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35 King Street, Manchester, M2 7AT

Heritage Impact Assessment



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1.0 Summary of Heritage Impact Assessment

1.1 Introduction

Donald Insall Associates was commissioned in February 2023 to assist in the preparation of proposals for the internal refurbishment of 35 King Street, Manchester, M2 7AT. The refurbishment is to be undertaken in two stages. The current proposal is for enabling works to be undertaken by the landlord and is to be followed by internal fitout proposals as part of a separate application.

The investigation has comprised historical research, using both primary and secondary material, and a site inspection. A brief illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is set out in Section 4 and summarised below. The specific constraints for this site are also summarised below.

Section 5 provides a justification of the scheme according to the relevant legislation, planning policy and guidance.

1.2 The Building, its Legal Status and Policy Context

35 King Street is a Grade II-listed building (formerly II*) located in the St Ann's Square Conservation Area in Manchester **[Plate 1.1]**.

Alterations to a listed building generally require listed building consent; and development in conservation areas requires local authorities to assess the implications of proposals on built heritage.

The statutory list description of the listed building is included in Appendix I, and a summary of guidance on the St Ann's Square Conservation Area provided by the local planning authority is in Appendix II, along with extracts from the relevant legislation and planning policy documents.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Section 16 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*'.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.



Plate 1.1 Site Location and Heritage Assets with St Annes conservation area

Key:
: St Anne's Square Conservation Area
1. Church of St Ann (Grade I)
2. Deacon Monument North of Apse at East End of Church of St Ann (Grade II)
3. Boardman Monument South of Apse at East End of Church of St Ann (Grade II)
4.Allen Monument South of Apse at East End of Church of St Ann (Grade II)
5.Number 54 and Chop House Public House Tomas's Chop Shop (Grade II)
6.Winters Building (Grade II)
7. 33 King Street (Grade II)
8. Old Exchange (Grade II)
9. 19 King Street (Grade II)
10. 15 – 17 King Street (Grade II)
11. Eagle House (Grade II)
12. 62 King Street (Grade II)
13. 54 and 56 King Street (Grade II)
14. Warehouse Shop (Grade II)
15. 28 King Street (Grade II)

The development plan applicable to the building comprises the Manchester Core Strategy 2012-2027 (2012) and saved policies in the Unitary Development Plan (UDP - 1995) which require that proposed works preserve or enhance the historic environment, avoiding adverse impact on the special interest of listed buildings (UDP Policy 19).

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework 2021 will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is *'a presumption in favour of sustainable development'* and there are also specific policies relating to the historic environment. The Framework states that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*. The Glossary to the National Planning Policy Framework defines a heritage asset as:

> *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

The Framework, in paragraph 194, states that:

> *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Section 4 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys presented in sections 2 and 3, which are of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also, in paragraph 199, requires 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). 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.*

Section 5 of this report provides this clear and convincing justification.

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 202, that:

> *...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

1.3 Summary Assessment of Significance

A detailed assessment of significance with guidance on the relative significance of elements of fabric and plan form and the extent to which these elements are sensitive to alteration is included in Section 4 of this report.

In summary, the building is a surviving example of an early Georgian affluent domestic dwelling, constructed as part of Manchester's first expansion from its medieval core in the early 18th century, laid out with a double pile interior plan.

Converted to banking in the 1780s, a use it retained for two hundred years, and later into retail use in the 20th century it reflects, particularly, the evolution of the King Street and St Ann's Square area from its joint commercial and domestic origins into a more bespoke retail, financial and commercial centre evidenced by the juxtaposition of a range of purpose-built commercial premises, exhibiting a complex range of architectural styles, overlaying the Georgian street pattern.

The building itself provides one of the last remaining references to the area's early Georgian origins, given the significant later evolution of the streetscape, and is experienced as a distinct building on King Street through its retained domestic appearance, and wider and shorter form.

Internally, it has witnessed substantial alteration for its successive uses, many of which have been executed poorly, as well as the insertion of a concrete sub-structure, but retains a legible double pile plan and, whilst much of its décor has been lost, it retains earlier mouldings to the hallway and two sets of window mouldings.

1.4 Summary of Proposals and Justification

The current enabling works are minor and relate to the removal and re-orientation of partitions, alterations to services and removal of a staircase between ground and basement. These are all located in the modern rear and side extensions to the building and as such have no impact on its special interest. The exception is blocking openings between the historic core and wings at basement and ground floor level. Whilst at ground floor there was an opening historically between the core and banking wing (absent at basement level), the significance of the relationship between the core and flanking wings was lost through the demolition of the earlier structures and their replacement with modern additions with a contrasting interior aesthetic. Furthermore, the proposed works would have no impact on the legibility of the significant four pile plan. This, therefore, is considered to have no impact on its special interest and would meet the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the tests for sustainable development outlined in the National Planning Policy Framework insofar as they relate to the historic environment and the policies contained within the Local Plan.

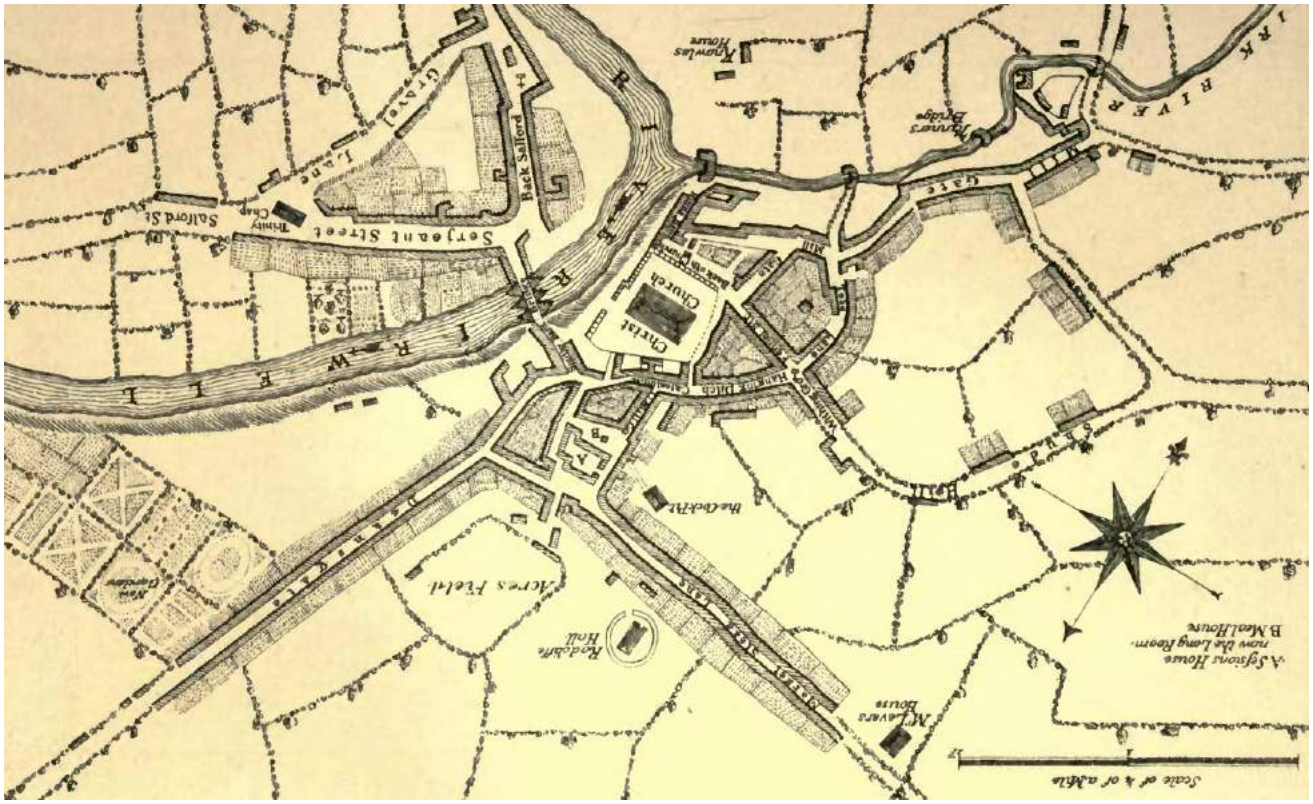
2.0 Historic Background

2.1 The Development of King Street and its Immediate Surroundings[1]

2.1.1 Early History (to 1700)

In the medieval period Manchester was only a small village, focused upon Christ Church (now the cathedral). What is today the site of King Street and its surroundings was at this time open fields, one of which (**Acres Field**) began to be used for an **annual fair** in the 13th century.

In the post-medieval period the area today known as St Ann's Square was a 'common' or **'open' field**, for the collective use of certain townspeople of Manchester. Manchester was at this time still only a small town, with comparatively little industry, and Deansgate (west) and Market Street (north) formed the very edges of the built-up area. Acres Field, situated to their east and south respectively, lay beyond the town, with the area to its south (including the future site of King Street) undeveloped fields **[Plate 2.1]**.



2.1 Acres Field and surroundings, 1650 (redrawn in 1822) (Views of Manchester) presented upside down to orientate north-south

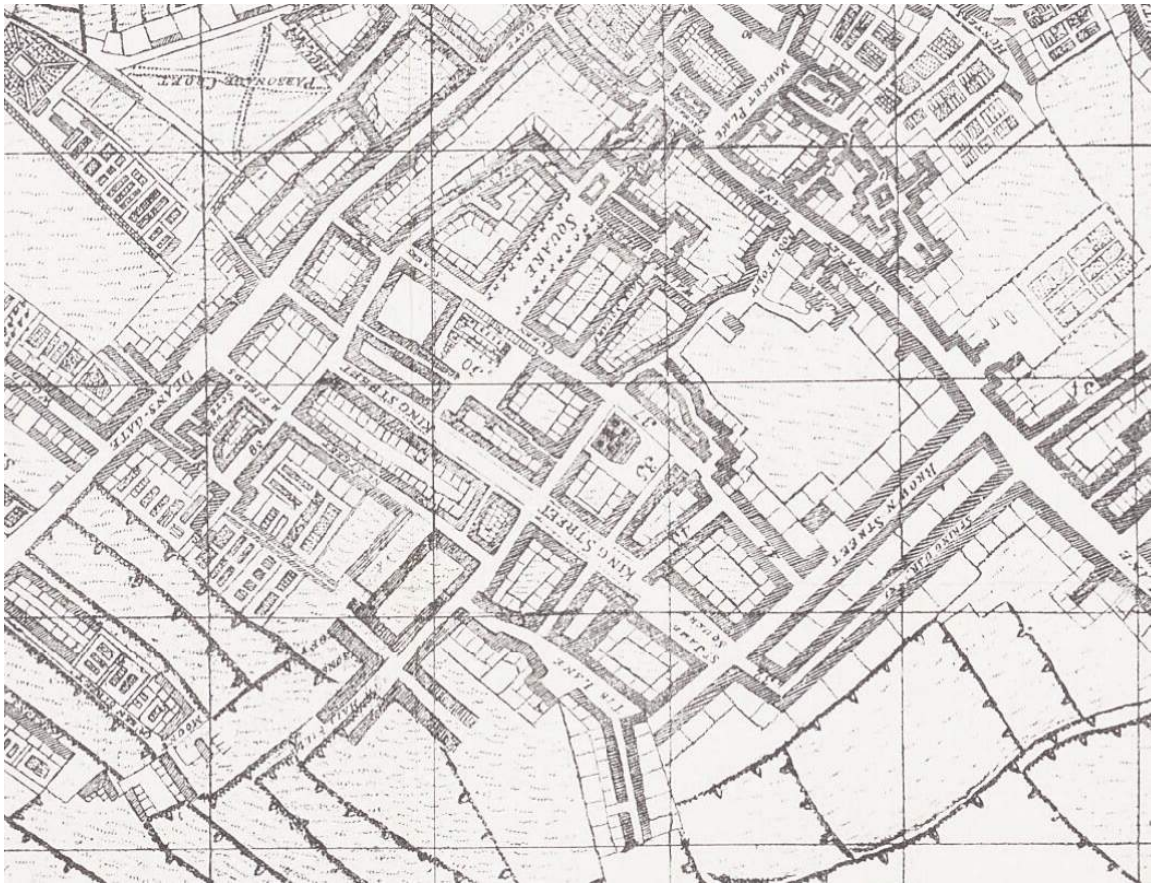
1 This section uses information from Hartwell, et al. (2004) and Manchester City Council [undated], Conservation areas, https://www.manchester.gov.uk/info/511/conservation_areas.

2.1.2 The Development of St Ann's Square and Surrounding Streets (1700-1800)

An Act of Parliament was awarded in 1708 allowing the construction of what became the **Church of St Ann** (Grade I). This was built in 1709-12, supposedly by **Sir Christopher Wren** or a student of his (although this is unproven). The Act also required that an area 30-yards wide be set aside adjacent to the church, for the continued use of the fair. This area was formally laid out in 1720, as **St Ann's Square**, its creation now commonly regarded as the first step in the expansion of the town of Manchester from the historic core around the cathedral. Indeed, the square may have been Manchester's first substantial **planned development** outside of the core.

The laying out of the square was presumably also accompanied by the release of the surrounding land for development, including that to the south. From its start, this development was dually residential and commercial in use, and prestigious in character. Construction likely began around the square itself, with the **Cotton Exchange**, Manchester's first, built to its north in 1729. By the 1740s the square was already well-established as a desirable residential area of townhouses, seemingly lined with formal rows of trees.

Development was rapid and by the 1740s streets had been laid out on all sides of St Ann's Square, although scattered fields still remained amongst the buildings. King Street had been laid out and was already fully lined with fashionable houses on both sides, stretching along its full extent. The early maps are representational only, and do not provide accurate depictions of individual buildings, but do show the houses on King Street as having enclosed gardens or yards to the rear **[Plate 2.2]**.



2.2 King Street and surroundings, Casson and Berry, 1746 (University of Manchester)

Maps of the following decades show development continuing to the east and south, King Street gradually losing its earlier rural character and becoming subsumed within the growing town **[Plate 2.3]**.

By the1780s and 1790s King Street was engulfed to all sides, the densely-packed development broken up only by occasional squares and churchyards, and the remnant undeveloped fields at Mosley Street. The more detailed maps now show its buildings presenting a regular line to the street but more irregular to their rears, where extensions and additions now projected into what had formerly been yards or gardens **[Plate 2.4]**.



2.3 King Street and surroundings, Tinker, 1772 (Manchester Historical Maps)



2.4 King Street and surroundings, Green, 1787-94 (University of Manchester)

2.1.3 Redevelopment in the 19th Century (1800-1900)

The St Ann's and King Street area began to change in character in the 19th century. As Manchester became a wealthy industrial town its commercial buildings became larger and more prestigious and the **Cotton Exchange** was replaced in 1809, on a site further to the south, and rebuilt on that same site in 1829.

The houses themselves were also now being converted to business and office use. The area now being fully subsumed by urban development and occupied by prosperous occupants (both private and commercial), the fair was removed to Shudehill in 1820. By this time the **churchyard** and **St Anns Square** were the only substantial open areas, few of the houses on King Street or adjacent roads having anything more than a small remnant yard to the rear **[Plates 2.5-2.6]**.

Such was the eminence of the area that it became home to Manchester's first **Town Hall**, built at the corner of King Street and Cross Street in 1819-34. Purpose-built **banks** were also beginning to emerge, the **Manchester & Salford Savings Bank** having 84-86 Richard Lane built in 1841-42. Benjamin Heywood's bank, designed by J. E. Gregan, followed at **25 St Ann's Square** in 1848.

Remodelling and rebuilding accelerated in the mid-19th century, prompting a major phase of replacement, and the **Royal Exchange** was rebuilt again in 1874 (and subsequently extended), becoming the biggest trading floor in England.

On King Street, purpose-built buildings for the financial services now emerged, following the **Bank of England** branch building (Grade I), constructed in 1845-46. By the final quarter of the century purpose-built shops were also replacing the former converted townhouses. These ranged from individual buildings such as **Nos. 28, 33** and **62** (all Grade II, later-19th century), 48 (Grade II, c.1860-80) and 19 (c.1880, Grade II) King Street to larger groups including the complex incorporating 4-14 King Street (Grade II, c.1870s) – commercial units with chambers above – and the **Old Exchange** arcade, built off King Street in 1897 (Grade II, situated on St Ann's Passage). Early purpose-built office buildings were also emerging, most notably the **Prudential Assurance Office** (76-80 King Street, Grade II, c.1888-1896, Alfred Waterhouse) **[Plate 2.7]**.



2.5 King Street and surroundings, Swire, 1824 (Manchester Historical Maps)



2.6 King Street and surroundings, OS surveyed 1845 and published 1848 (National Library of Scotland)

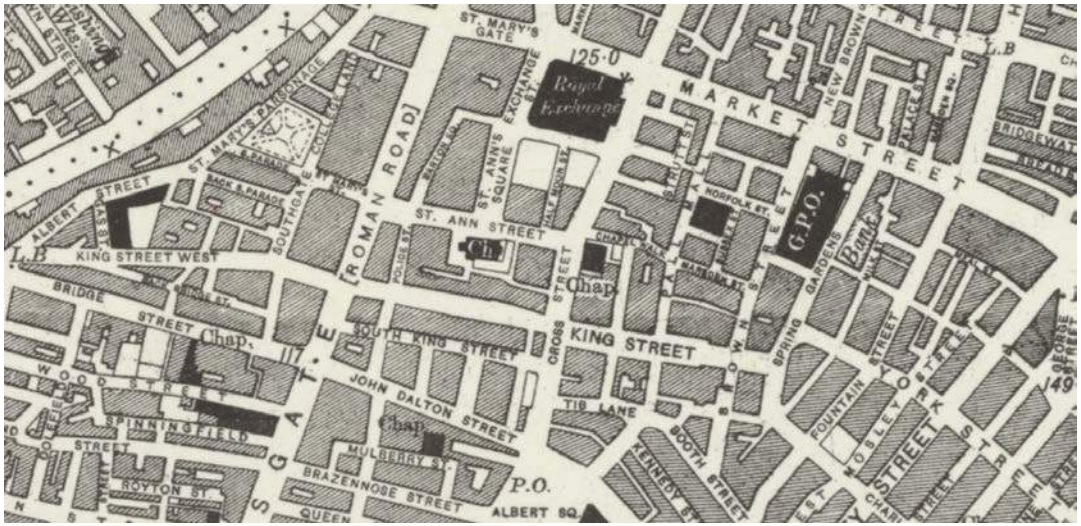


2.7 King Street and surroundings, OS surveyed 1880s and published 1890s (National Library of Scotland)

2.1.4 Changing Use in the 20th and 21st Centuries (1900-2023)

By the turn of the 20th century King Street had lost any residual domestic character, now being dominated by buildings for retail, commercial and (particularly to the east of Cross Street) insurance and banking. Redevelopment continued here and around the churchyard into the early decades of the century, creating new shops including the elaborate, mock timber-framed 15-17 King Street (Grade II, 1902), new bars and restaurants (most notably **Thomas's Chop House**, Grade II, 1901, abutting the churchyard), cafes and even hybrid buildings combining these functions (such as **Winters Buildings**, Grade II, also adjacent to the churchyard).

On King Street and intersecting roads, the construction of modern and often elaborate commercial buildings continued in an eclectic mixture of styles, resulting in the office buildings at **74 King Street** (Grade II, 1900), 27 and 29 Pall Mall (Grade II, c.1910) and **Eagle House** (Grade II, 1911, Charles Heathcote and Sons, for Eagle Insurance), and the **Lloyds Bank** (53 King Street and 33-35 Cross Street, Grade II, 1913) **[Plates 2.8-2.9]**. The **Ship Canal** office building (Grade II, 1927), **Atlas Chambers** (Grade II, 1929, built as insurance company offices) and **Midland Bank** (100 King Street, Grade II*, 1929, by Sir Edward Lutyens and others) followed in the interwar period. To the north, head offices for the **Manchester Liners Shipping Company** were built on St Ann's Square at a similar time **[Plate 2.10]**. Pall Mall Court followed later, in 1966-68, as the prestige headquarters of London Assurance Ltd. (Grade II, 67 King Street).



2.8 King Street and surroundings, OS revised 1915-21 and published 1923 (National Library of Scotland)



2.9 King Street and surroundings, 1927 (Britain From Above)

St. Ann's Square was designated as a conservation area, Manchester's first, in 1970. To its immediate west, the Upper King Street Conservation Area followed later in the same year (and was extended to the north and east in 1985). King Street was pedestrianised in 1976 and St Ann's Square in the 1980s, both being further remodelled and improved in the 1990s. By 2000 many of the former bank and insurance buildings east of Cross Street housed high-end retail businesses on their ground floors, whilst the former NatWest had been converted to leisure, retail and office uses.[2]

The character of King Street began to change in the post-war period. In the west, its banking, service sector and financial buildings were increasingly converted to **retail use**, this area becoming a focal point for high-end shopping by the 1990s. In the west, redevelopment was restricted to individual buildings and included the new **District Bank Headquarters**, built in 1966-69 (to designs by Casson Conder & Partners). Nos. 41-43 King Street, having fallen into a poor condition, was also replaced (Buttress Fuller Alsop), the works revealing that its seemingly historic architraves were 1950s fibreglass. The Branch Bank of England was also converted at this time, becoming an entrance to a new 15-storey office block built at its rear in 1995. The further conversion of financial and service buildings has continued subsequently, the Royal Exchange becoming a shopping arcade in the 20th century.



2.10 King Street and surroundings, 1948 (Britain From Above)

Today, only two 18th-century townhouses are known to survive on King Street (No. 35 and Nos.54-56, the latter Grade II, built in c.1700 and still retaining 18th-century plasterwork and panelling when listed). In its west end, the Georgian proportions are still visible, but the plots are now mainly occupied by three- and four-storey 19th-century purpose-built shops. By contrast, St Ann's Square shows greater survival of early buildings, with some late-18th and early-19th century townhouses still present (albeit with later modifications) **[Plates 2.11-2.12]**.

2 Parkinson-Bailey (2000), p. 271.



2.11 King Street and surroundings, undated (Historic England)



2.12 54-56 King Street, 2017 (Historic England)

2.2 The Building[3]

There is comparatively little evidence casting light on the building itself prior to the introduction of the modern planning system. The first maps provide little detail even about the external footprint and the known photographs show only the external façade, primarily to King Street. Consequently, only a general outline of its known use and probable change over time can be offered.

2.2.1 Summary Snapshot Timeline of Known Use and Ownership

The source base is limited but allows the following users and owners to be identified at specific recorded snapshots in time.

- By **1736**: A plot known as Tenter's Croft or Wilkinson's Garden, previously divided between a **cornfield and a garden**, is purchased by **Dr Peter Mainwaring**[4]
- **1736**: Dr **Mainwaring** has a **townhouse** for his own occupation built (probably also incorporating **consulting rooms**)
- c.1770s-80s: the house is acquired by **Jones & Co**., for use as a **private bank**[5]
- 1850s-80s: the building is occupied by **Loyd Entwisle**, a successor of Jones & Co.
- 1880s: the identity of the bank seems to transition to the Manchester & Liverpool District Bank
- 1930-50s: the building is in use as a local branch of the **District Bank Ltd** (and is listed at Grade II* in 1952)
- 1976: the building remains in use as a **bank**
- 1988-1994: **NatWest** owns the building (closing the branch in 1993)[6]
- 1995: **NatWest** advertises the building for **sale**
- c. 1997: **Lincoln National** owns the building (and commissions its conversion) into two retail units[7]
- 2001: after a period of **vacancy**, the building is occupied by **Virgin Brides** (part of the Virgin Group) and possibly also **Our Price** (a record store)
- Permission granted in 2001 year for the conversion of 35a to a tea bar
- 2008-2010: the whole building is **vacant**
- 2010: **Jack Wills** opens, occupying the whole site
- 2020: the site is **vacant** again

3 This section of the report uses as its starting point DPP, for Jack Wills (2010). 'PPS5 Heritage Statement. In respect of 35 to 37 King Street, Manchester'.

4 DPP (2010), p. 4.

5 Various dates are suggested. Mainwaring died in 1785 and Historic England states that the building entered banking use in c.1788. Other modern texts give a date of 1785. However, it is not clear where Mainwaring was living at the time of his death and some modern texts suggest that Jones & Co. had acquired the building as early as 1772 (see DPP (2010), pp. 4-5; Parkinson-Bailey (2000, p. 328).

6 For the latter date see DPP (2010), p. 4.

7 DPP gives a date of 1996 for the conversion (ibid.), p. 4).

2.2.2 Summary Timeline of Known Phases of Substantial Works

The evidence is again limited, particularly for the first centuries of the building's existence. Even in the modern period and considering subsequent alterations it is not always possible to confirm whether the proposed alterations recorded in the planning system were all executed, whether in full or part. A summary of key phases is described below.

- 1736: built as a **townhouse** with a **'yard'** (in an unspecified location)
- 1780s/90s-1850s: maps show the house with structures on the sites of the present-day wings (that in the west initially occupying a smaller footprint than today). By the 1850s that in the east was a banking hall
- c.1853: **rear extension** added and the **grand entrance** to No. 37 inserted
- late 1800s: 'late 19th century **side elevations'** added[8] (replacing or re-fronting the earlier wings)
- 1948: replacement of windows to the south elevation
- 1977: unspecified **'alterations'** and **'extension'** approved, possibly replacing the side wings and rear extension and adding an internal concrete substructure[9]
- 1989: consent granted to **join two first-floor rooms** to create a manager's office and (separately) to rebuild bowed brickwork in the **front elevation**
- 1993: consent and permission for the **demolition and replacement of the side wings and rear extension**, seemingly not implemented
- 1993: consent granted to add a **floor at first-floor level** and to remove and reinstate (unspecified) **concrete slabs** at basement, ground and first floors
- 1994: permission and consent for the removal of the **external 'National Westminster' stone panel** (as part of the bank's departure), its replacement by a **new window** and the rebuilding of the wall reusing the existing materials. An inspection finds little historic fabric surviving internally, causing the listing to be reduced to Grade II
- c.1997 demolition and **replacement of the side wings and rear extension**, alterations to the rear wall and conversion of the Georgian building to **two retail units** (adding new internal openings) (granted consent and permission in 1996), possibly also adding the **additional floor**. DPP states that the **19th century facades to the side wings** were demolished at this time[10]
- 1998: consent for unspecified internal 'alterations' to retail Unit 2 (not identified)
- 2001: a retrospective planning application notes that recent works have **stripped out** and refitted the interior (without any structural works or demolition)
- 2002: permission granted to add an **external terrace** (with air conditioning plant) to roof, and ground floor **courtyard**
- 2010: noted that **little historic fabric** survives internally, the joinery limited to four sets of original shutters (ground and first floors) and some skirting, windows and panelling at ground floor
- 2011: permission for external alterations including **removal of metal columns** to the front and rear (believed to date from the mid-1990s), unspecified alterations to the **front and rear elevations** and replacement of the **lightwell cover** to the front elevation and the glass doors to the front elevations of the modern side extensions

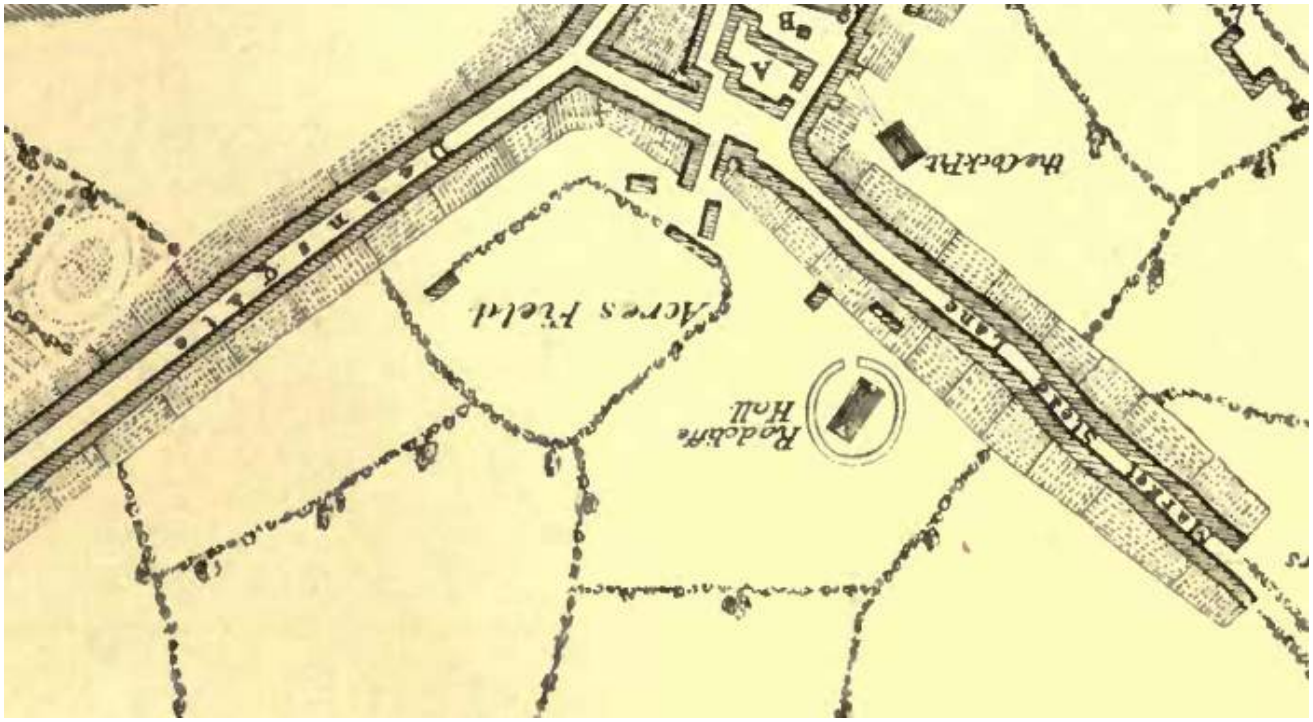
8 Ibid., p. 6.

9 DPP states that this involved the replacement of the side wings (retaining only the historic facades) and rear extension (Ibid., p. 6).

10 Ibid., p. 6.

2.2.3 Earlier History of the Site

This area seems to have been comprised of fields and crofts (smallholdings) until the development of the area began with St Ann's Church in c.1709 **[Plate 2.13]**. Within this, the site seemingly formed part of both a cornfield and the 'garden' of the adjacent smallholding.



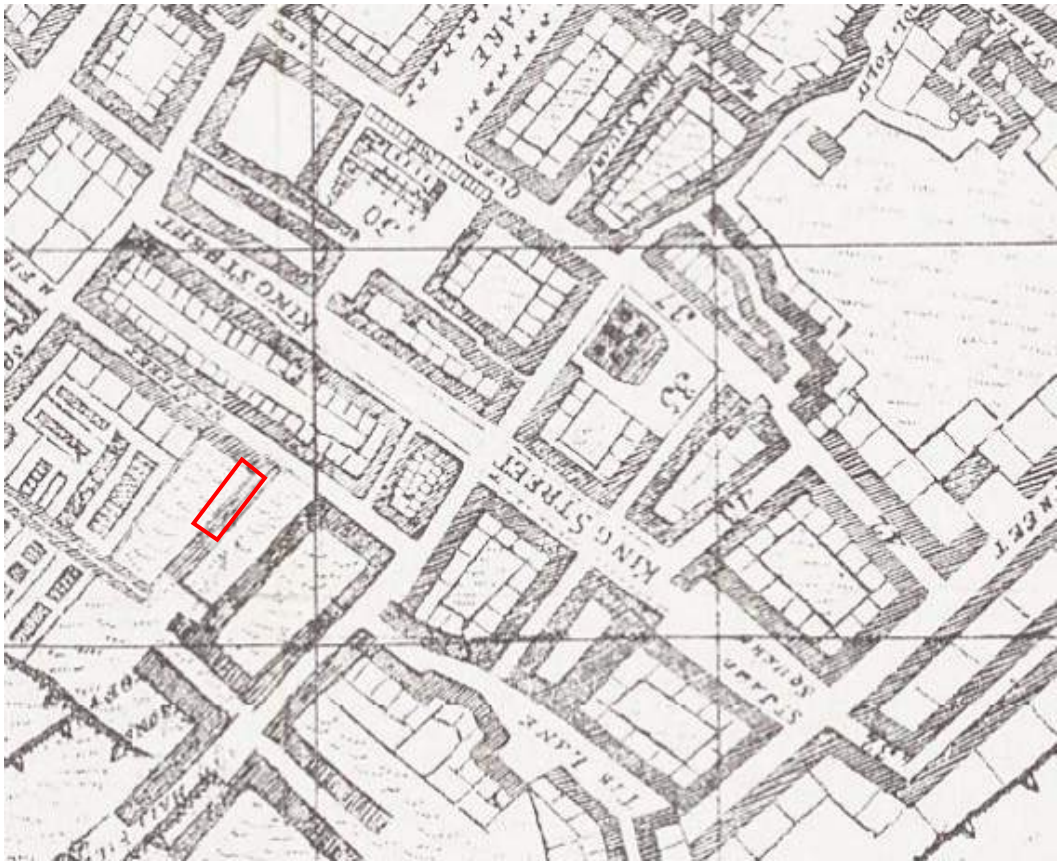
2.13 Agricultural land to the south of Acre Fields, 1650 (redrawn in 1822) (Views of Manchester) presented upside down to orientate north-south

2.2.4 The Townhouse

Almost nothing is known about the building as it existed before the 19th century. It is presumed, however, that it was constructed as it remains today, as a **townhouse** of **three principal storeys** with a **basement** below, having its main **frontage to King Street** (a symmetrical elevation of five bays with a central door) and built using brick with sandstone dressings, beneath a slate-covered **roof**.

The house is believed to have been constructed for **Dr Mainwaring**, in 1736, and to perhaps have remained his principal residence until his death. It may also have contained his consulting rooms, visited by his wealthy private clients.

The map of 1746 provides only limited insight, not being intended as an accurate depiction of individual buildings or the dimensions of their plots. It is possible, however, that No. 35 is visible as the easternmost section of the two longer units situated to the immediate east of St Ann's Passage. Any outdoor area associated with the house at this time is not depicted **[Plate 2.14]**.



2.14 35 King Street, Casson and Berry, 1746 (University of Manchester) presented upside down to orientate north-south

2.2.5 The 18th-Century Bank(s) (c.1788-1800)

The townhouse was repurposed for banking use at some time in the later-18th century (possibly in 1788). This change had certainly occurred by the time of William Green's map (published in parts across the period 1787-94), which labelled it 'Bank'. The boundaries between the different plots are difficult to make out but maps suggest that the house may have comprised of:

- **Middle core**: a building extending slightly beyond the main rear building line of the adjacent buildings (whether this was original or the result of an extension).
- **West**: slightly shorter than the core of the building, with a small, enclosed yard to its rear (probably functional and containing the outhouse and similar).
- **East**: a probable wing projecting beyond the core (either abutting a similar wing in the adjacent plot or extending beyond the present-day plot boundary). To its side, It is not known whether No. 37 was also used as part of the bank at this time.

In the absence of further information, the relationship between the middle core of the building and the (possible) wings to its east and west is unclear. It is not known whether they were original to the construction (that in the east perhaps subsequently extended) or were later additions **[Plate 2.15]**.

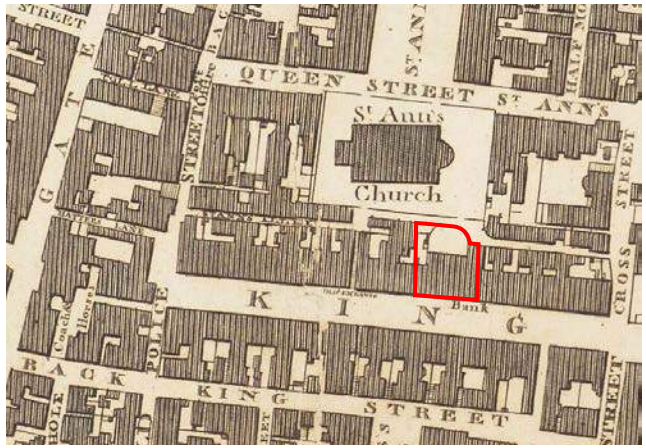
2.2.6 The 19th-Century Bank(s) (1800-1900)

The early- and mid-19th century maps are limited in detail but seem to indicate the survival of the small northwest service yard and the large central courtyard, the east wing still substantially longer than the west. Some change had possibly occurred in the rear of the building by the 1840s **[Plates 2.16-2.17]**. A window tax assessment of 1850 recorded 46 windows across the building as a whole.

<u>The Middle Core and the East Wing</u>

A substantial phase of remodelling seems to have occurred in the 1850s. A plan showing these proposed changes provides our first information about the interior of the existing building and suggests that the core of No. 35 had a four-cell double-pile planform at ground floor, the front door opening into a passageway that widened out as it approached the principal staircase to its north. This passageway also contained doorways (of a domestic scale) into what had previously been the northeast, southeast, southwest and northwest rooms, having a single doorway for each room. The historic presence of these rooms remains legible, although with evidence of alteration to their plan form, the walls that divided them from each other and the passageway seemingly being thin partitions **[Plate 2.18]**.

As it existed in 1853, the **northeast room** had been subdivided, the northern section (adjacent to the stairs) now being accessibly only from the east wing. The anteroom in the southern section retained the entrance from the central passageway and contained what may have been a safe or dumb waiter (the latter allowing the movement of money to and from strong rooms in the basement). To its south, the plan form of **southeast room** was seemingly less modified, although an opening had been made to provide access to the east wing. This room also contained a chimneybreast and an opening (of unknown age) leading into the anteroom to its north, the section furthest from the window probably acting as something of a circulation area.



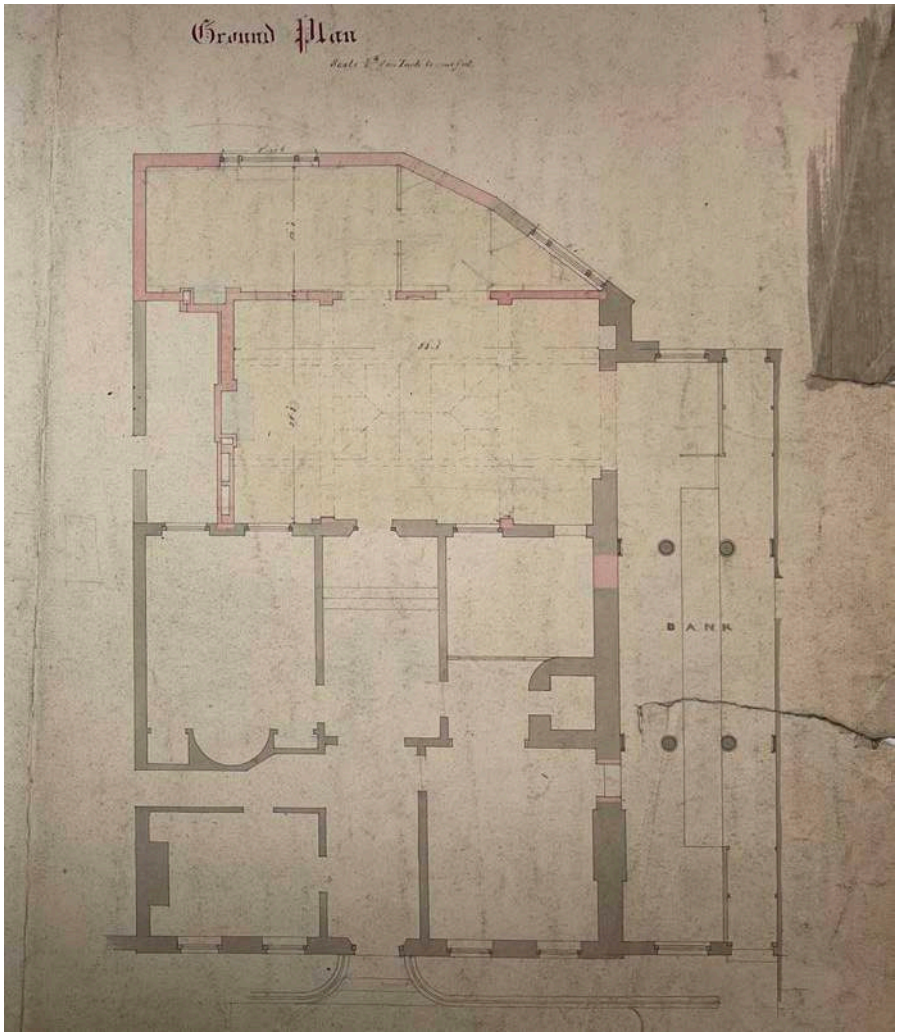
2.15 35 King Street, Green, 1787-94 (University of Manchester)



2.16 35 King Street, Swire, 1824 (Manchester Historical Maps)



2.17 35 King Street, OS of 1848, surveyed 1845 (National Library of Scotland)

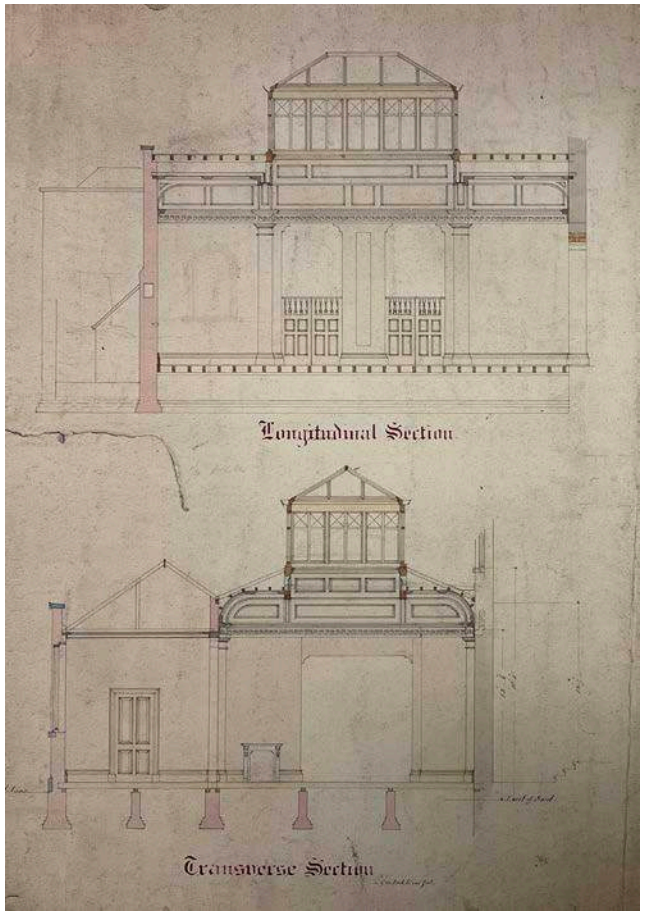


2.18 Existing ground floor to No. 35 and the east wing, with proposed rear extension, 1853 (NatWest Group Archive)

In the west of the building, the **southwest room** was shallower. It had perhaps originally been deeper, before being truncated by a corridor leading into the west wing and an extension of the room to its north, though the chimneystack is placed centrally. It too contained a chimneybreast, with doorways leading from both the central passageway and the corridor along its north. The room to its north, that in the northwest, was accessed from the central passageway and contained a crescent-shaped alcove in its south that may have accommodated a servery, perhaps indicating that this room was used for entertaining.

The east wing may already have been operating as the banking hall, being dominated by a large counter, and was accessed from No. 35 via the east passageway running from the entrance vestibule.[11]

Reflecting the changes occurring in banking as a new client base of professionals and industrialists emerged, in or around 1853 the offices in No. 35 were supplemented by a large, ornate, banking hall erected to the rear of the middle core of No. 35. Designed by Edward Walters of 24 Cooper Street, this was accessed through the east wing and lit from above by a large lantern (which also provided illumination to the northern windows of No. 35). The grand entrance from King Street was added at the same time, also to Walters' designs **[Plates 2.19-2.20]**.



2.19 Proposed rear extension, 1853 (NatWest Group Archive)



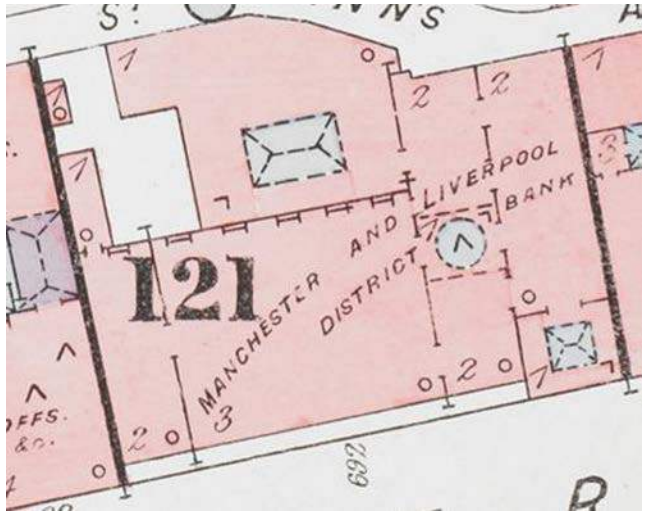
2.20 Proposed new entrance to No. 37, 1853 (NatWest Group Archive)

11 The west wing was not shown in this plan, which included only the areas affected by the proposed changes.

Components of the Building

The east and west wings that survived into the 20th century are described as having been late-19th century. If correct, this would indicate that the wings had been remodelled at some time after the Ordnance Survey map of 1848, being either re-fronted or replaced in their entirety. This may have occurred as part of the changes adding the extension to the rear (as proposed in 1853). The resultant extended building visible in the Goad insurance plan of 1886 and the Ordnance Survey map of 1892) now incorporates **[Plates 2.21-2.22]**:

- **Middle core** of the building and **rear extension:** now filling the rear of the site, extending as far north as the boundary line, the single-storey rear extension having the roof lantern and a curved rear profile shown in Cooper's drawing of 1853.
- **East wing:** a long, narrow, two-storey wing running as far north as the rear boundary line of the properties to the east.
- **West wing:** two-storey but shorter than the rest of the building, still having the service yard to its rear.
- **Courtyard**: a single-storey projection to the rear of the west wing, with a separate single-storey detached building (probably an outhouse) to its rear.
- **No. 37**: the two-storey extension with the single-storey flat-roofed stuccoed porch to its front.



2.21 35 King Street, Goad insurance plan, 1886 (Manchester Archives)



2.22 35 King Street, OS of 1892 (Promap)

A photograph of 1890 shows the side wings as two-storeys high and without the elaborate cornice visible on the middle core of the building (having only a simple parapet of coping stones). Their ground floor windows also differed to those of the main core (although those on their upper floors were matching), whilst the first-floor window of the east wing had been infilled or covered (presumably with the District Bank sign visible in later photographs) **[Plate 2.23]**.

Proposed Extension

The architectural practice Barker & Ellis was commissioned in 1881 to produce designs for a further extension of the building.[12] This would have converted the rear of Nos. 39-43 (at the time a China warehouse) into a single-storey dining room and kitchen, accessed from the rear of No. 37. There is no evidence in the subsequent Goad insurance plans to indicate that these proposals were executed **[Plate 2.24]**.

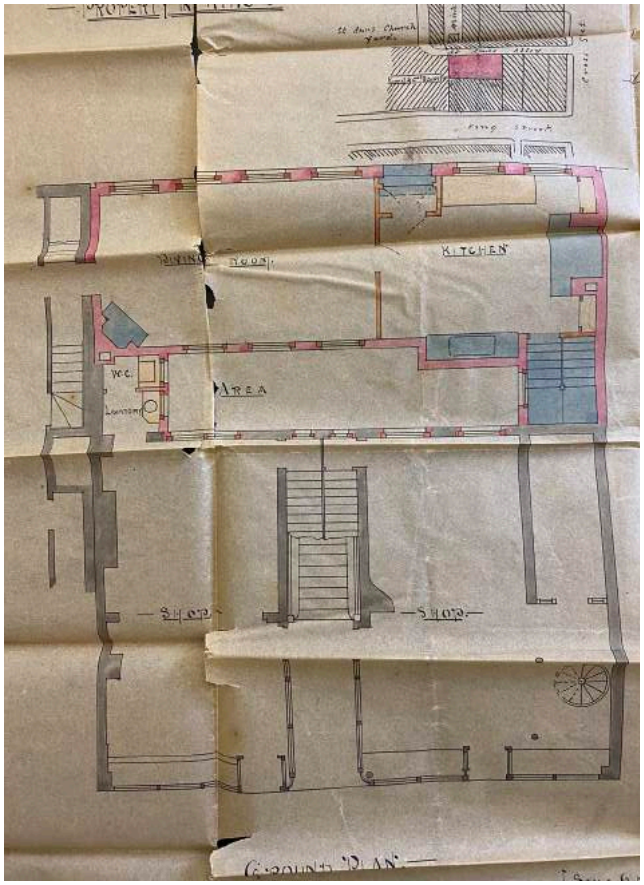
The Banks

The various banks operating the building were successively amalgamated with or incorporated into other establishments, causing their identity to change. There is no record of how this affected the building itself. It is assumed, however, that a 'banking hall' and offices operated on the ground floor, with further offices above, there presumably also being one or more strong rooms (likely at basement level).



2.23 35 King Street, 1890 (Local Image Collection).

The provenance of **No. 37** is not known, and it is not known whether this building had been built for the bank originally or had been converted from other uses. The drawing of 1853 indicates, however, that it already existed by this time (revising the late 19th century date given by Historic England).



2.24 Proposed extension to the rear of Nos. 39-43, 1881 (Manchester Archives)

12 Thomas Groom Barker and George Ellis had trained under Edward Walters (the designer of the rear , subsequently becoming his assistants. When Walters retired in 1865 the practice was continued by Barker and Ellis. Ellis died in 1890, Barker subsequently practising alone until taking Francis Jones into partnership in around 1910.

2.2.7 The 20th-Century Bank(s) (1900-1995)

Although there are no known depictions of the interior for this period the Goad insurance plans and various external photographs suggest that there was comparatively little change to the external footprint of the building.

Partial photographs taken in 1904 show the five bays of the principal (King Street) elevation, the central pedimented entrance and the steps and railed lightwell to the front. Externally at least, the building retains a domestic character, despite its use, with no visible signage **[Plates 2.25-2.26]**.

Components of the Building

The Goad insurance plans of 1913 and 1926 and an aerial photograph of 1927 cast further light on the different components of the site **[Plates 2.27-2.29]**

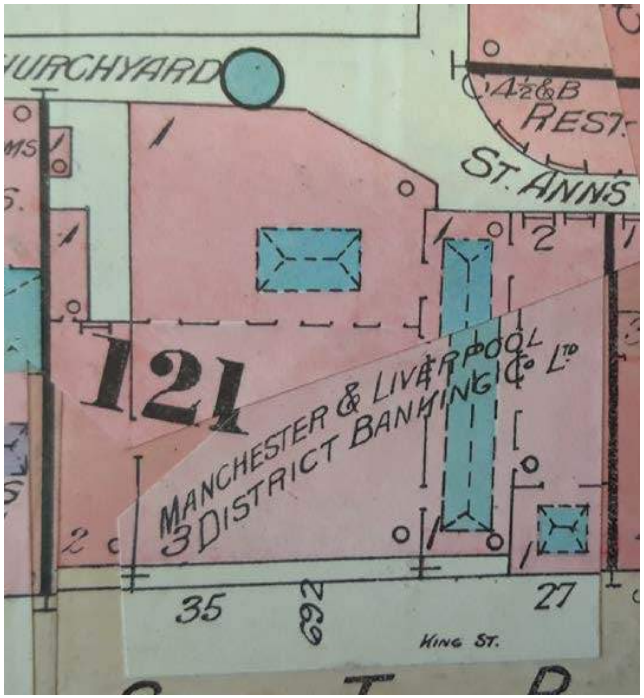
- **Middle core** of the building: the roof behind an elaborate cornice and lined by chimneys to either side.
- **Rear extension**: a large, seemingly flat-roofed, single-storey structure with a lantern and a parapet surround.
- **East wing**: its roof (probably hipped) the first-floor window still covered. Recorded as two storeys tall in 1913 and three in 1926 (possibly an error).
- **West wing**: still shorter and with the service yard to its rear, also with a hipped roof.



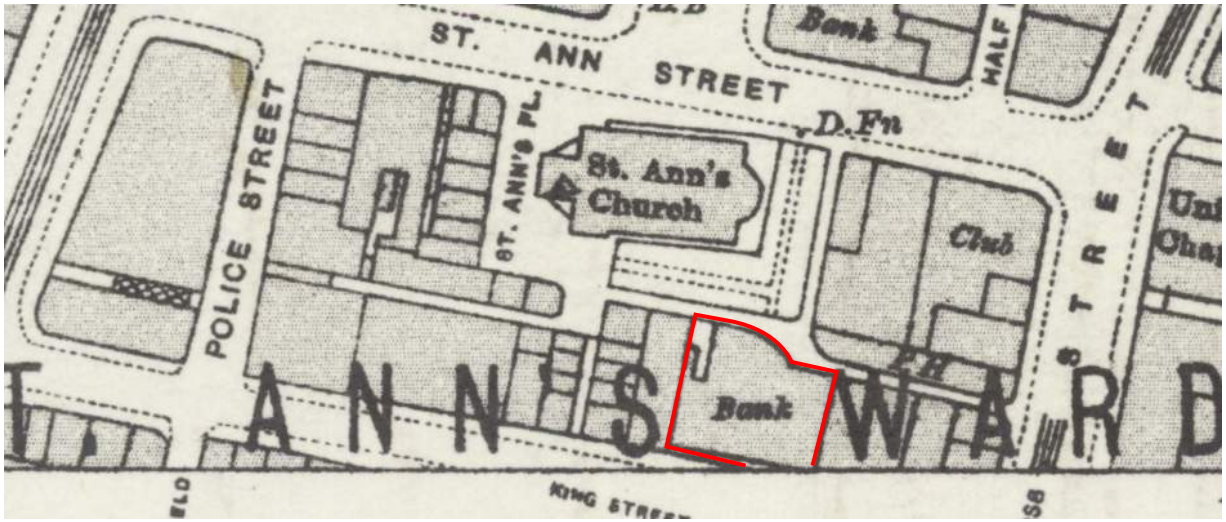
2.25 King Street (south) elevation, 1904 (Manchester Image Collection)



2.26 Main entrance, 1904 (Manchester Image Collection)



2.27 35 King Street, Goad insurance plan, 1913 (Manchester Archives)



2.28 35 King Street, OS of 1922, revised 1915 (National Library of Scotland)



2.29 Side wings, middle core and roof extension, plus the porch at No. 37, 1927 (Britain From Above)

Subsequent Continuity and Change (Exterior Only)

Photographs show the front elevations of the two side wings unchanged and reveal the covering to the first-floor window of the east wing to be a plaque bearing the details of the District Bank **[Plates 2.30-2.31]**.

To the rear, no further change to the external footprint had occurred by the time of the 1933 Ordnance Survey map (based on survey data of 1931) **[Plate 2.32]**. The front elevation as it existed in 1948, when the external window surrounds were refurbished, is recorded in both a contemporary architectural drawing and a photograph probably taken soon afterwards **[Plates 2.33-2.34]**.

The building was still in use as a bank when it was **listed at Grade II*** in **1952 [Plates 2.35-2.36]**. The text is unclear but may indicate that the interior was not inspected at this time. The Goad plans indicate that the building had remained essentially unchanged until the 1940s, but that at some date between 1943 and 1966 the yard was built over behind the west wing (here shown as two storeys) and a second lantern added in the rear extension, presumably to compensate for the loss of windows **[Plate 2.37]**. Writing at the end of the 1960s, the architectural historian Nicolaus Pevsner noted that the building was *'the only one of its kind and date in Inner Manchester'*. Its historic wings, described by Pevsner as 'short' and 'lower', were still standing in 1973 **[Plate 2.38, and see Plate 2.45]**.[13]

An **'extension'** approved in **1977** has not been identified conclusively but may have involved the replacement of both the side wings (behind the retained historic facades) and the rear extension. Manchester City Council notes



2.30 Frontage unchanged, plus the porch at No. 37, 1930 (Manchester Image Collection)

that *'severe internal alterations'* occurred at this time.[14] It may also have been at this time that the **concrete slab and beam** structure was added in the historic building.

More minor works were approved in 1989, for the replacement of bowed brickwork to the front elevation and the removal of a first-floor partition wall.

Further permission for the demolition and replacement of the side wings and rear extension was granted in 1993, when the bank closed, but does not appear to have been executed. A concrete lining had evidently been added to the building by this time, as consent for the **removal and reinstatement of concrete slabs** at basement, ground and first floor was granted in the same year. The insertion of an **additional floor at first-floor level** was also consented in 1993 (although the date of its completion is unclear, possibly actually occurring as part of the later conversion works).

An inspection of **1994** led to the downgrading of its listing status to **Grade II**, having revealed that *'much of the original interior, [which had been] believed to be concealed by later fittings had, in fact been removed [already]'*. It was concluded, however, that whilst *'the present building is no longer of sufficient interest to justify a grading in Grade II* but is without doubt worthy of retention on the list in grade II'*.[15]

It is generally believed, although not confirmed, that the building was in continuous use as a bank from around the 1780s to the closure of NatWest in 1993. On NatWest's departure the plaque to the exterior was removed and the window reinstated (consented in 1994).

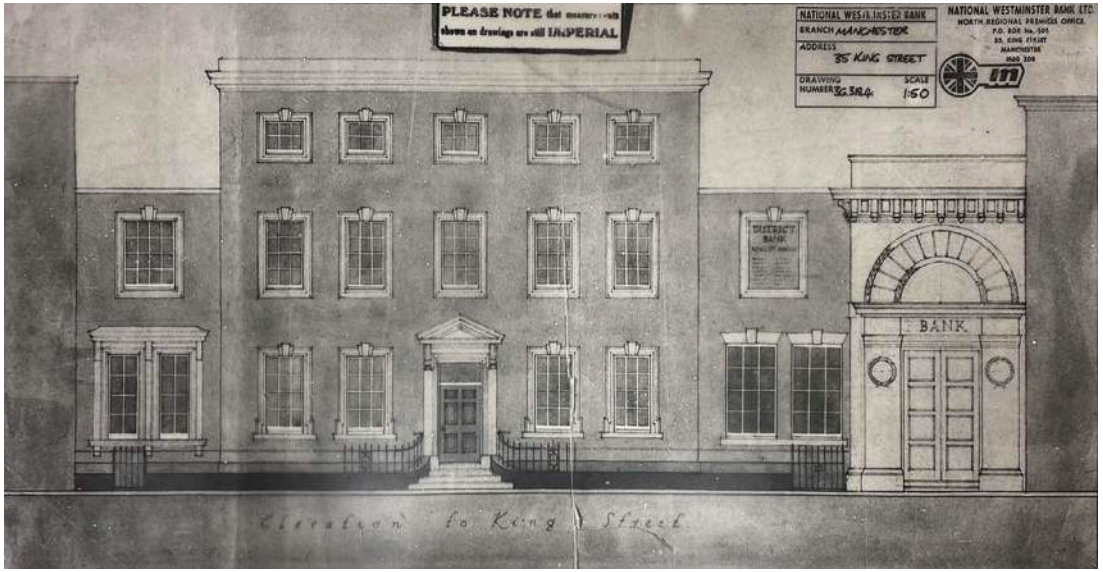
13 Pevsner (1969), p.

14 Manchester City Council [undated], Conservation areas, https://www.manchester.gov.uk/info/511/conservation_areas.

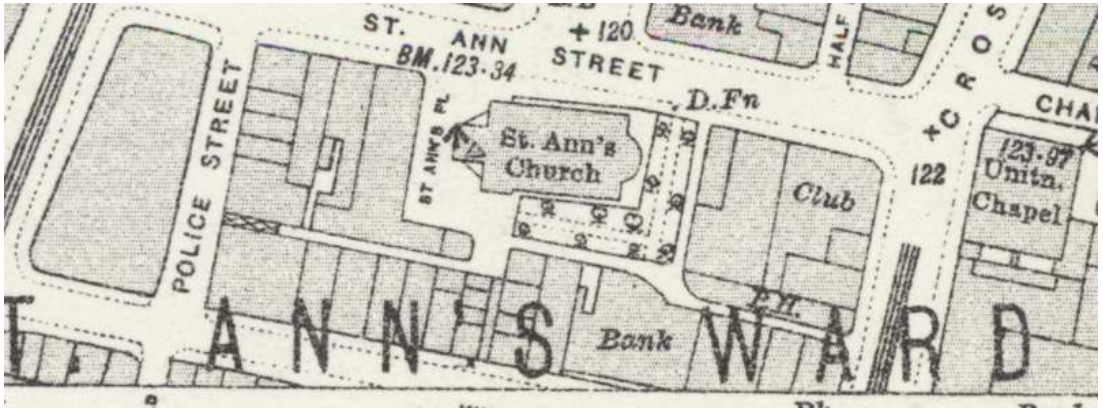
15 Quoted in DPP (2010), pp. 6-7. Dates of 1998 and 1999 are also given for the updating of the grading.



2.31 35 King Street, 1939 (Local Image Collection)



2.33 Refurbishment of the window surrounds to the south elevation, 1948 (NatWest Group Archive)



2.32 35 King Street, OS of 1933, revised 1931 (National Library of Scotland)



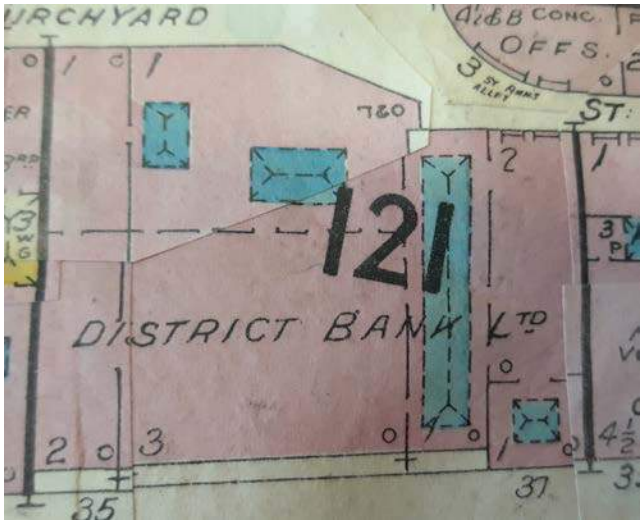
2.34 South elevation, c.1950s (NatWest Group Archive)



2.35 35 King Street, 1952 (Local Image Collection)



2.36 35 King Street, 1956 (Local Image Collection)



2.37 35 King Street, Goad insurance plan, 1966 (Manchester Archives)



2.38 35 King Street, 1959, viewed from the west (Local Image Collection)

2.2.8 Subsequent Retail Use (1997 to the Present Day)

Loss of Historic Features and Reduction of the Historic Floorplan

The building was converted for retail use in around 1997 and subsequently let as two units. Delivered to designs by **Leslie Jones Architects**, the conversion entailed the replacement of the **side wings** with new **glazed structures** with metal posts and a metal fascia. The **rear extension** was demolished as part of the same programme and replaced by a modern structure of **brick and glass**. Inside the historic core, new openings were made in the internal walls to facilitate the creation of two retail units.

By 1999 the interior had been *'**completely remodelled** to form shop units, but with compartments respecting the spatial arrangement of the [historic] form plan'*. It was noted that original fixtures survived in the entrance hall and the openings to the front windows and also included doors, plasterwork and window shutters (see below, Appendix I).

A planning application of 2001 noted that as a consequence of the earlier removal of internal walls and associated features the cornice detailing and historic ceiling arrangements survived only in the entrance hall, although the retention of the nibs and downstand beams still allowed some understanding of the building's historic floorplan and circulation. English Heritage (now Historic England) noted in response to this application that although the historic proportions of the rooms had been lost the ground floor layout still largely survived (as did the details of the entrance hall), whilst the modern compartmentalisation had respected the historic plan form.

Parkinson-Bailey states that it was at this time that the **additional floor** was added (creating three retail floors and an office floor), and that the changes to the existing floors re-instated the historic proportions of the rooms. An unspecified area between the building and the church to its north was also opened up and repaved.[16]

Subsequent Works

Under new tenants, works completed in 2001 (granted retrospective permission that year), **stripped out and refitted** the interior. This involved new lighting, suspended ceilings, services and decorative treatment (plus exterior signage), deemed by English Heritage as not sympathetic to the historic interior. However, an update to the listing description (believed to date from 2004) recorded that *'despite internal remodelling it retains much early fabric'* **[Plates 2.39-40]**.[17]

Externally, a **roof terrace** with air conditioning units and a ground-floor **courtyard** were approved in 2002.

A planning application of 2010 noted that no original doors or architraves survived internally, the only historic internal joinery being the four sets of shutters present at ground and first floor. Externally, the replacement of the west wing had removed the surviving remnant of the rear yard **[Plate 2.41]**.

The building opened under a single new tenant in 2010, when major works were approved proposing the following alterations to the historic core (plus changes to the modern side wings and rear extension), though only partially enacted:

- **Structural works**: new arched openings from the hallway into the two front rooms at ground floor, a widening of the openings between rooms on the first and second floors, the remodelling of the existing concrete block fire lobby to the first floor, reopening of a closed doorway at first floor, and the creation of a new opening between the first floor of the historic core and the modern extension to its rear.
- **Circulation**: addition of new doorways with Georgian-style door frames and architraves, using reclaimed Georgian doors.
- **Fitting out**: addition of skirting boards, cornicing and period wall panelling details, new (reclaimed) lighting, refurbishment of existing shutters (and replacement of those already lost) and the repair and redecoration of surviving Georgian windows (with the replacement of lost architraves). On the ground floor, drylining of any unplastered walls (and redecoration of those already plastered).
- **Floors**: at ground floor, application of paint or carpet tiles to the screed floors in the ground-floor staff and stockroom areas, the laying of new tiles above the existing tiles in the entrance hallway, removal of remaining floorboards, and the application of reclaimed parquet flooring to the existing concrete slab. At first floor, replacement of the floorboards using those removed from the ground floor.

16 Parkinson-Bailey (2000), pp. 271, 328.
17 However, Hartwell et al. (2004), p. 316 concluded that *'its interior has gone'*.

- **Stairs**: recladding of existing stairs with reclaimed timber, use of Georgian-style timber panelling to the stringers and underside to conceal the metal frame, and replacement of the metal balustrades (retaining the handrails).
- **Services**: addition of new air conditioning.
- **Concrete structure**: addition of plaster ceilings to cover the slab and beams at ground floor.

It was noted that Rooms 2 and 4 (ground floor, adjacent to the entrance door) still retained **historic panelling, skirting and windows**. These were to be retained and redecorated. Some historic detailing was noted to survive in the entrance hallway, and it was proposed to partially retain (and redecorate) this.

Further permission was granted in 2011 for works including the removal of metal columns to the front and rear (presumably on the new side wings), the replacement of the glass doors on the side wings, and, on the historic core, the replacement of the **lightwell cover**.

The building became vacant again in 2020.

<u>The Present Day</u>

There have been no subsequent changes to the external footprint of the building **[Plate 2.42]**.

No. 35 is believed to be the oldest surviving structure in the west section of King Street (and, if older than No. 56, in the street as a whole).



2.39 King Street elevation with Virgin signage, 2004 (Historic England)



2.40 King Street elevation showing the west wing, 2004 (Historic England)



2.41 35 King Street, OS of 2010 (Promap)



2.42 35 King Street, undated (Historic England)

2.3 Associated Figures and Organisations

Dr Peter Mainwaring, JP, MD (c.1696-1785)

Dr Mainwaring was probably born in 1696. A graduate of Northwich School and then Trinity College Cambridge, by 1725 he was practicing medicine in Manchester. Mainwaring was an influential and active member of Manchester's medical circle, as a private practitioner, a doctor to the Manchester House of Recovery and a key figure in the new Manchester Royal Infirmary.

Having served on the committee established to raise funds for the construction of the infirmary, Mainwaring was subsequently employed as one of the first physicians **[Plate 2.43]**. He retired from this role at the age of 87, almost three decades later, but remained involved, accepting the honorary post of Physician Extraordinary (1782-85). His books, donated on his final retirement, came to form the nucleus of the infirmary academic library.

Mainwaring lived for at least part of his life at 12 King Street, before having No. 35 built, and was a worshipper at St Ann's Church. A JP, a society figure and a friend of the poet Dr John Byrom, he was also an established member of Manchester's civic elite. That Manchester's new Literary and Philosophical Society chose to select Mainwaring, by now some 85 years old, as its joint first President signifies the esteem in which he was held.

Solidly loyal to the Crown, Mainwaring is remembered as an opponent of the Jacobite rebellion of 1745, supposedly even taking to horseback to rally a mob that had armed itself with shovels to repel the traitor forces.

He died on 30 December 1785, the Manchester Mercury announcing that *'Last Friday died, in the 91st year of his age, Peter Mainwaring, M.D., of this town. A gentleman highly respected for his integrity and public services in the line of his profession, and as a magistrate and greatly beloved by all who had the happiness of his acquaintance',* He was buried in St. John's Churchyard.

Jones & Co

The original John Jones was a tea dealer who traded from Market Stead Lane. Diversifying, he began to also provide his customers with banking services, which eventually proved so lucrative that in around 1771 he set up a dedicated banking house, John Jones & Co. Initially operating from Jones's tea-trading premises, it passed, with the tea company, to Jones's sons in 1775. William, Daniel, Joseph and Samuel Jones soon abandoned tea altogether and by the 1780s the office was operating from 35 King Street, the more fashionable address presumably expected to exude a sense of dependability and confidence. By this time the banking house also had agents acting on its behalf in London.

The banking house continued to prosper, an office in London opening in the early 1780s under Joseph's management. The Manchester office went through several name changes, becoming Jones, Barkers, Jones & Co by 1792, Jones, Fox & Co later in the decade, Samuel & William Jones, Loyds & Co after 1816, and then William Jones, Loyds & Co, a name that it retained until 1848.

Loyd, Entwisle & Co

In 1848 William Jones ceased to be connected with the Manchester office of William Jones, Lloyds & Co. This brought to an end the connection with the Jones family, the bank's founders, that had prevailed for three quarters of a century. The loss of the family involvement also severed the connection to the London office.
A new partnership now formed in Manchester, Loyd, Entwisle, Bury & Jervis, trading under the name Loyd, Entwisle & Co.

District Bank and NatWest

Loyd, Entwisle & Co lasted for less than 20 years. In 1863 the company, and its building, was purchased by the Manchester & Liverpool District Banking Co. No longer operating independently, the building now became the local branch of a bigger chain.

Renamed District Bank in 1924, the chain itself was absorbed into National Provincial. However, it retained its separate identity and in 1969 relocated to new purpose-built headquarters at 55 King Street, designed by Sir Hugh Casson, Architectural Director of the 1951 Festival of Britain **[Plate 2.44]**.

District Bank, National Provincial and Westminster Bank merged in 1970 to become National Westminster. 35 King Street was rebranded as a branch at NatWest and remained in operation until 1993 **[Plate 2.45]**. Its final closure brought to an end over 200 years of banking at this address.

The Bank of England

35 King Street is also believed to have been home to the first provincial branch of the Bank of England. This opened in Manchester in 1826, staffed by an agent, sub-agent, porter and two clerks (some sent from the Bank of England head office in London). It stayed at its first address until 1847, when it moved to new purpose-built premises at 82 King Street, designed by Charles Robert Cockerell.



2.43 Manchester Infirmary (Local Image Collection)



2.44 New District Bank Headquarters (Cushman & Wakefield)



2.45 Nos. 35-37, occupied by National Westminster Bank, 1973 (Historic England)

2.4 Architects

Edward Walters (1808-1872)[18]

Walters is the only architect known to have prepared designs for the site that were executed.

Walters trained under the London architect Isaac Clarke and in the offices of Thomas Cubitt, Lewis Vulliamy and John Wallen, subsequently becoming assistant to Sir John Rennie and overseeing certain of works in Constantinople. He was seemingly brought to Manchester by his acquaintance with the calico printer and Anti-Corn Law campaigner Richard Cobden.

Having designed the Salis Schwabe warehouse at Mosley Street (1846, since demolished), Walters was soon established as *'the foremost designer of commercial warehouses in Manchester',* pioneering the Palazzo model that for a time became their standard architectural form. By the 1850s *'Walters was perhaps the leading commercial architect in Britain, equalled only by his cousin, Edward I'Anson in London'.*

Walters' known work is concentrated in the Manchester, Cheshire and High Peak areas and includes a number of 'Manchester Warehouses', the Tudor-style Oakwood Hall in Marple, the Manchester Free Trade Hall (1853-56), several High Peak railways, and various residences, chapels and churches.

It is not known whether the house in Cheetham designed for an Edward Loyd was for a partner or owner of Loyd, Entwisle & Co.

18 Content and quotations taken from The Manchester Group of the Victorian Society (2023), 'Edward Walters'.

2.5 Relevant Planning History

Unit 2, 35 King Street
052971/LO/CITY1/97; 1998; Approved
LISTED BUILDING CONSENT Internal alterations to existing retail unit

35a King Street [east extension]
061570/FU/CITY1/01; 2001; Approved
Change of use to a tea-bar

35 King Street
F05598/LB; 1976-77; Approved
Alteration and extension to existing branch bank to provide improved staff and public amenities

033221; 1988; Approved
LISTED BUILDING CONSENT Alteration to form opening approximately 2000mm wide between two rooms at first floor level to create larger room for use by manager

035237; 1989; Approved
LISTED BUILDING CONSENT Removal of bowed brickwork to front elevation and rebuilding area to match existing

038745; 1991; Approved
One externally illuminated projecting box sign

042863/LO/CITY1/93; 1993; Approved
Removal and reinstatement of part of basement, ground and first floor concrete slabs

044331/LO/CITY1/93; 1993; Approved
LISTED BUILDING CONSENT Provision of an additional floor at first floor level
044709/FO/CITY1/93; 1993-95; Approved
Extension to rear and sides of town house after demolition of existing extensions

044710/LO/CITY1/93; 1993-95; Approved

LISTED BUILDING CONSENT Demolition of later additions to rear and sides of existing Georgian Town House, and erection of new extension to rear and sides

044711/FO/CITY1/93; 1993; Approved
First floor infill behind existing walls
045674/LO/CITY1/94; 1994; Approved
LISTED BUILDING CONSENT Replacement of stone panel with new window

046380/FO/CITY1/94; 1994; Approved
Elevational alterations to existing building

045666/LO/CITY1/94; 1994; Approved
LISTED BUILDING CONSENT Taking down and rebuilding of a brick wall using original materials

047712/LO/CITY1/95; 1995; Approved
LISTED BUILDING CONSENT Erection of an agents board to advertise sale of building

047713/AO/CITY1/95; 1995; Approved
Erection of a temporary sale sign

048791/FO/CITY1/95; 1995-96; Approved
Demolition of two side wings of building, extension to sides and rear, alteration to rear wall, new openings within internal walls of existing building and conversion of main building to provide retail units

048793/LO/CITY1/95; 1995-96; Approved
LISTED BUILDING CONSENT Demolition of two side wings of building, extension to sides and rear, alterations to rear wall and formation of openings to internal walls of existing building

061941/AO/CITY1/01; 2001; Approved
Retrospective application for Illuminated name signs

062307/FO/CITY1/01; 2001-02; Approved
External terrace to roof and courtyard at ground floor. Air conditioning plant at roof terrace

063126/AO/CITY1/01; 2001; Approved
Various illuminated signage and floodlighting to front elevation

063127/LO/CITY1/01; 2001; Approved
LISTED BUILDING CONSENT Various illuminated signage and floodlighting

063146/LO/CITY1/01; 2001; Approved
LISTED BUILDING CONSENT Retrospective application for internal works to retail areas

094440/LO/2010/C1; 2010-11; Approved
LISTED BUILDING CONSENT (Part Retrospective) for internal and external alterations including removal of metal columns fenestration amendments to King Street and St Anns churchyard elevations, removal of handrail to King street entrance and installation of signage

094402/AO/2010/C1; 2010-11; Approved
Retrospective application for installation of signage to King Street and St Ann's churchyard elevations – pin mounted letters, brass plaque, projecting sign, glazing signage

094661/FO/2010/C1; 2010-11; Approved
External alterations including removal of metal columns and fenestration amendments to King Street and St Anns churchyard elevations and removal of handrail to King Street Elevation

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3.0 Site Survey Descriptions

3.1 The Setting of the Building and the Conservation Area Context

The property is situated within central Manchester and has primary frontages on King Street and St Ann's Place. These represent highly significant parts of the city's historic development, critical to its earliest domestic and commercial expansion beyond the medieval core in the Georgian period, retaining a strong pattern of grid streets later evolved with a complex and multifaceted commercial, financial, and retail function from the late 18th and early 19th century onwards.

King Street is a strong, enclosed, linear road flanked by a significant range of commercial and retail premises, generally, purpose-built from the 19th century onwards. These sit on a largely continuous building line, with properties set to the back of a good-quality and pedestrian-focused public realm. There is a sense of cohesion through scale, but highly characterful variation through a complex range of architectural styles including vernacular, classical and gothic revivals from the 19th and early 20th centuries. These properties are generally narrow, with a vertical emphasis, though key set pieces such as the black and white vernacular revival 15-17 King Street, defining the corner of King and Police Streets, and the detached classical revival Eagle House which anchors the built form at the junction with Cross Street, are larger in their mass.

35 King Street, is visually distinct as part of this frontage given its more restrained 18th century early Georgian facade, drop in height and increased width, as well as the visual separation brought by its glazed flanking wings. This contrasts positively with the more visually complex, narrow, and tall, 19th century purpose-built retail and commercial premises, offering a critical glimpse at the area's distinct evolution **[Plates 3.1.1- 3.1.4]**.

The rear of the property is situated on St Ann's Place. Here the historic core is largely not visible and instead the modern retail extension and wings define the building. This area is highly significant as a piece of early Georgian urban planning and represents the genesis of the area's planned growth. It is generally defined by the wide north-south axis of St Ann's Square, leading south from St Mary's Gate, around which are situated highly significant buildings including the Royal Exchange.

The building is situated to the southern end of this axis where the public realm becomes significantly more enclosed and intimate given the presence of the early 18th century classical-revival St Ann's Church, the area's primary historic locus. This character is accentuated by the tight enclosure from relatively large mass buildings at St Ann's House and the Winters Building, as well as the presence of smaller alleyways leading off to Cross Street and the retail arcade (St Ann's Passage) through the Old Exchange leading to King Street **[Plates 3.1.6-3.1.10]**.



Plate 3.1.1 Frontage on King Streetfrom the west



Plate 3.1.2 King Street looking East



Plate 3.1.3 King Street looking west from the junction of Cross Street



Plate 3.1.4 Boodles Building at the corner of Police and King Streets



Plate 3.1.5 More enclosed and intimate part of St Ann's Square



Plate 3.1.6 Rear of 35 King Street close to St Ann's Church



Plate 3.1.7 Rear of 35 King Street close to St Ann's Church



Plate 3.1.8 The site is not visible from St Ann Square given the significant focal point of St Ann's Church



Plate 3.1.9 Small alley linking Cross Street and St Ann's Place (35 King Street visible in the background)



Plate 3.1.10 Entrance to a small retail arcade in the Old Exchange linking St Ann's Place and King Street

3.2 The Building

The building originally dates to the early 18th century, constructed as an affluent domestic dwelling, but has since undergone significant alteration through successive uses, beginning with its conversion for banking in the late 18th century and then retail in the late 20th century, a use it currently retains, though vacant.

The historic core of the property, red brick with stone dressings, fronts King Street and is enveloped to its side and rear by modern steel and glass flanking wings and a red brick and stone extension onto St Ann's Place.

Internally, it retains a simple spatial arrangement of four principal rooms either side of a central hallway with stairwell to the rear, though there is a greater degree of variation to the second floor, generally leading into the modern retail premises via openings in its north and east elevations. Most of the interior décor is modern, dating to works in the early 2000s, and similarly proposals indicate the internal structure is formed from concrete slabs and beams. Earlier fabric is retained in places, particularly in the hallway and around windows.

A description of the extant interior is outlined below, with commentary on the likely provenance of built fabric in italics. Reference is made throughout to two primary proposals dating to 2001 (RN: 063146/LO/CITY1/01) and 2010 (RN: 094440/LO/2010/C1), as these both represent significant interventions and offer some of the only extant documentary evidence for the building's internal alteration.

3.3 The Building Externally

3.3.1 Front Elevation

The front (south) elevation is situated on King Street. Here the Georgian core of the property is most visible. It comprises three storeys plus basement, the façade defined by the restrained and elegant use of materials and minimal decoration.

It is constructed in Flemish bond red brick, with white painted sandstone dressings around the windows and cornice at parapet level. The fenestration is six-over-six single-glazed vertically sliding sashes to ground and first-floor with three-over-three sashes to the second floor, set into moulded surrounds with triple keystones. The exceptions are two windows to the left-hand bay (west) on the second floor, which are casements, though replicating the three-over-three pattern. The ground-floor sashes are more expressed, with projecting cills. The glass has a slight shimmer, indicating it is likely early-20th century drawn sheet glass.

The building is bound to its frontage by a low rendered stone wall, which wraps around from the main door to the flanking wings, onto which are mounted painted black iron railings, with simple javelin posts, incorporating escape gates from the lightwell. The basement, and lightwell, is covered by modern metal sheeting.

The main, panelled, timber door is set centrally to the façade, accessed via a small set of stone steps with ventilation grille, surrounded by a white painted stone architrave with corbels supporting a triangular pediment above, and plain fanlight.

Across the façade are several detracting signage brackets, adding visual clutter, as well as black metal hanging sign bracket to the southeast corner. The boundary wall is also showing signs of algae build-up to its footings.

Either side of the historic core are flanking modern retail wings, rising to second floor, constructed of glass and steel.

Adjoining the property to the east is no.37 King Street. This is generally a modern building but incorporates the remains of the earlier bank in the form of a 19th century stone porch with pilasters below a semi-circular arch, with simple fanlight, and large projecting cornice above **[Plates 3.3.1-3.3.8]**.



Plate 3.3.1 Front elevation on King Street, historic red brick core with steel and glass flanking wings



Plate 3.3.2 Remaining fragment of 19th century bank extension at no.37 King Street



Plate 3.3.3 Rendered stone wall with railings



Plate 3.3.4 Lightwell with metal sheet cover



Plate 3.3.5 Railing detail



Plate 3.3.6 Doorway and architrave



Plate 3.3.8 Example sash window detail (ground floor)



Plate 3.3.7 Front stone steps

The front elevation, along with the return and rear elevations below, are generally intact with original brickwork as well as stone detailing including window and door architraves contemporary with its 18th century construction.

Similarly, the railings are likely to date from this period, though they have been truncated and re-directed with the boundary wall when the earlier flanking wings were demolished in the late 20th century and are currently covered in thick paint layers. The central doorway is Victorian at the latest, and may be earlier, the six bevelled panel design shown on an 1890 photograph (see plate 2.23), though was cut in half following the 2001 proposal (the door furniture is also modern).

The single-glazed sashes to the ground and first-floor (six-over-six) are generally appropriate but date to the 20th century, the 1890 photograph showing the building with Victorian two-over- two sashes. The smaller sashes to the second floor, however, are likely earlier (see description below in section 3.4) and were in place by the 1890 photograph. The exceptions are the two casement windows to the lefthand bay, which are shown as sashes in the mid-20th century and replaced with casements by the 2000s (see plates 2.38 and 2.39).

3.3.2 Rear Elevation

The rear (north) elevation of the historic core, fronting St Ann's Square, is almost wholly enclosed by the modern retail unit, with only a portion of the second floor exposed. Furthermore, only the parapet level and above has any visibility from the public realm along St Ann's Place where the cornice, sloping return elevation parapets, rear slated roof slope and rear chimneys can be seen behind the projecting modern frontage.

The rear elevation is Flemish red bond brick with two three over three sash windows with architrave and triple keystones. However, much of the upper floor has been enclosed within a steel and glass box housing a modern staircase from the retail unit below and providing access out a roof terrace.

On St Ann's Place itself, it is primarily the modern retail unit, and flanking wings, that are visible which are generally polychromatic red and blue brick with stone dressings and large expanses of glazing **[Plates 3.3.9-3.3.10]**.



Plate 3.3.9 Rear elevation on St Ann's Place



Plate 3.3.10 Parapet level visible on St Ann's Place

3.3.2 Return Elevations

Both return elevations are enveloped by the modern flanking wings up to the second-floor level. Above, it is red Flemish bond brick up to the curved parapet, topped with four brick and stone side wall chimneys. Whilst not visible from the street, the return elevations do include small sash windows either side with architrave and triple keystones (visible from the interior at the second floor) **[Plates 3.3.11-3.3.12]**.

> *The chimneys appear to have been substantially reduced in height when comparing the extant with a 1950s photograph (see plate 2.36), with the east front chimney no longer incorporating a protruding section that likely corresponded to the flanking wing. The listing entry describes the roof as hipped, but it appears to be pitched.*

3.3.3 Roof

The roof is not visible from King Street given the height of the stone parapets but has some visibility above the modern retail frontage on St Ann's Place. It is formed of two double pitches with a central valley gutter and is covered with slate. The roof of the modern flanking and rear wings are flat. Generally, they appear to be covered with flashing or rainscreen cladding, other than a section of timber decking forming a terrace to the northeast corner.



Plate 3.3.11 East return elevation



Plate 3.3.12 West return elevation

3.4 The Building Internally [19]

3.4.1 General Arrangement

Throughout, the building has a repeated spatial pattern with four principal rooms flanking a centrally placed hall with stair core to the rear, also known as a double-pile plan.

> *The double pile structure is highly likely to be contemporary with the original 18th century house. Whilst there is no evidence for the building's original configuration, it is also highly likely that the front and rear rooms were not linked, with four distinct rooms accessed via single doors from the central hallway, an assertion evidenced by the later 19th century floor plan (see plate 2.18) which at the very least highlights the configuration of the building following its conversion to banking use. Whilst speculative, the original layout could have incorporated rooms for Mainwaring's medical practice to ground, reception rooms to first, bedrooms to second with servants in the basement.*

The Georgian core is enveloped on three sides by the modern retail unit, which is accessed intermittently in the east wall and through the rear north wall.

The description below refers to room numbers identified on the following plans. [Plates 3.4.B, 3.4.GF, 3.4.FF, 3.4.SF).

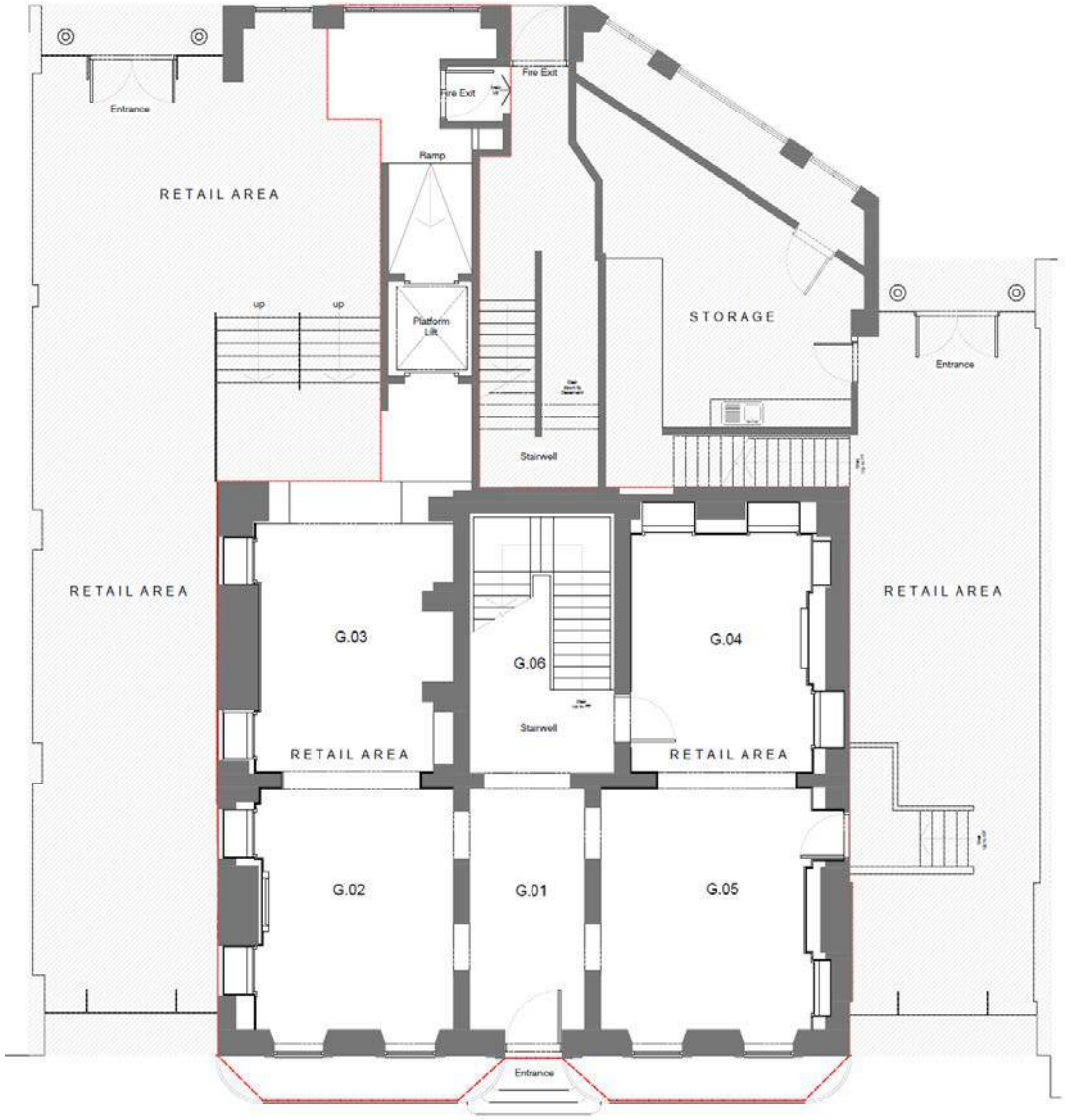


Plate 3.4.GF Ground Floor Existing Plan (drawing by Mark Pinney Associates, room numbers by Insalls)

19 The basement was not surveyed as it is beyond the scope of the proposal.

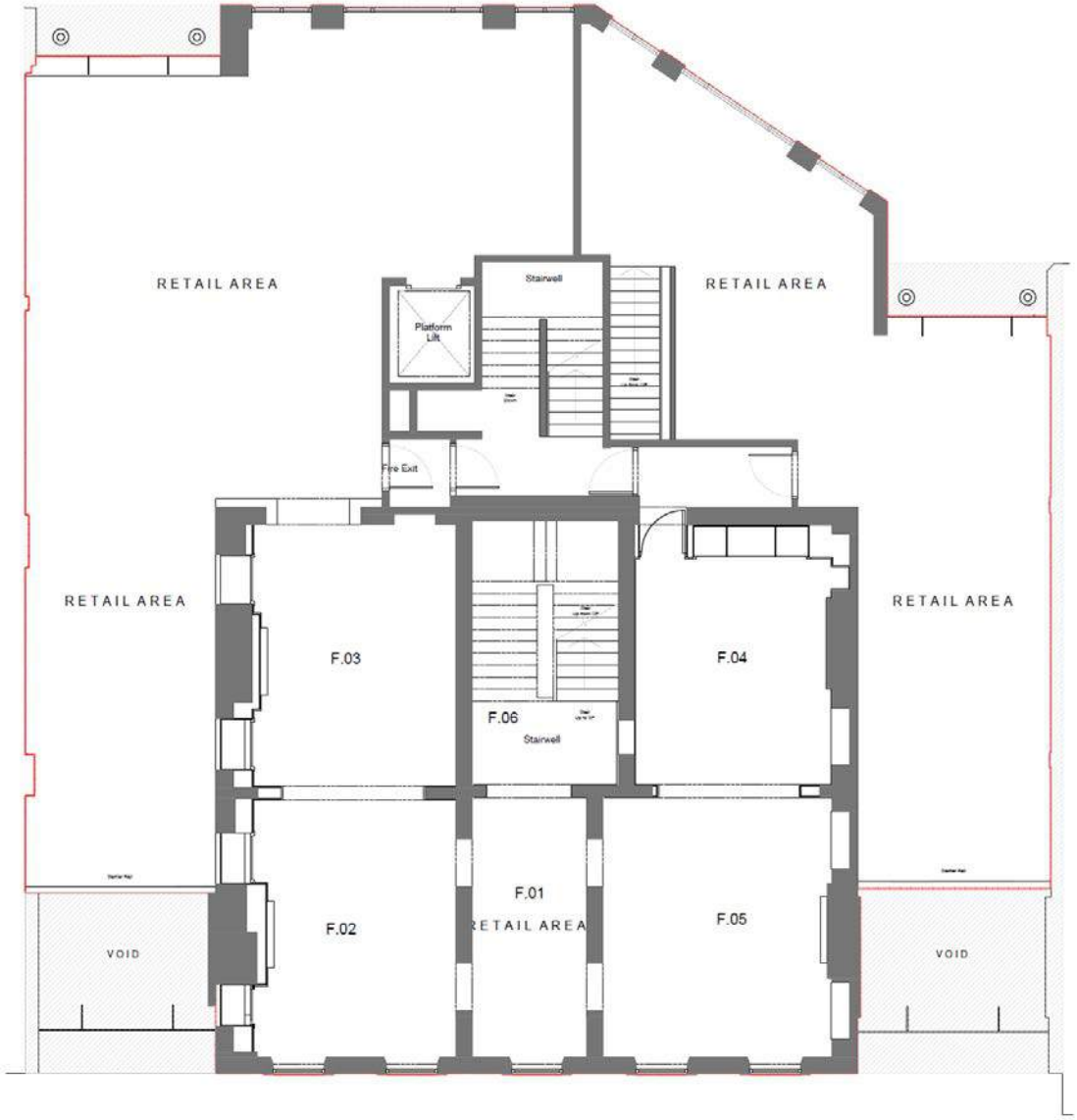


Plate 3.4.FF First Floor Existing Plan (drawing by Mark Pinney Associates, room numbers by Insalls)

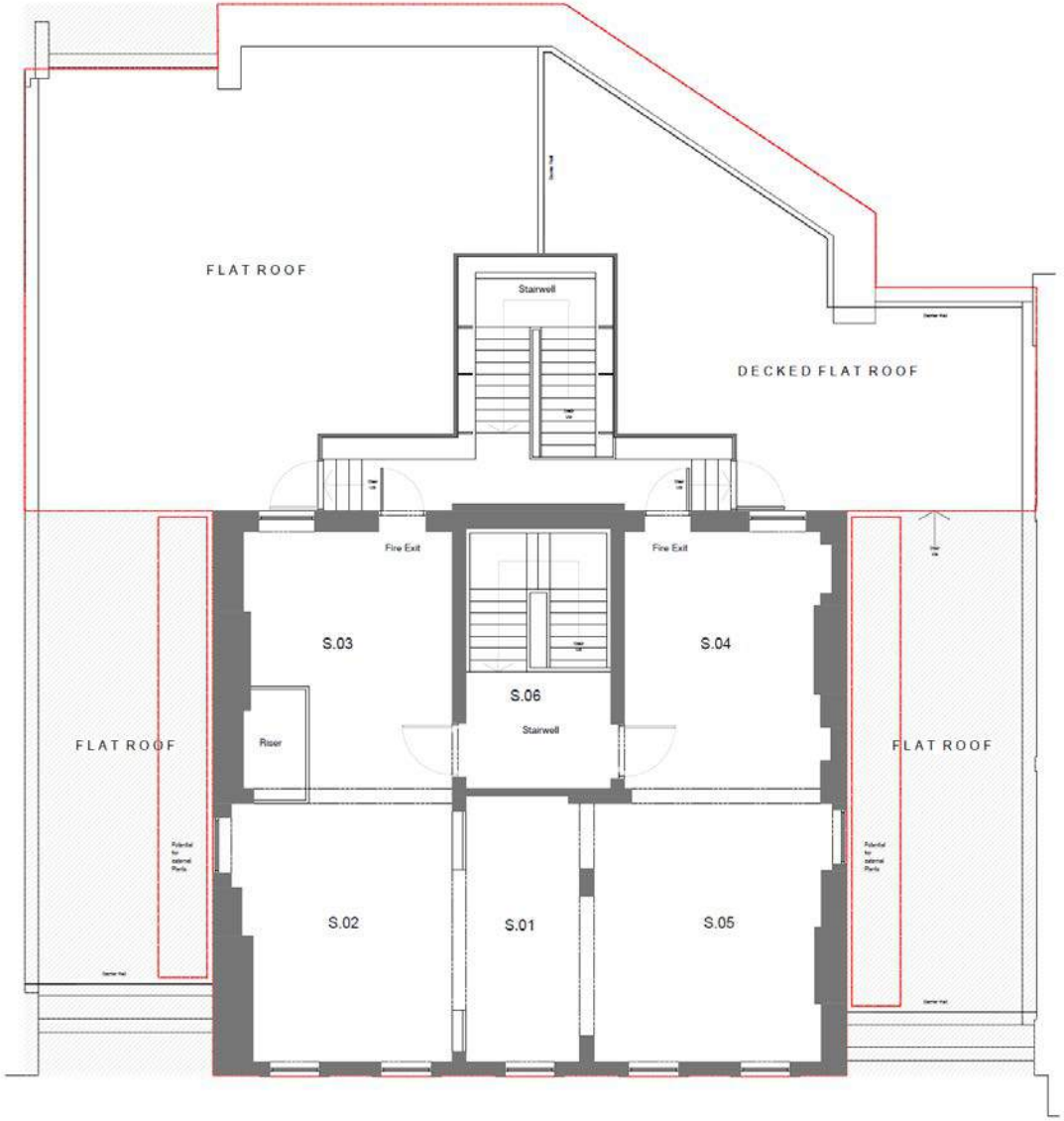
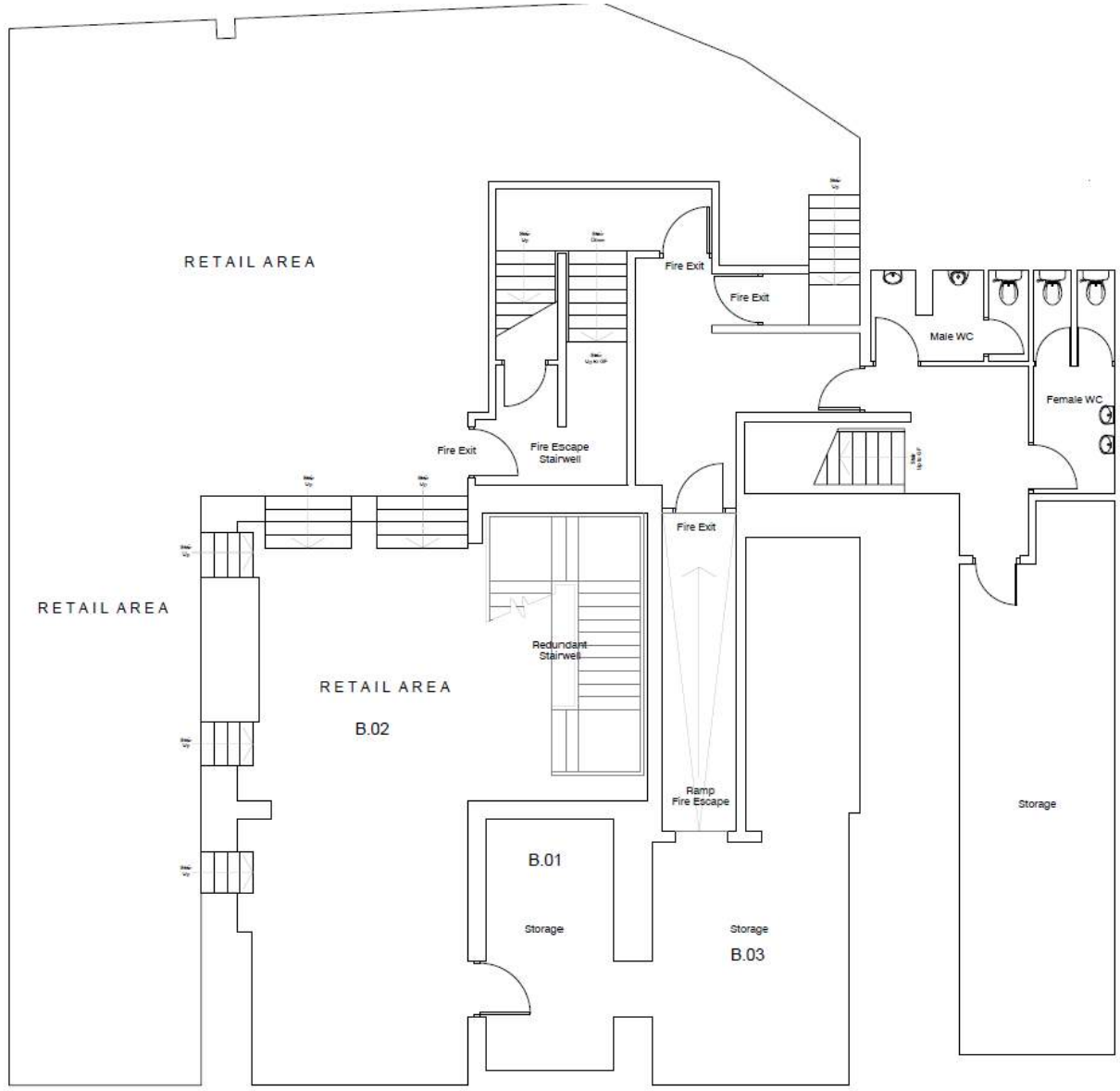


Plate 3.4.SF Second Floor Existing Plan (drawing by Mark Pinney Associates, room numbers by Insalls)



3.4.B Basement Existing Plan (drawing by Mark Pinney Associates, room numbers by Insalls)

3.4.2 Ground Floor

The King Street entrance leads into the entrance lobby **(G.01)** which extends towards the rear of the building to the stairwell **(G.06)** separated by an open arch, with keystone, set on pilasters with entablature and panelling. The floor is black and white chequered mosaic tiles, and there is a decorative pattern formed of skirting boards, dado rail and cornice with wainscotting incorporating stiles and rails to the upper section.

The lobby leads off to the principal front rooms **(G.03 and G.05)** either side via four open apertures with panelling to the reveals surrounded by an architrave and topped by panels.

The principal rooms are floored with parquet blocks which extend north south in a continuous pattern from the front to rear rooms **(G.03** and **G.04)**, separated via flat open panelled archways surrounded by an architrave.

G.03 further leads to the modern retail unit beyond via an open flat arch inset with light tubes, leading down steps to a double height retail space. **G.05** links to the modern flanking wing via a timber door set into a deep reveal.

A single aperture links **G.06**, the hallway, with **G.04**, which incorporates an architrave with edge block and roundel.

The principal rooms generally incorporate built out retail shelving to the walls, around which wrap the skirting boards and architraves. **G.02** has a blocked fire aperture, with a poor-quality modern timber surround bolted to the wall, with a missing section to its base. Ceilings throughout have rough textured paper, and are suspended plasterboard on metal rails, as evidenced by an open ventilation grille (see plate 3.4.46), with lighting rails.

The pair of sash windows in **G.02** are set into moulded architraves with panelling either side, above and below. Shutters are evident, though one lost, but there are no shutter boxes and the way they have been hung mean they do not fully close away.

The sash pair to **G.05** differ in their surrounds, with architraves incorporated edge plates with roundels, heavier moulding, and smaller skirting boards, incorporating panelling. They also incorporate shutter boxes, into with the shutters can fit. **[Plates 3.4.1- 3.4.60]**.

The layout of the ground floor is generally intact, with the four principal rooms around the central hall. There has evidently been opening to the rear wall linking to the modern retail unit, widened following the 2010 consented scheme. Earlier connections between G.02 and G.03 into the flanking wings have been blocked up with retail shelving (again following the 2010 scheme). The flanking wings are modern, though there were connections into the earlier wings through the east, west and rear walls (as shown on the Goad plans – see Plate 2.21) including for its banking use. The significance of the relationship between the spaces and as part of the circulation of the building were eroded when the wings were replaced and through the subsequent alterations as part of the 2010 scheme. Whilst the entrance between the stairwell (G.06) and G.04 remains, it has been blocked to the other side (into G.03), sometime after 2001.

Throughout much of the ground floor the finishes are modern, dating primarily to the 2001 and 2010s, though the schemes were only partially enacted. This includes, specifically, the parquet flooring to principal rooms and mosaic tiles to the entrance hall. It also includes the suspended ceilings, evidenced to have been enacted based on an open ventilation grille in G.04 (see plate 3.4.46 – which shows the ceiling suspended on metal hangars), as well as the generally uncomfortable relationship between the ceiling and earlier window surrounds (see plate 3.4.49 for an example). The mouldings to the principal rooms (G.02, G.03, G.04 and G.05) include modern retail shelving and poor-quality fire surround.

Of greater interest is the entrance lobby (G.01), where existing information, including the listing entry, indicate a higher level of earlier mouldings survive, further evidenced as the 2001 and 2010 schemes proposed repair and retention of key elements rather than replacement. The ceiling was not proposed to be dropped, so may be lath and plaster, but is evidently impacted by modern lighting and a large ventilation grille. The 2010 application proposed to replace the cornice. Though it is not clear whether this was enacted it is still considered modern, particularly as it runs cohesively around the modern grille. The profile uses generally appropriate detailing for a property of this date, with a simple double ogee (Cyma Recta) and fillet pattern, but the Georgian original is likely to have been a timber box cornice.

The arch and pilasters appear historic as does the wainscotting on both partition walls. The panelling above the doors, however, sits awkwardly, projects forward of the wainscotting and is positioned over later door apertures, and as such is modern Similarly, the panelling to the aperture reveals is modern, evidenced particularly as the reveal between G.01 and G.05 runs the full depth of modern retail joinery in G.05 (the opposing reveal into G.02 is narrower, but the panelling appears to be of similar style and construction) again lining later apertures. The dado rail,

skirting and architraves are all considered modern, and do not utilise Georgian profiles, with the architraves in particular surrounding later apertures.

Of further interest are the sash windows. The sashes to G.02 were proposed, in the 2010 application, to be replaced to match those in G.05. Whilst they do not match, they are nonetheless considered modern. They lack the shutter boxes of the more historic windows, and the shutters themselves do not align with the mid-rail, suggesting a later amalgamation, and are hung as such that they do not close away correctly. The windows to G.05, however, are considered more historic (incorporating shutters and shutter boxes). The presence of the corner plates and roundels would suggest a Regency date (early 19th century). However, it is possible these have been added, there appears to be an open joint in the architrave, and the general profile of the architrave may be earlier.



Plate 3.4.1 G.01 View to the front door to King Street



Plate 3.4.2 G.01 View along the hallway north to G.06 (stairwell)



Plate 3.4.3 G.01 View to the west partition wall (G.02 beyond)



Plate 3.4.4 G.01 View to the east partition wall (G.05 beyond)



Plate 3.4.5 G.01 Flooring



Plate 3.4.6 G.02 Ceiling



Plate 3.4.7 G.01 Cornice detailing around modern ventilattion grille



Plate 3.4.8 G.01 Skirting board and architrave detailing



Plate 3.4.9 G.01 Dado and wainscotting detailing



Plate 3.4.10 G.01 Aperture reveal panelling between G.01 and G.02



Plate 3.4.11 Bell detail



Plate 3.4.12 G.01 Deeper aperture reveal detailing (built out to joinery in G.05) between G.01 an G.05

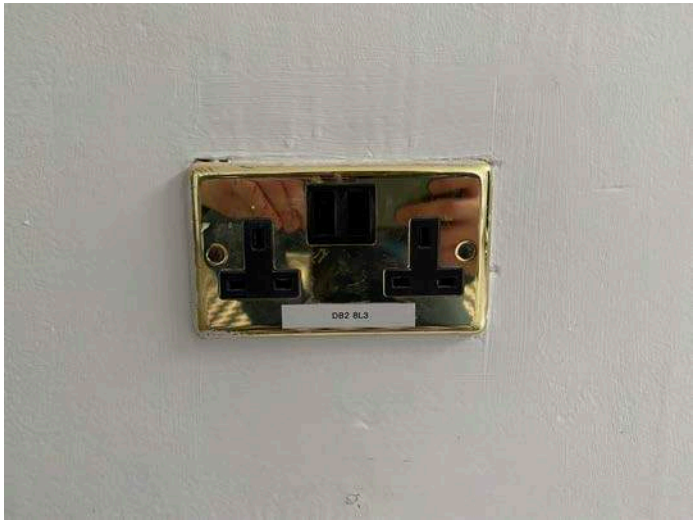


Plate 3.4.13 G.01 indicative example of fixtures



Plate 3.4.14 G.02 View to the south outer wall (King Street)



Plate 3.4.15 G.02 View north to G.03 (and modern retail unit beyond)



Plate 3.4.16 G.02 View to east partition wall (G.01 beyond)



Plate 3.4.17 G.02 View to west outer wall

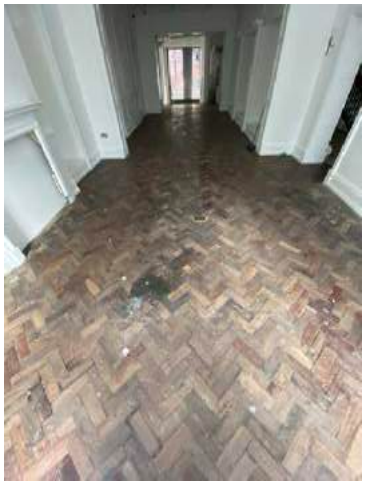


Plate 3.4.18 G.02 Flooring



Plate 3.4.19 G.02 Ceiling

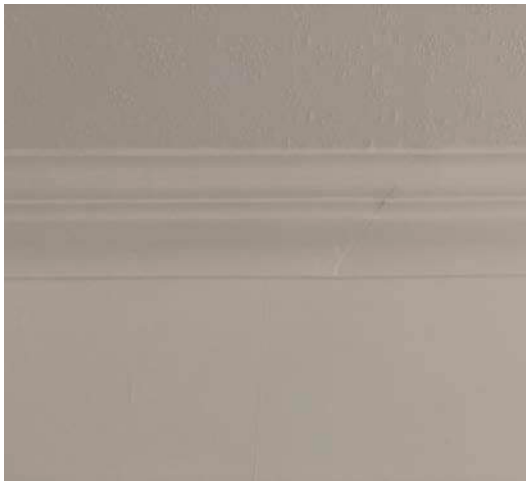


Plate 3.4.20 G.02 Cornice detailing, with evident oin



Plate 3.4.21 G.02 Skirting and architrave detailing



Plate 3.4.22 G.02 Architrave detailing around opening to G.03



Plate 3.4.23 G.02 Fireplace surround



Plate 3.4.24 G.02 Modern lighting



Plate 3.4.25 G.02 Sash window



Plate 3.4.26 G.02 Sash window



Plate 3.4.27 G.02 Sash window reveal detailing

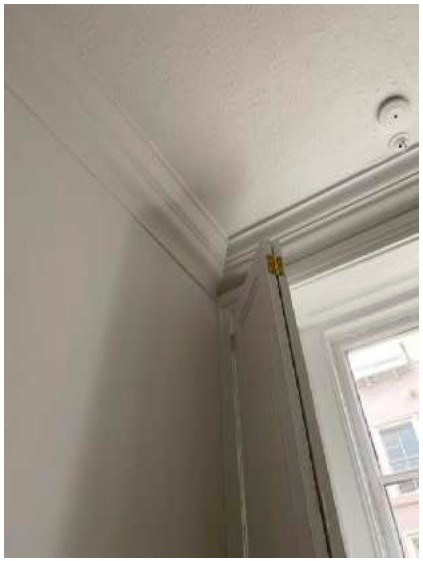


Plate 3.4.28 G.02 Window moulding and cornice detailing



Plate 3.4.29 G.03 view south to G.02



Plate 3.4.30 G.03 view north to modern retail units



Plate 3.4.31 G.03 View to east partition wall



Plate 3.4.32 G.03 view to west outer wall

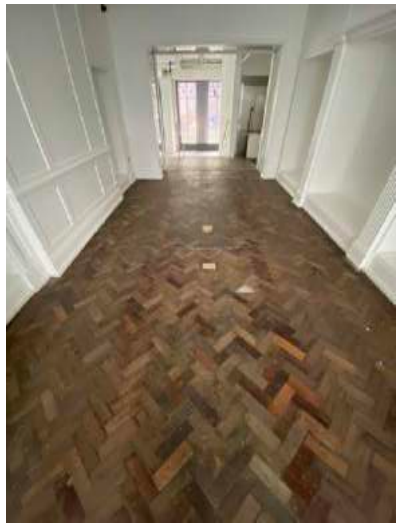


Plate 3.4.33 G.03 Flooring



Plate 3.4.34 G.03 Ceiling



Plate 3.4.35 G.03 lighting tube set into the aperture between G.03 and the modern retail unit



Plate 3.4.36 G.03 Cornice and detailing of architrave and panelling in aperture connecting G.02 and G.03



Plate 3.4.37 G.03 Cornice detail



Plate 3.4.38 G.03 Wall moulding



Plate 3.4.39 G.04 view south to G.05



Plate 3.4.40 G.04 view to north wall



Plate 3.4.41 G.03 view to east outer wall

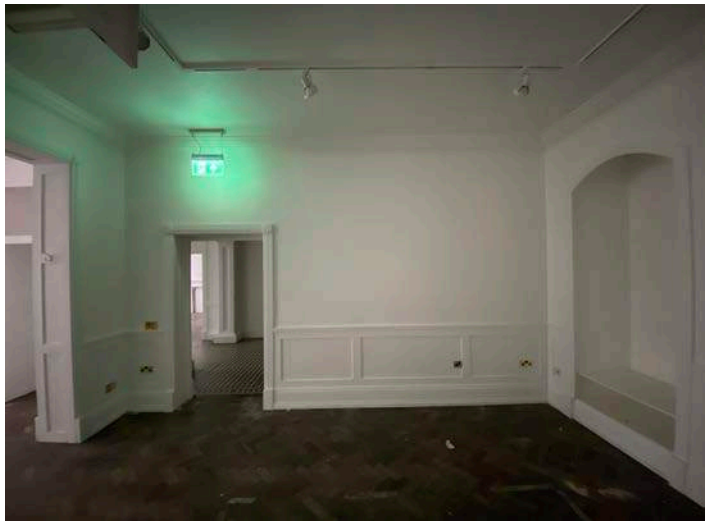


Plate 3.4.42 G.04 View to west partition wall

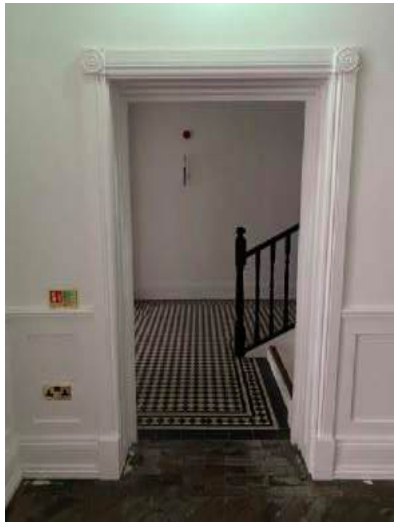


Plate 3.4.43 G.04 Architrave around opening to G.06



Plate 3.4.44 G.04 Flooring



Plate 3.4.45 G.04 Ceiling



Plate 3.4.46 G.04 Open ventillation grille showing the ceiling suspended on metal hangars



Plate 3.4.47 Joinery detail for modern retail shelves



Plate 3.4.48 G.04 Fire surround



Plate 3.4.49 G.05 View to south outer wall



Plate 3.4.50 G.05 View north to G.04



Plate 3.4.51 G.05 View to west partition wall



Plate 3.4.52 G.05 View to west outer wall



Plate 3.4.53 G.05 Flooring



Plate 3.4.54 G.05 Ceiling



Plate 3.4.55 G.05 Modern retail shelving



Plate 3.4.56 G.05 Cornice and window architrave detailing, also shown is modern retail shelving to west partition wall



Plate 3.4.57 G.05 Sash window



Plate 3.4.58 G.05 Sash window



Plate 3.4.59 G.05 Window architrave and cornice detail, also shown is shutter and shutter box



Plate 3.4.60 G.05 Window panelling

3.4.3 First Floor

To the first floor, the spatial arrangement of the ground is generally repeated. The stairwell leads into a hallway (**F.01**) with a sash window to the outer wall. This leads off to the principal rooms either side (**F.02 and F.05** leading to **F.03 and F.04**). The rear rooms connect to the modern retail spaces beyond via a small opening (**F.03**) inset with a lighting tube, and a timber doorway (**F.04**) which is panelled to one side but evidently modern as it is plain on its other side.

Throughout, the first floor has stained timber floorboards. The ceilings are covered in textured paper and are suspended, incorporating lighting rails. Decoration is limited to cornices and skirting boards, with architraves around the door apertures and around flat arches between principal rooms, with panelling to the reveals. These are generally in poor condition, with large visible joints and cracks. The remainder is built up retail shelving. The exception is **F.04** which is lined with glazed tiles. Timber fire surrounds have been added in **F.02 and F.05** around blocked apertures.

The single sash window in **F.01** is set into a relatively plain moulded architrave and has shutters but no shutter box. This is echoed in **F.02**, though here the architrave has more complex moulding. The sashes in **F.05** are, however, particularly distinct, with architraves incorporating finer edge blocks and roundels and fine fluting, retaining sectioned shutters and shutter boxes with panelling around **[Plates 3.4.61-3.4.118]**.

Whilst again the general double pile plan form is legible to the first floor, the apertures between the stairwell and rear rooms were blocked as part of the 2001 consented scheme. It was also proposed in 2001 to block up an opening between F.01 and F.05 but this was not executed, and since 2001 a second aperture has been opened between F.01 and F.02.

Much like the ground-floor the finishes on the first floor are generally modern, with suspended ceilings (with cornices below) and are in quite poor condition (with open joints and cracks) and skirting generally continues around modern retail shelving, with an architrave and panelling in the modern opening between F.01 and F.02 repeated elsewhere. The glazed tiles in F.04 are particularly inappropriate for a property of this date.

The floorboards were removed from the ground floor and inserted here as part of the 2010 scheme, although themselves likely to have only been installed as part of the 2001 works. Whilst Victorian in character (generally too regular for Georgian boards) they are likely modern – the 2001 proposal indicates the intent to 'stain to look old'.

Of particular interest on this floor is again the sash windows. That to F.02 is a modern addition, like the corresponding windows in G.01 though they again do not match, and the window in F.01 appears modern also. However, the sash window to F.05 incorporates a particularly fine fluted architrave, though impacted by paint build-up, and edge panel with roundel. This appears more definitively Regency in date.



Plate 3.4.61 F.01 view to south outer wall



Plate 3.4.62 F.01 View north to stairwell



Plate 3.4.63 F.01 view to east partition wall



Plate 3.4.64 F.01 View to west partition wall



Plate 3.4.65 F.01 Flooring



Plate 3.4.66 F.01 Ceiling



Plate 3.4.67 F.01 Skirting and architrave detailing



Plate 3.4.68 F.01 Skirting and architrave detail



Plate 3.4.69 Paneling detail between F.01 and stairwell



Plate 3.4.70 F.01 Paneling detail between F.01 and F.05



Plate 3.4.71 F.01 Cornice detail



Plate 3.4.72 F.01 Sash window



Plate 3.4.73 F.02 Sash sindow detail



Plate 3.4.74 F.02 view to south outer wall



Plate 3.4.75 F.02 view north to F.03



Plate 3.4.76 F.02 View to east partition wall (F.01 beyond)



Plate 3.4.77 F.02 view to west outer wall



Plate 3.4.78 F.02 flooring



Plate 3.4.79 F.02 Ceiling



Plate 3.4.80 F.02 Fire surround



Plate 3.4.81 F.02 Niche joinery



Plate 3.4.82 F.02 Joinery detail for shelving



Plate 3.4.83 F.01 Sash window



Plate 3.4.84 F.02 Sash window



Plate 3.4.85 F.02 Sash window detail



Plate 3.4.86 F.03 View to F.02



Plate 3.4.87 F.03 View to north wall and modern retail unit



Plate 3.4.88 F.03 View to west outer wall



Plate 3.4.89 F.03 view to east partition wall

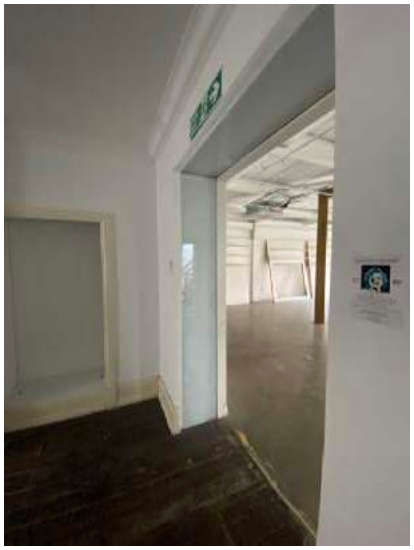


Plate 3.4.90 F.03 Aperture detail into modern retail unit



Plate 3.4.91 F.03 Skirting detail



Plate 3.4.92 F.03 Skirting and architrave detailing



Plate 3.4.93 F.03 Cornice detailing



Plate 3.4.94 F.04 view south to F.05



Plate 3.4.95 F.04 View to north outer wall



Plate 3.4.96 F.04 View to east outer wall

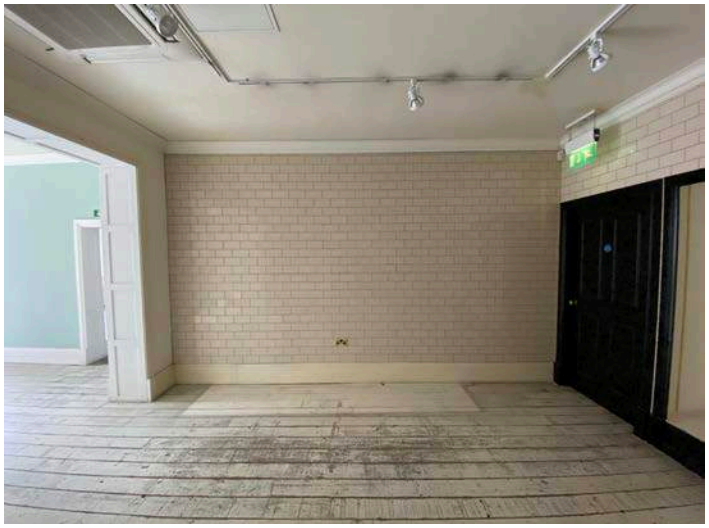


Plate 3.4.97 F.04 View to east partition wall

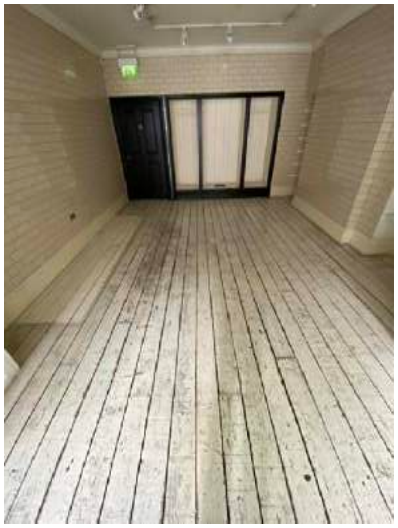


Plate 3.4.98 F.04 Flooring



Plate 3.4.99 F.04 Ceiling



Plate 3.4.100 F.04 Skirting and architrave detail

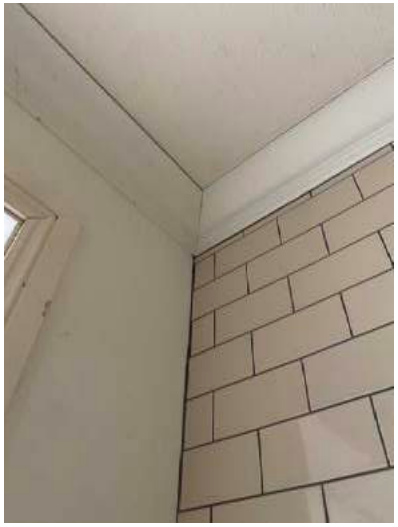


Plate 3.4.101 F.04 Cornice detail over glazed tiles



Plate 3.4.102 F.04 doorway to modern retail back of house spaces



Plate 3.4.103 rear side of door in F.04



Plate 3.4.104 Joinery detail to shelving units



Plate 3.4.105 F.05 view to south outer wall



Plate 3.4.106 F.05 View to F.04



Plate 3.4.107 F.05 view to east outer wall



Plate 3.4.108 F.05 view to west partition wall (F.01 beyond)



Plate 3.4.109 F.05 paneling detail in reveal between F.05 and F.01



Plate 3.4.110 F.05 Skirting and architrave detail



Plate 3.4.111 F.05 Cornice detail



Plate 3.4.112 F.05 Sash window



Plate 3.4.113 F.05 Sash window architrave



Plate 3.4.114 F.05 Architrave and base detailing around the sash window



Plate 3.4.115 F.05 Sash window reveal with shutters in boxes



Plate 3.4.117 F.065 Window architravedetailing



Plate 3.4.116 F.05 Sash shutter box



Plate 3.4.118 F.05 Sash window paneling

3.4.4 Second Floor

The main rooms of the second floor are closed off from the stairwell, accessed via modern fire doors either side. To the east (**S.01, S.04** and **S.05**), a generally open space wraps around the stairwell, the remnants of a former landing / hallway in **S.01** legible only through retention of fragments of the former wall, nibs, and downstand beam (its connection to the stairwell having been blocked). Floors are carpeted and the walls and ceilings plain, incorporating strip lights and plain skirting boards. Two apertures in **S.01**, adjoining **S.02**, have been blocked up with plasterboard. A plain access door leads out to the external terrace to the rear, close to which the plaster has spalled revealing the brickwork beneath. Chimney stacks are evident to both **S.04** and **S.05**.

West off the corridor through a timber door, (**S.02 and S.03**) the walls are bare plasterboard with suspended ceiling, and strip lights, as well as an exposed cement floor, with an over-boarded central rusted supporting beam. Remnants of modern partitioning project into the room. An open ceiling hatch shows the roof structure above which appears to be sawn timber common rafters on a ridge beam with vertical supporting posts, the straining beam and supporting posts also visible.

An external access door leads to the flat roof to the rear wall, and visible to the front room are the poorly blocked apertures to the adjoining room, with simple studs supporting plasterboard. To the front elevation are two single white painted timber casement windows formed of six panes with chamfered glazing bars. Two three-over-three sliding sashes utilising a runner rather than chord overlook the west return and rear elevations **[Plates 3.4.119-3.4.157]**.

Evidently, the second floor has been subject to a higher level of partition than elsewhere in the building, though the central hall and four principal room plan form is legible, reinforced by the chimney stacks where they remain. The stairwell, however, was blocked from S.01 following the 2010 consented scheme and the openings between S.01 and S.02 filled with stud partitions. As some point, most of the east wall to S.01 has been removed, with only downstand beam and nibs remaining, creating a large opening to S.05 and a much more visually integrated space.

This floor has also lost its historic fabric, with all fixtures and fittings clearly modern. The rear and side elevation windows are modern as they have a sliding track rather than a sash chord, but stone architraves were observed to the exterior, so they are positioned in historic locations. The doors between the stairwell and the principal rooms were also consented as part of the 2001 and 2010 proposals.

The casement windows to the front of S.02 date to the 20th century, as they are shown as sashes in the mid-20th century replaced with casements by the early 2000s, and the extant windows have very flat glazing bars (see plate 3.4.146). However, the remaining sash windows to the front, look to have been in place by the late-Victorian photograph, and may be much earlier in date as they lack a sash horn (a Victorian addition), with ovolo glazing bar.

The second floor is also generally in poor condition and would benefit from not only refurbishment but higher-level occupancy of these areas.



Plate 3.4.119 S.01 View to south outer wall



Plate 3.4.120 S.01 view to the blocked entrance to the stairwell



Plate 3.4.121 S.01 view to S.05



Plate 3.4.122 S.01 view to blocked partition wth S.02



Plate 3.4.123 S.04 view to the north outer wall



Plate 3.4.124 S.04 view south to S.05 and S.01



Plate 3.4.125 S.04 view to the east outer wall



Plate 3.4.126 S.04 view to partition with stairwell



Plate 3.4.127 S.04 Sash window



Plate 3.4.128 S.04 Sash window detailing, also shown is glazed stairwell beyond leading onto the roof terrace



Plate 3.4.129 S.04 Skirting detail



Plate 3.4.130 S.05 looking to the south outer wall, F.01 to right



Plate 3.4.131 S.05 looking north to F.04



Plate 3.4.132 S.05 view to east outer wall



Plate 3.4.133 S.05 view to S.01



Plate 3.4.134 S.05 sash window in the front elevation



Plate 3.4.135 F.05 Sash window (front elevation) detail



Plate 3.4.136 S.05 Sash window in the east return elevation



Plate 3.4.137 S.05 Sash window (return elevation) detail



Plate 3.4.138 S.02 view to south outer wall



Plate 3.4.139 S.02 looking north to S.03



Plate 3.4.140 S.02 view to east partition wall (with S.01)



Plate 3.4.141 S.02 view to west outer wall



Plate 3.4.142 S.02 Ceiling



Plate 3.4.143 S.02 visible roof structure above ceiling



Plate 3.4.144 S.02 blocked opening to S.01



Plate 3.4.145 S.02 front elevation casement window



Plate 3.4.146 S.02 Front elevation casement reveal detail



Plate 3.4.147 S.02 Sash window in the west return elevation



Plate 3.4.148 S.02 Detail of sash window in the west return elevation



Plate 3.4.149 S.03 view south to S.02



Plate 3.4.150 S.03 view to north outer wall



Plate 3.4.151 S.03 view to partition with stairwell



Plate 3.4.152 S.03 view to partition with S.02 and west return elevation



Plate 3.4.153 S.03 flooring



Plate 3.4.154 S.03 Ceiling



Plate 3.4.155 S.03 Sash window in rear elevation overlooking St Ann's Church



Plate 3.4.156 S.03 Sash window in the rear elevation detailing



Plate 3.4.157 S.03 view north over the flat roof of the modern retail unit to St Ann's Church



Plate 3.4.158 G.06 stairwell

3.4.5 Stairwell

The staircase rises from the ground to second floors, and is situated to the rear of the building, within its historic envelope. The basement is accessed only via the modern retail areas. The stairwell at ground floor has minimal décor, with skirting and cornices. The cantilevered staircase rises from principal to small quarter landings, the latter incorporating floorboards, and has simple painted timber treads and risers, changing from white to a darker cream, becoming much more distressed in its finish, halfway up the flight from ground to second.

There is, furthermore, relatively poor simple panelling to the underside and springer areas. There are turned balusters and newel posts with a polished timber handrail. These changes from black to white paint halfway up the flight from ground to first floors. A second handrail is bolted to the outer wall. Walls are generally simple, painted white to the lower floors, where an arched niche with light is evident between ground and first, before changing to branded wallpaper from the first to second floors **[Plates 3.4.158-3.4.177]**. A cornice is evident to the second-floor landing (S.06).

The stairwell is in its historic location, and a historic substructure could remain (though this would need to be subject to investigation). However, the fixtures, such as the newel posts and balustrading, all date to the 2010 scheme of works, replacing steel balustrading suggesting the original balustrading had been long lost. The panelling, and coverings for the risers, treads and springers, all date to the 2010 works and are generally of poor quality (see plate 3.4.164). The polished handrail, however, may be earlier and was retained as part of the earlier proposals. The cornice to the second-floor landing, potentially timber, utilises a cyma recta over a cyma reversa (ogee) , profiles used in the Georgian period, but is not proportionally correct as the lower section appears too large and is considered a later addition.



Plate 3.4.159 G.06 Staircase panelling and skirting



Plate 3.4.160 G.06 Staircase balustrading



Plate 3.4.161 Lower flight of stairs from ground to first floor



Plate 3.4.162 Secondary handrail



Plate 3.4.163 Underside of staircase



Plate 3.4.164 change in paint colour halfway up the flight from ground to first, also note poor quality paneling



Plate 3.4.165 Second quarter landing from grounf to first



Plate 3.4.166 Staircase from ground to first



Plate 3.4.167 Niche on north outer wall at the quarter landings between ground and first floor



Plate 3.4.168 Upper flight from ground to first



Plate 3.4.169 F.06 showing stair flights from first to second floor



Plate 3.4.170 lower flight from first to second floors



Plate 3.4.171 quarter landing from first to second floor



Plate 3.4.172 balustrade turn from first to second floor



Plate 3.4.173 second floor landing



Plate 3.4.174 Blocked opening between the second floor landing and S.01



Plate 3.4.175 S.06 cornice dtail



Plate 3.4.176 S.06, doorway into S.03



Plate 3.4.177 S.06 doorway into S.04

3.4.7 Modern Retail Areas

The modern retail areas wrap around the historic core of the property. Either side are flanking wings that are continuous, internally, with the rear extension. The left wing is accessed via openings in the wall of the Georgian core, and the right wing via openings in the east wall. Access between the west wall of the historic core and the left-hang wing was evident on the 2010 proposal but have since been blocked up. Arranged over two floors, the upper floors are mezzanines, with double height voids to the entrance on King Street. Centrally, a stairwell and lift core rise to the second floor, with the staircase housed in a glass projection leading out to the roof terrace. Generally, floors are concrete, and walls, where exposed, are cement block **[Plates 3.4.178-3.4.184]**.

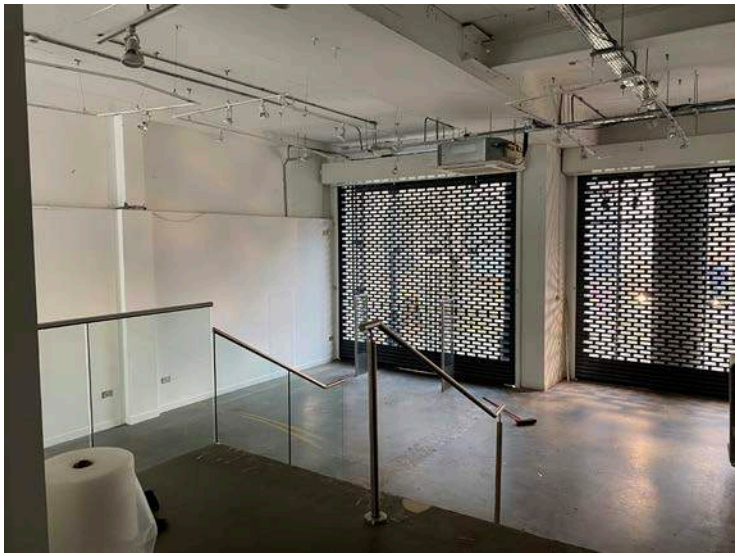


Plate 3.4.178 Ground floor retail unit to the rear (west side)

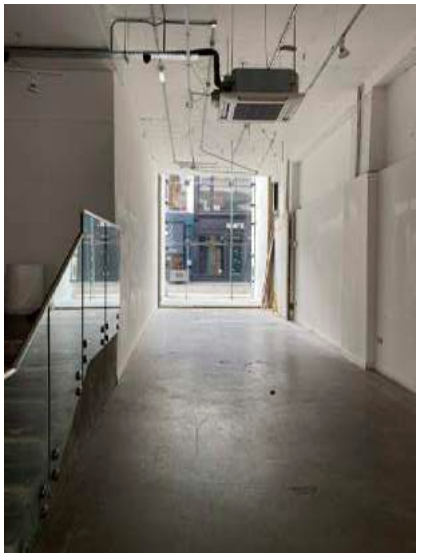


Plate 3.4.179 Ground floor west flanking wing

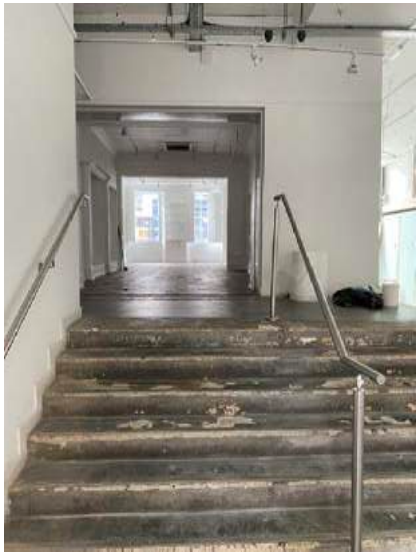


Plate 3.4.180 Ground floor - steps leading to G.03

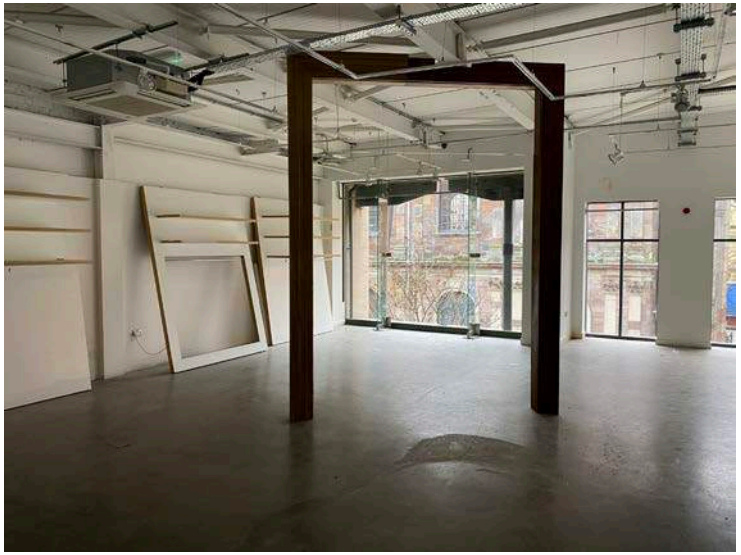


Plate 3.4.181 First floor retail unit leading from F.03



Plate 3.4.182 Central staircore

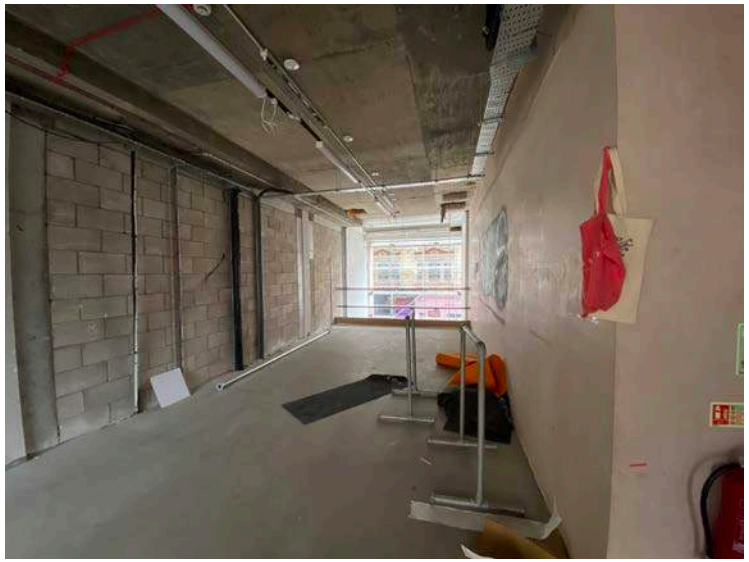


Plate 3.4.183 first floor east flanking wing



Plate 3.4.184 first floor ear extension (east half)

3.4.8 Basement

The basement can only be accessed from modern stairs in the rear retail unit, which is generally open to the returns and partitioned into a series of WCs to the rear, though a redundant modern staircase sits below the historic hallway above (**B.02**). The main retail area is partitioned from **B.02** by thick walls inset with large openings to the rear and side with concrete steps, beams above and a slab floor. A patch of earlier brickwork is visible to the wall beneath the front elevation where plaster has been removed. **B.01** sits below the entrance lobby above and retains a brick groin vault ceiling. The space beyond (**B.03**) is a long room with a concrete fire escape ramp, a small section of bricks is visible in the ceiling **[Plates 3.4.185-3.4.192]**. .

The double pile plan of the upper floors is broadly legible in the basement, but it has been subject to a higher level of change to its layout. It is unclear whether the flanking wings at this level were rebuilt with the floors above, but finishes are wholly modern, and the ceiling to the rear is a modern construction (that to the front is plastered). Within the main core of the historic townhouse, if the basement echoed the floors above, B.02 represents the amalgamation of the stairwell and left-hand rooms and nibs are retained that echo this division, with B.03 the corresponding side. Further legible is the line of the outer walls of the historic townhouse, though they are appreciated as interior partitions within the retail unit. It is unclear whether these walls are later replacements or the original outer walls, particularly as some historic brickwork is visible to the front, but in the very least they have been cement plastered. It is also unclear whether the three side entrances reflect an earlier layout, though they have evidently been heavily altered and inset with later concrete steps and beams above, but the rear openings are likely later given their size and reflecting those above. Therefore, given the significant modern interior aesthetic, the interest of this floor level is limited to the degree to which the double pile plan is reflected in the plan form, and the relationship between key spaces including B.01, B.,02 and B.03. Of further interest in the basement is the retained brick groin vaulted ceiling which is likely to date either to the original townhouse or Victorian bank phase and remains the only legible remnant of the earlier space.



Plate 3.4.185 Basement retail area looking towards B.02 (left hand side)



3.4.186 Ceiling in the rear part of the basement

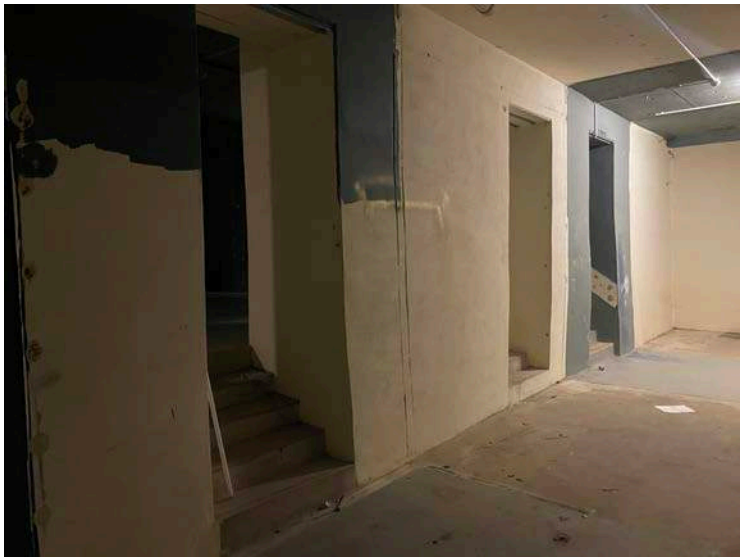


Plate 3.4.187 basement openings between the retail space and B.03



Plate 3.4.188 Large openings in the rear wall between the later retail space and B.02



Plate 3.4.189 Exposed area of brick wall to the front elevation of B.02 in the basement



Plate 3.4.190 Brick vaulted ceiling in B.01



Plate 3.4.191 B.03 ceiling with visible brick



Plate 3.4.192 Basement room B.03, modern saccess ramp

4.0 Assessment of Significance

4.1 Introduction

The purpose of this section is to provide an assessment of significance of 35 King Street so that the proposals for change to the building are fully informed as to its significance and so that the effect of the proposals on that significance can be evaluated. The assessment begins with a general summary of the building's history and significance; then the various elements of the building are assessed according to a sliding scale of significance, reflecting the extent to which they contribute to the listed building's special architectural and historical interest. This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as;

> *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

4.2 Assessment of Significance

4.2.1 35 King Street

35 King Street, listed Grade II (downgraded from II* in the 1990s given the lack of surviving interior elements) dates to the early Georgian period (1730s) and was built as a dwelling for Dr Peter Mainwairing, a prominent local physician, with whom it has historic interest. It was constructed within the area around St Ann's Church, itself built in 1709, forming part the earliest expansion of Manchester outside its medieval core and a key piece of Georgian urban planning, initially taking the form of an affluent domestic and commercial area.

The overarching form of the property as a Georgian house is evident through its external structure, use of red brick, and simple elegant architectural styling with emphasis on the regular and repetitious use of stone detailing to the frontage. It is further evident through the general orientation of the internal layout which is a specific example of a Georgian double-pile plan that, despite alteration including creation and blocking of apertures and links between rooms, is highly legible. Lacking, however, is indication of the original uses of each room., but evidence has been sourced for its 19th century banking use that highlights later alteration to, for example, the flow between rooms.

It has, however, undergone significant alteration and reuse throughout its history. Initially, its conversion to banking premises reflects the important evolution of the area away from its domestic origins from the late-18th into the early-19th centuries, and through retaining this use into the late-20th century it draws historic interest through its association with a range of local and national banking groups beginning with Jones & Co in the 18th century.

The lack of documentary evidence for the earlier evolution of the building's internal plan form means it is largely impossible to assign aspects of the building to specific phases of development, other than, for example, the surviving stone porch at no.37 which was purpose-built for banking use and shown on a mid-19th century plan. However, it is highly likely alterations to the interior plan form were undertaken at this time, and the Regency character of the sash window in G.05 evidence part of the alterations of this period.

The 20th century entailed ad-hoc changes, including insertion of new windows, followed by significant internal alteration particularly through its conversion to retail in the late 20th century, reflecting again the commercial importance of the King Street area. The building gradually became enveloped by built form, losing its earlier flanking wings, and enclosing the return and rear elevations necessitating alteration to elements including the front boundary wall and railings. Its continued retail use in the latter 20th and early 21st centuries included substantial internal alteration both to the fixtures and finishes as well as structural changes, including insertion of concrete floors and beams.

Given this evolution the building has the following values:

- *Aesthetic*: despite significant later alteration, the building is a key example of early Georgian architectural design, displaying an elegant simplicity to its frontage. Later alterations, including insertion of sash windows, has nonetheless respected its architectural design to a degree that its domestic character is highly legible despite over 250 years of commercial use. This contrasts, positively, with the more ornate 19th century purpose-built commercial buildings in its vicinity.
- *Historic*: the property illustrates the evolution of this part of Manchester across the breadth and scope of its history and provides evidence of the area's origins incorporating both commercial and domestic use, followed by its later evolution into a commercial, financial, and retail hub. Similarly, it has historic interest for its association with Peter Mainwaring, a significant and influential local figure, as well as a succession of local and national bankers, including the Bank of England. The largely retained cellular plan form arranged as a double pile plan, provides evidence of Georgian spatial planning and how buildings of the period were inhabited. The limited remaining elements of historic plasterwork and joinery illustrate the evolution of interior design tastes including, for example, the insertion of Regency window detailing in G.05.
- *Evidential*: there is a lack of evidence for the building's earlier evolution and as such it provides the primary resource for interpretation of its origins. It has a complex internal development with an earlier cellular layout altered through changes to openings, circulation pattern and complicated by later decorative additions. As such the building has evidential value by providing the opportunity to interpret, through investigation, the evolution of space to suit its occupants and distinct uses.
- *Communal*: the building has been in public use (for banking and then retail) for most of its history and as such has an important part to play in the vibrancy of this part of the city. This is undermined, however, given its current vacancy.

- This special interest is manifest in the fabric and plan form of the building, which has the following hierarchy of significance.

Of the **highest significance** are elements of the building that illustrate its origins as a Georgian domestic dwelling including:

- External domestic building form, detailing and materiality including the retention of the simple and elegant architectural composition, the use of red brick and stone dressings across the principal facades, specifically the window and door architraves, steps, and parapet detailing. Chimneys have been lowered, but likely incorporate earlier brick and adjoin the slate roof.
- The front boundary railings and wall, though changes to its course are evident following demolition of the flanking wings.
- The sash window moulding to G.05, which could represent an early Georgian architrave adapted in the 19th century Regency period. The second-floor sashes may also date from this period.
- The legibility of the double pile plan form despite alteration to the circulation pattern, with the retention of the central hallway with four principal front and rear rooms. This is echoed to a degree in the basement, though it has been subject to greater levels of amalgamation.
- Retained mouldings to the hallway (G.01), considered to be specifically the wainscotting and arch detail only.
- Brick vaulted ceiling to the basement, which is the only visible indication of the earlier form at that level.

Of **high significance** are elements illustrating its later conversion to banking and continued use as such through the Victorian period including:

- The Regency sash window mouldings to F.05.
- The retained banking porch to No.37.
- The Victorian doorway, though it could be earlier.

Of **low significance** are early 20th century alterations that nonetheless continue the building's overarching Georgian character including:

- The sash windows to the ground and first floor as 20th century additions that nonetheless underpin the important Georgian character of the building. The glass, furthermore, has a shimmer which indicates it may be early 20th century drawn glass.

Of **neutral significance**, neither contributing to nor detracting from the significance of the whole are:

- Flooring throughout the building including the parquet, mosaic tiles and floorboards. Whilst they are generally good-quality, and may be historic in themselves as reclaimed materials, they are later additions to the building. Similarly, the cornices, including that to the hallway are reasonably well-detailed, though could be improved.

Factors which detract from the building's significance relate primarily to works that have obscured historic elements or proportions to both the exterior and interior, undermined its architectural quality, or represent a general decline of condition in certain areas including:

- The modern retail frontage to St Ann's Place and the flanking wings. In themselves these are reasonable pieces of design, but in the specific context of the building have both involved the loss of earlier wings and enclose principal elevations from view.
- General visual accretions to the frontage, including several modern signage brackets across the façade.
- The condition of the boundary wall, with build-up of algae to its base.
- The poor-quality finishes to the second floor (S.04 and S.05), the complete lack of any finishes to S.02 / S.03 and the general condition and underuse of this floor.
- Suspended ceilings throughout the building, which impact the proportion of the rooms and sit awkwardly with elements including window architraves.
- Inappropriate finishes including glazed tiles to F.04 and branded wallpaper to the stairwell.
- Blocked fireplaces, including to rooms G.02 and F.02.
- Modern retail shelving, particularly where it builds out the walls and envelops chimney breasts, and associated mouldings.
- The quality of modern joinery in several locations including the stairwell, and poor-quality fire surrounds (particularly in G.02). The condition of the modern risers and treads to the stairwell, with a deliberately shabby chic aesthetic, and lack of consistency to the paint detailing also detract.
- Large openings in the rear wall into the modern retail unit, exacerbated by insertion of internal light tubing.
- Modern accretions including lighting rails and vent grilles to the ceilings.
- Modern sash window mouldings. Whilst they appear historic, on further inspection they do not suit the character of the property and aspects such as the shutters (and lack of shutter boxes) are misaligned and incorrectly hung.

- Blocking of historic apertures, particularly the links between the stairwell and rear rooms, which confuses legibility of the earlier plan. The second floor has been particularly impacted by partition and opening (e.g., between S.01 and S.05 which does much to undermine legibility of the hallway, exacerbated by blocking the doorway to the stairwell).
- The casement windows to the second-floor frontage. The modern sash windows to the return elevations are generally neutral from the exterior, given their lack of visibility and overarching appearance, but the modern opening system evident to the interior undermines the space.
- Based on the 2010 proposal it is likely the substructure is concrete slab and beams. If this is the case, these have evidently led to removal of the original timber floor structure and lath and plaster ceilings.

The setting of the building contributes to its interest primarily through views of the property along the linear course of King Street. Here it is experienced as a distinctly singular dwelling, relating both to its particularly restrained Georgian architectural style and lower / wider form, in contrast to the more ornate, taller, and narrower, Victorian commercial buildings, and the physical / visual separation wrought by its glazed flanking wings. This serves principally to reinforce the building's aesthetic value, allowing appreciation of its restrained Georgian façade detailing, and historical value specifically through the way in which it illustrates the Georgian origins of the area. Appreciation of the building on St Ann's Place is limited, given the extent of the enclosing extensions, but visibility of the roof and parapet from slightly further away provides a tantalising clue to the origins and historic evolution of the plot.

4.2.2 St Ann's Square Conservation Area

The conservation area draws historic value for the illustration it provides of the earliest evolution of Manchester beyond its medieval core, representing a distinct and significant piece of Georgian urban planning with its genesis point around St Ann's Church and the highly important St Ann's Square along which developed some of the area's most significant architectural set pieces, including the Royal Exchange.

The area, furthermore, illustrates the evolution of an earlier Georgian commercial and domestic suburb into a commercial, financial, and retail hub over the course of the later 18th and 19th centuries, throughout which it retained its distinct sense of affluence. This is particularly evident through the ongoing public use of its buildings and the substantial evolution of purpose-built commercial and retail premises with a well-appointed and impressive range of 19th century revival styles which, whilst highly varied in their visual execution, draw a sense of coherence through the orientating factor of having overlaid an earlier Georgian street network and maintaining a common sense of scale and mass creating a well-articulated frontage. This is particularly relevant on King Street where the building makes its strongest and highly positive contribution to the character and appearance of the area.

As above, the linear course of King Street as well as the visual separation of the building from its neighbours, accentuated by a more domestic character and scale with a restrained earlier Georgian frontage, the property remains one of the last, and certainly the most evident, example of the area's early Georgian development (the remaining 18th century property at 54 and 56 King Street is more altered with later inserted shopfront).

This importance is further enhanced by the long-seated public use of the building which, despite extension of its domestic form, underpins appreciation of the area's evolution in use.

5.0 Impact Assessment

5.1 Description of the Proposals and their Impact on the Listed Building

The proposal forms part of planned refurbishment of the building, including separation of the main listed building from the flanking wings to create separate retail units. Refurbishment is to be undertaken in two stages, with separate Listed Building Consent applications. The current proposal represents works to be undertaken by the landlord, this will be followed in due course by the fit-out proposals

. All proposals are internal and will not have an impact on the conservation area.

> *Most of the current proposed works are located within the modern flanking and rear wings of the building, including, for example, removal of a modern staircase between ground and basement, removal and re-orientation of internal partitions and alterations to services. Given these are within a demonstrably modern part of the building, they would have no impact on the interest of the listed building. The addition of a consumer unit to the earlier core in the basement, with cabling likely running through the floors, will have no impact given the highly altered nature of the space and fabric. The only element with the potential to have an impact on the listed building is the proposal to block the openings between the historic core and wings at basement (where it is also proposed to infill the concrete steps) and ground-floor level. Based on the 1853 plans (see plate 2.18), at ground floor this was historically an opening between the townhouse and the adjoining banking entrance (the door and paneling are all later additions – see plate 3.4.52), though there is no evidence to definitively suggest the openings in the basement are early and they have evidently been substantially altered with cement plaster and concrete steps. However, the significance of the relationship between the townhouse core and flanking wings was lost following the demolition of the earlier wings and their replacement with modern extensions in the 20th century, reinforced by their wholly contemporary aesthetic and subsequent internal alterations. As such, the proposed blocking of these doorways is considered to have a neutral impact on the significance of the building and would have no bearing on the preservation of the remaining elements of special interest within the interior including the double pile plan (though itself altered) and fragmentary remains of decorative features,*

5.2 Justification and Conclusion

The works proposed are minor and are almost wholly located in the modern retail service wings with the only area of works to the main historic core considered to have a neutral impact on the building's special interest. As such, the proposals would sustain the significance of the listed building in accordance with paragraph 197 of the National Planning Policy Framework and meet the statutory duty of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the special architectural and historic interest of the listed building. The proposals would also accord with relevant policies in the Local Development Framework including Policy 19 of the Unitary Development Pan (1995) in that alteration has no adverse effect on the architectural or historic character of the building.

Appendix I - Statutory List Description

35 and 37 King Street and attached railings

Grade II listed building
Date first listed: 25 February 1952
Listing NGR: SJ8379798316

(Formerly Listed as: National Westminster Bank and attached railings, previously Listed as: KING STREET (North side) Nos.35 AND 37 (Odd) District Bank)

Range of shops and attached railings, formerly town house, later converted and extended to form bank premises. 1736, converted to bank c.1788, extended late C19, and remodelled late C20. C18 work in red brick laid to Flemish bond, with sandstone dressings and a hipped, slated roof with side wall chimneys. C19 work in ashlar sandstone, and late C20 additions in steel and glass.

PLAN: double depth centre block of five bays, flanked by two-storeyed replacements for the former flanking wings. To the right of the right hand replacement wing, a single storeyed flat-roofed porch, now overbuilt by late C20 development.

FRONT (south) ELEVATION: the centre block is symmetrical, with stone basement and moulded eaves cornice with blocking course; segmental headed basement windows with triple keystones, and basement area protected by railings on a stone plinth. Central doorway, approached by flight of three steps with pedimented architrave, panelled door and plain overlight. Glazing bar sash windows to all floors, those to the upper floor smaller than those below, all with moulded architraves and triple keystones. Ground floor windows have raised cills. Late C20 wings to either side are substantially glass fronted with slender metal posts and a broad metal fascia which aligns with the cornice of the attached porch to the right. This projects beyond the earlier building line, with pilasters supporting a frieze and a rusticated semi-circular arch below a deep cornice supported on console brackets. The frieze bears the lettering 'BANK'.

INTERIOR: completely remodelled to form shop units, but with compartments respecting the spatial arrangement of the former plan. Original fixtures retained in entrance hall and to front window openings, including doors, plasterwork and window shutters.

HISTORY: the house was built for a Dr Peter Waring, and was used as banking premises from c.1788. Much internal remodelling took place in several major phases, the most recent in the 1990s.

A substantial and finely detailed early C18 town house, which despite internal remodelling retains much early fabric, and which continues to make a major contribution to the richly-varied street scape of central Manchester.

Appendix II - 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 and 66 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings.

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.

<u>Local Policy</u>

Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council in 1995 as the statutory document that set out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications. Although the UDP has been superseded the following policies were retained and remain extant.

19. 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:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
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;
e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Manchester Local Plan. Core Strategy Development Plan Document (2012)

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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

St Ann's Square Conservation Area

Manchester City Council provide the following assessment of the conservation area on their website.

History

The area now occupied by St. Ann's Square was once known as Acresfield. The earliest record of this field, which comprised four large 'Lancashire acres', occurs in 1222 when the regent for Henry III granted a licence to Robert Greslet or Grelly, the first Norman baron to settle in 'Mamcestre'. Grelly was lord of the manor, and requested a licence to hold an annual fair on the eve and feast of St. Matthew. The licence was extended, when the king came of age in 1227, to include 'the morrow of St. Matthew' (the following day) as well. This was intended to last in perpetuity.

Acres Fair was the only fair held by Charter in Manchester, and it initially served the farming communities of Lancashire and Cheshire as a market for the sale of cattle, sheep, pigs and horses. It grew into an important event with additional benefits for the whole village, which was all that Manchester amounted to in the 13th century.

The field, surrounded by hedges and ditches, was common land over which the villagers enforced their grazing rights, except on the days of the fair. When Manchester began to grow into a town in the 17th century, pressure for development was put on Acres field.

In 1708, the Act of Parliament that granted that St. Ann's Church might be built also stipulated that a space 30 yards wide should be reserved for the fair. This became St. Ann's Square, named after the reigning monarch and Lady Ann Bland, the lord of the manor and patron of the church. The church, consecrated in 1712, was Manchester's third after the Church of St. Mary (which is now the Cathedral) and the Cross Street Chapel. The Square also served as the principal place for the hiring of servants. During the 1745 Rebellion, Bonnie Prince Charlie reviewed his troops in the Square.

Acres Court or Ackers Gates was a narrow passage leading from Market Street to St. Ann's Square, and was one of the entrances to the fair, where toll gates controlled admission. Acres Fair served the community for 650 years. It was moved in 1820, first to Shudehill and then to Campfield, Deansgate, where it remained until it was abolished in 1876.

St. Ann's Square conservation area has been home to the Manchester Cotton Exchange for over two centuries. It first opened in 1729, the second building being erected slightly further south, on the site of the present one, in 1809. The third and current Royal Exchange building was constructed in 1874, boasting the largest trading floor in the country. This building was extensively altered between 1914 and 1921, badly damaged by bombing during World War II, and repaired in subsequent years. It was finally closed in 1968, but by 1976 had been adapted to other uses, one of which was the provision of a home for a theatre of national repute. The building was again badly damaged by the terrorist bomb explosion in 1996, but it was fully repaired and it reopened in 1998.

The building on King Street known as Old Exchange was built in 1897. Its predecessor on the site provided temporary accommodation for the Cotton Exchange around 1800, hence its name. Most buildings on King Street were built or rebuilt during Victoria's reign, the main exception being nos. 35-37, the last surviving Georgian mansion in central Manchester. It was built as a residence in 1736 by Dr. Peter Waring, and became a bank soon after his death in 1788. Following severe internal alterations in the 1970s, the building continued in use as a bank, but was further remodelled in the 1990s to become retail shops.

The buildings around St. Ann's Square and along King Street developed into the most fashionable shopping district in Manchester, maintaining that status to the present day. King Street was the first city centre street to be given over to pedestrian use, in 1976, and the Square followed in the early 1980s. Both have been restored with more appropriately designed schemes in the 1990s.

St Ann's Square and its buildings today

Considerable changes have taken place since 1222, when local residents were rigorously defending their grazing rights. Now the commercial heart of a large city, almost all the buildings in the conservation area are shops or offices, or a combination of both. There is a wealth of buildings of architectural quality, the majority of them being Victorian with some Edwardian and a few of more recent origin. Few properties remain from the 18th century. Many buildings are listed for their special architectural or historic interest.

The Church of St. Ann, constructed in red sandstone, has two tiers of round-headed windows, a semi-circular apse to the east and a square tower to the west. Originally the tower was surmounted by a three-tier cupola, replaced by a spire in 1777 that was removed in its turn around 1800. Restoration and internal alterations were carried out by Alfred Waterhouse around 1890. The original architect is unknown, but was probably a pupil of Sir Christopher Wren. St. Ann's

is one of only fifteen buildings in the City listed as Grade I, and because of its position at the south end of the Square it is the most prominent building in the conservation area.

The former bank on King Street (nos.35-37) is a three-storey brick building formerly with two-storey brick wings, now replaced by glazed facades. The windows are framed by moulded stone architraves with key blocks. There are steps up to the typical pedimented Georgian entrance, which is flanked by dwarf stone walls with iron railings, found nowhere else in the City.

The Barton Arcade, fronting on to Deansgate and Barton Square, is the City's finest shopping arcade and the only surviving Victorian example in Manchester. It is a four-storey cast-iron framed building with a glazed dome roof and curved internal balconies. The elevations are of brick and stone, but that part on the visual axis of Barton Square is a flamboyant concoction in metal and glass. It is a Grade II listed building.

The shopping arcade in the former Royal Exchange building was created during the 20th century refurbishment. A large sandstone building in the Classical style, with giant Corinthian pilasters and huge projecting cornices, the Royal Exchange has a tall cupola on the northwest corner and massive arched entrances on Exchange Street and Corporation Street. The theatre located inside is housed in a seven-sided module suspended from four columns within the disused trading hall. The enormous space around the module serves as foyer, shopping area and restaurant, besides housing sound and lighting equipment.

St. Ann's Square is lined with many buildings of architectural merit, while within the space are two bronze statues, one of Richard Cobden and the other a memorial to the Boer War comprising a group of soldiers. Both are listed buildings. On the corner of St. Ann's Square and St. Ann Street stands a building which is a fine example of the Italian palazzo style of architecture, with semi-circular headed arches and Venetian windows. Designed by the architect J. E. Gregan, it was originally Benjamin Heywood's Bank and was connected to the manager's house by a single-storey link. It is listed Grade II*.

Townscape

St. Ann's Square was laid out in the Georgian period, early in the 18th century, and is one of the main spaces in the city centre. The church, which dominates the southern end of the Square is the only surviving building of that time in the area, the remainder being later replacements which continue to enclose the Square in a satisfactory and coherent manner. As these buildings were constructed in various styles over a long period, they create a rich tapestry of built form.

Each new building has been designed with due regard and respect for the others that were already there and together they create an imposing 'street wall'. This is also true in other parts of the conservation area. King Street in particular has the rich variety that comes with renewal and repair of individual properties over a long period. Most have narrow frontages, so if one is replaced the street still manages to retain its character. John Dalton Street, however, has been subject to more radical redevelopment, and although Victorian frontages remain, few of the buildings have the narrow frontage which characterises other parts of the city centre.

The rectilinear street pattern that Manchester has developed over the centuries is not a 90 degree grid system. Some streets are parallel to others but there are also subtle changes of direction that give rise to irregular sites and to the non-rectangular plan form of buildings. This adds interest to the townscape and can be witnessed in this conservation area in John Dalton Street, Exchange Street and Barton Square.

The typical Manchester characteristic of acknowledging the corners of buildings, usually for an entrance, is well represented in most of the buildings in this area which are built on street corners. The surface of St. Ann's Square has been replaced with a modern bold paving pattern that aims to reinstate the character of the Georgian original. This scheme also extends into the streets around the Square, some of which are very narrow.

The conservation area is traversed by a pedestrian route which links Victoria Station with Albert Square. Along its length the narrow passage from King Street to South King Street has been brightened up by the use of incidental sculpture fixed to the walls. The route continues through an arcade in the Old Exchange, down St. Ann's Alley to St. Ann's Place on the left and St. Ann's Churchyard on the right. This route is suitable for pedestrians only.

Vehicles may enter St. Ann's Square, St. Ann Street and King Street on a restricted basis only. The result is an extensive area dominated by pedestrians, possibly reverting to what it was like before the days of the

motorcar. In the designated conservation area, stone is the predominant material used for building, but there is also a rich variety of other materials including brick, stucco, mock-Tudor timber-framing and glazed cast-iron framing.

Landmark buildings

The Royal Exchange is the dominant building in the area, by virtue of its sheer bulk, but the much smaller St. Ann's Church is also a landmark building because of its contrasting form and dominant location at the southern end of the Square. Although there are other architecturally fine individual buildings, it is the relationship of them to each other as components in the street wall that dominates the area, as in other parts of the city centre.

The height of existing buildings varies between three and six storeys; generally the height of new infill buildings should respect the existing. In line with other parts of the city centre, new development proposals should generally be aligned to the back of the pavement in order to preserve the linear character of the streets.

<u>National Framework</u>

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 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.*

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.*

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Paragraph 206 states that:

> *... Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

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 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset. If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 199-203 of the National Planning Policy Framework.

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)

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