

**HERITAGE, DESIGN &  
ACCESS STATEMENT**  
**100 KING STREET, MANCHESTER**

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## Quality Assurance

Site name: 100 King Street, Manchester, M2 4WU.  
Client name: Gordon Ramsay Restaurants  
Type of report: Heritage Statement  
Prepared by: Kate Hannelly-Brown BSc(Hons) MSc IHBC



Date: 03 November 2022

Reviewed by: Chris Surfleet MA MSc PGDipUD IHBC

Signed:



Date: 03 November 2022



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## 1.0 Introduction

- 1.1 This Heritage, Design and Access Statement has been prepared by Bidwells on behalf of Gordon Ramsay Restaurants to accompany an application for Listed Building Consent for the refurbishment of the ground, mezzanine and basement floor levels of 100 King Street, Manchester (hereafter referred to as the “site”).
- 1.2 The site is an island site located on the south side of King Street, on its eastern end. It is bounded by King Street to the north, Spring Gardens to the east, Chancery Lane to the south and Brown Street to the west. The building is Grade II\* listed and is located in the Upper King Street Conservation Area.

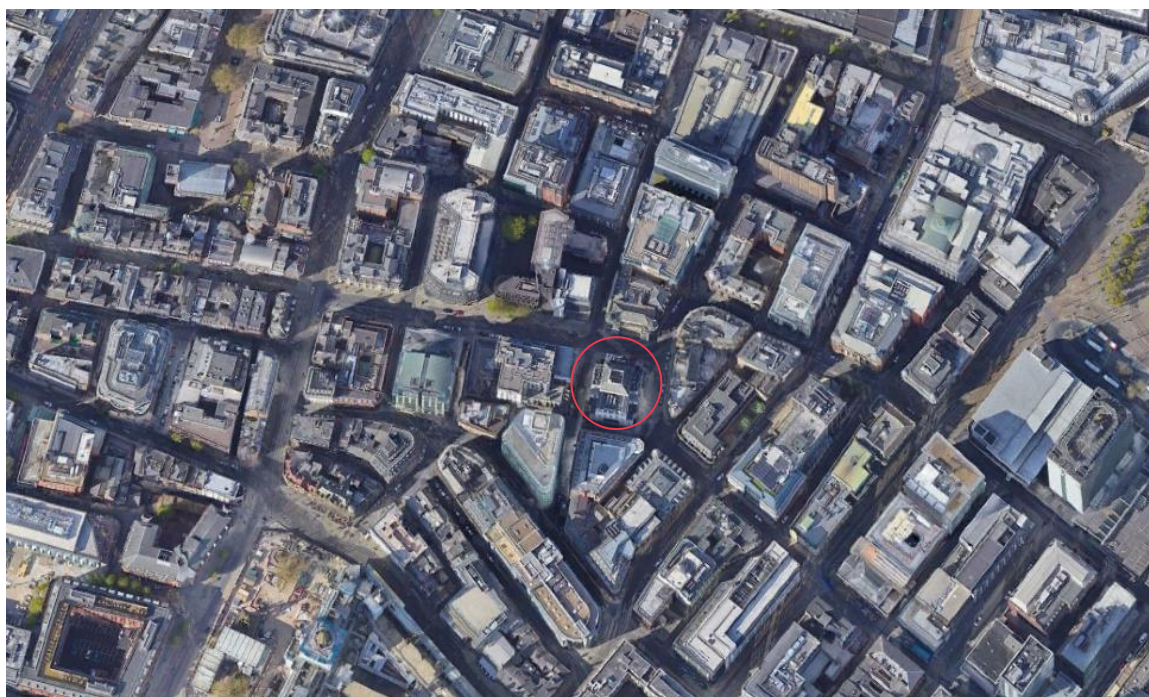


*Figure 1 - Location of the site (Google Earth)*

- 1.3 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage assets and an Impact Assessment which considers the potential impact of the proposed development on the significance of the heritage assets identified, including the contribution made by setting. This approach to impact-assessment is required in order to satisfy the provisions of Sections 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on built heritage assets or their settings is being considered (Paragraphs 194-208).

### **Authorship**

- 1.4 This document has been prepared by Kate Hannelly-Brown BSc (Hons) MSc IHBC (Associate, Heritage and Design) and reviewed by Chris Surfleet (Head of Heritage and Urban Design Studio).

## 2.0 Heritage Legislation, Policy and Guidance Summary

### Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states *“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.”*
  - Section 66(1) reads: *“In considering whether to grant planning 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.”*
  - In relation to development on land within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### National Planning Policy Framework

- 2.2 The National Planning Policy Framework (NPPF) was revised in July 2021. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that *“our historic environments... can better be cherished if their spirit of place thrives, rather than withers.”* The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a *“manner appropriate to their significance”* (Paragraph 189).
- 2.4 NPPF directs local planning authorities to require an applicant to *“describe the significance of any heritage assets affected, including any contribution made by their setting”* and the level of detailed assessment should be *“proportionate to the assets’ importance”* (Paragraph 194).
- 2.5 Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, *“to avoid conflict between the heritage asset’s conservation and any aspect of the proposal”*. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.6 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.”*

- 2.7 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing justification*” (Paragraph 200). This paragraph outlines that substantial harm to Grade II listed heritage assets should be exceptional, rising to ‘*wholly exceptional*’ for those assets of the highest significance such as scheduled monuments, Grade I and Grade II\* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 200 states the following:
- “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*
- 2.9 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “less than substantial harm”, paragraph 202 provides the following:
- “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.”*
- 2.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 2.11 In the case of non-designated heritage assets, Paragraph 203 requires a Local Planning Authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.12 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.
- 2.13 With regard to Conservation Areas and the settings of heritage assets, paragraph 203 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that “*proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.*”

## Planning Practice Guidance (PPG)

- 2.14 The Planning Practice Guidance (PPG) was published in April 2014 as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. The document was updated in July 2019.
- 2.15 In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.
- 2.16 In particular, the PPG notes the following in relation to the evaluation of harm: *“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... The harm may arise from works to the asset or from development within its setting.”* (Ref ID: 18a-018-20190723)
- 2.17 This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a *“high test”*.
- 2.18 In relation to non-designated heritage assets, the PPG explains the following:
- “Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”* (Paragraph: 039 Reference ID: 18a-039-20190723)
- 2.19 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”* (Paragraph: 039 Reference ID: 18a-039-20190723)

## Historic England ‘Conservation Principles: Policies and Guidance’ 2008



- 2.20 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:
- “New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future”* (page 59).

## **Historic England 'Making Changes to Heritage Assets' Advice Note 2 (February 2016)**

- 2.21 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that *"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting."* (page 10)

## **Historic England 'Managing Significance in Decision Taking in the Historic Environment' Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)**

- 2.22 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: *"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness."* (page 1)

## **Historic England 'The Setting of Heritage Assets' Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition) (December 2017)**

- 2.23 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Page 6, entitled: *'A staged approach to proportionate decision taking'* provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- Step 1: Identify which heritage assets and their settings are affected
  - Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
  - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it
  - Step 4: Explore ways to maximise enhancement and avoid or minimise harm
  - Step 5: Make and document the decision and monitor outcomes

## **Local Policy**

### **Manchester Core Strategy (2012)**

- 2.24 The Core Strategy is the key document within Manchester's Local Plan. It outlines the Council's vision for Manchester until 2027, along with the planning policies which will be used to deliver that vision. The document was formally adopted by Manchester City Council on 11th July 2012. The following policies are considered to be of relevance:
- 2.25 Policy CC 9 Design and Heritage
- "Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character."*

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

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

## 2.26 Policy EN 1 Design Principles and Strategic Character Areas

*“All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.*

### *1. City Centre Character Area*

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

- Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.*
- While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.*
- Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals”*

## 2.27 Policy EN 2 Tall Buildings

*“Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.*

*Proposals for tall buildings will be supported where it can be demonstrated that they*

- Are of excellent design quality,*
- Are appropriately located,*
- Contribute positively to sustainability,*

- *Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- *Will bring significant regeneration benefits.*

*A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.*

*Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes..."*

## 2.28 Policy EN 3 Heritage

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

*New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains..."*

### **Extant Unitary Development Plan (1995)**

2.29 The Unitary Development Plan also forms part of the Manchester Local Plan. The document was formally adopted by the council on 21st July 1995. It set out the guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications. However many of the policies within the Unitary Development Framework were replaced by the Core Strategy in 2012. The following extant policies are considered to be relevant:

## 2.30 DC18.1 Conservation Areas

*"... e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas..."*

## 2.31 DC19.1 Listed Buildings

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

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

## 3.0 Methodology

### Heritage Assets

- 3.1 A heritage asset is defined within the National Planning Policy Framework 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)”* (NPPF Annex 2: Glossary).
- 3.2 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 3.3 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that *“non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”* (Paragraph: 039 Reference ID: 18a-039-20190723)
- 3.4 However, the PPG goes on to clarify that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

### Meaning of Significance

- 3.5 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the *“aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups”* (Page 2, Article 1.2)
- 3.6 The NPPF (Annex 2: Glossary) also defines significance as *“the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.”*
- 3.7 The British Standards BS7913 (2013) notes that *“the attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. There are many different ways in which heritage values can be assessed.”*
- 3.8 Significance can therefore be considered to be formed by a collection of values.

### Assessment of Significance

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 194 of the NPPF.

3.10 The Historic England document 'Conservation Principles' states that "*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*"

3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.

- Understanding the fabric and evolution of the asset;
- Identify who values the asset, and why they do so;
- Relate identified heritage values to the fabric of the asset;
- Consider the relative importance of those identified values;
- Consider the contribution of associated objects and collections;
- Consider the contribution made by setting and context;
- Compare the place with other assets sharing similar values;
- Articulate the significance of the asset.

3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset's significance. Historic England's 'Conservation Principles' sets out a grouping of values as follows:

**Evidential value** – '*derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*' (Page 28)

**Aesthetic Value** – '*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects...Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.*' (Pages 30-31)

**Historic Value** – '*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*' (Pages 28-30)

**Communal Value** – "*Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is*

*generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there". (Pages 31-32)*

- 3.13 Historic England advice Note 12 notes that 'interest may be archeological, architectural, artistic or historic.
- 3.14 The British Standards set out a simpler approach which '*is to think of a historic building's significance as comprising individual heritage values*'. These could include townscape characteristics, artistic value, educational value and identity or belonging amongst others.
- 3.15 It is therefore clear that value-based assessment should be flexible in its application. It is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

### **Contribution of setting/context to significance**

- 3.16 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.17 Historic England's Conservation Principles defines *setting* as "*an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.*"
- 3.18 It goes on to state that "*context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places*" (page 39).
- 3.19 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.20 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

### **Assessing Impact**

- 3.21 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.
- 3.22 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method'

which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.

- 3.23 The first stage of our approach is to carry out a thoroughly-researched assessment of the significance of the heritage asset, in order to understand its value:

*Table 1 Assessment of Significance*

| SIGNIFICANCE                | EXAMPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b>            | World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.                                                                                                                                                                                                             |
| <b>High</b>                 | World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).                                                                                                                                                                                       |
| <b>Good</b>                 | Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s). |
| <b>Medium/<br/>Moderate</b> | Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association.<br><br>Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).                                                                                                                                                                                    |
| <b>Low</b>                  | Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.                                  |
| <b>Negligible</b>           | Assets which are of such limited quality in their fabric or historical association that this is not appreciable.<br><br>Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.                                                                                                                                                                                                                                                                                                                |
| <b>Neutral/ None</b>        | Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.<br><br>Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.                                                                                                                                                                                                                                                                                                                                       |

- 3.24 Once the value/significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. Table 2 sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.
- 3.25 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that, according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).
- 3.26 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

*Table 2 Assessment of Sensitivity*

| SENSITIVITY     | EXPLANATION OF SENSITIVITY                                                                                                                                                          |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>     | High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value. |
| <b>Moderate</b> | Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.                      |
| <b>Low</b>      | Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.                                                                   |

- 3.27 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

*Table 3 Assessment of Impact*

| MAGNITUDE OF IMPACT | TYPICAL CRITERIA DESCRIPTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b>    | <p><b><u>Adverse:</u></b> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p><b><u>Beneficial:</u></b> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>High</b>         | <p><b><u>Adverse:</u></b> Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><b><u>Beneficial:</u></b> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation</p> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Medium</b>     | <p><b>Adverse:</b> Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p><b>Beneficial:</b> Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p> |
| <b>Minor/Low</b>  | <p><b>Adverse:</b> Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><b>Beneficial:</b> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>                   |
| <b>Negligible</b> | Barely discernible effect on baseline conditions but a slight adverse or beneficial impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Neutral</b>    | A change or effect which is neither adverse nor beneficial in impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Nil</b>        | No change in baseline conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

### Summary of Assessment

- 3.28 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is *“proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* as set out in Paragraph 194 of the National Planning Policy Framework.

### Research Methodology

- 3.29 This Heritage Statement is the result of a robust process which assesses relevant documentary research (including maps, drawings and reports, as well as, archive material where relevant) and professional judgment.
- 3.30 A site visit for 100 King Street was undertaken in June 2022.

## 4.0 Historic Context

### Map Regression

- 4.1 An assessment of a selection of available historic maps has been undertaken to assist in the understanding of the site's historic development. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable, particularly the later Ordnance Survey (OS) Maps, and taken together with written archival data and the physical evidence can help to refine the history of a site.



Figure 1 – Extract of the 1772 Tinker Plan of Manchester. Indicative site location circled in red. The main thoroughfare of King Street is shown and is known to have been a significant residential area.



Figure 2 – Extract of the 1807 Roper map of Manchester. Indicative site location circled in red. The built form of the area is more detail on this map

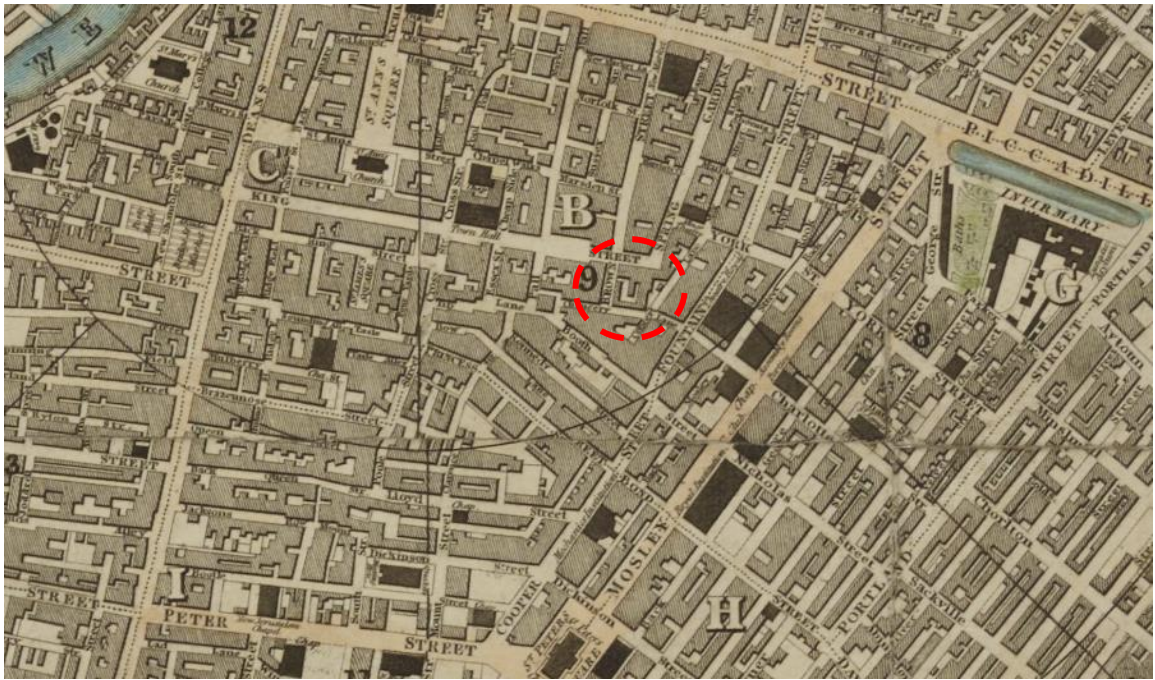


Figure 3 – Extract of the Pigot and Son 1836 Plan of Manchester. The indicative site location is circled in red. This map appears to show commercial/institutional buildings shaded in black. The recently constructed (1825) Town Hall is shown on the junction of King Street and Cross Street.



Figure 4 - Extract of 1948 Slater's Directory Map. The indicative site location is circled in red. The change from residential to commercial is more evident in this area with the Bank of England and a Savings Bank built to the west of the site.

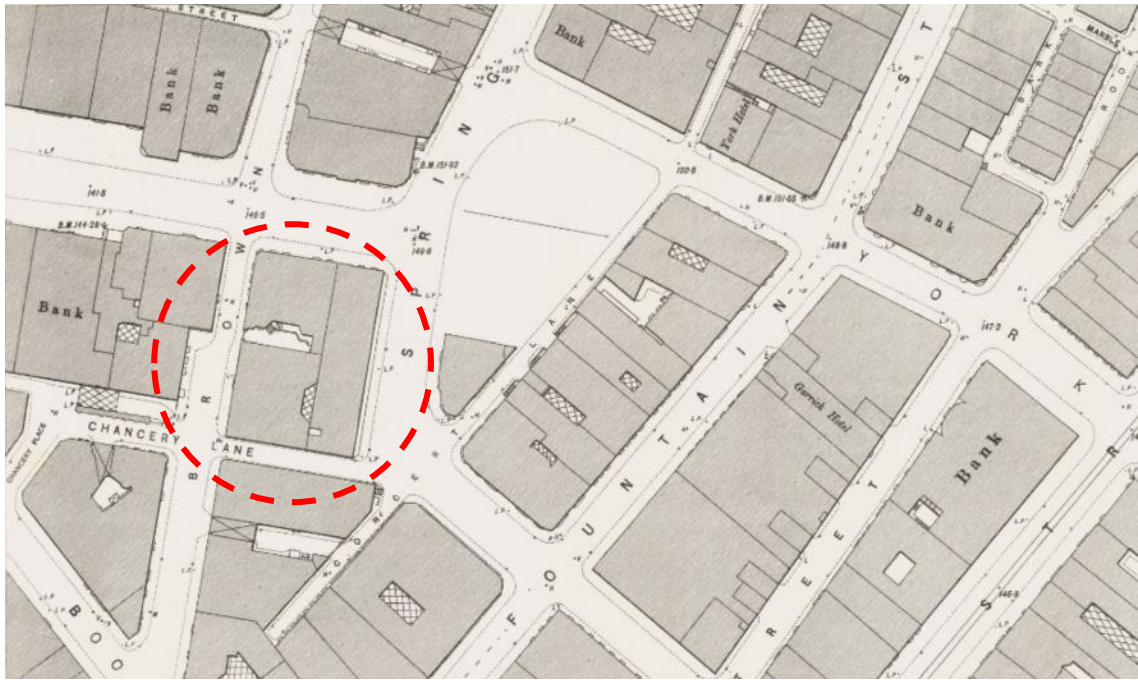


Figure 5 – Extract of 1891 Ordnance Survey (OS). The indicative site location is circled in red. The continued evolution of the area to a more commercial area is demonstrated in this map with numerous banks and hotels present.



Figure 6 - 1901 photograph of the Employers Liability Insurance Corporation which was on the site of 100 King Street prior to the construction of the Midland Bank.

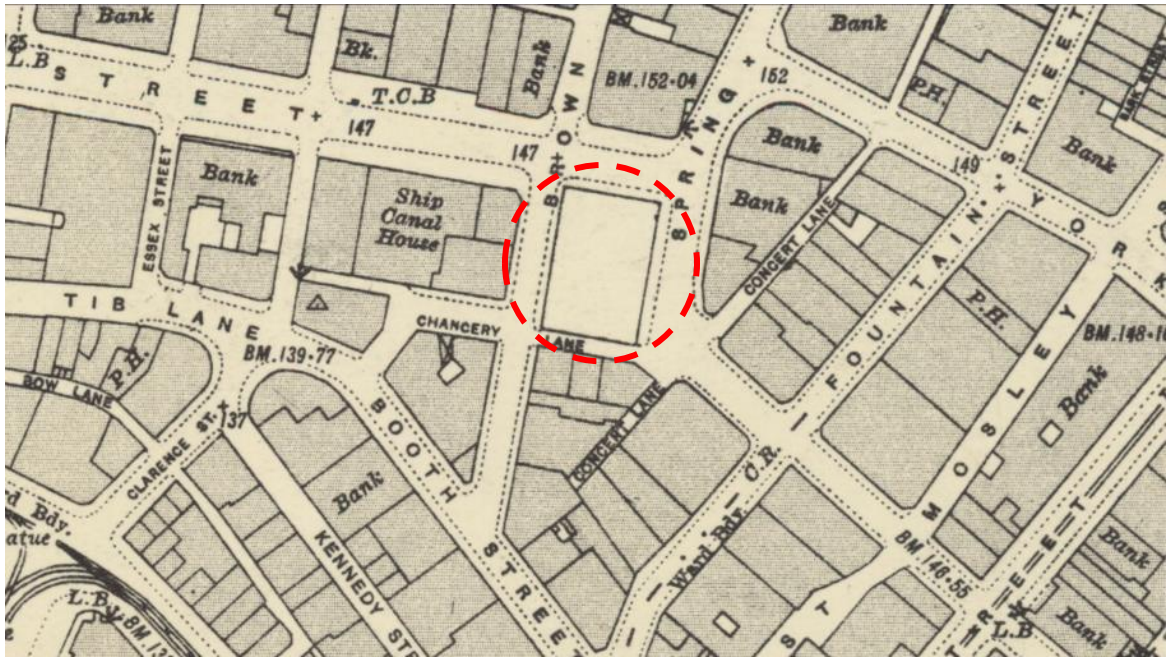


Figure 7 - Extract if the 1932 OS Map. The indicative site location circled in red. By this time, the site had been cleared and construction started on the purpose-built Midland Bank, which opened in 1935.



Figure 8 - 1951 aerial view of the city centre showing the completed Midland Bank clearly identified by the diminishing floor levels and the pavilions at the upper level (centre of image).

## 5.0 Significance Assessment

- 5.1 The below evaluation of significance and subsequent conclusions have been assessed in line with the methodology outlined in Section 3 and consider the following:
- The relevant planning legislation as well as the policies set out in the National Planning Policy Framework (NPPF) and objectives of the Planning Practice Guidance;
  - Historic England 'Conservation Principles: Policies and Guidance';
  - British Standard 7913 (2013) Guide to the 'Conservation of Historic Buildings';
  - Guidance set in Historic England advice notes.

### **Former Midland Bank – Grade II\* Listed Building**

- 5.2 The Manor is a Grade II\* listed building and was added to the Statutory List for Buildings of Special Architectural or Historic England in October 1974.



*Figure 9 - 1935 Photograph of the Midlands Bank (RIBA archives).*

5.3 The Midland Bank commissioned Sir Edwin Lutyens to design and build a purpose-built building on the south side of King Street, on its eastern side. The engineers Whinney, Son and Austen Hall were also commissioned and were responsible for the detailed plans and project administration. Lutyens' role was the design of the elevations and the interior and ceiling of the banking hall.

5.4 Lutyens undertook a series of commissions including the Piccadilly branch in 1922, the head office in Poultry in 1924 and the Leadenhall Street branch in 1928 (all in London). However, unlike these commissions, the Manchester site provided a unique opportunity for Lutyens to design four principal elevations as a result of it occupying an island site.

5.5 The final design was a building with a rectangular plan form, clad in Portland stone on a steel frame. In order to gain light and ventilation internally, a square lightwell located centrally within the building was designed which ran down to the first-floor level.

5.6 The elevations have a rusticated base, tall plain middle section and a classical top level. The floors diminish (4,3,2 and 1) with the proportions of these floors very carefully considered. The top stage is two-thirds of the stage from the obelisks to the setback, with the middle stage two-thirds of the bottom stage. This serves to express the overall height and scale of the building. Pevsner describes the building as "the King of King Street".



*Figure 10 - 1931 drawing by the architectural illustrator Cyril Farey. This illustration shows a different design than what is seen today with a triangular pediment and recessed windows*

5.7 Two angled porches are positioned on King Street which provide access into the former banking hall level. Internally, the bank historically utilised the ground (including the mezzanine level) and basement floor levels, with the upper floors let as offices and an apartment for the caretaker. As the banking hall could not be top lit, Lutyens designed arcading to all four sides with open galleries to allow light to filter into the hall.

5.8 Since its construction, a number of internal alterations have occurred. These include the infilling of the central lightwell and various alterations to the floor levels as well as the banking hall. Within the banking hall, the banking desk has moved locations on various occasions. Originally, it was in general alignment with the column that separates the stair flights before it was moved further back into the hall to allow additional space and then again to its current location. Areas of the marble floor have also been replaced with the large central section and elements of the perimeter having had new marble inserted.

5.9 In the 1990s, HSBC took over the Midland Bank with the building continuing in bank use until 2008 when the branch was relocated. In 2011, the conversion of the basement, ground and mezzanine floors into restaurant use was implemented. The upper floors, however, remained vacant until 2013 when approval for conversion to a hotel, with associated bar and restaurant, was granted. The Hotel Gotham opened in 2015.



*Figure 11 – 1935 photograph of stair and undated photograph of banking hall showing original location of the banking desks. The desks historically align with the column in between the flights of stairs.*



*Figure 12 – Historic photo of banking hall.*

## Summary

- 5.10 The Midland Bank is considered to make a significant contribution to our understanding of the commercial development of the area. It holds a high value architectural quality both externally and internally (particularly the banking hall and basement level).
- 5.11 It has an integral association with a notable and high-status architect of the 20<sup>th</sup> century whose individual style and approach to design is clear to see. The high-quality materials, craftsmanship and detailing emphasise the expenditure committed to its construction and the prominence and importance of its contribution to the financial centre of Manchester.
- 5.12 Although it has been altered over time, the external elevations, basement, ground floor and mezzanine levels retain a strong expression of their original design. The upper levels hold a lower level of significance due to Lutyens having not been involved in their design and the alterations to their plan form over time.
- 5.13 The building's historic use as a bank and continued use as a restaurant and hotel allows for a strong communal association.
- 5.14 It is therefore considered that the building holds a **good/high** level of significance when considered as a whole.

## 6.0 Proposals

- 6.1 The proposed scheme seeks the refurbishment of the basement, ground and mezzanine floor levels of 100 King Street.

### Basement level

- 6.2 The basement level will undergo a very light refurbishment with all surfaces retained, cleaned and repainted.
- 6.3 All light fixtures will be retained, cleaned and re-lamped with the exception of the pendant light in the safe room which will be replaced.
- 6.4 Some areas of modern plasterboard ceilings will be removed to allow access to the services for the ground floor, this will allow access to upgrade the services above without alteration to the marble floor above.

### Ground Floor

- 6.5 At ground floor level, there will be a general refurbishment throughout with all features of interest retained. The principal alteration at this level is the insertion of new raised floor areas, which will accommodate new seating including new booth and bench seating.
- 6.6 All floor finishes will be retained and protected. The raised floors, booth seating and waiter stations will be carefully fixed to the flooring, utilising a minimal amount of fixings. Above the cluster of 6 booths, which are not set on a raised floor, an arched lighting structure is proposed which will use existing wiring in this location and will be fixed to the booth structures for support.
- 6.7 The existing bank desk panelling will be retained in situ, with a new marble top added to form a bar/sushi bar. A small section of the original desk front will be carefully removed and stored in a safe location to allow for access to the bar area.

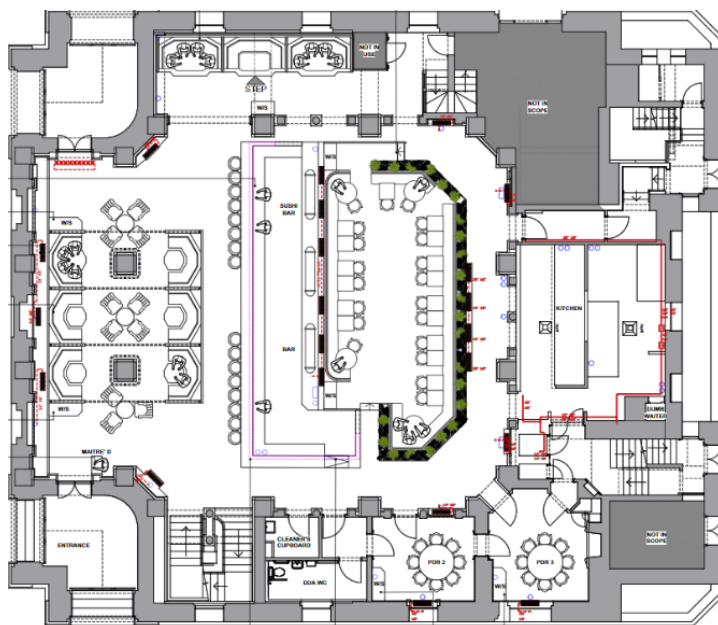


Figure 13 - Proposed ground floor plan

- 6.8 Dropped ceilings are to be installed within three areas from the main hall. The ceilings will all be lightweight in nature and set in from the cornicing to ensure these features remain visible.
- 6.9 All historic light fittings are to be retained with a small number of modern pendants replaced. New spotlights are proposed within the new dropped ceilings and to the kitchen area. All other new lighting will be mounted in or on new joinery and will utilise existing runs and openings.
- 6.10 The existing AC units will be retained with new unit casing proposed. Services for the bar and kitchen will utilise existing service runs.

### **Mezzanine**

- 6.11 At this level, raised booths and a bar will also be installed, again utilising the minimal amount of fixings. Wiring required for lighting will be concealed within this joinery and will use existing power points.
- 6.12 The AC units will be retained with new casing detailed proposed.
- 6.13 General refurbishment works will be carried out including the inspection and cleaning of brass light fixtures.

## 7.0 Changes to the scheme

Following discussions with the Council, the following changes have been made to the scheme:

### Ground floor

- Raised platform under main dining area has been removed;
- All booth seating is freestanding;
- Waiter stations are freestanding;
- Suspended ceilings (x3) under mezzanine level have been removed;
- Bar service entrance has been relocated to minimise damage to the listed teller's panel;
- Indication of "free standing units" on plan.

### 7.1 All floors

- All paint finishes to be breathable on both wall and ceiling application

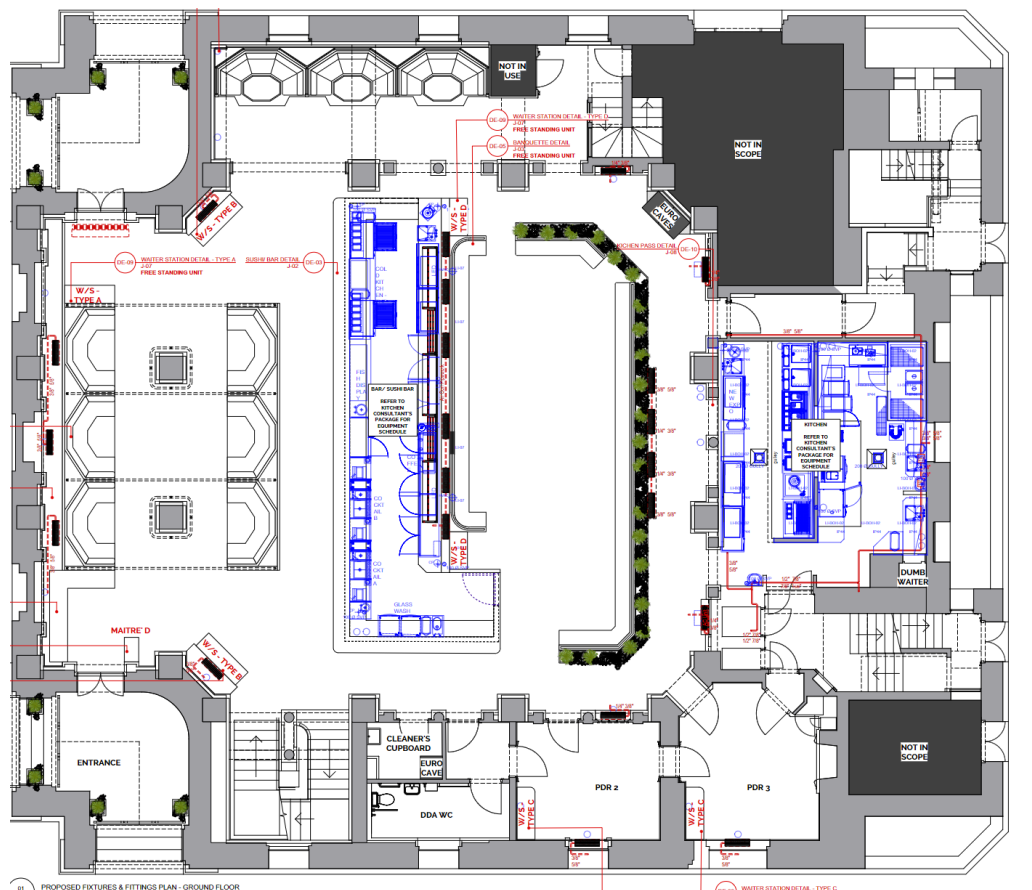


Figure 14 - Amended ground floor plan

## 8.0 Impact Assessment

8.1 In order to assess the effect of the proposed development on the significance of heritage assets and/or their settings, it is necessary to determine the *nature* and *extent* of any impacts resulting from the proposal.

8.2 When assessing the impact of a proposed development on individual or groups of listed buildings, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.

### Basement

8.3 The works at basement level are all minor in nature. Some areas of modern plasterboard will be removed to allow access to the service runs for the ground floor. As this will not affect any historic fabric and ensures the fabric to the ground floor is not altered, the works are not considered to affect the special interest of the building and result in **no impact** on the significance of the structure.

### Ground Floor

8.4 The central raised floor has been omitted from the scheme. The proposed booth seating and waiter stations are all freestanding and therefore do not require Listed Building Consent.

8.5 The arched lighting feature will have **no impact** on the building as it is not directly fixed into the fabric, utilising existing wiring runs and is completely reversible.

8.6 The existing bank desk panelling will be retained in situ with a new marble top added. This is considered to have a **neutral impact**.

8.7 The 3no. suspended ceiling have been omitted.

8.8 A small amount of new lighting is also proposed within the kitchen area. This area has undergone significant alteration historically and the existing ceiling is plasterboard. Therefore, the installation of a small number of lights will have **no impact**.

8.9 The historic lights will all be carefully cleaned, repaired if necessary, and re-lamped. The retention and maintenance of these features is considered to have a **negligible beneficial** impact as this will ensure their longevity and health. The remaining proposed lighting will either be fixed into the new joinery or will be battery-powered having no impact on the fabric of the building.

8.10 Services for the kitchen and bar areas will utilise existing service runs or will be concealed within joinery. As such, no historic fabric will be affected resulting in **no impact**.

8.11 There will be a general redecoration of all painted surfaces and any repairs required to joinery or marble will be carried out on a like for like basis, if required. These refurbishment works will improve the overall space having a **negligible beneficial** impact on its appearance. Method statements to be agreed with Council.

## Mezzanine

- 8.12 As with the basement level, there are limited works to the mezzanine level proposed. Booth seating is free standing. A New bar will be installed but will be fixed to modern timber flooring with minimal fixings. As this will affect modern floor finishes and fixings are kept to a minimum, this alteration is considered to have a **neutral** impact.

## 9.0 Heritage Conclusion

- 9.1 This Heritage Statement prepared by Bidwells on behalf of Gordon Ramsay Restaurants to accompany an application for Listed Building Consent for the refurbishment of the ground, mezzanine and basement floor levels of 100 King Street, Manchester.
- 9.2 The works have been carefully considered and result in a light refurbishment of the ground, mezzanine and basement levels. As a result of our assessments on site, it is considered that the proposals would result in overall impacts which are either **nil**, **neutral** and **negligible beneficial** in effect.
- 9.3 As such, the proposed works are considered to have had special regard for the desirability of preserving the special interest of the listed buildings and their setting in accordance with Sections 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.
- 9.4 The proposed development would therefore sustain the significance of the listed buildings, causing no harm. The proposals therefore satisfy the policies of the National Planning Policy Framework and in accordance with local policy.

## 10.0 Design and Access Considerations

### Site

- 10.1 The site is one whole block of the densely built up area of central Manchester. Due to the building's design, it is a recognisable and memorable part of the urban grain of the area. The building is statutorily listed with Grade II\* status and is also within the Upper King Street Conservation Area.

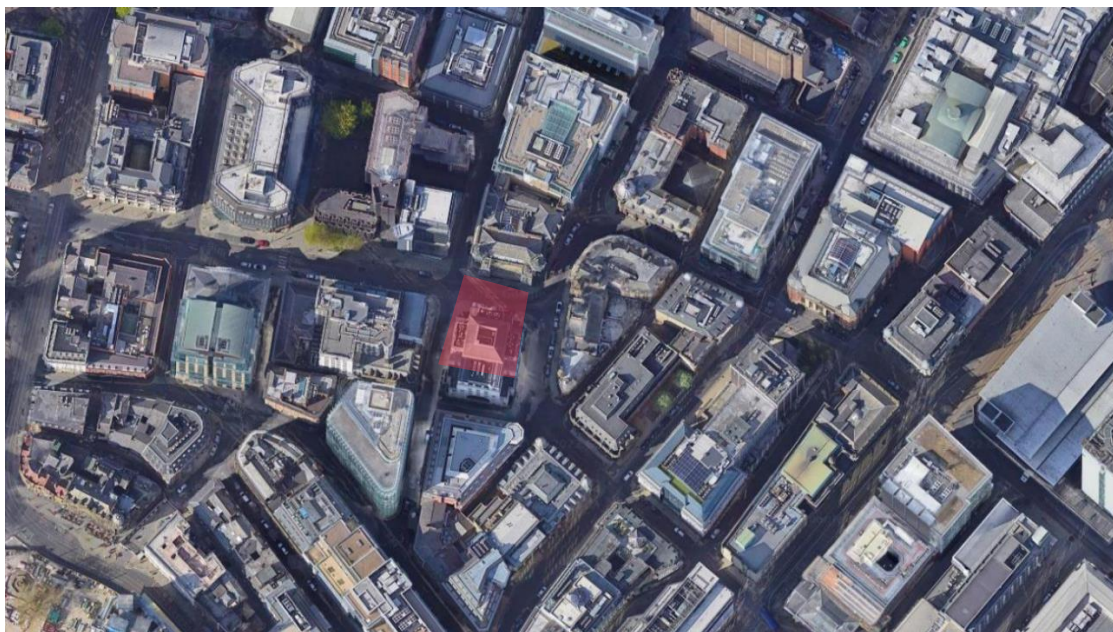


Figure 15: The site in local context. Approximate area of the site shown by red transparency. Image copyright: Map data ©2022, Map data ©2022

### Use

- 10.2 This application relates to the Basement, Ground Floor and Mezzanine of 100 King Street. Permission to use the building as bar and restaurant spaces (then use Classes A3 and A4) was granted in 2013. No change from this is proposed.

### Layout

- 10.3 The structure of the building remains unchanged by these proposals. Entry and exit points from the building remain as existing. All rooms, including ancillary ones will remain in their existing configuration. No new circulation (e.g. stairs or lifts) are proposed. The existing modern kitchen (installed in the 2010's) will be updated. Fixed furniture is proposed to provide seating, tables, bar tops etc, however this will be installed in a manner which does not damage the heritage fabric and is fully reversible.

### Appearance

- 10.4 There are no external changes to the fabric of the building. Lit signage is proposed on the inside of windows. This is intended to be seen from outside as as a non-invasive form of signage.

## Access

- 10.5 There is level access from street level on the corner of Spring Gardens and King Street, and stepped access from the corner of King Street and Brown Street. The existing disabled access WC provided on the ground floor, and access to it, remain unchanged. Services provided on the mezzanine, comprising bar and seating, are additional to those provided more extensively on the ground floor. We therefore believe that this configuration can be Part M compliant.

## Landscaping

- 10.6 No changes are proposed to the exterior of the building.



*Figure 17: Streetscape seen from the King Street and Spring Gardens*



*Figure 16: Streetscape seen from Chancery Lane and Brown Street*

## APPENDIX 1

# STATUTORY LIST DESCRIPTIONS

---

# Official list entry

Heritage Category: **Listed Building**

Grade: **II\***

List Entry Number: **1219241**

Date first listed: **03-Oct-1974**

Statutory Address 1: **FORMER MIDLAND BANK, 100, KING STREET**

Statutory Address 2: **FORMER MIDLAND BANK, 56, SPRING GARDENS**

**This List entry helps identify the building designated at this address for its special architectural or historic interest.**

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Understanding list entries** (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

**Corrections and minor amendments** (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **FORMER MIDLAND BANK, 100, KING STREET**

Statutory Address: **FORMER MIDLAND BANK, 56, SPRING GARDENS**

**The building or site itself may lie within the boundary of more than one authority.**

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84017 98235**

## Details

This List entry was subject to a Minor Amendment on 08/01/2018

SJ 8498 SW, 698-1/28/198

MANCHESTER, KING STREET (South side), No. 100, Former Midland Bank

(Formerly listed as: Midland Bank)

03/10/74

GV

II\*

Includes: No. 56 former Midland Bank, SPRING GARDENS. Bank. 1929, by Sir Edwin Lutyens, with Whinney, Son and Austen Hall. Portland stone (roof not visible). Rectangular plan. Modernist classical style. A tall building with a slight batter, 10 storeys including basement and attic, arranged in diminishing stages of 4, 3, 2 and 1 storeys, with matching north, east and west facades and right-angled re-entrant corners; with 7 windows to the 1st stage, 1:5:1 windows to the 2nd stage (the sides set back, with obelisks in the re-entrant angles), the 3rd stage further reduced to a 2-storey 3-bay pavilion in the centre of a 3-storey 4-bay attic. The ground floor has channelled rustication, 3 small windows in the plinth, 3 very large round-headed windows to the banking hall with small panes and radiating glazing bars, and at each end a tall round-headed doorway with rusticated architrave, triglyph frieze, and prominent mutuled cornice, and over this an unusual deeply-splayed horizontal embrasure to a small square window (each doorway opening into a corner porch). Most windows have plain reveals and small-pane glazing, those to the 4th floor square, but the attic pavilion (which resembles an C18 orangery) has Corinthian semi-columns distyle in antis, a large round-headed window in the centre (and in each return wall), storeyed rectangular windows in the outer bays, and cresting over the centre. The rear (to Chancery Lane) differs in having a giant semi-circular arch in the centre and a smaller number of windows (some at the lower levels square), and a 5-bay attic pavilion with pedimented outer bays and a 3-bay colonnade in the centre. Interior: banking hall with circular colonnade.

Listing NGR: SJ8401098192

## Legacy

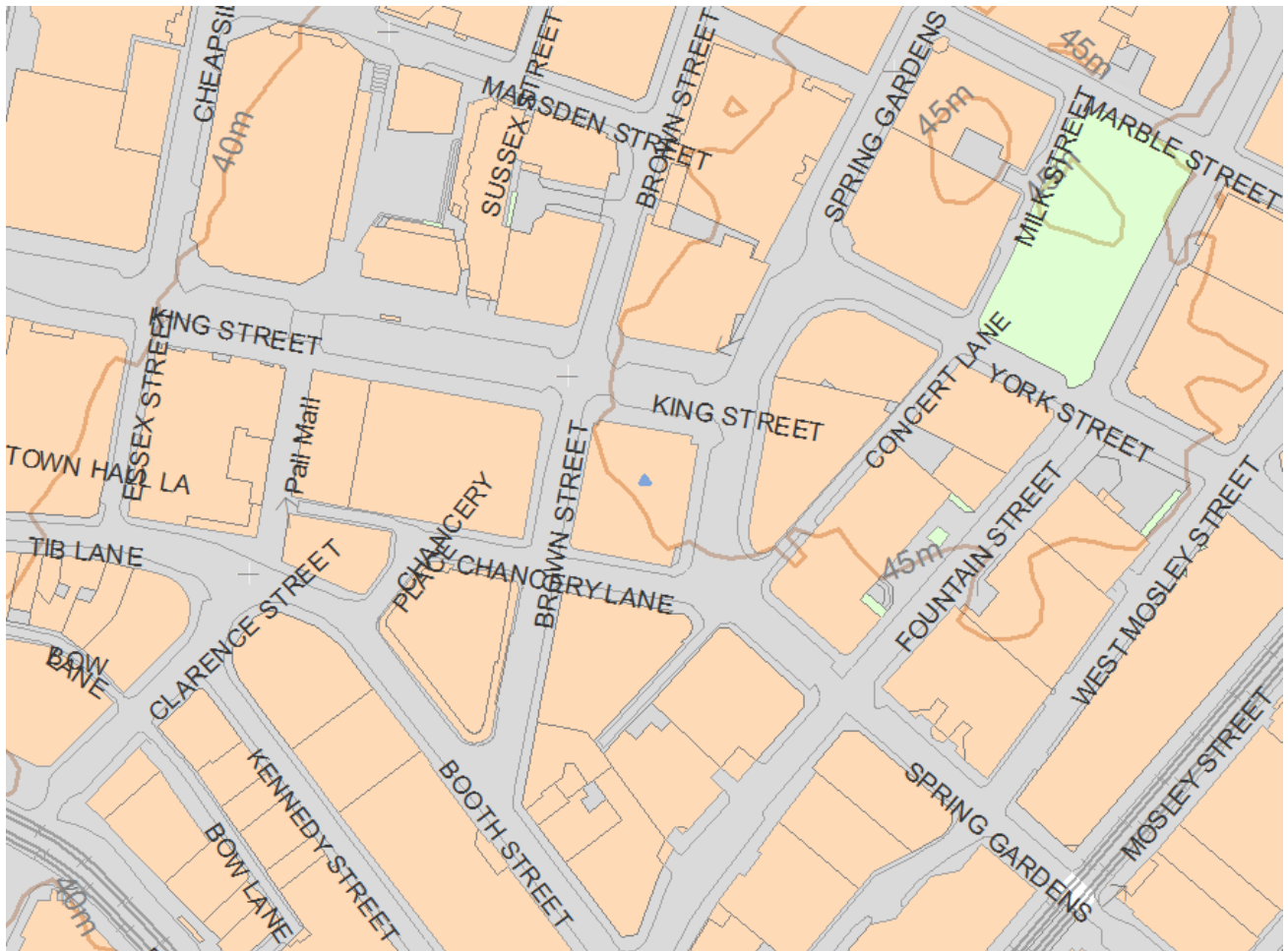
The contents of this record have been generated from a legacy data system.

Legacy System number: **388251**

Legacy System: **LBS**

## Legal

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



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 01-Jul-2022 at 12:24:06.

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End of official list entry



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