

**PROPOSED BASEMENT FIT OUT AND INTERNAL ALTERATION WORKS
CIBO RESTAURANT
43 SRING GARDENS, MANCHESTER M2 2BG**

DESIGN & HERITAGE STATEMENT



Mike Macpherson Architects
38 Reynard Road, Chorlton, Manchester M21 8DD

T: 0161 870 6129

E: mail@mikemacpherson-architects.co.uk
www.mikemacpherson-architects.co.uk

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PROPOSED FIT OUT & INTERNAL ALTERATION WORKS, CIBO RESTAURANT 43 SPRING GARDENS, MANCHESTER

1.0 INTRODUCTION

1.1 This Design & Heritage Statement has been prepared to accompany a Listed Building Consent Application for proposed internal alteration works at the Basement level of 43 Spring Gardens which a restaurant located in a Grade II Listed Building within the Upper King Street Conservation Area. The basement and ground floor levels have been established as a restaurant and bar use for approximately 30 years and the proposed works are limited to a small area of the building at basement level and includes for removal of an internal brick wall and a masonry pillar and creating two new door openings to improve the kitchen layout and accommodate a small dining room area at basement level.

1.2 The Design Heritage Statement gives an overview of the proposal internal alteration works in relation to the Grade II Listed Building and demonstrates that the proposed internal alteration works at basement level do not affect the special architectural or historic interest of the listed building.

2.0 LOCATION & CONTEXT

2.1 43-45 Spring Gardens is a trapezoid shaped site located at the top of King Street with pedestrian access direct from Spring Gardens and staff access/deliveries from Concert Lane at the rear. The existing Grade II listed building is arranged on three storeys with basement and attic facing the Spring Garden frontage with a large single storey former banking hall located at the rear adjacent to Concert Lane being top lit by two large circular roof lights. The ground floor frontage originally had offices with views looking down King Street but the original dividing walls have been removed at some time in the past to create a large open plan ground floor space. The basement area would have originally been used for storage of bank documents with safe rooms and maybe had a small number of secondary offices. The basement and ground floor at 43 Spring Gardens has been used as a restaurant and bar for approximately 30 years and following the closure of Rosso restaurant in September 2023, the applicant intends to continue the restaurant use but with some internal alteration works at basement level. Currently the restaurant only takes up part of the whole building at basement and ground floor levels and has a total floor area of 672sqm. The St James Club which is a private members club, own and use all the upper floors at 45 Spring Gardens above the restaurant and part of the remaining basement and ground floor areas. Refer to Figs. 1 & 2 below for external views of the building and for internal photographs of the existing basement kitchen area refer to Drawing No. P390/SP1. There are no external works proposed to the building and the proposed internal alteration works to the former Rosso restaurant at basement level are described in more detail in Items 5.1 & 5.2 below.



Fig. 1 Front elevation to Spring Gardens



Fig. 2 Aerial view from rear of site

3.0 BUILDING HISTORY & UPPER KING ST CONSERVATION AREA

3.1 Building History

The 43-45 Spring Gardens building was designated as a Grade II listed building in October 1974 and is also located within the Upper King Street Conservation Area. Refer to Appendix 7.1 for Historic England National Heritage Official List Entry, which describes the exterior features in great detail and simply mentions 'Good interior' in respect of all the internal details. It was originally designed for the Lancashire & Yorkshire Bank by the Manchester architect Charles Heathcote and dating back to 1890 it occupies a commanding position at the top of King Street looking down the street from a high point. The premises operated as a bank on the ground and basement floors with separate offices above on the upper floors which were initially occupied by a firm of chartered accountants Broome, Murray & Company.

The building was described by Nikolaus Pevsner in The Buildings of England series as *"Free Renaissance, not yet the fully blown Baroque Heathcote is best known for. Stone, the first two storeys rusticated with a window grid recessed between rusticated piers. A tall Baroque turret gives emphasis to the principal entrance bay, on the left side, and then the roofline shapes diminish in size with smaller shaped gables. The huge and splendid banking hall, with twin saucer domes, polished granite columns and marble lined walls."*

The lower level of the building continued as a bank use for a hundred years having changed to Martins Bank in 1928 and was then merged to be part of Barclays Bank in 1969, which continued trading up to 1990 (refer to Figs. 3 & 4 below).



Fig. 3 Martins Bank in early 1950's



Fig. 4 View of Barclays Bank 1970

The ground floor banking hall has large red granite twin feature columns with marble walls and oak furniture and fittings which were all designed by the Architects Heathcote & Rawle (refer to Figs. 5 & 6 below for photos of the ground floor banking hall interior). In the early 1990's Planning Permission was granted for a change of use to a licensed premises (refer to Item 4.2 below) and the ground and basement floors opened as Rothwells cafe bar in 1994 which continued up to the early 2000's.

Since that time the basement and ground floor premises at 43 Spring Gardens have operated as a restaurant for 20 years trading as Establishment from 2004 to 2009 and as Rosso from 2009 up to its closure in September 2023 (refer to Figs. 7 & 8 below). The applicant intends to continue the restaurant use largely the same with open plan dining area on the ground floor but with some internal alteration works at basement level to improve the kitchen layout and provide a small dining room area separate from the main open plan space at ground level.



Fig. 5 Ground Floor Banking Hall 1969



Fig. 6 Ground Floor Banking Hall 1983



Fig. 7 Rosso Restaurant 2014



Fig.8 Rosso Restaurant Grd Floor 2018

3.2 Upper King Street Conservation Area

The Upper King Street Conservation Area has numerous listed bank and financial buildings in the vicinity of the 43-45 Spring Gardens (Refer to Appendix 7.2 for Map of the Upper King Street Conservation Area). Interestingly several of the listed buildings also involved the same architect as 43-45 Spring Gardens with Charles Heathcote also designing the following Grade II listed buildings which are located within the Upper King Street Conservation Area:-

- Commercial Union Buildings, 47 Spring Gardens, (1881-82).
- Northern Rock Insurance, corner of Cross Street and King Street (1895)
- Parr's Bank on the corner of York Street and Spring Gardens (1902)
- 53 King Street, Lloyds Bank, 1915

In addition Charles Heathcote also designed a number of other significant Grade II listed buildings located in Manchester city centre:-

- 107 Piccadilly for Sparrow Hardwick & Company, 1898
- Onward Buildings, 205-209 Deansgate, 1903-05.
- Anglia House, 86 Cross Street, 1904.
- Royal London House, 202 Deansgate, 1904.
- Joshua Hoyle Building, 50 Piccadilly, 1904.
- Eagle Insurance, 68 Cross Street, 1911.

Other listed buildings by prominent architects are also in the vicinity of 43 Spring Gardens with adjoining former National Provincial Bank (1890) at 41 Spring Gardens being designed by Alfred Waterhouse and just across the road the former Midland Bank (1929) designed by Sir Edwin Lutyens.

The proposed internal alteration works at Basement level will have no impact on the setting and character of the Upper King Street Conservation Area.

4.0 PLANNING POLICY

4.1 National Planning Policy Framework

The revised National Planning Policy Framework (September 2023) sets out national policy on conservation and the historic environment. Section 16 of the NPPF (Conserving and Enhancing the Historic Environment) sets out the key issues relating to the proposed internal alteration works as follows:-

PARAGRAPH 194 - Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset & no more than is sufficient to understand the potential impact of the proposal on their significance.

PARAGRAPH 197 - In determining planning applications, local planning authorities should take account of:

- a) 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.

PARAGRAPH 199 - 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

PARAGRAPH 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.

4.2 Planning History for 43-45 Spring Gardens

There have been a number of Planning & Listed Building Consent Applications for building works at 43-45 Spring Gardens, with all of the following applications having been approved :-

- Listed Building Consent (Ref. 105381/LO/2014/C dated 9/8/2014) for remedial works to part of ground floor ceiling due to a water damage at 43 Spring Gardens;
- Listed Building Consent (Ref. 105268/LO/2014/C1 dated 13/8/2014) for elevational alteration works and internal alteration works to 45 Spring Gardens;
- Planning Permission and Listed Building Consent (Ref. 075933/FU/2005/C1 & 075934/LO/2005/C1 dated 15/8/2005) for change of use for part of ground floor from A3 to D1 healthcare use with internal alterations to 43/45 Spring Gardens;
- Listed Building Consent (Ref. 050311/LO/CITY1/96 dated 11/9/1996) for roof repairs and removal of non-structural partitions to 43/45 Spring Gardens;
- Listed Building Consent (Ref. 046689/LO/CITY1/94 dated 12/5/1994) for installation of illuminated signs for Rothwells at 43 Spring Gardens;
- Listed Building Consent (Ref. 050311/LO/CITY1/96 dated 11/9/1996) for roof repairs and removal of non-structural partitions to 43/45 Spring Gardens;
- Listed Building Consent (Ref. 045649/LO/CITY2/94 dated 30/6/1994) for internal alteration works part basement and part ground flooring connection with use as a licensed premises at 43 Spring Gardens;
- Planning Permission (Ref. 045029/FU/CITY1/94 dated 24/3/1994) for change of use to basement and ground floors to form a licensed premises for Rothwells at 43 Spring Gardens.

5.0 PROPOSED DESIGN & INTERNAL ALTERATION WORKS

5.1 Scope of Proposed Basement Alteration Works

Following the closure of Rosso restaurant in September 2023 the applicant has recently taken a lease to operate the premises as an Italian restaurant as part of the Cibo group of restaurants. Generally the client wants to keep the ground floor restaurant layout as existing (with the exception of the reception desk being relocated and updating some of the furniture & fittings) and there are no works proposed to the exterior of the building.

However the client wants to improve the basement kitchen catering equipment layout and the circulation for catering staff with new staff changing rooms & WCS also proposed. In addition to this the client also wants to provide a small dining room for 20 persons which will give some privacy rather than customers being within the large open plan former banking hall space at ground floor level.

The scope of proposed internal alteration works at basement level is as follows:-

- Remove existing masonry wall to former walk in fridge freezer area with allowance for all temporary support propping as required to provide a new small dining room area for 20 persons at basement level;
- Install new steel beams B1 & B2 at high level above the proposed dining room where the existing brick wall has been removed;
- Take down existing masonry pillar in kitchen area to improve the kitchen catering equipment layout/circulation and install new steel beam B3 above;
- Re-locate the fire suppressant control panel in the kitchen area from the existing masonry pillar to the adjacent side wall;
- Form new door width openings to existing masonry walls in kitchen porter area to allow access to staff WCs and kitchen area with new precast concrete lintels installed above;
- Install new timber stud partition walls to staff WC's, male changing room, staircase 1 and store areas. Partitions to have plywood sheeting and Altro Whiterock White to both sides to match existing walls;
- Existing suspended lay-in grid ceiling system is generally to be retained to kitchen, WC's, changing room & store areas; allow for making good where required and adjusting position of integral light fittings to suit new rooms;
- New fire doors to basement kitchen area (DB1 – DB9) to be provided with White or Dark Grey Dulux Gloss paint finish and new fire door (DB10) to basement dining room to be a timber 4 panel door with Walnut veneer finish;
- Allow for extending/reconfiguring the existing mechanical extract ventilation system from the existing WC areas to include the new male & female staff WCs; all to discharge to external air via the existing system;
- New staff WC's to connect into the existing WC area drainage system.
- Provide new latex levelling screed and new 2mm thick Polysafe Vogue Ultra PUR heavy duty slip resistant safety flooring (or similar) in Blackbird colour (Ref. 5560) to staff WC's; staff changing rooms and store areas. Install Polyflor Ejecta MC8 sit-on coved skirting in Black Colour (Ref. 9510) to perimeter;
- Floor finish in new dining room is to be a wide plank type engineered timber flooring in walnut colour finish to match existing flooring to staircase 3 and ground floor;
- Existing walls in the new dining room to have timber panelling at low level with painted plasterboard and feature mirror wall finish above;
- Ceiling in the new dining room to have a plasterboard finish with recessed panels and cornicing between the down stand beams B1 & B2;
- New lighting fittings in the proposed dining room to be recessed dimmable eyeball spotlights above the dining table with feature wall lights.

For details of the proposed basement alteration works refer to Fig. 9 basement layout below and Drawing Nos. P390/07, 08 & 09.

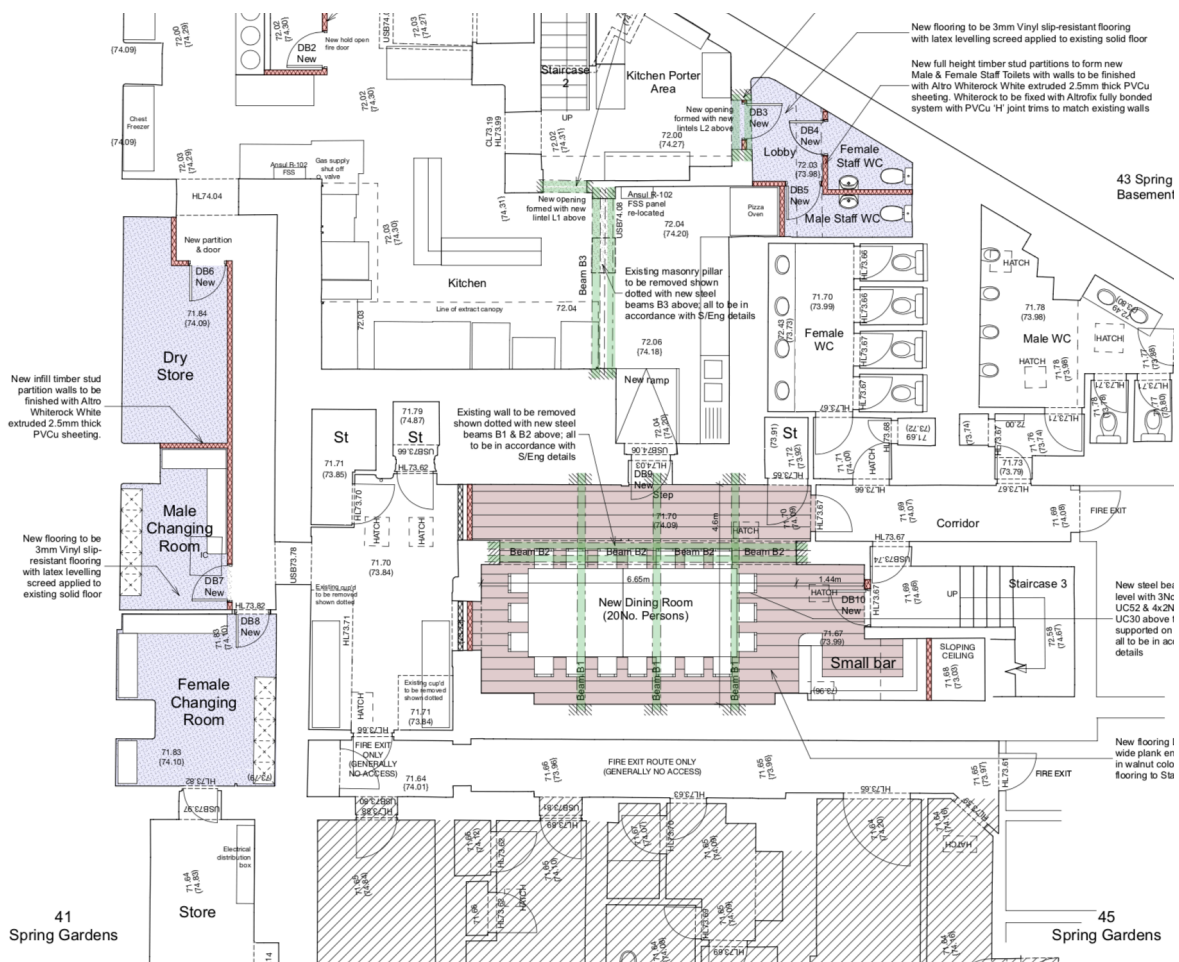


Fig. 9 Proposed Basement Layout with alteration works highlighted

5.2 Conserving the historic environment

The impact of the proposed internal alteration works on the architectural scale and character of 43 Spring Gardens will be low as the existing basement area is a purely utilitarian space with low architectural merit and has always been used as secondary space to serve the upper floors of the building.

Refer to Fig. 10 below for a photograph of the kitchen area where a masonry pillar is to be removed and Fig.11 for a photograph of the former walk in fridge/freezer area which is to have a brick wall removed with new steel beams provided above to create the proposed basement small dining room. The architecturally ornate and interesting ground floor former banking hall space of will be retained as existing with only minor changes to the restaurant furniture and fittings.

In terms of the buildings longevity as a heritage asset, most of the proposed alteration work is reversible, so that changes can be undone at a future date without harm to the historic fabric of the Grade II listed building.



Fig. 10 Kitchen Area Photograph



Fig. 11 Former Walk In Fridge/Freezer

5.3 Internal Alteration Works & Accessibility

The existing ground floor restaurant area is accessible for wheelchair users and this will not be affected by the proposed internal alteration works at Basement level. Due to the listed building status no lift has been provided to give access from the ground floor restaurant down to basement level and it is not possible to make the Basement level fully accessible without compromising the architectural features of the former banking hall area. Therefore the proposed Dining Room will only be accessible for ambulant disabled persons via the existing Staircase 3 and potential wheelchair customers will continue to use the level area on the ground floor and the Access WC and Baby Change cubicle.

6.0 SUMMARY

6.1 Heritage Summary

The design proposals for the internal alteration works outlined in Section 5 above will respect the architectural character of the Grade II listed building and its setting within the Upper King Street Conservation Area.

The proposed internal alteration works will help to ensure that the longevity of 43 Spring Gardens building continues as an important heritage asset.

The architecturally ornate and interesting ground floor former banking hall space will be retained as existing with only minor changes to the restaurant furniture and fittings. There are no building or alteration works proposed to the exterior of the building which will respect and maintain the character of the Grade II Listed Building.

The impact of the proposed internal alteration works on the architectural scale and character of 43 Spring Gardens will be low as the existing basement area is a purely utilitarian space with low architectural merit and has always been used as secondary space to serve the upper floors of the building.

The Design & Heritage Statement demonstrates that internal alteration works at basement level will have no significant impact on the special architectural features or historic interest of the 43 Spring Gardens Grade II listed building and will be sympathetic to the building and its context.

6.2 List of Drawings/Information submitted with Listed Building Consent Application

P390/ SP1	Basement Kitchen Area Photographs
P390/ 01	Location Plan
P390/ 02	Site Layout
P390/ 03	Existing Basement Floor Plan
P390/ 04	Existing Ground Floor Plan
P390/ 05A	Proposed Basement GA Floor Plan
P390/ 06A	Proposed Ground GA Floor Plan
P390/ 07	Existing & Proposed Sections
P390/ 08	Proposed Basement Plan and Scope of Works
P390/ 09	Basement Floor Plan (showing walls to be removed)
P390/ DHS1	Design & Heritage Statement (Nov 2023)

7.0 APPENDIX

7.1 43-45 Spring Gardens Historic England Heritage Official List Entry

43 & 45 SPRING GARDENS, MANCHESTER Historic England National Heritage Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1254639
Date first listed: 03-Oct-1974
Date of most recent amendment: 15-Sep-1995
List Entry Name: 43 AND 45, SPRING GARDENS
Statutory Address 1: 43 AND 45, SPRING GARDENS

Location

Statutory Address: 43 AND 45, SPRING GARDENS
The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84055 98247

Details

MANCHESTER

SJ8498SW SPRING GARDENS 698-1/28/378 (East side) 03/10/74 Nos. 43 and 45

(Formerly Listed as: Nos.43-47 (Odd) Former Barclays Bank (45) (Formerly Listed as: SPRING GARDENS (East side) Nos.41 TO 47 (Odd) Barclays Bank)

GV II

Former bank. 1890, by Heathcote and Rawle, for the Lancashire and Yorkshire Bank. Sandstone ashlar and Portland stone, slate roof. Trapeziform plan. Baroque style. Three storeys with basement and attic, 1:5:1 bays. Balustraded balconies to the 2nd floor mark a strong horizontal division of the facade. The lower part, of channelled rusticated masonry, has a 5-bay centre with square giant piers linked at mid level by balustraded balconies, cross-windows to both floors, a large carved cartouche on each pier, and end bays which are 2-storey porches, each with a tall round-headed arch, that to the left containing a round-headed doorway and sculptural tympanum (lions flanking a pedimented plaque) and that to the right a square-headed doorway under a pedimented panel and a keyed oculus, and each with 2 small windows at 1st-floor level; all under a deep frieze and prominent mutuled cornice (surmounted by the balconies). In the upper part, the 2nd floor has projected pairs of Ionic columns to the centre, pairs of Ionic pilasters to the end bays, and windows with pedimented architraves; the left bay is surmounted by a 3-stage Baroque turret, the right by a segmental-pedimented parapet, and the centre by a low attic with 2, 3 and 2-light windows under a very tall pedimented gable with Corinthian columns and very large ramped supporters. Good interior. Forms group with No.47 to right (q.v.).

Listing NGR: SJ8404798228

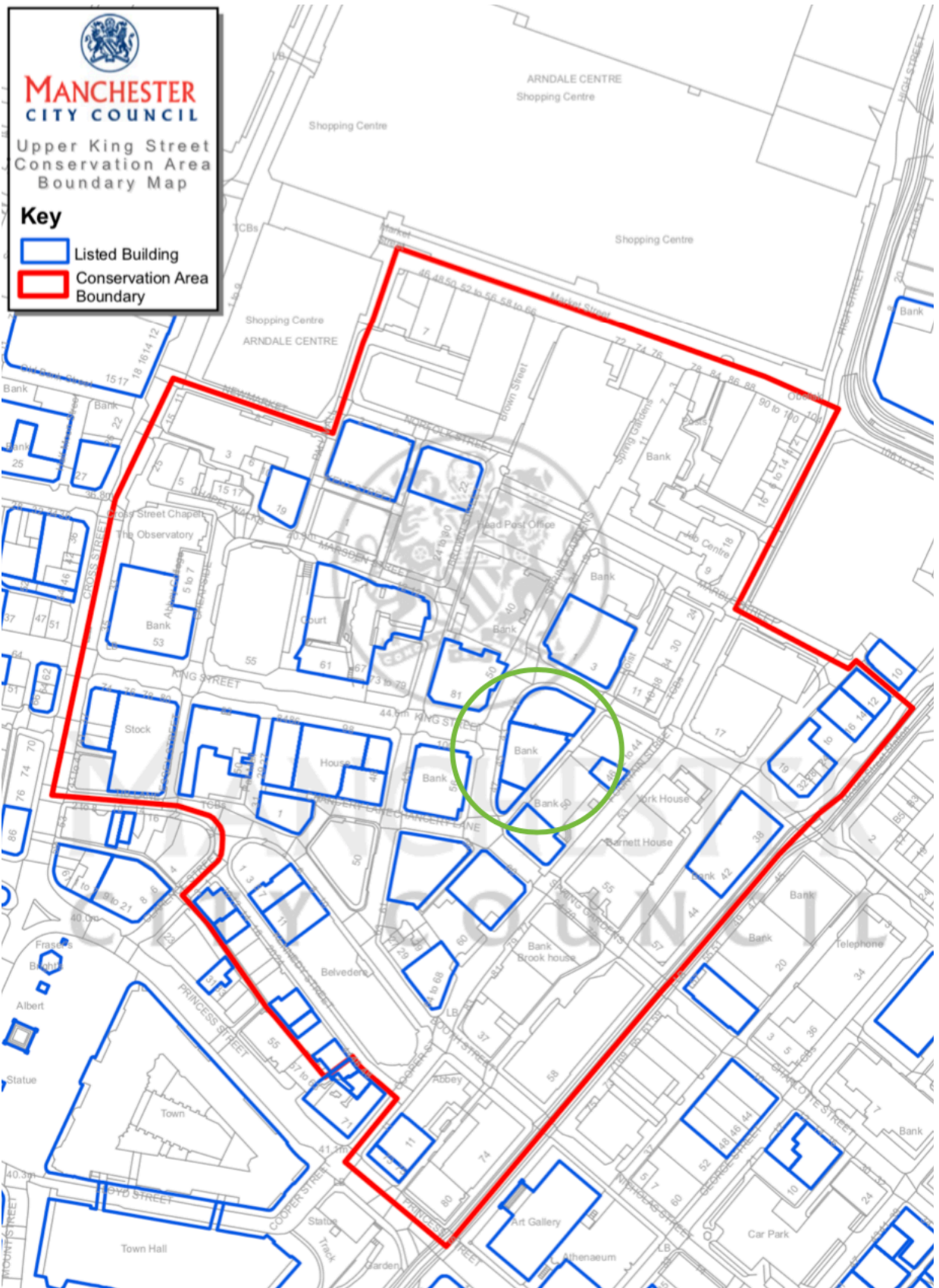
Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 457646
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



7.2 Plan of Manchester City Council Upper King Street Conservation Area with 43 Spring Gardens highlight in green