding metal security gate
- Surfaces are of exposed painted brick



Floor: Basement Level 1

Item: Cellar

Ref No: C18



Summary

Listed Grade I

Date/phase: 1899

Current use:

Access: Staff

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands

Surviving elements/form

- Cellar connects with the base of stair B39

Significance / Values

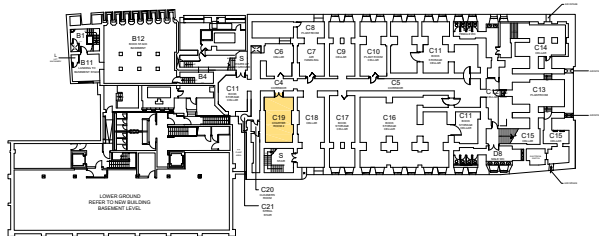
- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- Later adaptations - low significance



Floor: Basement Level 1

Item: Charter Room 2

Ref No: C19



Summary

Listed Grade I

Date/phase: 1899

Current use: Storage

Access: Staff

Later Adaptation

Modern strip lighting and services

Significance / Values

- 1899 fabric: medium significance for communal and historic value as part of the original fabric
- Later adaptations - low significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Probably book storage

Surviving elements/form

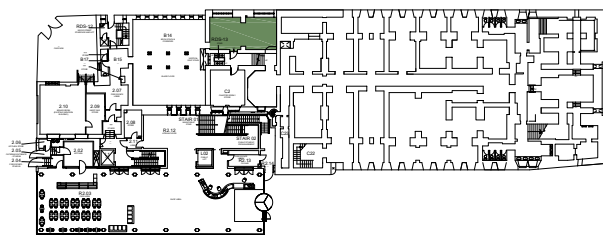
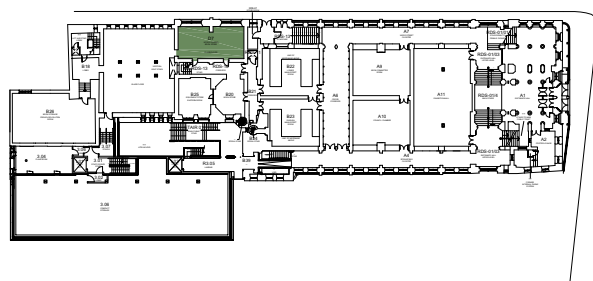
- Tunnel-vaulted
- Surfaces are of exposed painted brick
- Floor surfaces concrete and terrazzo



Floor: Ground to First Floor

Item: Book Stacks

Ref No: D6, D7



Summary

Listed Grade I

Date/phase: 1899 & 1920

Current use: Book stacks

Access: Private

History and Description

Primary phase & original use

- 1899 block provided service entrance and access to book stores from Wood Street, designed by Basil Champneys

Surviving elements/form

- Ashlar walls to Wood Street
- Pair of arched cart entrances

Later Adaptation

- 1920 ground and first floors altered internally to provide new stacks, designed by Amian Champneys
- Cart entrances blocked to form two traceried windows, floors cut across windows
- Four-storey book stacks inserted with three floors made of glass floors panels set in steel frame, carried on steel frame integral to full-height continuous book stacks, independent of outer walls
- Concrete lower floor
- Inner walls and ceiling plain plastered
- Services: cast-iron radiators with decorative grilles

Date: Late C20

Emergency lighting

Significance / Values

- 1899 fabric – high significance as part of the 1899 library, external north wall of exceptional significance
- 1920 fabric – glass floors and stacks have high significance for aesthetic, communal and historic value, window tracery has high significance in adapted 1899 arches
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1899 plans
1913-14 floor plans

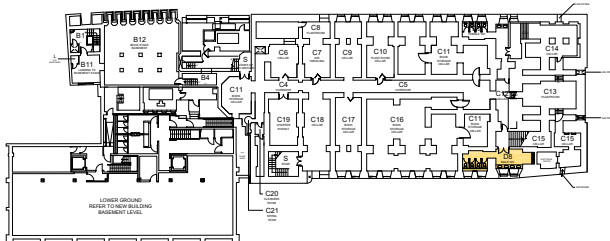




Floor: Basement Level 1

Item: Gents WC

Ref No: D8



Summary

Listed Grade I

Date/phase: 1899

Current use: Lavatory

Access: Public

- Main space lit by a mullioned window with bullseye glazing, similar single lights to cubicles
- Four lavatory cubicles with barrel-vaulted ceilings
- Three unit urinal
- Original marble sink unit on a timber wash stand
- Possibly original or early-mid-C20 pendant and wall-mounted lights with glass shades

Later Adaptation

Date: Late C20?

Some of the porcelain sinks appear to be replacements, others bear a makers' name

Date: Late C20

Installation of fire alarms, sensors etc.

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as the principal gentlemen's lavatory

Surviving elements/form

- Stone steps down from the entrance hall which also serve an entrance to the cellars
- Terrazzo/concrete floor
- Walls and ceiling lined with glazed white bricks

Significance / Values

- 1899 fabric – exceptional significance for aesthetic, communal and historic value. This is an interesting and rarely surviving example of a gents' lavatory with much original detailing
- Minor later adaptations - neutral significance

References

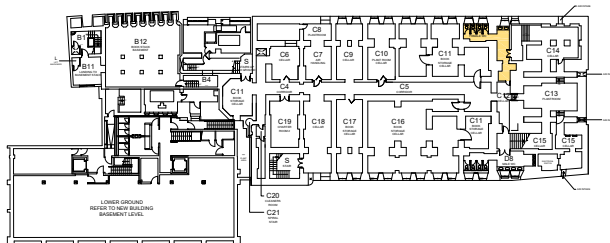
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Floor: Basement Level 1

Item: Ladies WC

Ref No: D9



Summary

Listed Grade I

Date/phase: 1899

Current use: Lavatory

Access: Public

- Main space lit by a mullioned window with bullseye glazing, similar single lights to cubicles
- Four lavatory cubicles with barrel-vaulted ceilings
- Original marble sink for two basins on a timber stand
- Possibly original or early- to mid-C20 pendant and wall-mounted lights with glass shades
- Possibly original coat hooks

Later Adaptation

Date: Late C20?

The sinks, and certainly the plug holes, appear to be replacements

Date: Late C20-C21

Towel unit

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as the ladies lavatory and cloakroom

Surviving elements/form

- Stone steps down from the entrance hall
- Entry via double doors with brass furniture
- Terrazzo/concrete floor
- Walls and ceiling lined with glazed white bricks

Significance / Values

- 1899 fabric – exceptional significance for aesthetic, communal and historic value. This is an interesting and rarely surviving example of a ladies lavatory with many original fixtures and fittings
- Minor later adaptations - neutral significance

References

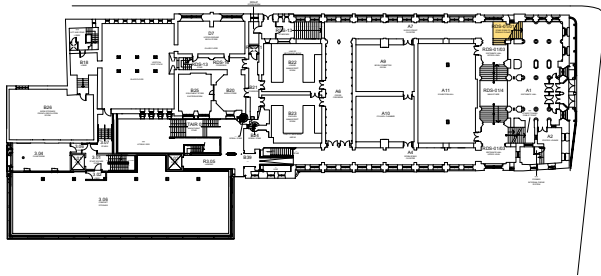
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Floor: Ground Floor and Basement 1

Item: Staircase to Female WCs

Ref No: RDS-01/01



Summary

Listed Grade I

Date/phase: 1899

Current use: Vertical circulation and WCs

Access: Staff

- Original wall light
- Original window in north wall
- Original timber doors leading to WCs

Later Adaptation

Date: Late C20

Insertion of sensors

Significance / Values

- 1899 fabric – exceptional significance for aesthetic, communal and historic value
- Minor later adaptations - neutral significance

History and Description

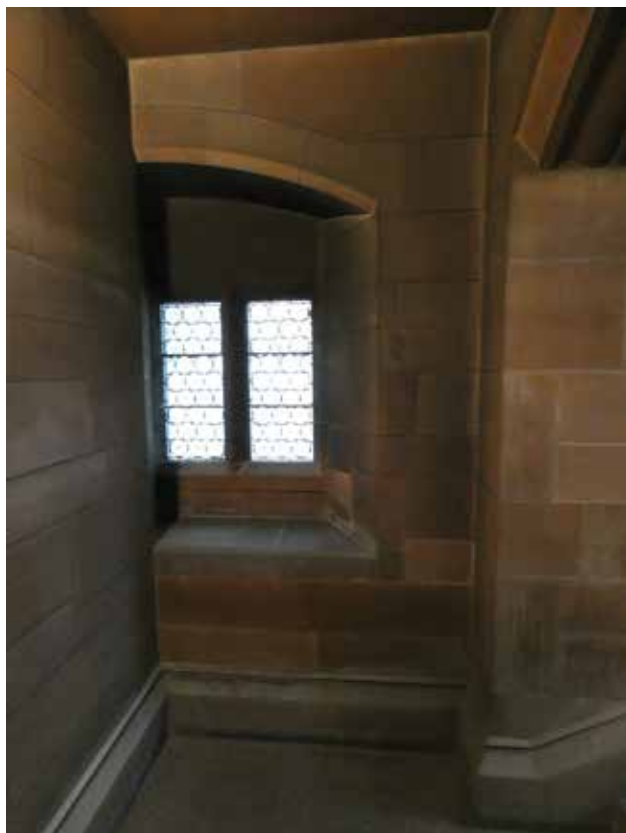
- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as the staircase leading off the principal entrance hall to the ladies WCs and cloakroom

Primary phase & original use

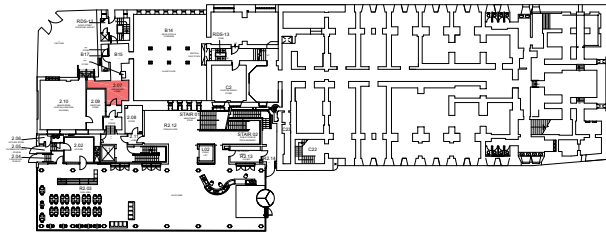
Staircase leading down to Basement level Ladies WCs

Surviving elements/form

- Original stone staircase



Floor: Ground Floor
Item: Fire Escape Lobby
Ref No: R2.07



Summary

Listed Grade I

Date/phase: 1962-2007

Current use: Lobbies/services

Access: Staff

- Plain plastered walls
- Surface-mounted services

Later Adaptation

Date: 2007

Internal circulation and means of escape remodelled as part of 'Unlocking the Rylands' project, with lobbies connecting Wood Street service entrance to staff lift and service staircase in 2007 extension by Austin Smith:Lord

Significance / Values

- Low significance for aesthetic, communal and historic values as a much remodelled secondary circulation space
- Wolfson plaque has medium significance for historic value

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1962 plans for Wolfson Building. Ref - JRL/5/4/4/26

History and Description

Primary phase & original use

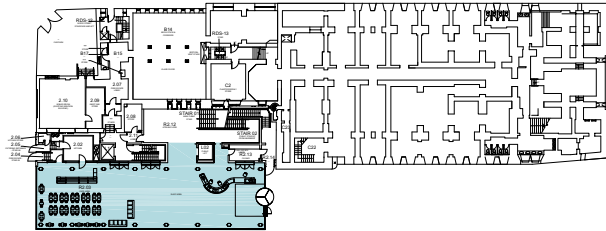
- 1962 - part of ground floor to Wolfson Building, designed by Francis Jones & Sons

Surviving elements/form

- Inscribed plaque to Isaac Wolfson retained in situ on brick south wall of Wolfson Building, now over-laid with services.
- Small rectangular spaces with fire doors leading to adjoining areas
- Concrete floors, low painted concrete ceilings



Floor: Ground Floor
Item: Public concourse
Ref No: R2.03



Summary

Listed Grade I

Date/phase: 2007

Current use: Circulation / Entrance Hall

Access: Public

Archival Images

[JRL060539dc, Construction of the 2007 building, 2006]

[VPH.246.72 (JRL220500081), Future site of the 2007 building, 2004]

[VPH.246.74 (JRL220500082), Future site of the 2007 building, 2004]

History and Description

Primary phase & original use

- 2007 extension by Austin Smith:Lord

Significance / Values

- Space and 2007 work in general: neutral significance



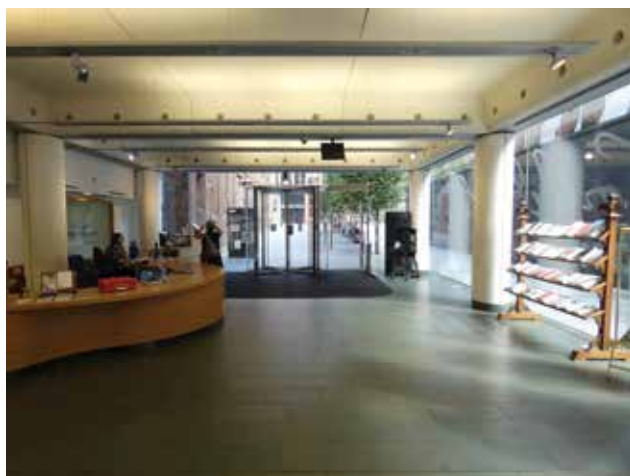
Future site of the 2007 building, 2004



Future site of the 2007 building, 2004



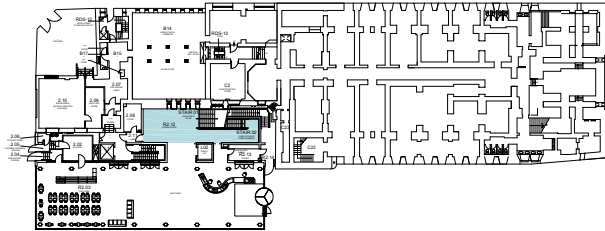
Construction of the 2007 building, 2006



Floor: Ground Floor

Item: Atrium Floor

Ref No: R2.12



Summary

Listed Grade I

Date/phase: 2007

Current use: Circulation and exhibition

Access: Public

- Four lancet windows to the 1920s extension were exposed as part of the atrium's construction, two remain concealed – one previously altered to create openings at each floor level
- Wall finishes are otherwise of plaster

Significance / Values

- Medium significance for aesthetic, communal and historic value for the relationship with the pre-existing building
- Space and 2007 work in general: neutral significance

Archival Images

See page 187

History and Description

Primary phase & original use

- 2007 extension by Austin Smith:Lord
- Provides circulation to all floors and connection with the pre-existing building

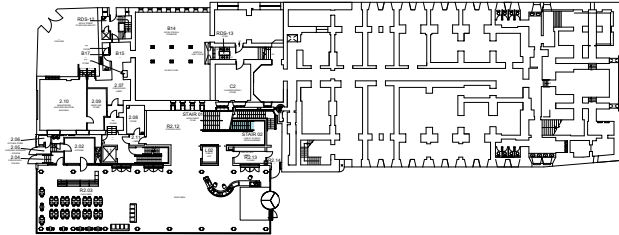
Surviving elements/form

- Atrium with stairs leading to all floors and giving access to the original building
- Provides visual connection with the original building by retaining exposed former exterior wall with original windows

Floor: Ground Floor and Basement

Item: Public stair to basement

Ref No: Stair 02



Summary

Listed Grade I

Date/phase: 2007

Current use: Circulation

Access: Public

History and Description

Primary phase & original use

- 2007 extension by Austin Smith:Lord
- Provides circulation to WCs in the basement

Significance / Values

- Space and 2007 work in general: neutral significance

Archival Images

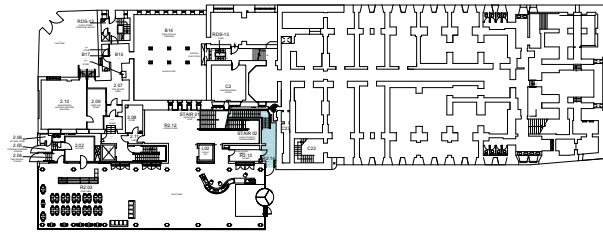
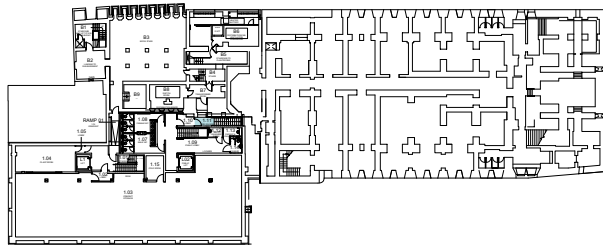
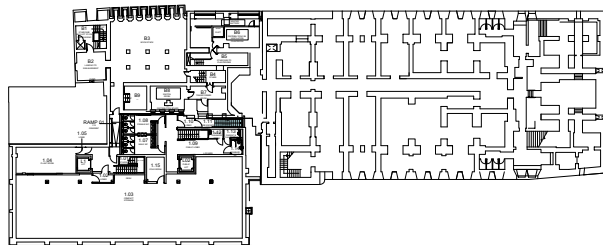
See page 187



Floor: Ground Floor and Basement

Item: Fire escape stair and corridors

Ref No: R2.14, R1.11 and Stair 03



Summary

Listed Grade I

Date/phase: 2007

Current use: Circulation and escape

Access: Public

History and Description

Primary phase & original use

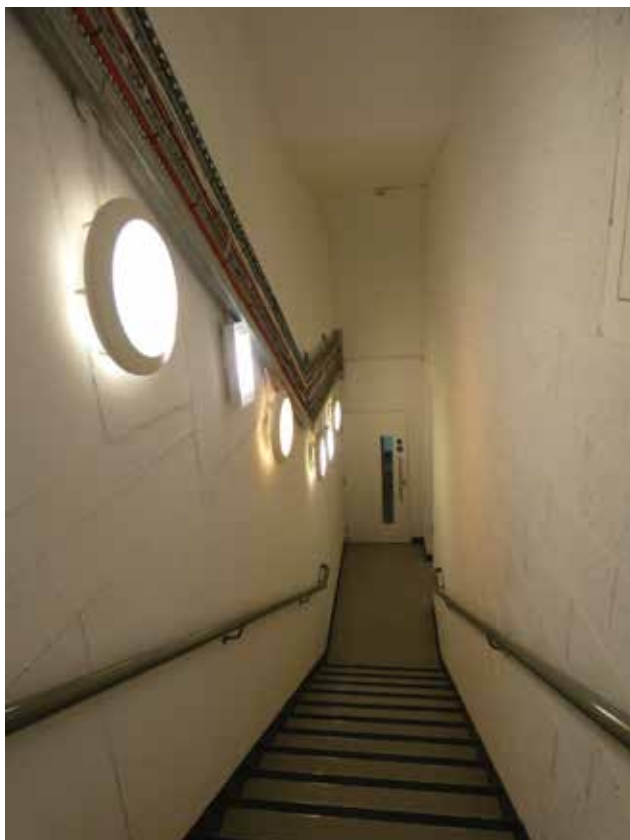
- 2007 extension by Austin Smith:Lord
- Provides means of escape from basement

Significance / Values

- Space and 2007 work in general: neutral significance

Archival Images

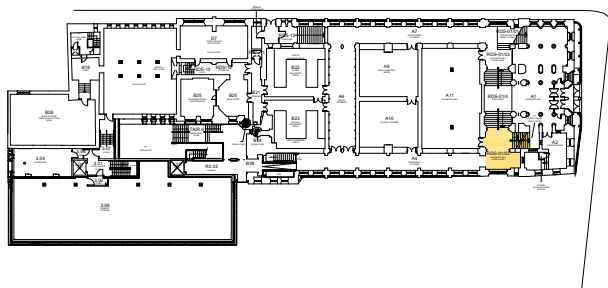
See page 187



Floor: First Floor

Item: Entrance Hall upper level

Ref No: RDS-01/03



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation and exhibition

Access: Public

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as a landing and circulation area leading from the main entrance hall with access to principal ground-floor rooms and to the main stair to the Reading Room. Executed on a grand scale with exceptionally free expression of architectural effect

Surviving elements/form

- Half-flights of stone stairs with intricate traceried balustrades lead up to the north and south to

generous landing areas

- Lit by tall arched windows with sparing stained glass in the top lights and by light borrowed from the Entrance Hall
- Arched doorways to the Exhibition Hall and openings to cloister corridors on each side
- Exposed surfaces of stone throughout
- Vaulted ceilings
- Services: Original fixtures include electroliers, radiator grilles, etc.

Later Adaptation

Date: Late C20

Insertion of sensors, fire alarm points, emergency lighting within the radiator grilles.

Date: 2007

The front entrance on Deansgate was superseded as the main entrance by a new entrance block in Spinningfield so the way circulation works in this area has been altered.

Date: 2006-7

Simply designed ironwork rails inserted in the centre of each stair flight for safety reasons.

Significance / Values

- 1899 fabric - exceptional significance for aesthetic, communal and historic value. The space is part of the grand entrance sequence with incorporation of fixtures of the highest quality and complex

interaction of the circulation areas leading up to the Reading Room

- Minor later adaptations - neutral significance

References

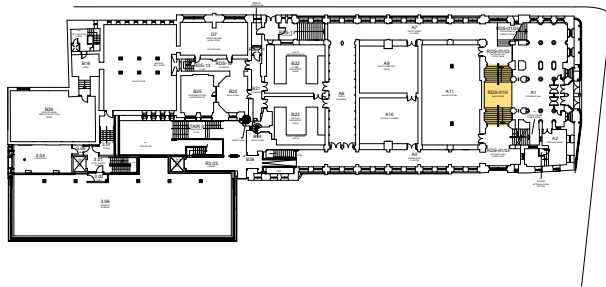
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Floor: First Floor up to Second Floor

Item: Main Stair and upper landing

Ref No: RDS-01/04



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation

Access: Public

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as part of the grand entrance sequence, the stair rises between stone screens pierced with Gothic openings and turns at which point a newel supports a very elaborate original lamp. Above, the well rises through the height of the building with views up through a circular lantern. At the top of the stair a generous landing incorporates a projecting quadrant landing giving views up and down through the stairwell. A stone bench runs along the south wall. This is an area with exceptionally intricate

spatial qualities executed on a grand scale with free expression of architectural effect

Surviving elements/form

- Stone stairs with intricate traceried balustrades
- Lit by tall arched windows
- Exposed surfaces of stone throughout
- Vaulted ceilings
- Upper landing with quadrant area giving views down the stairwell and access to librarians' accommodation
- Services: Original fixtures include electroliers and ornate radiator grilles including a huge highly ornate lamp standard with multiple lights on the intermediate newel

Later Adaptation

Date: 1969

Stonework cleaned and plaque recording the work fixed to the wall

Date: Late C20

Insertion of sensors, fire alarm points, emergency lighting, etc. There is a wheelchair refuge point and help button on the quadrant landing.

Date: 2007

The front entrance on Deansgate was superseded as the main entrance by a new entrance block in Spinningfield so the way circulation works in this area has been altered.

Date: 2006-7

Simply designed ironwork rails inserted in the centre of each stair flight for safety reasons.

Significance / Values

1899 fabric - exceptional significance for aesthetic, communal and historic value. The space is part of the grand entrance sequence with incorporation of fixtures of the highest quality and complex interaction of the circulation areas leading up to the Reading Room
Minor later adaptations - neutral significance

References:

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans
1900 photographs

Archival Images

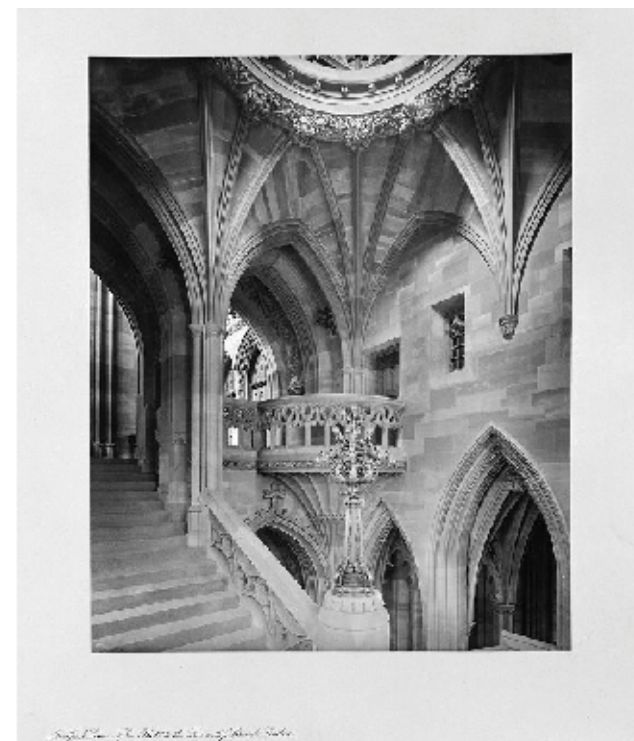
[R15240 Print 10 (JRL021810bw), Principal staircase, 1900]
[R52140 Print 11 (JRL021811bw), Principal staircase, 1900]
[R15240 Print 12 (JRL021812bw), Principal staircase, 1900]



Principal staircase, 1900



Principal staircase, 1900



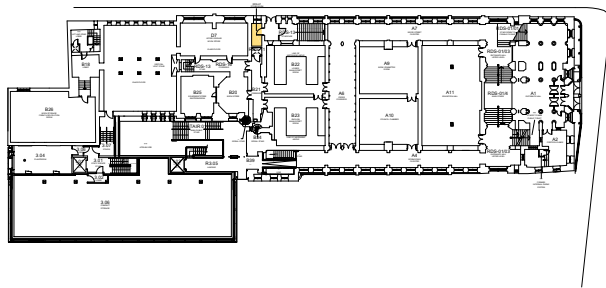
Principal staircase, 1900



Floor: First/Ground Floor

Item: Former WC

Ref No: RDS-07



Summary

Listed Grade I

Date/phase: 1899

Current use: None

Access: Staff only

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as a WC

Surviving elements/form

- Tall narrow space behind the lift shaft
- Plain painted brick walls and flat ceiling
- Herringbone oak block floor
- Door with linenfold panelling on the outer side
- Lit from Wood Street by a two-light mullioned

window with bullseye glass

- Services: Electric trunking serving a lamp with glass shade; various pipework elements related to plumbing. Mountings of unknown function on the walls
- Double-height room with plain painted brick walls
- Parquet floor
- Original window facing onto Wood Street

Later Adaptation

The sanitary ware has been removed and pipes sealed
Modern light switches, conduits and sensors

Significance / Values

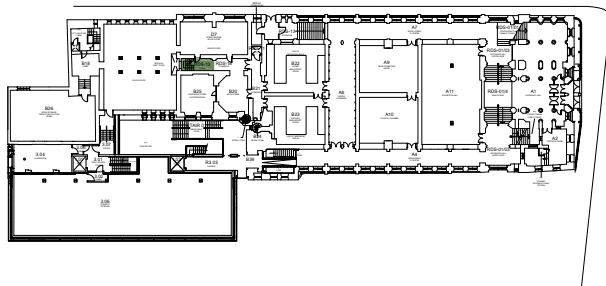
- 1899 fabric – medium significance for communal and historic value, as a secondary service space
- Minor later adaptations - neutral and negative significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1899 floor plans



Floor: First Floor
Item: Staircase hall
Ref No: RDS-13



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation & display

Access: Public

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed to connect the Wood Street Cloister to the ground floor entrance onto Wood Street

Surviving elements/form

- Double-height 3-bay stair hall aligned east-west
- Stone staircase fills width of the space, rising from west to east
- Lit by high-level traceried windows from the north

- Ground floor lobby reached via traceried timber and glass screen to west (date unknown but may be part of c1920 phase)
- Coursed ashlar walls with moulded pilasters
- Stone 3-bay vaulted ceiling with moulded ribs and bosses
- Stone floor
- Services: Original fixtures limited to bronze wall lamps, on south wall
- Borrowed light window into a basement store
- Small ground floor lobby accessed through an original single door with tracery, framed by a gothic arch
- Ground floor lobby contains the original solid timber double doors of the secondary (north) entrance to Wood Street
- Original door leads from the ground floor lobby to a store room

Later Adaptation

Date: 2007

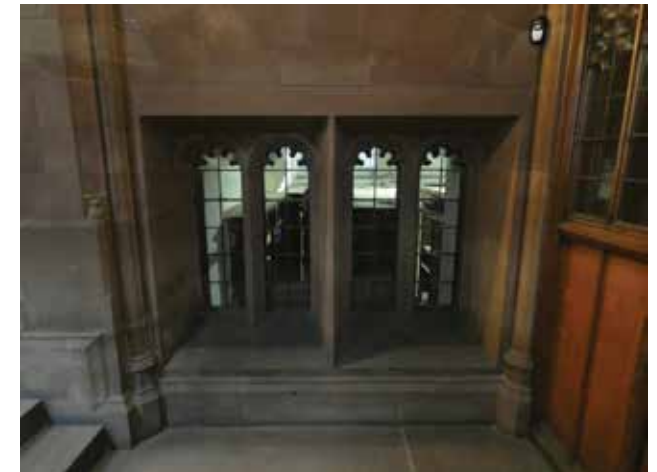
Insertion of sensors, spotlights

Significance / Values

- 1899 fabric - exceptional significance for aesthetic, communal and historic value, as a high quality gothic revival circulation space
- Minor later adaptations - neutral significance

References

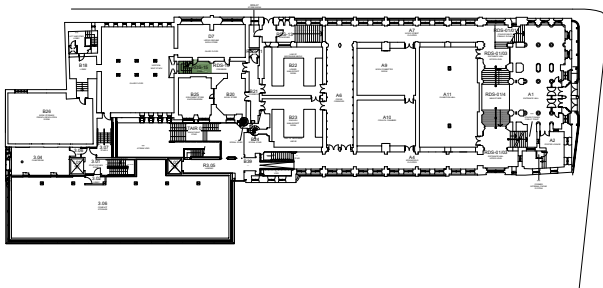
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1899 floor plans



Floor: First Floor

Item: Staircase

Ref No: RDS-15



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation

Access: Private

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Secondary staircase connecting service corridors and stacks

Surviving elements/form

- Narrow concrete cantilever staircase in tight space at west end of corridor RDS-16
- Plain plastered walls and flat ceiling
- No windows

- Plain steel balustrade with stick balusters and narrow, painted green
- Services: wooden door/hatch on west wall serves vertical vent stack

Later Adaptation

Date: Late C20

Emergency lighting

Significance / Values

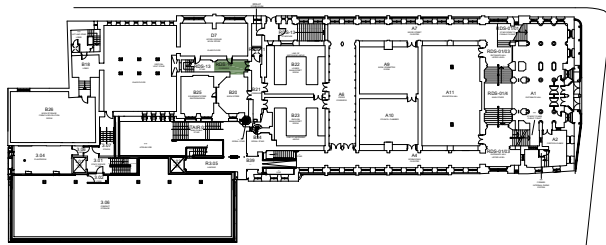
- 1899 fabric – medium significance for aesthetic, communal and historic value, as a secondary staircase
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1899 floor plans



Ref No: RDS-16



Access: Private

- No windows
- Open plastered archway connects to B20 on south side room (part-blocked by shelving)
- Dog leg staircase at west end with steel handrail
- Services: Original surface-mounted metal conduit on walls

Date: 1920

Date: Late C20

Strip lighting and emergency lighting

- 1899 fabric – medium significance for aesthetic, communal and historic value, as a secondary book store room
- Minor later adaptations – neutral significance

John Rylands University Library, 'A Conservation Plan for
the John Rylands Library, Deansgate', June 2000
1899 floor plans
1900 photographs

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as a corridor connecting the book stacks with the higher status rooms to the east (B22 and B23)

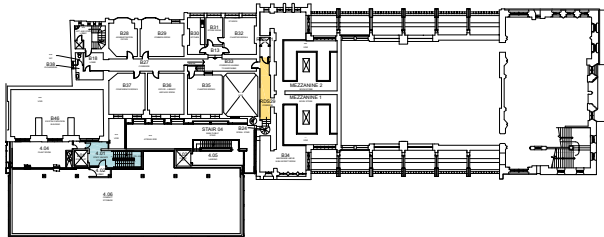
- Linear corridor aligned east-west, with oak double doors to east end
- Plain plastered walls and flat ceiling
- Herringbone oak block floor



Floor: Second Floor

Item: Corridor

Ref No: RDS-29



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Corridor connecting mezzanine areas with mezzanine and common room corridor and spiral stair B24

Surviving elements/form

- Narrow service space treated in a utilitarian manner
- Exposed sandstone arched doorway to mezzanine area

- Original light switch console

Later Adaptation

Date: 1913-24

Lamps with fluted glass shades appear to date from this phase

Date: Late C20

Insertion of sensors, services, trunking, etc.

Date: C21

Removal of lobby door to lift

Significance / Values

- 1899 fabric – medium significance for aesthetic, communal and historic value, a very simply treated service area.
- Minor later adaptations - neutral significance

References

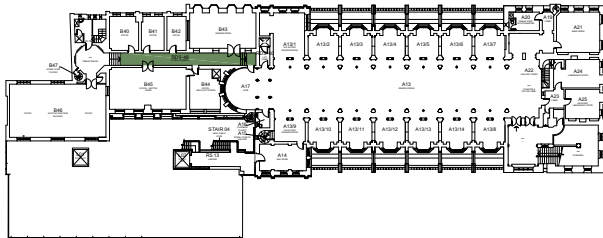
John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans



Floor: Third Floor

Item: Stone Corridor and octagon

Ref No: RDS-48



Summary

Listed Grade I

Date/phase: part 1899, part 1913-24

Current use: Circulation

Access: Staff

History and Description c22

Primary phase & original use

- The east end of the corridor giving access to B43 the former Refreshment Room is part of the original 1899 building modified and extended in 1913-24
- 1913-24 extension to provide additional room for staff and collections
- Gives access to rooms in the extension and to an octagonal circulation space, designed to be extended further to the west if required

Surviving elements/form

- Accessed from an existing short corridor in the 1899

building and by the 1920s stair at the west end

- Designed to match the existing 1899 fabric
- Stone surfaces to the corridor
- Top lit with ceiling wells
- Terminates at the west end with an octagonal lobby with a timber vaulted ceiling
- Octagonal lobby has alternating traceried windows and niches
- Panelled doors on each side of the corridor lead to offices
- Original fixtures include pendant lamps with alabaster shades

Later Adaptation

Date: 1957-62

Window opening on the south side enlarged to create a doorway to the Wolfson Room

Date: Late C20

- Insertion of sensors, etc.
- Insertion of a ramp at the east end
- New glazing to ceiling lights
- Very modern bronze handrails with integral lighting

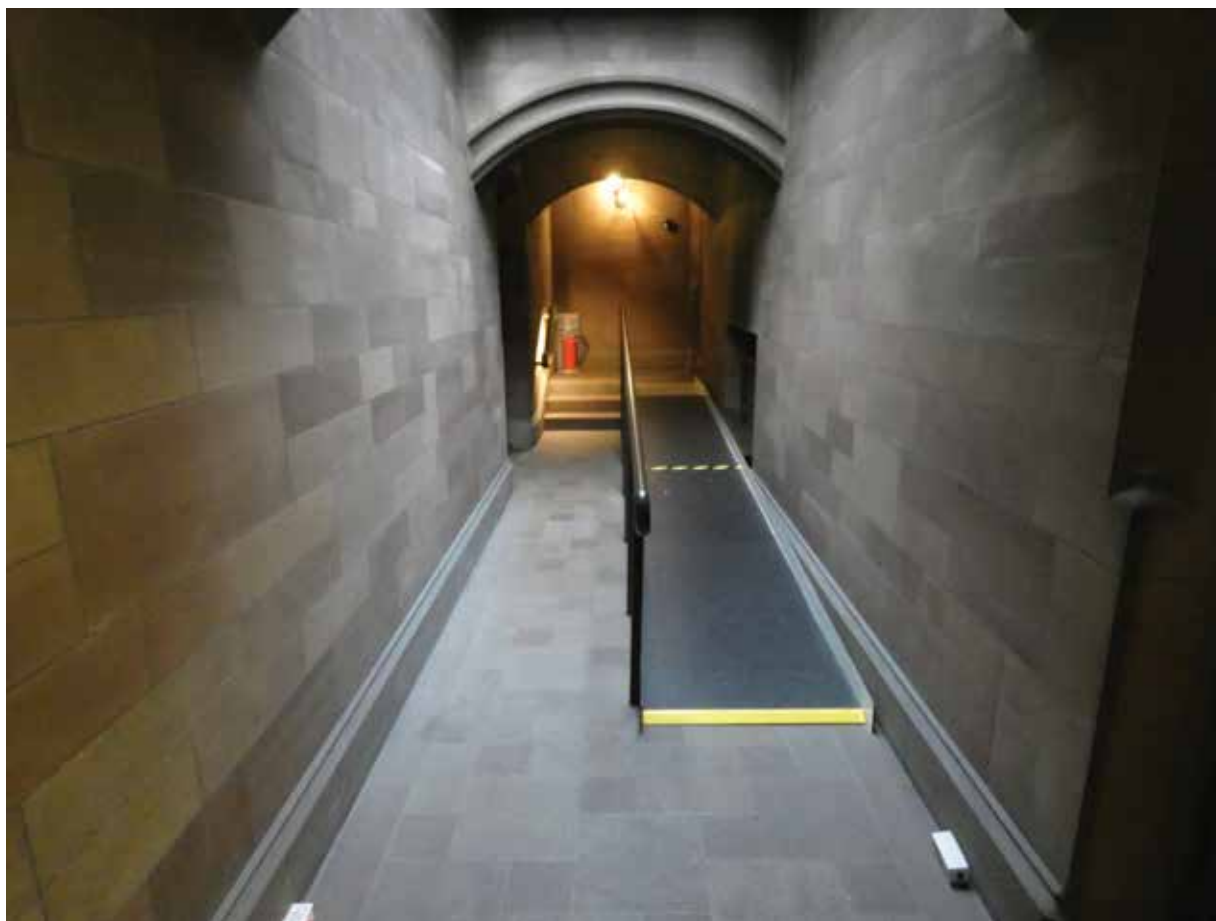
Significance / Values

- 1899 fabric (access corridor to B43) high significance for aesthetic, communal and historic value

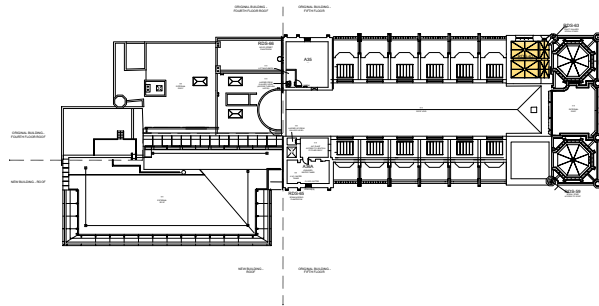
- 1920s fabric – high significance for aesthetic, communal and historic value. The octagon is an example of a small space given highly elaborate decorative treatment designed to match the original building
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans
1913-14 floor plans



Floor: Fifth Floor
Item: Tract Gallery
Ref No: RDS-62



Summary

Listed Grade I

Date/phase: 1899

Current use: Collections

Access: Staff

- Stone vaulted ceiling
- Full-height fitted shelves and shelves beneath the windows with cresting
- Timber gallery front overlooking the Reading Room to the south
- Services: Original fixtures include pendant lamps and plain radiator grille

Later Adaptation

Date: Late C20

Insertion of sensors, fire alarm points, etc. 1990s

Date: 1990s

The core tract collection was relocated

Significance / Values

- 1899 fabric - exceptional significance for aesthetic, communal and historic value. The space represents a richly decorated room with fixtures of high quality
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate' June 2000
1899 floor plans

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands forming part of the complex spaces of the Reading Room
- Named 'gallery over cloakroom' on archive plans

Surviving elements/form

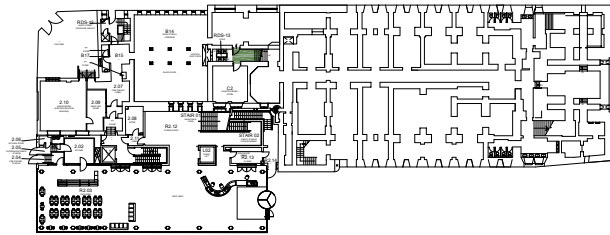
- Lit by traceried windows with bullseye glass and sparing stained glass by Kemp in the tracery lights
- Accessed via a spiral staircase A33
- Wood boarded floor



Floor: Ground Floor

Item: Corridor

Ref No: RDS-73



Summary

Listed Grade I

Date/phase: 1899

Current use: Circulation

Access: Staff

History and Description

Primary phase & original use

- 1890-99 building by Basil Champneys for Enriqueta Rylands
- Designed as a corridor connecting the book stacks, directly below RDS-16

Surviving elements/form

- Linear corridor aligned east-west, with staircase RDS-15 to west and staircase down to basement to east
- Plain plastered walls and flat ceiling
- Herringbone oak block floor

- No windows
- Services: Surface-mounted wooden electrical box on north wall

Later Adaptation

Date: 1920

Steel fire doors on north side inserted to serve altered book stacks (D6)

Date: Late C20

Strip lighting, heating pipes and emergency lighting

Significance / Values

- 1899 fabric – medium significance for communal and historic value, as a secondary corridor
- Minor later adaptations - neutral significance

References

John Rylands University Library, 'A Conservation Plan for the John Rylands Library, Deansgate', June 2000
1899 floor plans
1913-14 plans







Appendix IV - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72(l) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 66 of the above Act states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

And section 72(l) of the above Act states that:

[...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Policy

[Manchester's Local Development Framework, Core Strategy Development Plan Document \(adopted 11th July 2012\)](#)

Policy CC 8: Change and Renewal

The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester.

Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the

improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.

Policy CC 9: Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 1: Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted

with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

City Centre Character Area The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes.

Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.

Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

Policy EN 3: Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Include relevant policies from policy folder on the M Drive.

The **Unitary Development Plan** for the City of Manchester (UDP) was adopted by the Council on 21 July 1995. The following relevant policies remain extant.

DC18. Conservation Areas

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;

- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

DC19. Listed Buildings

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

Deansgate/Peter Street Conservation Area

Whilst there is no dedicated conservation area appraisal document Manchester City Council does provide information about the special architectural and historic interest of its individual conservation areas. This is provided at https://www.manchester.gov.uk/info/511/conservation_areas.

The Deansgate/Peter Street conservation area lies within the city centre of Manchester, and is contiguous with other designated areas covering a substantial part of the Victorian city centre. For this reason only part of Deansgate is included in this area, most of the rest of the street being incorporated into Castlefield, Parsonage Gardens, St Ann's Square, Albert Square and Cathedral conservation areas.

The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.

The Rylands Library on Deansgate is a landmark building, not only because its architectural quality but also for its important collection of historic books and manuscripts. Recognised as a Grade I listed building, it was designed by Basil Champneys, constructed from 1890, and opened in 1899. Since its merger with the Library of Manchester Victoria University in 1972, it makes available to readers more than five million books and manuscripts.

The library was built and endowed by Enriqueta Augustina Rylands in memory of her late husband John Rylands. Constructed in red sandstone, the interior contains some fine spaces adorned with excellent stone carvings. Especially interesting are the four levels of glass floors supported from the metal book-cases at the rear of the building.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (July 2021). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 197 of the NPPF identifies the following criteria in relation to this:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness

With regard to potential 'harm' to the significance of a designated heritage asset, in paragraph 199 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 200 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 201 of the NPPF states that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) *the nature of the heritage asset prevents all reasonable uses of the site; and*

b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

d) *the harm or loss is outweighed by the benefit of bringing the site back into use*

With regard to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 202 of the NPPF states the following:

202. 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.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so

for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this

and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which

includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-203) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when 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 (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 200).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset

- securing the optimum viable use of a heritage asset in support of its long term conservation

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)