

Royal Buildings



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1.0

Introduction

1.0 Introduction

1.1 Background

This Heritage Assessment has been prepared to assess the potential impacts of the proposed development to Royal Buildings, Manchester. The following report aims provide an understanding of the heritage significance of the asset and assess the potential impacts of the proposed development on this significance.

This Assessment has been prepared as acknowledgement of the Site’s status as a non-designated heritage asset and location within the setting of the Upper King’s Street and Smithfield Conservation Areas.

1.2 Methodology

The document surveys the heritage, providing an overview of important information to foster better understanding of the proposed development site and its context. This is done through an assessment of historical development and the surrounding area. This is followed by an assessment of significance, based on the information gathered. Significance is assessed in relation to the heritage interests outlined by Historic England. The aim of the assessment is to understand the site through analysis of physical evidence and desktop research. A description of the site and its history will help to provide context for this significance assessment and inform the basis for heritage impact judgements.

This report has been written in accordance with the *National Planning Policy Framework (2021)*, *Historic England’s Statements of Heritage Significance (2019)*, and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008)*, and *BS7913 - British Standards Guide to the Conservation of Historic Buildings*.

1.3 Authorship & Acknowledgement

This document has been prepared by Freya Needham MA, Heritage Consultant at **Buttress**, and reviewed by Jenna Johnston MA (Hons) MSc IHBC, Associate Heritage Consultant at **Buttress**.

1.4 Site Location

The Royal Buildings are situated on the west of Piccadilly Gardens, Manchester, at the core of the retail district.

The site is bounded to the north by Market Street, and the east by Mosley Street. The south and the west elevations are enclosed by the former John Lewis Building, currently home to Primark.

The building is approximately 13m from the Market Street tram stop, 612m from Manchester Piccadilly Railway Station, 640m from Manchester Victoria Railway Station, 885m from Manchester Oxford Road Railway Station.

1.5 Designations

Royal Buildings is not a designated heritage asset, however it has been defined as a non-designated heritage asset through the pre-application process due to its age, architectural style, and prominence in Manchester City Centre.

Royal Buildings is within the context of a number of designated heritage assets, with the following 3 in the immediate proximity:

- The Rylands Building (Grade II listed)
- No. 1 Piccadilly (Grade II listed)
- No. 10 Mosley Street (Grade II listed)
- Peel Statue (Grade II)

However, the Royal Buildings does not contribute to the essential setting of these assets, and changes to this building have no material impact on the assets.



Figure 1 Site Location

 - Conservation Area Boundaries

 - Site Boundary

 - Listed Buildings + Structures



The Site also lies within the setting of four conservation areas. These are:

- **Upper King Street** - defined by large scale, grand civic buildings relating to the development of the central financial district. Buildings are large scale, classically styled with ornate facade detailing, constructed of high quality materials.
- **Smithfield** - defined by the development of the market and smaller scale retail buildings. Buildings to the south of the conservation area, closest to the commercial heart of the regional centre along Oldham Street, Market Street and Church Street, are larger and of later date than the rest of the area. The contrast is especially noticeable around Turner Street and Back Turner Street, where there are some very small-scale houses dating from the Georgian period, subsequently converted or used for commercial purposes.
- **Stephenson Square** - defined by smaller scale commercial development and independent retailing. The majority of buildings of architectural or historic interest in the conservation area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops.
- **George Street** - a busy commercial district with a range of building uses including retail, food and beverage, banking and residential. The conservation area also incorporates China Town. Defined by grid pattern streets.

2.0

Understanding the Heritage

2.0 Understanding the Site

2.1 Description of the Site

The site is located within the setting of Piccadilly Gardens and sits within the main retail district of the city centre, on the approach to the Arndale Centre down Market Street.

The building is of high-quality architectural design, with its detailed stone facade. The building makes a positive contribution to the streetscape, reinforcing the strong corner at the junction of Mosley Street and Market Street, contributing to the wider setting of Piccadilly Gardens.

The building throughout is of fireproof construction with concrete and steel joist floors which will be covered with wood blocks and the staircase is of granolithic on steel.

Figure 2 View of Royal Buildings from Market Street



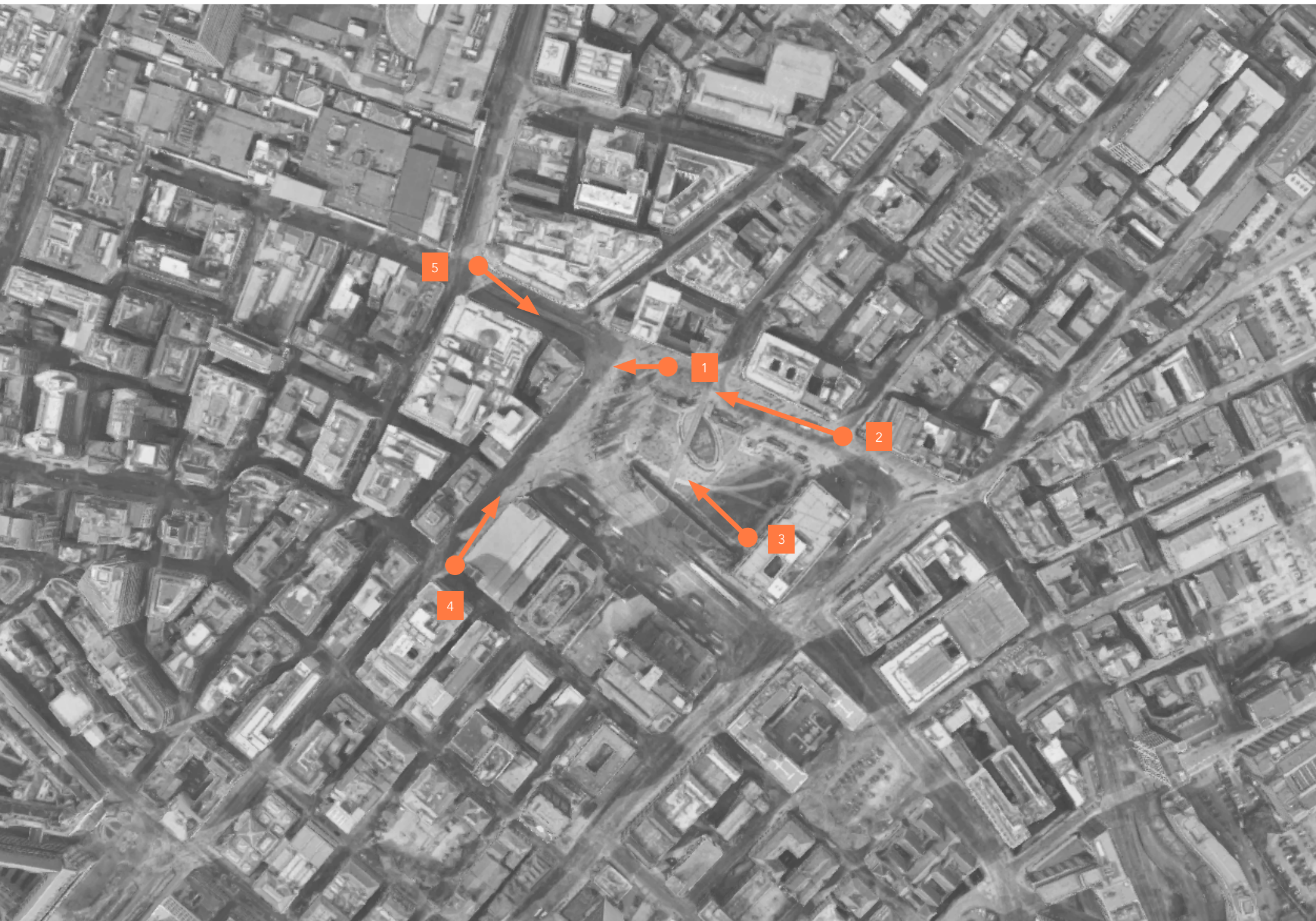


Figure 3 Views for Consideration

2.2 Views & Setting

The following views were identified at the early stages of design development to understand and capture the building within its context and setting, due to its proximity to a number of Conservation Areas, and its prominent location within Manchester City Centre.

These views are not formally recognised ‘heritage views’ and are not designated key views defined by the conservation area designations.

As the proposed works do not affect the principal elevations of the asset, there is no requirement for these views to undergo further Heritage Assessment, but they have been included here for completeness.

Key View 1: Close range view from Market Street

Key View 2: Long range view from Market Street

Key View 3: Long range view across Piccadilly Gardens

Key View 4: Acute view along Mosley Street

Key View 5: View south-east along Market Street

2.3 Exterior

The Royal Buildings as a ground floor of retail spaces, with 4 storeys above.

The Market Street elevation is 4 bays, with bays 1 and 4 picked out in piers of rusticated stone and an arched pediment with dentil detail. Each bay has 2 lights at first floor, and 3 lights at 2nd and 3rd. The first floor lights in bays 1 and 4 have decorative carvings of wreaths and swags in the tympanum.

The corner of Mosley Street and Market Street is rounded, and the rusticated bay with arched pediment is repeated on the first bay of that elevation Street.

The Mosley Street elevation is 8 bays long (including a small potential extension as bay 1). Bays 1 and 4 have the same rusticated stone detail, but are a single light wide, with plain voussoir detailing in the tympanum on the first floor, and a broken pediment arch detail at the string course between 3rd and 4th.

On all elevations, there is a parapet balustrade detail, a dentiled string course between 3rd and 4th, and a simple moulded string course above 1st. Between the windows of 2nd and 3rd, the wreath and swags detail is repeated in sculpted relief. Each stone mullion between lights at first floor has a corbel detail with a swag, and a small ledge.

Each bay at 2nd and 3rd is separated by a fluted pilaster with a stiff leaf Corinthian capital, with the exception of the curved corner, where these are engaged columns rather than pilasters.

Figure 5 Mosley Street Elevation



Figure 4 Corner of Mosley Street and Market Street





2.4 Interior

The interior of the Royal Buildings does not retain any of its historic character, with the exception of some limited staircase tiling, shown here. The glazed brick of the internal lightwell adds some visual interest, as does the principal arched entrance, however, the majority of the spaces have been significantly altered.

There may be potential for more interesting design elements to be discovered in the event of a strip out, however, this cannot be confirmed at the time of writing.



Figure 6 Various Interior

2.5 History & Development

It is believed that a dye house stood on the site from 1772, until the construction of “The Royal Hotel and New Bridgwater Arms” in 1827.¹

The Royal Hotel was purchased by Lewis’s of Manchester and Liverpool, and replaced with the new Royal Buildings, designed by Messrs J W Beaumont & Sons in 1909.

The building was constructed as an extension to the already popular Lewis’s ‘Emporium’ store, with retail units at ground floor, and offices and stockrooms occupying the upper floors.²



Figure 7 Market Street before the construction of Royal Buildings (left), 1907 © Manchester Libraries, m77557.



Figure 8 Market Street after the construction of Royal Buildings (left), 1910 © Manchester Libraries, m77560.



The 1915 Lancashire OS Map shows a public house use in the southernmost unit, roughly corresponding with the single bay to the western Mosley Street elevation. At this time, there is a clear arcade between the Royal Buildings and the old Lewis's Emporium, whereas later mapping shows the Arcade being incorporated into the block, and by 1930, Meal Street has also been lost.

Historic mapping from 1931 shows the breakdown of commercial units on the ground floor, which was a higher number than presently, where units have been amalgamated.

Later maps demonstrate that Arcade Street and Meal Street have been subsumed into the structures on site and are no longer thoroughfares associated with the historical use of the site as a coach house.

The building has remained in use as a retail and commercial space since its construction.

Figure 10 View Across Piccadilly Gardens, 1949 © Manchester Libraries, m04028.



Figure 11 Royal Buildings from Market Street, 1984 © Manchester Libraries, m03528.



3.0

Understanding of Significance

3.0 Understanding of Significance

Following guidance outlined in Historic England's *Conservation Principles, Policies and Guidance* (2008), along with the more recent *Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets*, the following section will aim to assess any heritage interest(s) that the site might hold.

In accordance with Paragraph 194 of the National Planning Policy Framework, the following assessment will be “proportionate to the asset’s importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.”

3.1 Definition of Significance

Where appropriate, the level of significance will be assessed based on the scale below:

Exceptional: Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.

High: Heritage interests having national importance, usually found where assets are designated at grade II*.

Medium: Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.

Low: Heritage interests that make a positive contribution to their area, group or setting. Usually, non-designated heritage assets and historic townscapes.

Neutral: Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.



Figure 12 Left: Former
Royal Hotel, 1907
© Manchester
Libraries, m50436



Figure 13 Below: Former
Royal Hotel, 1905
© Manchester
Libraries, m03142

3.2 Archaeological Interest

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.

There is some potential for the Royal Buildings site to yield evidence of past human activity through the previous building on site, the Royal Hotel. It is estimated that the Hotel was in existence prior to 1816, and was demolished in 1908.

Evidence of the hotel is only likely to be discovered through invasive groundwork, which are not immediately planned for the site, and therefore will not be discovered as part of this project.

There is potential for internal building works to yield evidence of the amalgamation of the two buildings on the site, but it is unclear from desktop study how much of this fabric may remain.

The Archaeological Interest of the Royal Buildings site is: **low**.



Figure 14 Below: Former Royal Hotel, 1905 © Manchester Libraries, m03142

3.3 Architectural & 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 skills, like sculpture.

Royal Buildings holds architectural interest due to its high-quality early 20th-century design, with ornate elevational detailing, rhythmic fenestration pattern and stone faced construction.

The building contributes positively to the appearance of Piccadilly Gardens, as well as the setting of the surrounding conservation areas and heritage assets. The building forms part of the strong building line along Mosley Street and helps to enclose Piccadilly Gardens as a defined public space.

The building also takes a landmark position within the streetscape and views towards the city centre, with the curved elevation of the building defining the junction of Mosley Street and Market Street.

The Architectural & Artistic Interest of the Royal Buildings is: **low**.

3.4 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.

3.4.1 Illustrative

The Royal Buildings was built on the site of the former Royal Hotel. The former hotel was constructed to serve travellers arriving to Manchester on one of the many coach services. Its demolition in 1908 is believed to have been for an extension to the adjacent Lewis' store which had been built in 1877.³ The sequence of development illustrates the importance of this site to the commercial function of Manchester City Centre, demonstrating the growth of the retail core that remains present.

3.4.2 Associative

The principal associative interest established during desktop study relates to famed Manchester painter, **Laurence Stephen Lowry RBA RA**. The below image dates from 1956 and depicts a view from the south east corner of the former sunken gardens.⁴ The painting is currently held by Manchester Art Gallery.

The overall Historic Interest of the Royal Buildings is: **low**.

Figure 15 Laurence Stephen Lowry (1887–1976). Piccadilly Gardens. (1956).
© The Estate of L.S. Lowry. All Rights Reserved, DACS 2023.
Photo credit: Manchester Art Gallery



4.0

Summary of Proposed Works

4.0 Summary of Proposed Works

4.1 Windows

The extent of damage to the windows is currently unknown until a survey is done to determine the amount of damp and rot to the existing timber windows. In order to acoustically and thermally upgrade the existing building to meet the part L requirements, new windows are proposed throughout the upper floors on all elevations (all areas proposed for Hotel Use). Proposed windows will be double glazed aluminium sash windows which will open and tilt inwards for maintenance purposes. The window forms, transoms and mullions will be replicated based on the existing timber windows.

4.2 Proposed Entrance Way

The existing doorway into the offices will be replaced with aluminium to match the proposed windows.

4.3 Lighting

The proposed development will include the introduction of new down and up lighting to the north and east elevation of the building.

4.4 Signage

A separate signage application will agree the detailed design of these aspects.

Signage is proposed in six places on the building. Two of these will be individual metal lettering on feature on the top of the building on Mosley Street above the entrance, and around the curved corner of Mosley St and Market St Elevations.

The corner is also marked with a further two signage locations where two flagpoles are positioned on either side of the curved elevation

The final two signage proposals are located at the front entrance to the hotel to give street level way-finding. One is proposed as a protruding copper sign with the Zedwell brand logo on for prominence on the approach from mosley street. Positioned on the flat elevation above the entrance, the other is for branding above the entrance door to the hotel.

It is proposed to retain the Royal Buildings Signage above the door and box around it to place the new lettering.

4.5 Introduction of New External Stair Core

In addition to the replacement of windows to the rear elevation, there will also be the introduction of new massing for the new stair-core.

This area is designed in brickwork to match that of the existing facade in this location. The existing elevation on ground and first floor uses a yellow face brick on the gable end, which is then toothed into a paler glazed brick on the internal light-well elevation. This materiality and corner detail is proposed to continue up the proposed staircore.

The recessed internal infill within the existing lightwell is proposed in Dekton lightweight cladding. This cladding is required to be lightweight above the existing service yard and will only be visible from Meal Street. It has been chosen due to its fire resistance credentials and low maintenance requirements.



5.0

Heritage Impact Assessment

5.0 Heritage Impact Assessment

5.1 Introduction

The following section will address the potential impacts of the scheme on Royal Buildings, as a non-designated heritage assets.

There is no materital change porposed to any of the surrounding heritage assets. Due to the nature and scale of the proposed works, the impact assesment will be limited to the site itself and there will be no futher consideration for the surrounding heritage assets.

5.2 Methodology

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments. ICOMOS suggest a 9-point scale spectrum for defining the impacts of proposed changes, which is included here in [Figure 19](#). This scale is a useful tool within the context of the benefit and harm dichotomy of the NPPF. The scale provides the opportunity for beneficial outcomes to be quantified, balanced, and considered alongside the NPPF outcomes of: no harm, less than substantial harm, and substantial harm. Together they create a holistic approach to assessment.

5.2.1 Assessment of Scale of Specific Impact and Change

The **scale of change** is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset. The **scale of impact** relates this to the significance of the asset in question.

Direct impacts are those that arise as a primary consequence of the Scheme. Direct impacts can result in the physical loss of part or all of an asset, and/or changes to its setting. Setting is, ‘the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.’

Indirect impacts occur as a secondary consequence of construction or operation of the development, and can result in physical loss or changes to the setting of an asset beyond the development footprint.

Severity of impacts has been judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts has also been considered. The magnitude of impact (summation of direct and indirect impacts) is assigned one of the descriptors; impacts may be adverse or beneficial.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High (Grade I/Scheduled Monument)	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High (Grade II*)	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium (Grade II/ Conservation Area)	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low (Locally Listed)	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible (Non-Designated)	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 17 Significance/Scale of Impacts Table

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Figure 18 Definition of types of change

Major beneficial	Moderate beneficial	Minor beneficial	Negligible beneficial	Neutral	Negligible adverse	Minor adverse	Moderate adverse	Major adverse
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Figure 19 9-point scale of impact

5.3 Impact on Royal Buildings

5.3.1 Windows

The proposed new windows will match the transom and mullion pattern of the existing windows in order to reduce the visual impact of the replacements on the building. The colour of the new windows is to be decided in conjunction with the local authority. The replacement of the windows will benefit the building by acoustically and thermally upgrade it to meet part L requirements.

The design of the replacement windows will be in keeping with the character of the building and will result in **no harm** to its significance.

5.3.2 Entrance Way

The replacement of the entrance door will benefit the building by acoustically and thermally upgrade it to meet part L requirements. The new door will match the replacement windows to ensure the design of the elevations is cohesive.

The design of the replacement door will be in keeping with the character of the building and will result in **no harm** to its significance.

5.3.3 Lighting

The new external lighting proposed for the building will result in **minor change** and will have a **negligible beneficial impact** on the overall development. It is noted by Historic England that lighting can help elevate a building’s presence within the community and improve visibility if designed sympathetically. The design for the proposed lighting has been refined and will use narrow beam lights/up lighting, commonly used on historic buildings, to create atmosphere while reducing night-time light spill.

The proposed new signage will cause **no harm** to the significance of the asset.

5.3.4 Signage

New proposed signage will be detailed and agreed as part of a separate signage application.

The slim detail of the corner elevation lettering will ensure it is not overbearing, while still reinforcing the presence of the hotel within the context of Piccadilly Gardens. It is proposed that the signs will be placed above the corner unit at second floor level. This positioning will reinforce the corner of the building within the streetscape while respecting the rhythm and symmetry of the buildings bays.

The additional lower level signage is proportional to the scale and rhythm of the building and will introduce necessary way-finding that is in keeping with the character of the building, and sympathetic to the existing retail signage. The existing ‘Royal Building’s lettering above the main entrance will be retained and boxed in to ensure the introduction of new lettering is reversible, and the identity of the original building will remain clear, should the Zedwell lettering be removed.

The addition of flagpoles will contribute to wayfinding and reinforce the presence of the building within the streetscape.

The proposed signage will result in a **minor change** to the asset, resulting in a **neutral/slight impact** that is **minor beneficial** in nature.

The proposed new signage will cause **no harm** to the significance of the asset.

5.3.5 Stair Core Massing

The new massing is considered necessary to ensure the viability of its conversion to a hotel, by ensuring the internal spaces are usable.

The new massing for the stair core will not extend past the existing building line. The rear of the building is not publicly accessible and so the new massing will not be clearly viable from any public vantage points.

Glimpse views may still be visible, and while not a principal elevation, the materiality of the new massing has been carefully considered to ensure it’s design is in keeping with the existing building and the surrounding heritage assets.

Brickwork to match that of the existing facade will be introduced for the new element to ensure it blends effectively with the existing building.

The proposed signage will result in a **moderate change** to the asset, resulting in a **slight impact** that is **minor beneficial** in nature.

The new massing will result in **no harm** to the significance of the building.

5.4 Impact on the Interior

Works to an non-designated heritage asset require planning permission as standard and additional consents, such as listed building consent, are not required. Chapter 203 of the NPPF states that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Internal alterations to a building do not require planning permission as standard. In accordance with the NPPF, all works to an non-designated heritage asset should take into consideration the heritage significance of the asset proportionally. Any remaining internal features that contribute to the significance and understanding of the building may be considered if relevant and appropriate.

In the instance of Royal Buildings few internal features remain in situ that contribute to the significance of the building. Those that do remain, or those that may be uncovered as part of stripping out works, should be retained where possible. The approach should presume full retention in the first instance and work back from this if required.

5.5 Conclusion

In line with Paragraph 203 of the NPPF, outlined below, this assessment has concluded that the proposed development to Royal Building will result in **no harm** to the significance of the building as a non-designated heritage asset.

The proposed works are small in scale and will have a minor impact on the visual appearance of the buildings exterior. The works will provide sustainability benefits by thermally upgrading the building, and the addition of signage and rear massing is considered necessary to ensure the viability of the project and meet the needs to the proposed hotel conversion.

The proposed designs have been well considered to take into account the existing character and appearance of the building, and materials have been chosen to reduce any potential visual impact where possible and introduce high-quality construction. The proposed works will contribute to the continued use and maintenance of the property.

NPPF, Para, 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

6.0

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6.0 Bibliography & Sources

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7.0

Appendices

7.0 Appendices

7.1 Endnotes

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3 Manchester History, “The Royal Hotel,” Manchester History, accessed June 7, 2023, <https://manchesterhistory.net/manchester/gone/royalhotel.html>.

4 Art UK, “Piccadilly Gardens,” last modified [insert date accessed], accessed June 7, 2023, <https://artuk.org/discover/artworks/piccadilly-gardens-205463>.

7.2 Manchester City News Saturday 10 April 1909
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By the recent destruction of the Royal Hotel was signalized something of the change that recent years have wrought in Mosley street. At the end of the eighteenth century and the opening of the nineteenth the street was largely residential, with its St. Pater’s Church at one end, posting hotel at the other, and Portico Library and Art Gallery for the cultured leisure of the little community. Then some of the fine old houses became tenanted by consultative medical men, conveniently near the Royal Infirmary, and others were modified into commercial offices. At one time the street showed signs of development into a warehouse thoroughfare, but Portland street asserted itself in that character, and the present trend of wholesale trade is to its neighbour, Whitworth street. Mosley-street has unexpectedly blossomed out into a street of shops, such as stationers, gentlemen’s outfitters, and the like, with a cafe or two and some tobacconists. It promises to be quite a good street, with its open square where once St. Peter’s smiled (or frowned) and its brightness of display in shop windows, instead of the stony stare of warehouse ground floors. The Royal Hotel, which has gone, stood where in 1772 there was a dye-house. In that day the Infirmary was still surrounded by tree and had its pond, known as “the daubholes,” in front, A residence, with gardens and outbuildings was next on the site, and in 1827 this was turned into the “Royal Hotel and New Bridgwater Arms” The “Arms” were amputated later. We can all remember the broad archway, bricked up, which faced Market street, and from which in 1836 a coach left daily

for Liverpool, competing with the new railway. You can get an electric tramcar at the corner to day, but hardly a coach

The [Royal] hotel and the adjoining property, bounded by Market-street, Mosley-street Meal-street and West Mosley-street were purchased last year by Messrs Lewis’s of Manchester & Liverpool and the new building, the plans of which have been prepared by Messrs J W Beaumont & Son, architects, Manchester, provide for shops on the ground floor, with basements. The rooms on the upper floors will be divided for letting as offices and stockrooms. Ten shops are provided, and these will be let for any trade. The entrance to the upper floors is through a granite doorway in the centre of the elevation to Mosley-street, and a wide passage leads to a central staircase with a passenger lift communicating with every floor. A loading hovel is provided in Meal-street and a goods lift from this communicates also with every floor. The building throughout is of fireproof construction with concrete and steel joist floors which will be covered with wood blocks and the staircase is of granolithio on steel. By arrangement with the Corporation, the angle of the new building at the corner of Market-street and Mosley-street is rounded off, and Meal-street is widened by nearly a yard. The elevations to Market-street and Mosley-street and to West Mosley-street and Meal-street are being faced with Portland stone. The building is being erected under a contract with Messrs Wilson and Toft, builders, Ardwick.

Buttress

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