HERITAGE STATEMENT

Former Offices at 3 York Street, Manchester
Above Browns Bar & Brasserie
1-3 York Street, Manchester, M2 2AW

July 2022 (updated February 2023 & August 2023)



JTS PARTNERSHIP

Former Offices at York Street, Manchester Above Browns Bar & Brasserie, 1-3 York Street, Manchester M2 2AW

Client: Mitchells & Butlers PLC

Our Ref: GDF/ND/8947

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1. INSTRUCTIONS

1.1 The JTS Partnership LLP is instructed by Mitchells & Butlers Plc to prepare a Heritage Statement in connection with proposals to use premises at 3 York Street Manchester (originally part of Parr's Bank Buildings, later NatWest Bank) for hotel use.

1.2 Nos 1-3 York Street Manchester M2 2A is a Listed Grade II* building, built in 1902 by Charles Heathcote for Parr's Bank Ltd. It is located in the City's banking quarter opposite the main post office, at the corner of Spring Gardens and York Street. The new bank was built on the site of a 4-storey warehouse and office buildings with basements (see Goads Insurance Plan 1886: **Figure 1**).



Figure 1: Goads Insurance Plan of the City of Manchester Vol. I: sheet 11 1886 Smithson Bros. Warehouses and offices demolished to make way for Parr's bank

1.3 Heathcote's building was constructed over four floors with basement. The basement and ground floors extended over the whole site and were occupied by Parr's Bank (No.1 York Street). Three floors of offices, fronting Spring Gardens and York Street, formed an L-shaped set of chambers accessed by a separate entrance on the corner of York Street and Milk Street (No 3 York Street). The former Banking Clerks Room on the ground floor is now a parking and service area with a protected fire escape route from the offices. This area has vehicular access from Milk Street. The pyramid shaped roof is of more recent date.

1.4 The former ground floor banking hall and basements are occupied by Brown's Brassiere and Bar. Deliveries are made from Milk Street to the rear yard (the former Banking Clerks' Room), which houses air conditioning, kitchen ventilation and heating plant.

1.5 The upper three floors and mezzanine office accommodation were altered in the 1980's. They have been vacant, having failed to let (a security presence is provided by

live-in guardians) for over a decade. The offices, which are proposed to be converted to hotel use, are shown on the aerial photograph below (**Figure 2**).

1.6 This statement has been prepared by G D Frall on behalf of The JTS Partnership LLP in order to inform discussions with Historic England and the City Council as to the potential impacts of the associated conversion works, and subsequent use, on the significance of the listed building.

1.7 This version has been prepared following a site meeting with City Council officers, on 12th December 2022, at which time a package of revisions was discussed and, in principle, agreed. It also incorporates further amendments requested by the Conservation Officer in May 2023.

1.8 The Statement reflects amendments made to the initial proposals, both in response to pre-application consultations and as a result of further exploratory work into the building's construction. It should be read with the Design & Access Statement and detailed drawings prepared by Allison Pike Partnership, Architects & Designers.



Figure 2: Google aerial photo showing the three storey L-shaped office chambers and the pyramid roof above the service yard on Milk Street. The York Street entrance to the offices (3 York Street) is bottom left near the junction with Milk Street and the entrance to the Brasserie is top left under the dome at the junction with Spring Gardens

2. METHODOLOGY AND LEGAL FRAMEWORK

2.1 The methodology adopted for the Heritage Statement follows the guidance sent out in the 2021 version of National Planning Policy Framework (NPPF) - Conserving and Enhancing the Historic Environment - as supplemented by Planning Practice Guidance on the Historic environment, updated in July 2019 and in July 2023.

2.2 Regard has also been paid to Historic England Good Practice Advice in Planning – "Managing Significance in Decision-Taking in the Historic Environment", "The Setting

of Heritage Assets" and to other technical conservation guidance. Reference is also made to the "Principles of Selection for Listed Buildings" published by dcms in 2018, which sets out the general principles that the Secretary of State applies when deciding whether a building is of special architectural or historic interest, and to Historic England's listing guide to Commerce and Exchange Buildings published in December 2017, and to Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

2.3 Paragraph 194 of the NPPF states that when determining applications, *'…. local planning authorities should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*. This is supported by Paragraph 195, which requires LPAs to identify and assess the significance of any heritage assets which may be affected by proposals and to take this assessment into account when considering applications. The revised PPG July 2023 states that applicants *'should include an analysis of the significance of the asset and its setting and, where relevant, how this has informed the development of the proposals'.*

2.4 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, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (Paragraph 199).

2.5 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 (Paragraph 202).

2.6 Public benefits may also include change that leads to better conservation of the listed building, reducing or removing risks to the building, securing a use which is both most useful to the owner and most supportive to its long-term conservation, and sustaining or enhancing the special interest of a listed building and the contribution of its setting (Planning Practice Guidance).

Local Plan Policies

2.7 The **Manchester Local Plan**, adopted in 2012, guides development within the city. Objective 6 Environment 12 of the Core Strategy seeks to preserve and enhance areas of special architectural or historic interest to create a modern and distinctive city based on its proud heritage.

2.8 Policy EN3 states that, *"throughout the City, the Council will encourage development that compliments 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 ….. proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heriatge asset."*

2.9 The site falls within Area 7 (The Financial Core) of the extant UDP Policies. Policy RC20 states that,

"this relatively homogenous area is in the heart of the regional centre office market. High quality buildings, both new and old, and a concentration of major financial institutions predominate. Much of the area is within the King Street Conservation Area and a substantial proportion of the older buildings are listed. Recent development policy has swung noticeably towards refurbishment and with the degree of security now offered to older premises there is likely to be only limited scope for further redevelopment in the area."

"In view of the area's importance as a major source of employment and its vital contribution to the regional role of the city centre, the prime consideration here will be to sustain the existing level of character and activity. Particular encouragement will be given to further refurbishment for office use."

"The maintenance of a high level of activity in the Financial Core is not simply a local concern but a main aim of the Plan and its office policies generally."

Legislation

2.10 The inclusion of the site within the **King Street Conservation Area** means that the Council must pay special attention to the desirability of preserving or enhancing the character or appearance of the area in making any planning decisions **(S.72 Planning (Listed Buildings and Conservation Areas) Act 1990).**

2.11 Under Section 7 of the Act, any works for the demolition of a listed building or for its alteration or extension in any manner that would affect its character as a building of special architectural or historic interest, must be authorised.

Methodology

2.12 The steps involved in this assessment are as follows: -

1. Understanding significance: undertaking a proportionate amount of research to understand the heritage interest in the asset and its setting.

2. Understanding impact: give sufficient explanation of the impact of the proposals on the significance of the asset[s].

Data Sources

2.13 **Previous Research.** The statement draws on research carried out in 2007 by The JTS Partnership into proposals, by the present freehold owners, Mitchells & Butlers Ltd., to refurbish the ground floor trade area, as part of the conversion of the former Athenaeum Public House to a Brown's Restaurant and bar. The related Design and Access Statement, which incorporates a heritage appraisal, is held on the City Council's Planning Register (ref: Ref. No: 081698/LO/2006/C1) and is reproduced here as **Appendix 1**. The research confirmed that the significance of the building lies principally in the detailed Baroque architecture and the sumptuous decoration of the Edwardian banking hall.

2.14 **The Victorian Society**, in a letter dated 1975, referred to the Edwardian Baroque Design which, *"contains a most remarkable and beautiful banking hall, with intricate plaster ceiling and fine marble columns and marble cladding".*

2.15 **The Greater Manchester Historic Environment Record**, hosted by Greater Manchester Archaeological Advisory Service, University of Salford and held at the

School of Environment & Life Sciences in Peel Building, University of Salford, M5 4WX.

2.16 **The National Heritage List Entry** (**Appendix 2**). The List details World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks & Gardens, Protected Wrecks, Registered Battlefields and World Heritage Sites.

2.17 **Images of England,** which provides photographs and images of the historic buildings of England, listed buildings and archived data. http://www.imagesofengland.org.uk/, now incorporated into the List Descriptions.

2.18 **Pevsner, N**: The Buildings of England: **Pevsner** said of it: *"the banking hall is amongst the most opulent of any date surviving in Manchester, and for that matter, in London."*

2.19 Other web-based resources where indicated in the text.

3. BACKGROUND INFORMATION

Parr's Bank

3.1 Parr's Bank was established in Warrington in 1788, and expanded rapidly, mostly through acquisition, in the latter part of the 19th century. By 1900, it had 136 branches and sub-branches[1]. In 1902, Charles Heathcote designed an exuberant Edwardian Baroque building for the bank's headquarters in Manchester's financial district.

3.2 The original accommodation comprised basements holding the vaults; a Banking Hall, Clerks Room and Managers' Offices on the ground floor; and a main entrance to the Banking Hall on the corner of Spring Gardens and York Street. The Clerks Room had a domed, glazed, roof (replaced with the pyramid slated roof around 1980 when a car park and service area was created).

3.3 A separate entrance (3 York Street) provided access to the L-shaped offices on the mezzanine, 1st, 2nd, 3rd, and 4th floors that run parallel to York Street and Spring Gardens.

3.4 In 1918, Parr's Bank amalgamated with London County & Westminster Bank Ltd. to form London County Westminster & Parr's. The bank was operating 235 branches and 94 sub- branches in that year. It was later renamed The Westminster Bank.

3.5 National Westminster Bank (later NatWest) was created in 1968 by the merger of three major banks all established in the early 19th century: the District Bank, the National Provincial Bank and the Westminster Bank.

3.6 In the late 1970s and early 1980s, following a massive restructuring and rationalisation, National Westminster Bank began a concerted effort to expand its international operations.

3.7 The Bank's premises at no's 1 to 3 York Street were listed in January 1972. Notwithstanding the listing, consent was granted to demolish the building in July that year, as part of a larger development proposal that included adjoining land.

3.8 Amongst other matters, the proposal involved a land swap with Equity & Law Life Assurance Society Ltd., which owned the adjoining Kent House at 19-21 Spring

[1] RBS Heritage Hub https://www.rbs.com/heritage/use-our-archives.html accessed 18/05/2019

Gardens. Planning permission was sought in the same year by the Society to erect a five-storey office block on 1-3 York Street, incorporating a local branch office. Outline planning permission was granted.

3.9 A full application made in 1975, by Equity & Law Life Society, was vigorously opposed by a wide cross-section of conservation bodies, Manchester residents and local businesses.

3.10 As part of on-going discussions between the Bank, Equity & Law and the City Council, (which involved the revocation of the 1972 demolition consent), the Bank made an application to create an area for car parking, deliveries and a fire escape, within part of the ground floor of 1-3 York Street. The area involved was the former Clerk's Office, covered by a lantern light. The permission was sought in order to facilitate the letting of the building for an alternative use; should agreement be reached on revocation of the demolition consent.

3.11 Permission was granted for the demolition of the Clerks' Room, including removal of most of the glazed doomed ceiling above, to facilitate car parking and service area use. A new escape staircase was built within the eastern end of the offices, with a protected escape corridor within the service area. The consent to demolish the remainder of the building was duly revoked.

3.12 National Westminster Bank ceased trading from the York Street Bank premises in May 1976.

Subsequent Planning History

3.13 Works permitted under Listed Building Consent ref: 21960/LBC, included the construction of blockwork walls to divide the car park from the Banking Hall, Waiting Area and Boardroom. A new slated pyramid roof was constructed over a suspended ceiling, in place of the original domed glazed ceiling, and the new fire escape stair was installed at the opposite end of the office building to exit onto Milk Street.

3.14 In accordance with planning and listed building consents granted in 1985 (Refs: 23681/FUL & 23975/LBC), the original Banking Hall, together with waiting rooms and boardroom along the York Street frontage and basement areas beneath, were converted to public house use. The public house was named the Athenaeum.

3.15 In 1985, permission was also granted for a new entrances on the York Street frontage to the bar/restaurant and to Milk Street to facilitate vehicular deliveries and car parking.

3.16 In 2010, permission was granted for works in connection with the establishment of Brown's Brasserie and Bar (Listed Building Consent ref: 093703-LO-2010-C1, dated 13 August 2010). The works comprised internal alterations and refurbishment, retention, and adaptation of the kitchen pod (installed as part of the original public house conversion), adaptation of the bar island, relocation of female toilets to the basement and opening up the link between the Banking Hall and the waiting/ boardroom area.

3.17 In 2017, remedial structural repair work was carried out to provide support to the sandstone balcony feature over the main corner entrance (ref: 116077/LO/2017 dated 3 August 2017).

3.18 Browns has recently been refurbished in accordance with listed building consent 131269/LO/2021.

4. DESCRIPTION OF THE ASSET

4.1 The building is listed Grade II* and identified as former National Westminster Bank on the corner of the junction with Spring Gardens, 1 and 3 York Street, Manchester. A full copy of the Listing is found at **Appendix 2.** It reads:

> **"Manchester SJ8498SW York Street 698-1/28/445 (North Side) 04/01/72 Nos.1 and 3 former National Westminster Bank on corner at junction with Spring Gardens GV II* Bank. 1902, by Charles Heathcote, for Parrs Bank. Red sandstone on grey granite plinth, slate roof. Rectangular plan with splayed corner to Spring Gardens. Vigorous Edwardian Baroque style. Three unequal storeys and attic, 1:5:1 bays to York Street, including the corner, which has a domed turret. The ground floor, which is taller than the next 2 floors together, has banded rectangular piers supporting coupled Doric columns with shaped entablatures from which inverted consoles rise (between the 1st floor windows), and a large round-headed window filling the width of each bay, with moulded head, scrolled keystone, and plate-glass glazing with enriched bronze "ferramenta", including a horizontal mid-panel, bottom panels with stained glass, and arched upper lights with margin panes. The lst floor has 3-light mullioned windows with eared architraves and triple keystones, and a prominent enriched cornice with modillions; the 2nd floor has arcaded segmental-arched windows with festoons between each group of 3; and the attic has 3-light dormer windows with shouldered architraves and segmental pediments. The 6th bay (at the right-hand end) differs: it is 4-storeyed to the same height, breaks forward slightly, has an open semi-circular pediment, a doorway at ground floor with emphatic Baroque architrave, including blocked coupled columns and segmental pediment, a 2-storey canted oriel above (with little windows in heavy surrounds at 1st floor and a cross-window at 2nd floor), and a round-headed window at 3rd floor with enriched pilastered architrave. The splayed corner to the left has octagonal piers framing a large round-headed doorway with enriched granite surround, a pair of windows at 1st floor with Gibbs surrounds and triple keystones, an elaborately-detailed 2-stage feature above (rising into the turret), including a curved balcony with elegant Art Nouveau railings and a broken pediment containing a cartouche; and a cylindrical Baroque turret with projected Ionic aedicules, prominent modillioned cornice and domed lead roof with a lantern. Six-bay return side to Spring Gardens matching the York Street façade. Interior: imposing and richly decorated banking hall".**

4.2 Biographical notes on the Bank's founder, Thomas Parr (1792-1870), and the architect, Charles Heathcote (1850-1938) are included at **Appendix 3.**

4.3 The Builder's Journal published on 10th July 1907, contained the following description of the property: -

> **"The head-office of Parr's Bank in Manchester is a five-storey building in neo- Classic style situated at the corner of York Street and Spring Gardens. It is faced with red Carlisle stone, and is surmounted by an octagonal turret, having a copper dome at the angle (this dome was executed by Messrs. Ewart and Sons of London)[2]. The bank occupies the basement and**

[2] Notes on Ewart and Sons **at Appendix 5**

ground floors of the building, the remaining floors being let out as offices. The banking hall is an imposing department 25ft. high lined with marble and having large, detached, marble columns, with bronze window frames and an enriched ceiling in fibrous plaster. Beyond it is the clerks' hall, lighted from the top by a large saloon roof into an area. The metal work, lead glazing and bronze window frames are by Messrs. George Wragge Limited[3] and the whole of the carving on the building was executed by Messrs. Earp, Hobbs and Miller[4]. Lifts have been provided by Messrs. Archibald Smith and Stevens Limited.[5] The strong-rooms are by Messrs. Chubb[6] and are of the most up-to-date construction. Messrs. Robert Neill and Sons[7] were the general contractors, and Messrs. Charles Heathcote and Sons of London and Manchester, were the architects."

4.4 The Journal extract includes a plan showing the original layout of the ground floor (**Appendix 4**). The main public entrance is on the corner of York Street and Spring Gardens. There is a fine timber internal entrance lobby, which gives access to the public banking hall (which lies behind the first two bays of the York Street frontage). The banking hall extends the full depth of the building along the Spring Gardens frontage. That part of the ground floor which lies behind the other four bays of the York Street frontage, was laid out as waiting rooms and also included the entrance to independent commercial offices at 1st floor (mezzanine), 2nd, 3rd and 4th floor levels.

4.5 The northeast corner of the ground floor housed the Clerk's Hall. It also included various offices – including the Manager's office. This area was divided, from the main public banking area, by a series of arches faced in marble.

4.6 A record of the Banking Hall and Clerks Room is appended in the 2008 Design & Access Statement supporting the 2010 Brown's Restaurant application (**Appendix 1).**

4.7 That heritage assessment concluded that many internal finishes and fixtures remained and identified key items of interest, including:

1. *The ornate timber entrance lobby, which has been adapted to provide a mezzanine level DJ booth with access via a modern spiral metal staircase.*

2. *Ornate plastered ceilings.*

3. *Ornate bronze arched window frames with lower leaded glazed panels.*

4. *Marble lined interior and columns.*

5. *Mosaic floor adjacent to York Street frontage. It is thought that the mosaic originally extended across the whole of the public area of the Banking Hall - remnants are still evident under the carpet adjacent to the raised seating.*

6. *Original banded marble bank teller's counter; now incorporated into the modern kitchen pod structure.*

7. *Wooden phone booth (not in original position) located in front of blocked off arch 1.*

[3] Notes on George Wragge Limited at **Appendix 5**
[4] Notes on Earp Hobbs and Miller at **Appendix 5**
[5] Notes on Archibald Smith and Stevens at **Appendix 5**
[6] Notes on Chubb at **Appendix 5**
[7] Notes on Robert Neill & Sons at **Appendix 5**

8. *Original doors (from Waiting Rooms and Clerks Hall) in the screens in-filling arches 3, 4 & 5.*

Generally

4.8 The ornate architecture of the building, the expensive door and window fittings, the lavish use of red sandstone and marble, and the sumptuous internal decoration and fittings **Photos 1 & 2)**, lend particular significance to the building. Pevsner said of it: *"The banking hall is amongst the most opulent of any date surviving in Manchester, and for that matter, in London."*

Photos 1 and 2. The former Bank's richly decorated interior





Exterior

4.9 The use of materials, and the rich architectural detailing of the York Street and Spring Gardens elevations (which survive little altered), add to both the significance of the building and the contribution that it makes to the Conservation Area. The Milk Street elevations face a back service road and were not designed to impress in the same way as the elevations to the main public thoroughfares in York Street and Spring Gardens. Consequently, they were less ornate. The use of glazed white tiles on the exterior of the building (historically used to reflect light) into the Clerks' Room through the glazed lantern, is of interest.

Internally - Basement

4.10 The basement is much altered. Original stairwells have been removed and new stairwells have been created. New service runs have been installed (to serve the public house and the 1980's offices refurbishment above) and new walls have been put up to sub-divide the basement to provide storage for the different users of the floors above.

4.11 The majority of the original finishes have been damaged or are in a very poor condition (many areas suffer from water ingress). The key surviving features of interest, in addition to the volume of remaining areas, include:-

1. Remnants of glazed brick walling.

2. One surviving area of original tiled flooring.

4.12 The current proposals do not impact the basement area.

Internally - Ground Floor

4.13 The conversion of the ground floor banking hall and waiting rooms and boardroom, for public house/restaurant use, was sensitively undertaken, with original fixtures and fittings having been retained. Despite the insertion of a kitchen pod and bar counter, with back bar fitting, the opulence of these areas is well preserved.

4.14 The ground floor clerks' room was largely destroyed to create a service area, car park and emergency means of escape from the upper floors. **(Photo 3**). It is proposed to construct a lift within this area to serve the upper office floors.



Photo 3. Former Clerks Room, now a service area/car park, showing roller shutter door to Milk Street, plaster boarded ceiling and plant extracts. Original Internal decorative marble piers are visible on rear wall. Remnants of the glazed rooflight remain above the new ceiling.

Upper Floors (Parr's Bank Buildings - 3 York Street)

4.15 Purpose-built offices to let were built in great numbers throughout the city in the late Victorian period and would have provided a useful source of income for the Bank. The provision of commercial offices for conducting business in the City's financial district was made possible by several inventions in the late 19th century. The telegraph, the Remington typewriter and the telephone enabled administrative offices to be placed at a distance from manufacturing facilities and for businesses to communicate remotely. Other inventions, in the last part of the 19th century, included photographic film, the lightbulb, fountain pens and cash registers.

4.16 By 1902, the demand for offices in the City was well established and other notable buildings of the period also provided commercial office space. The upper floors of office accommodation (at No. 3 York Street) were built for commercial letting. Consequently, the design and quality of materials and finishes employed on the internal finishes is much more modest than those used in the ground floor Banking areas.

4.17 The spatial arrangement of the Edwardian offices remains largely unchanged except near the new escape staircase at the east end of the north wing. The three floors of offices have similar floor plans designed to be let as individual units or combined into larger areas according to tenants' needs.

4.18 In the first year of occupation, (1903) Slater's Street Directory for Manchester listed the occupants as one firm of Accountants, two Chartered Accountants, an Architect, a Consulting Engineer, and a Barrister at law. A Caretaker was listed living in the building on the top floor. The suites or rooms were originally numbered 3 to 50. Slater's Directory of 1909 listed the tenants shown below in **Table 1.**

Table 1

1	Parr's Bank Ltd. William Jones Manager
3	Parr's Bank Buildings. Walley, Ashford & Co., Solicitors
4	Express Window Cleaning Ltd
5	Arnold, John. Auctioneer
6, 7b, 8 & 8a	Smith A.P. & Co., Incorporated Accountants
11	Law, Car & General Insurance Corporation Ltd
13a	Hansford & Hansford, Chartered Accounts
14,15,16, & 17	Morris, Gregory, Holmes & Hansford, Accountants
18 & 19	Redmayne E.B. & Sons, Mfrs
20 & 21	Redford E.A. Edwards & Co., Chartered Accountants
26	Fire Office Committee (Appliances Dept.)
32	Whittaker Arthur Chartered Accountant
33, 34 & 35	Crabtree, James, Mfrs
39 & 40	Thompson, Harold LDS Eng. Dentist
42	Bryceson, H. Jesson & Son Insurance Brokers
48	Willoughby, Geo. Harry FRIBA architect
50	Frisby, Harry Elishaman, Agent
	Robert Thomas Caretaker

Slaters 1909 Manchester Directory
York Street
Spring Gardens to Portland Street
North Side

4.19 In the mid-1980's, the offices were refurbished and fitted internally to improve their appearance and bring them up to the standards relevant to modern offices of the time. In recent years they have fallen vacant and, notwithstanding an extensive marketing campaign, no tenant has been found. To protect the premises from water damage, vandalism and unauthorised occupation, they are temporarily occupied by "Office Guardians".

5. 3 YORK STREET OFFICES – CONTRIBUTION TO SIGNIFICANCE

5.1 In this section a description and detailed analysis is provided of the structure, layout, internal fixtures and decorative elements of the York Street offices. This informs an analysis of the contribution that they make to the special interest of the grade II* listed building.

5.2 ***Special architectural interest*** is a term used to denote particularly significant examples of building types and may also apply to structures possessing artistic merit.

5.3 Both the ground floor banking hall and the floors above form part of, and contribute equally, to the 'public' views of the building that stands on the corner plot between Spring Gardens and York Street. The design, decoration and craftmanship employed in the building, and which are of sufficient importance to be of special architectural interest, are to be found in the principal frontages to York Street and Spring Gardens, the return to Milk Street, and in the flamboyant Banking Hall.

5.4 The Official List Entry does not contain a description of the office element. Not all parts of a heritage asset necessarily contribute equally to its special interest. The offices were designed for commercial letting and the interiors were finished to a standard appropriate to that use and the many commercial offices for rent that were being developed in Manchester at the time. They are not as important, and make a lesser contribution to the special interest of the building, than do the sumptuous ground floor banking areas.

5.5 ***Special historic interest*** must be justified by substantiated historical associations with nationally important individuals or events, or with important aspects of the nation's history. The place of Parr's Bank in Britain's banking history and in the growth of Manchester as a major financial centre was noted in **Section 4** above.

5.6 In order to form a basis for judging the impact of the proposals, it is convenient to categorise elements of the structure in terms of their contribution to significance. As this is a Grade II* listed building, only those elements which are of the highest importance are ranked as having high heritage significance. The table below defines the terms used in this statement, having regard to the more than special interest of the building.

Table 2: Definition of Terms

High heritage significance	Those parts of the building that are of more than special interest and contribute to making the building particularly important i.e., the exuberant exterior elevations to Spring Gardens and York Street and the richly decorated Banking Hall which justify its Grade II* status. *Demolition* or *substantial alteration* of these features is likely to cause a *major adverse impact* on the more than special interest of the building.
Moderate heritage significance	Those parts of the building which are of some interest, but which have a more modest role in reflecting its architectural or historical interest and would not of themselves justify the asset's grade II* status. These include the interior spaces within 3 York Street Offices except where already altered excessively. Some internal elements and decorative features are more expressive of the building's character. The *loss* or *alteration* of features of moderate significance may have *moderate* or *low adverse* impact on significance.
Low heritage significance	Low heritage significance relates to those parts of the Listed Building deemed to be of little interest. They may make a minor contribution to the understanding of the Site's architectural design concept. The loss of such elements (through *demolition, removal or alteration*) may cause a *minor adverse or neutral impact* on the special interest of the building.
Negative/ no heritage significance	Elements of the building which have no special interest, or which detract from significance. Their *removal or alteration* may be *beneficial* or be *neutral* in terms of impact.

A. External Features

5.7 The flamboyant Baroque architecture of Parr's Bank is fully expressed on the Spring Gardens and York Street elevations. The upper floors above the Banking Hall, containing commercial offices, form an integral part of Heathcote's design. Consequently, the external features of No. 3 York Street facing Spring Gardens, York Street and the return to Milk Street have **HIGH HERITAGE SIGNIFICANCE (Photos 4 & 5).**



Photo 4. Charles Heathcote's exuberant Edwardian Baroque (Spring Gardens) façade



Photo 5. York Street facade

5.8 The building exterior has changed little since being completed. One new doorway to the Banking Hall was inserted in the third bay on York Street in the mid-1980s **(Photo 6)**. The building makes a strong contribution to the character and appearance of the Upper King Street Conservation Area **(Photo 7)**.

5.9 The gable end return to Milk Street is finished in the same red sandstone as York Street, but the elevation has a simpler architectural treatment. The beautifully proportioned windows light the internal stair landings and toilets. It is an essential element of Heathcote's overall design terminating the composition from the main thoroughfare and is judged to be of **HIGH SIGNIFICANCE (Photo 8).**

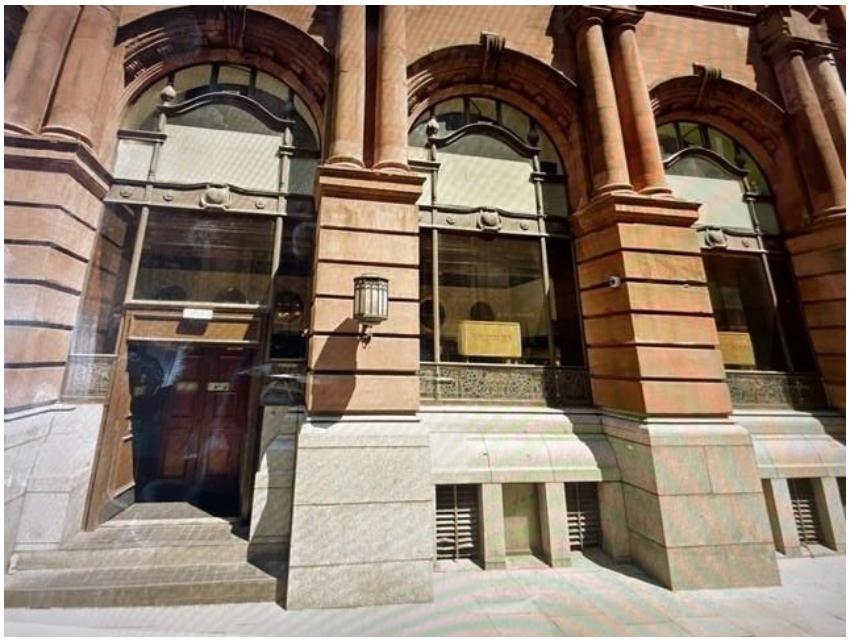


Photo 6. New entrance on York Street formed in c1985



Photo 7. The former Bank building makes an important contribution to the character and appearance of the Upper King Street Conservation Area

5.10 The rear (Milk Street) elevations of the offices lie behind a single storey structure (formerly Parr's Bank Clerks' Room) and are largely hidden in views from street level (**Photo 9**). The slate covered pyramid roof over the car parking/service area is modern*.* The office elevations lack the flamboyance and detailing of the main street elevations. Horizontal bands of pink Carlisle stone above and below grouped one-over-one sash windows in a 3-3-3-4 pattern separated by white tiled walling. The design incorporates white glazed tiles, an interesting historic detail intended to reflect daylight to adjacent buildings and to the Clerks' Room through the glazed saloon ceiling. These elevations are of **MODERATE SIGNIFICANCE.**

5.11 At the back of the building, in Milk Street, the 1980s service area (**Photo 10**) with modern extract grills and steel shutter doors has **LOW HERITAGE SIGNIFICANCE**, although the negative influence of the modern shutter doors is ameliorated by its hidden aspect in the narrow thoroughfare (**Photo 11**).



Photo 8. Return elevation to Milk Street terminating the architectural composition



Photo 9. Upper floors of offices having a modest low-key design to the rear of service area. 30304 casements under a slate room and white reflective tiles.



Photo 10. Interior of the carpark/service area with modern plant and suspended ceiling



Photo 11 Milk Street elevation, altered in C20th

5.12 **Photo 12** was taken during the redevelopment of the adjacent offices (this view is no longer available). It shows the former single-story Clerks' Room (with 20th century slated pyramidal roof), white glazed brick side elevation with the offices behind.

5.13 **Photo 13** shows the new development in Milk Street opposite the service area. The back of the bank building is not readily visible within the conservation area and this aspect makes negligible contribution to its character and appearance.



Photo 12. Photo taken during construction of adjacent office building showing gable end in Milk Street, backs of buildings and single storey car park/service area. This view is no longer available.



Photo 13. New development in Milk Street opposite car park/service area.

Former glazed ceiling to Clerks' room

5.14 The Clerk's Room was originally covered by a curved saloon roof. Opening-up works revealed evidence of a glazed ceiling, largely dismantled in the latter part of the 20th century. The frame of the ceiling remains, as does some glass, but the whole is now hidden above the ceiling of the service yard and covered by a new pyramid slated roof structure (**Photos 14 and 15)**. The dereliction of the glazed roof has diminished any contribution it may once have made to the significance of the asset. However, the remaining structure has historic and architectural interest which makes a **MODERATE contribution to SIGNIFICANCE.**

5.15 The opportunity exists to record the structure of the glazed ceiling and save fragments of the glass for display elsewhere on site.



Photo 14. Support structure of domed ceiling over the Clerks' Room, with the new pyramid shaped slated roof above and hanger supports for the ceiling of the service yard

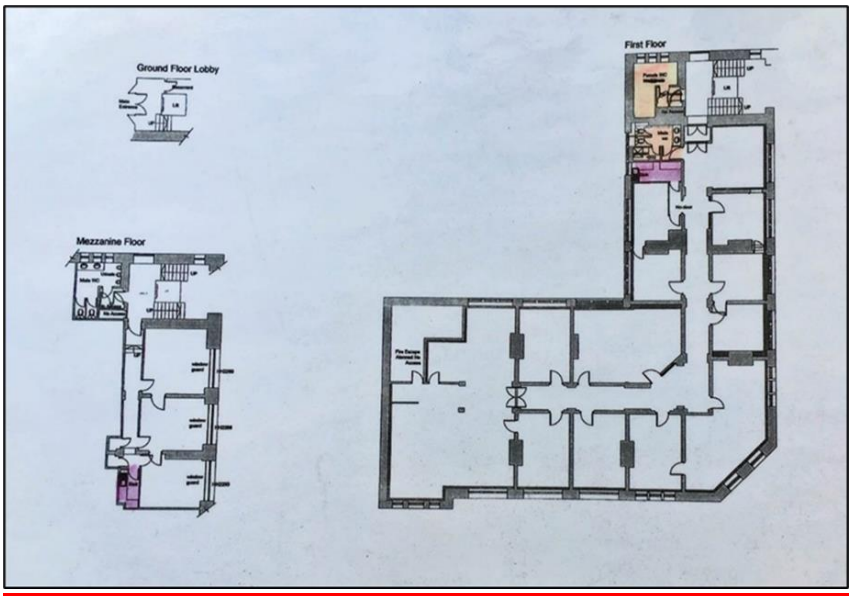
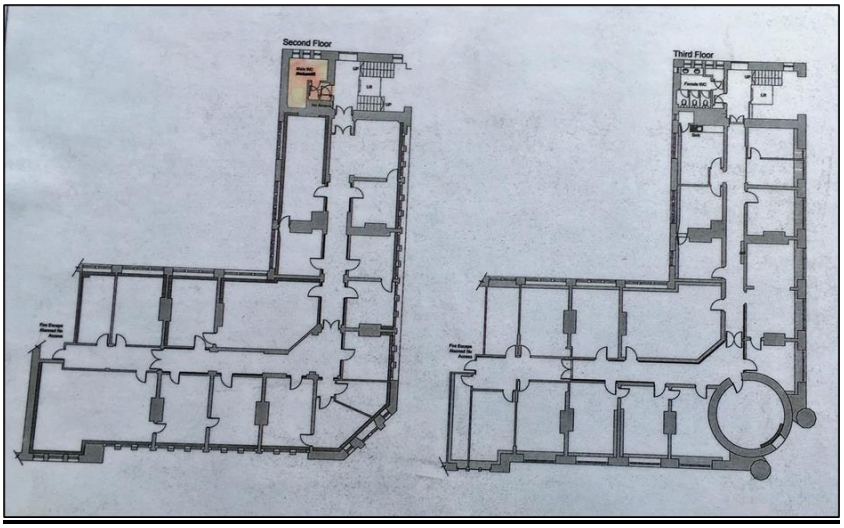


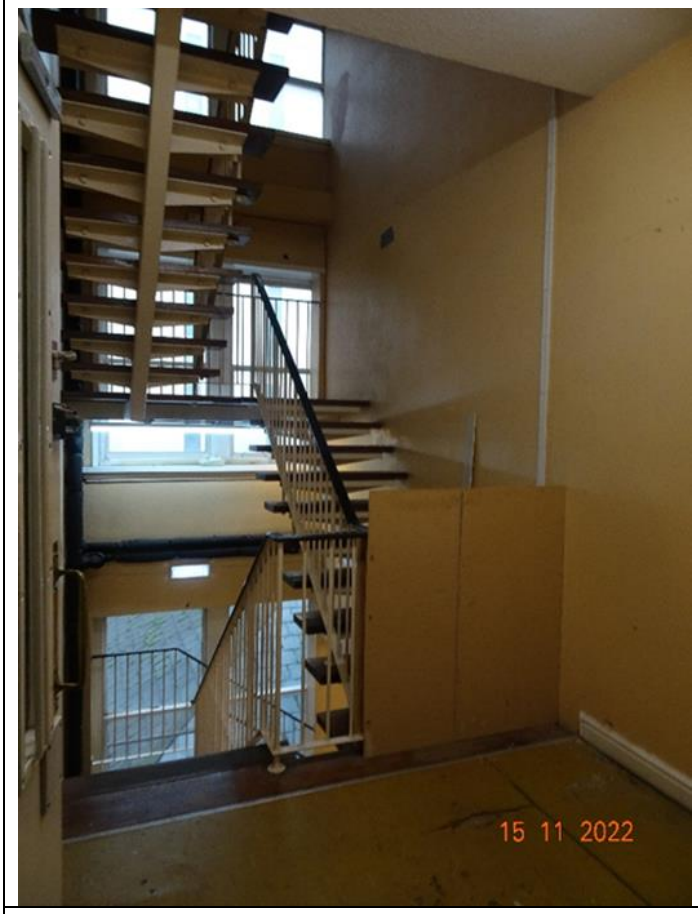
Photo 15. Remaining fragments of decorative glass from the Clerks' Room ceiling. Most of the ceiling was destroyed in the 1980's when the service yard was created, and a new slated pyramid roof built over.

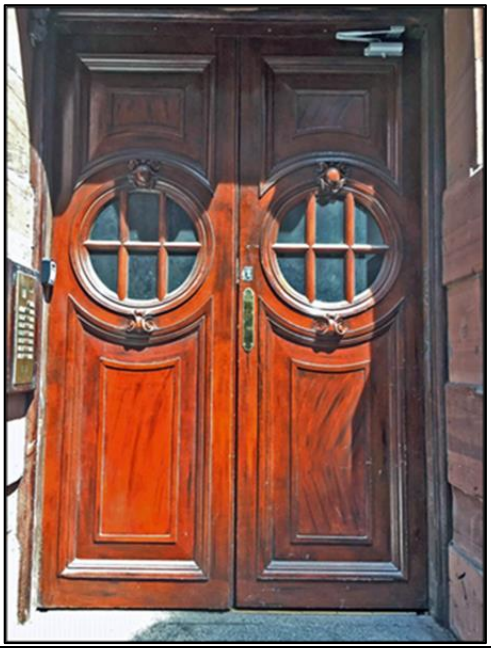
B. Contribution made by Internal Features to significance

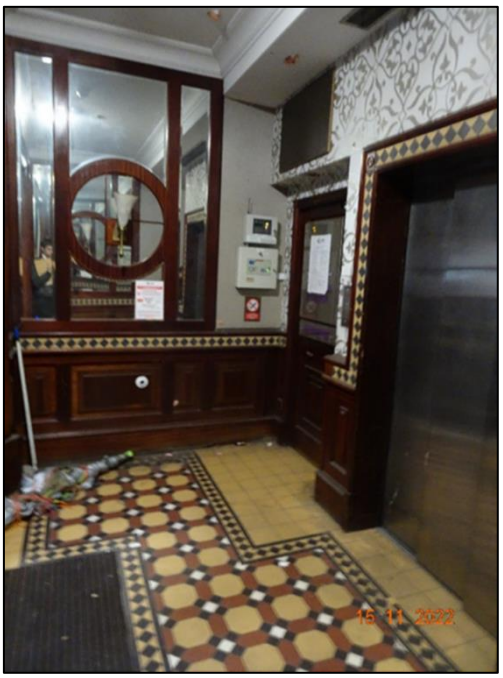
5.16 The table below sets out the contribution that internal features make to the special significance of the building.

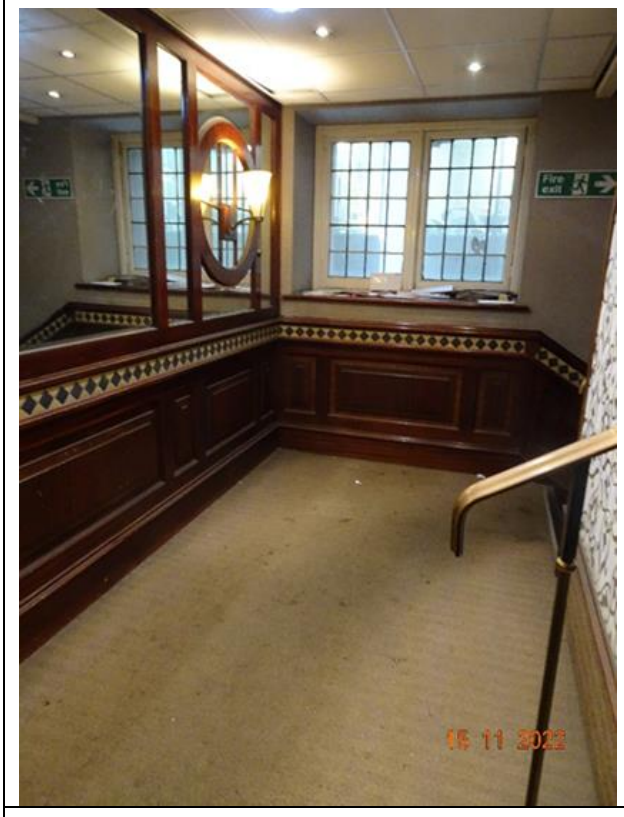
Table 3: Internal Features

FEATURE	SIGNIFICANCE
1. Access & Circulation	
The offices are accessed from the corner of York Street and Milk Street. They are arranged with a mezzanine floor along part of the York Street frontage. There are three floors of offices above, forming an L-shape along York Street and Spring Gardens. **(Figures 3 and 4**). Each floor is served by a spine corridor from a lift landing and this ***spatial arrangement*** determines the character of the offices, and makes a **moderate** contribution to significance. Loss or substantial changes to the spatial layout may cause a moderate or low adverse impact on significance.  **Figure 3. Present day plan of ground floor lobby, mezzanine or 1st floor, and 2nd floor. Spring Gardens is at the bottom of the drawings.**  **Figure 4. Plan of 3rd & 4th floors.**	**MODERATE**

East end of Spring Gardens wing: In the mid 1980's a modern fire escape stair was inserted at the east end of the building **(Photo 16)** to comply with fire regulations**.** Its construction involved loss of original fabric on all floors. It has no heritage significance.	**NONE**
 **Photo 16 New fire escape stairwell at northern end of building leading to Service Area on ground floor.**	
2nd floor east end of Spring Gardens wing. Open office space at the north end of the 2nd Floor (created in the mid-1980's) detracted from significance (**Photo 17)** by changing the spatial layout.  **Photo 17. 2nd Floor open offices**	**LOW**

York Street Entrance. The Offices are accessed from a separate entrance on York Street at the corner with Milk Street (**Photo 18**). The entrance bay feature is an exuberant expression of Edwardian Baroque and is of **HIGH SIGNIFICANCE.**  **Photo 18. York Street Entrance Bay**	**HIGH**
The entrance to the offices has a pair of heavy hardwood doors, each with a round window over an inverted decorative ionic scroll and divided by a grid into six lights with a carved decorative head and inset panels with inverted curved mouldings (**Photo19**).  **Photo 19.**	**HIGH**

Ground Floor Lobby. The entrance doors lead to an internal tiled lobby **(Photo 20)** giving access to a lift and stairs to the upper floors.  **Photo 20 Entrance Lobby leading to a lift and stairs which give direct access to each floor of offices.**	**MODERATE**
Contemporary design roundel features in the doors and mirrors in the lobby entrance (**Photo 21**) are repeated elsewhere in the building, including the main Banking Hall. The lobby is decorated with patterned floor tiling, repeated in the wall friezes, and dark stained moulded dado panelling. These features continue only to the first half landing.  **Photo 21 Lobby decorative features include patterned floor tiling, tiled friezes, moulded dado, and mirror roundels**	**MODERATE**

Lift Shaft, Cage & Mechanism. The lift inside the entrance lobby was originally provided by Messrs. Archibald Smith and Stevens Limited **(Appendix 5).** Passenger lifts were still being improved and developed at the turn of the century, so this was a relatively early installation. An integral part of the circulatory system, the lift is of moderate significance.	**MODERATE**
The lift mechanism and cage have since been replaced and have no heritage significance.	**NONE**
Stairs and Lift Landings. The stairs are arranged with four lift landings (serving floors 1 to 4) and four more half-landings between floors. Between the entrance lobby and the 1st floor there are two half landings because of the double height banking hall (**Photos 22 to 30).**  **Photo 22 First half landing with expressive, original decorative wall features continued from entrance lobby. Ceiling tiles inserted mid-1980's**	**MODERATE**
 **Photo 23 Second half landing. Ceiling tiles and carpeted floor otherwise original condition.**	**MODERATE**

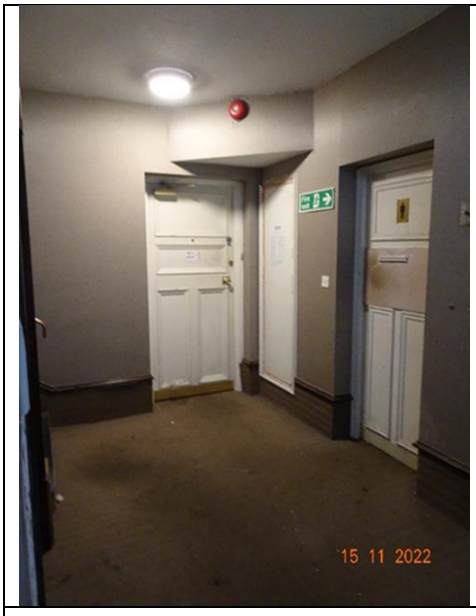
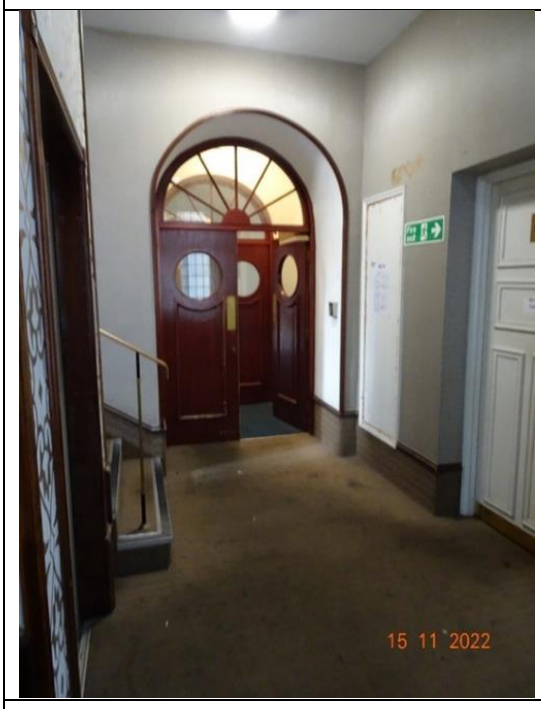
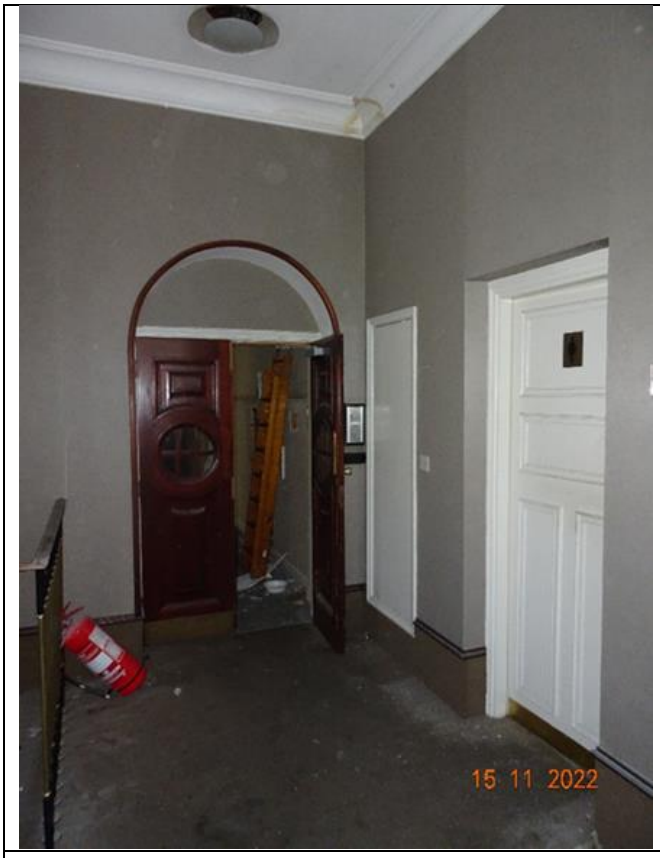
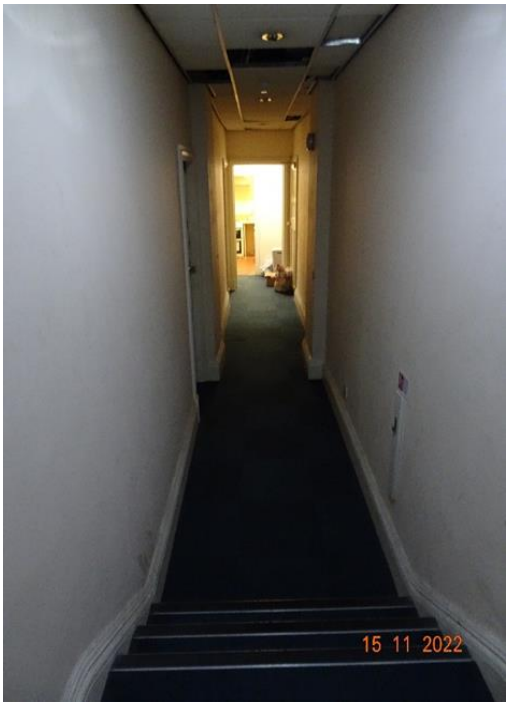
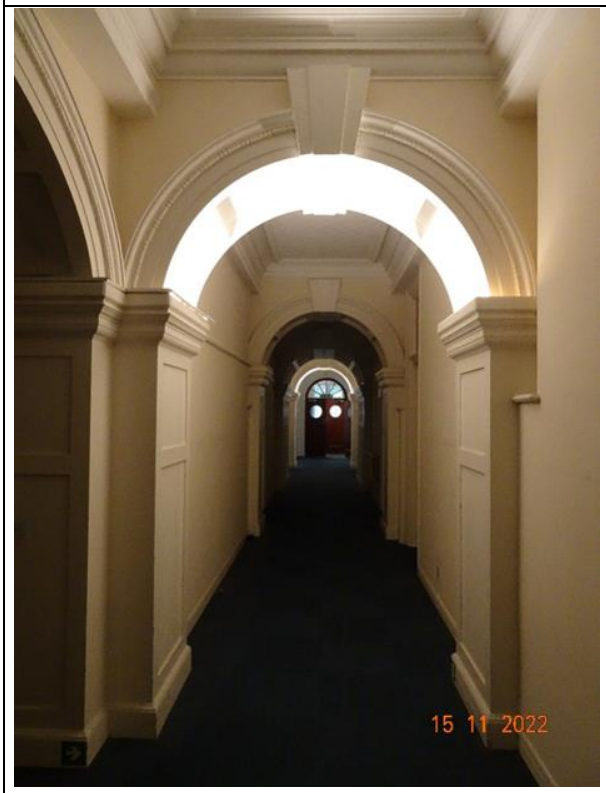
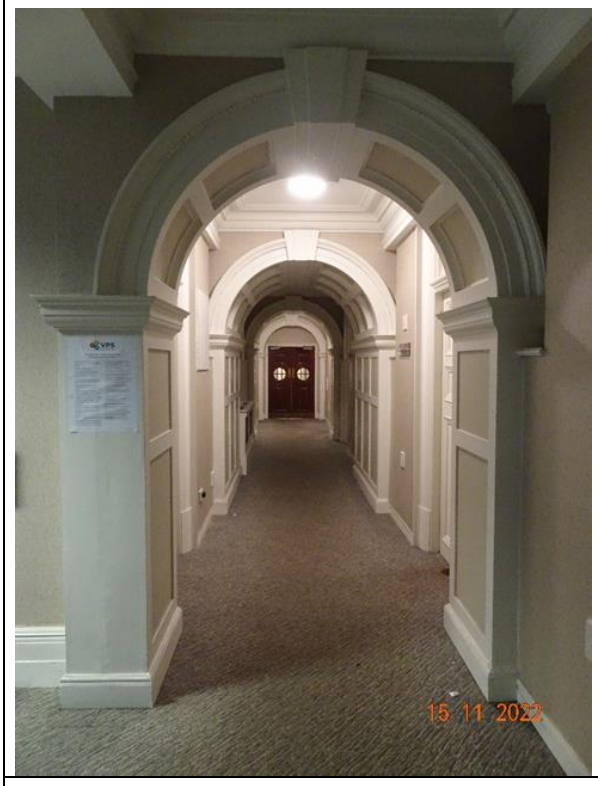
	**Photo 24 First floor lift landing. Plain décor. Mezzanine floor possibly intended to be for bank employee use.**	**MODERATE**
	**Photo 25 Half landing between 1st & 2nd floors**	**MODERATE**
	**Photo 26 Second floor lift landing with doors to spine corridor serving commercial offices. Good detailing around door and fanlight.**	**MODERATE**

	**Photo 27 Half landing between 2nd & 3rd floors**	**MODERATE**
	**Photo 28 Third Floor lift landing. Fanlight over door filled in.**	**MODERATE**
	**Photo 29 Half landing between 3rd & 4th floors with original features.**	**MODERATE**

 **Photo 30 Fourth floor lift landing**	**MODERATE**
<u>Toilets</u>. Toilet facilities are located on the lift landings at each floor level. The toilets were redecorated and refurbished in the 1980's (**Photo 31** shows a typical view).  **Photo 31. Typical view. 2nd Floor toilets off lift landing, furnished and redecorated in the 1980's.**	**LOW**

Spine Corridors. The spine corridors are accessed from each lift landing and typical views along the corridors on the 1st, 2nd, 3rd, and 4th Floors are shown in **photos 21-24** below. The corridor layout determines the spatial quality of the offices so the corridor layout adds significance but refurbishment and covering up key decorative features has diminished significance.  **Photo 32. 1st floor corridor on mezzanine floor, functional with little ornamentation**	**LOW**
 **Photo 33. 2nd Floor corridor with good proportions but original features including tiled walls and borrowed lights covered over in the 1980's re1980's refurbishment. Original plaster mouldings on arches and ceilings.**	**MODERATE**

	**Photo 34. 3rd Floor corridor with original moulded arches and cornice details but other features covered over in 1980's refurbishment.**	**MODERATE**
	**Photo 35. 4th Floor corridor with tiling covered by plasterboard but doors and frames and ceiling cornices retained.**	**MODERATE**

Wall Tiling The corridors on the upper floors were originally tiled to dado height. Similar decorative tiling was used in the ground floor Banking Hall toilets (**Photo 36**). **Photo 37** shows one, full height, wall of green tiling, of similar date, in restored offices at Clayton House 59-61 Piccadilly Manchester. It gives an idea of how the half-tiled corridors looked at 3 York Street.  **Photo 36. Banking Hall ground floor toilet**  **Photo 37. One full height wall of restored wall tiles in offices at Clayton House 59-61 Piccadilly Manchester**	**MODERATE**
2. First Floor (Mezzanine)	
The first floor (mezzanine) includes three inter-connecting rooms and a small modern kitchen accessed from a plainly decorated corridor with modern ceiling tiles. The kitchen door is modern (**Photo 39**). Elsewhere Original doors throughout the building have panelled doors with the same distinctive pattern of two horizontal panels over a pair of vertical panels (**Photo 40)**. Original timber skirtings, doors and moulded door architraves on five doorways **(Photo 38**). A strong feature of the rooms facing York Street is the ornate round headed windows with external ferramenta decoration **(Photo 41**). **Photo 45** shows a mezzanine floor room with modern ceiling tiles and external cable supply.	

	**Photo 38. Typical Architrave and skirting detail**	**MODERATE**
	**Photo 39 Modern kitchen door and architrave**	**LOW**
	**Photo 40. Typical door pattern used throughout the building with a distinctive pattern of two moulded horizontal panels over a pair of moulded vertical panels**	**MODERATE**

	**Photo 41. Mezzanine floor round headed windows with external ferramenta decoration**	**HIGH**
	**Photo 42 mezzanine floor room with modern ceiling tiles and external cable supply.**	**LOW**
3. Second Floor.		
The Corridor width is 1.8m with a floor to ceiling height of 3.1m (2.7m to underside of coffered arches). Finely detailed ceiling cornices and plaster moulded arches **(Photo 43**). The corridor walls are encapsulated to the height of the original plaster cornices by plasterboard affixed to timber battens. The plasterboard conceals original tiling to dado height and covers borrowed window lights above (**Photo 44).** Some tiling has been damaged by the fixings and original skirtings are encapsulated. The lively Edwardian character of the corridors has been damaged by the bland refurbishment works. Within the offices, masonry chimney breasts have been retained with ceiling cornices, but fireplace surrounds removed (**Photos 45 & 46**). Modern skirting cabling and heating supplies were introduced to the offices in the mid-1980's (**Photo 47 & 48**). Taking down corridor partitions and inserting modern fire doors to the open plan office space at the east end of the second floor has harmed significance (**Photos 49 & 50).** Generally, poorly executed fire protection measures to doors and top lights has harmed significance (**Photo 51**)**.**	

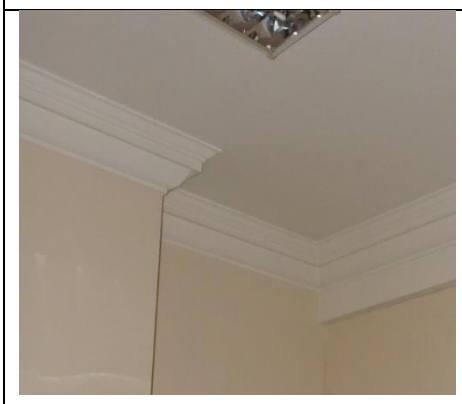
	**Photo 43 Typical detail of plaster ceiling and arch mouldings**	**MODERATE**
	**Photo 44 Plasterboard fixed over wall tiles and borrowed lights in corridor**	**LOW**
	**Photo 45 Typical Ceiling cornice detail round chimney breast**	**MODERATE**
	**Photo 46 Typical view of chimney breast with fireplace surround taken out.**	**LOW**

	**Photo 47 Sash windows on rear Milk Street elevation. Modern skirting cables and heating supply.**	**MODERATE**
	**Photo 48 Covered radiators and applied cable skirting.**	**LOW**
	**Photo 49 Open plan offices created by removal of corridor partitions.**	**LOW**

	**Photo 50 Modern fire doors inserted in corridor to fire protect open plan offices**	**LOW**
	**Photo 50a. Poorly executed fire protection measures to door and top light.**	**MODERATE**
3. Third floor		
Third Floor. 3 sets of original hardwood doors in corridor **(Photo 5*1*).** Plasterboard walls covering tiles and borrowed lights as on 2nd floor (**Photo 52).** Plaster moulding detail **Photo 55.** Typical views of the offices **(Photos 53 & 54)** show boxing for heating pipes and radiators, chimney breasts with ceiling cornices**,** some original skirting, original doors with top light blocked.		

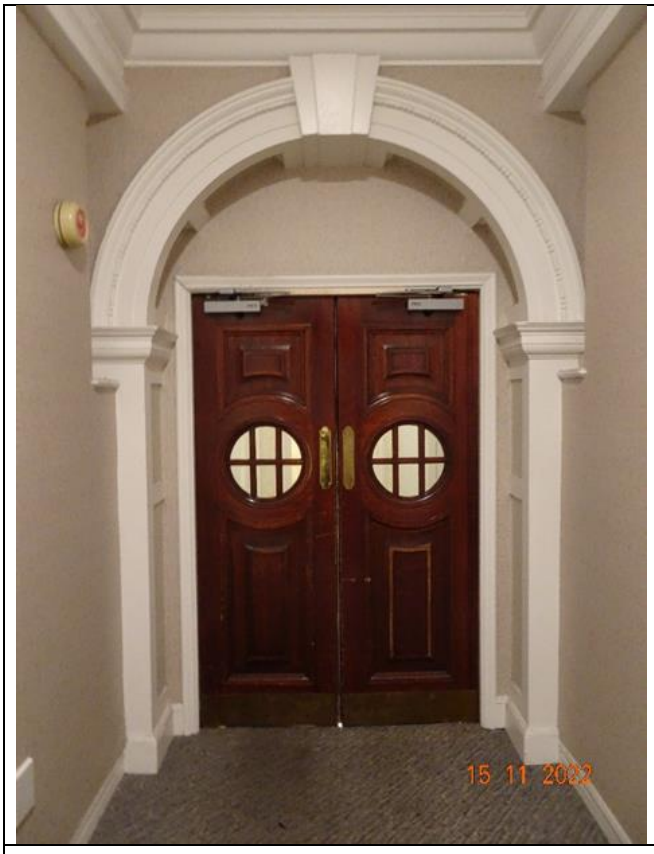
	**Photo 51 Double doors on corridor**	**MODERATE**
	**Photo 52. Hallway with plaster mouldings and cornices, skirtings covered, ceiling cornices**	**MODERATE**

	**Photo 53. Typical 3rd floor room on York Street frontage with boxed radiator, alcove and chimney breast with original plaster cornicing**	**MODERATE**
	**Photo 54. Typical Office on Spring Gardens frontage with inter-communicating door through masonry wall adjacent to chimney breast (it is not known at what date this was inserted)**	**MODERATE**
	**Photo 55. Detail showing plaster arch mouldings**	**MODERATE**
5. Fourth Floor		
The Fourth floor corridor is rectangular in section and is plainer than those on the 2nd and 3rd floors. It retains sets of hardwood double doors **(Photo 56)** The 4th. floor is not occupied. It has suffered water ingress **(Photo 57).** A typical view of an office at **Photo 58** shows boxing for heating and cables. A feature on the 4th floor is the circular room below the corner dome **(Photo 58**) situated above the Banking Hall entrance.		

	**Photo 56. Typical corridor view with double hardwood doors and encapsulated tiling to dado height. Original skirting behind plasterboard. Plaster ceiling cornice.**	**MODERATE**
	**Photo 57. Water damage to 4th floor office in dormer on York Street frontage. Modern partitioning dividing window unit. Skirting level cable and pipe boxing.**	**LOW**

	**Photo 58. 4th floor Staff room adjacent to Toilets. (Sash windows overlooking service area at rear.) Boxed services. Plain plaster walls and ceilings.**	**LOW**
	**Photo 59. Circular room at right angle turn in 4th floor hallway.**	**MODERATE**

6. THE PROPOSALS

Pre-app discussions

6.1 The proposal is to convert the upper floors at 3 York Street into a 46-bed 'Inn Keepers Collection' Hotel, which will be operated by Mitchells & Butlers as an adjunct to the Browns Restaurant and Bar on the ground floor. A site meeting was held with Historic England in 2019 and in a letter dated 28th June it was confirmed that there was no objection, in principle, although there would be major challenges, particularly in providing disabled access and avoiding damage to architectural character and fabric (**Appendix 10**).

6.2 An initial proposals plan (drawing 972 02 B) was submitted to Manchester City Council in September 2019 for pre-application advice (**Appendix 6**). The plan showed 43 hotel rooms together with offices and administrative facilities on the mezzanine floor.

6.3 In an email response dated 11 October 2019 (**Appendix 11**), the City Council also confirmed its support, in principle, for bringing back an important listed building into active use. This was subject to the retention of all original features, room sizes and original walls. The provision of disabled access, with minimal intervention, was identified as a significant issue.

6.4 Applications for planning permission and listed building consent were submitted in August 2022. Historic England, in it's consultation response (November 2022 – **Appendix 12**) again supported the proposals, in principle, as it would provide a viable use for the vacant area floorspace and better secure the building's ongoing preservation. Whilst commenting that some elements of the conversion would cause harm, Historic England does not object to the application, as it concludes that the harm caused would be outweighed by the benefits of bringing the building back into a viable use and the opportunity to re-instate some original features.

6.5 At a subsequent site meeting with the Council's Officer in December 2022, further discussions were held on the scope and justification for the proposed works and proposed mitigations. As a result, a number of further revisions have been made that include:-

- The use of ceiling trays to run services (instead of running services above suspended ceilings), in order to retain the sense of height and volume of spaces.
- Where suspended ceilings are a necessity, they stop short of window walls.
- Keeping openings between rooms to door height.
- Chimney breasts to be boxed to headboard height (instead of full height).
- Retaining glazed ceiling panes from the former Clerks' Room for subsequent display elsewhere with an explanatory panel.

6.6 A further site meeting was held in May 2023 at which the Conservation Officer requested a more detailed analysis and justification for the proposed works.

Design Objectives

6.7 The design proposals seek to achieve the following principal aims in relation to the Listed Building:-

1. Provide equal access for all to universally accessible rooms.
2. Protect and maintain features lending high significance to the asset, namely the principal facades to York Street and Spring Gardens and the ornate Banking Hall (now Brown's Brasserie & Bar) on the ground floor.
3. Minimise interventions into the building and the number of new openings required (existing openings are used wherever possible).
4. Provide hotel bedrooms that perform to the best industry standards in a manner that causes least disruption to the spatial layout of the building, and least intervention into historic fabric.

5. Manage guest access and out-of-hours access to the hotel through a single management structure for Browns and the hotel operation.

6. Restore character and original appearance of the third and fourth floors by the careful removal of 1980's work to secure the retention and repair of historic joinery, plaster and tile details. On the second floor, expose, repair and restore plaster and tile details above inserted floor level. Expose and retain historic joinery and tiling in floor void.

7. Reinstate internal corridor partition walls removed in the 1980s in the northeast part of the building.

8. Ensure other work is executed in a reversible manner, to protect features from harm should circumstances change in the future.

9. Mitigate harm wherever possible in the manner described in Section 9 of this Statement.

Provision of Equal Access

6.8 The strong preference, in terms of heritage values, is to continue to use the entrance designed for this purpose from York Street. However, this entrance is not fully accessible because of three granite entrance steps leading to a raised floor level in the lobby.

6.9 Initially it was proposed to make dual use of a new goods lift, for linen and guests with mobility issues, to be built within the service area. However, this option was rejected because it would fail to provide equal access for all. The service area and the constricted route to it along Milk Street are of poor quality, and having to share a goods lift as the only means of access was felt to be unacceptable for guests with mobility issues.

6.10 Other alternatives explored by the applicant are detailed in the Design and Access Statement.



Photo 60: York Street Entrance

6.11 The preferred solution proposed is to facilitate access for all through the current entrance on York Street (**Photo 60**). This will be achieved by removing the external steps (**Photo 61**) and lowering the floor level in the lift lobby to provide level access. The original entrance door and frame will be retained and refixed with a new light above the door to accommodate the increased height of the door frame. Granite flooring in front of the door will be matched to the existing steps to retain unity of appearance. Alterations to the entrance are shown on submitted drawing **AP32** together with details of UA travel to UA Bedrooms located on the 1st and 2nd floors.

6.12 Proposed alterations within the lift lobby are shown on drawings **AP50 and AP51**. Decorative tiled friezes on the walls are to be retained, and new fanlights/infill panels inserted above the lift door and basement door to compensate for the lowered floor. A new lobby floor will be dressed in patterned mosaic tiling of a colour and scale similar to the existing. Raised and fielded panelling to match existing will be fabricated where required due to the increased wall depth.



6.13 These alterations are permanent. They will ensure that access needs can be met for the proposed hotel use and by any future changes of use that may be made of the building to ensure the survival of the asset.

Linen service and goods lift

6.14 A separate facility is needed for linen removal and inward goods, so that the passenger lift serving the main York Street entrance is not scuff damaged or unacceptably delayed. A new platform goods lift is proposed in the south-east part of the service area where it can access the 2nd, 3rd and 4th floors.

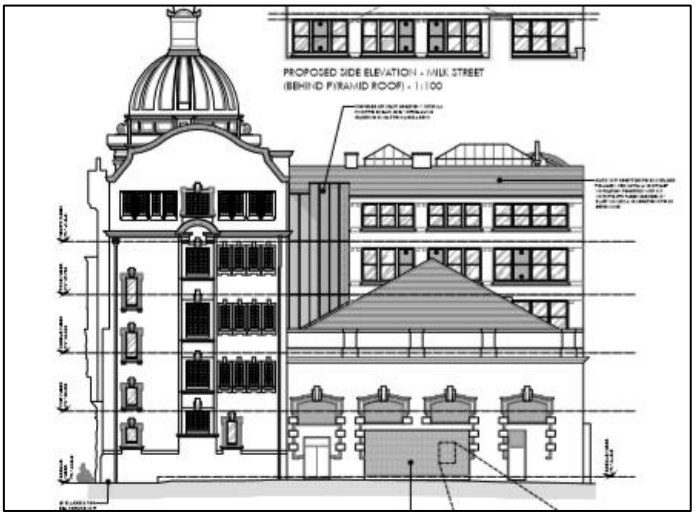


Figure 7. Proposed external lift shaft and new roller shutter grills on Milk Street

6.15 A new lift shaft will link into each hotel floor via existing window openings that will be enlarged. The location of the shaft is fixed by the position of the windows, and the need for the lift shaft foundations to avoid existing plant, underground storage tanks and drainage systems. It will break through the existing modern roof (**Figure 7**) and will be clad in a dark grey vertical zinc (Drawing **AP15)**.

Provision of Services

6.16 Hotel use requires the introduction of services to each bedroom - foul drainage pipes, hot & cold-water supplies, heating, air conditioning and electrical and data cables (similar servicing requirements will apply to any other sustainable use).

Wastewater

6.17 Because of the high significance of the ground floor Banking Hall, and the elaborate ceiling and finishes above waiting rooms and boardrooms, new services cannot be run vertically through the building into the basement.

6.18 Similarly, the provision of external pipework to carry wastewater from hotel bathrooms on the principal frontages to York Street and Spring Gardens was ruled out because of the adverse impact to the high significance of the external elevations.

6.19 Running pipework horizontally on each floor to the existing toilets near the lift well is not possible because the necessary falls cannot be achieved. Running pipework through the existing concrete floors is not feasible.

6.20 A key proposal of the submitted proposal is, therefore, to create a service void by raising the floor level over the mezzanine floor (1st floor) and most of the 2nd floor. The new raised floors are to be built of chipboard on timber lattice beams with a depth of 500mm. To protect the ceilings of the former Banking Hall below from water escape, a membrane will be laid, supported by a leak detection system. The void will carry foul drains routed vertically from the bedrooms on the upper floors and then horizontally across the building at 2nd floor level.

6.21 Within the 500mm raised floor void, existing skirtings and mouldings will remain, so that new work is reversible. The flooring is 22mm tongue and grooved chipboard supported on timber lattice beams held away from existing skirtings and joinery. New skirtings to match will be fixed in the bedrooms and corridors. Where the floor level is raised, original doors and door frames will be retained but raised in height; the height adjustment will be made by reducing the dimensions of the lights above the door. In some instances, doors are re-hung, and, where shown on the submitted drawings, new doorways will be formed in existing masonry walls with matching doors and architraves. Drawings **AS01, AS02, AS03 and AS04** show all the areas where it is proposed to remove original masonry.

6.22 A benefit of raising the mezzanine floor level on the first floor is to give level access from the lift landing, thus enabling a UA Bedroom (101) to be provided (Drawing **AP01**).

6.23 Wherever possible, the vertical runs will utilise existing voids. Drawings **AP28, AP29, AP30 and AP31** show the locations and details of proposed new holes through the existing floor structures. A hierarchy of core-drilled holes through the original floor slabs is proposed with those of 120mm-150mm in diameter accommodating hot & cold-water pipes, electrical cables, and soil pipes. These will form most of the intrusions into the floor slabs. Openings up to 400mm x 400mm for air supply ducts will disturb a greater area of concrete infill and require trimming. Openings larger than this will require support from beams spanning between load-bearing walls and supporting padstones that will affect original plasterwork finishes.

6.24 The smaller and most numerous openings of 150mm or less diameter will cause minimal disturbance to existing floor slabs and plaster ceiling finishes. Larger openings will require a greater area of the plaster ceiling and infill to be removed between steel joists.

Other services

6.25 New systems are proposed to distribute hot and cold-water, air conditioning, heating and electrical/data cables. On the 2nd and 4th floors, services are distributed to bedrooms from high level runs along the corridors. Within bedrooms, services are accommodated where possible within ceiling voids created by a new dropped ceiling within the bedrooms. The dropped ceiling is a double layer plasterboard fixed through the existing plaster ceiling to the structure above.

6.26 The existing late 20th century heating system, pipework and radiators will be removed together with panelling and boxing to skirtings.

6.27 In those bedrooms on the second floor above a raised floor level, the ceiling void will be 150mm deep over the bed and dressing areas, giving a floor to ceiling height of 2.7m (Drawing **AP21**). To accommodate the air conditioning unit, the ceiling void is deepened in the en-suite and door lobby areas, reducing the floor to ceiling height to 2.2m.

6.28 Dropped ceilings will stop short at walls and window junctions in order to protect and leave visible original timber or plaster mouldings. Where new partition walls abut the chimney breast, a shadow gap will be formed to emphasis the original structure. (Drawing **AP40**). Where possible**,** en-suite partitions do not abut chimney breasts.

6.29 In the bedrooms, except on the corridor wall, wall linings are to be omitted and power and data sockets chased into the masonry walls. On the bedroom side of the corridor wall, a new shaft wall is to be installed with fire and acoustic properties (Drawing **AP20**). Attaining adequate acoustic properties is not feasible over the internal windows by other means.

6.30 From Reception on the second floor, level access is provided to UA rooms 201 and 202. Consequently, the floor will not be raised over this area; nor is it proposed to run services within the corridor serving these rooms.

6.31 In the rest of the corridors on the 2nd and 4th floors, services will be carried on trays or baskets, so that visitors gain the sense of the full ceiling height of the corridor. Hot and cold water pipes will be exposed and clad. On the 2nd floor corridor, the floor to underside of basket height is 2.0m and on the 4th floor it is 2.31m. Existing features, cornices, ceiling and arch mould details will be left exposed around and above the service trays.

6.32 The 1980's plasterboard wall linings fixed to timber battens will be removed to reveal the tiled walls and damaged areas will be made good. Borrowed lights will be inspected and exposed and repaired where necessary. Full details are shown on drawing **AP20.**

6.33 Services on the 4th floor will be carried on cable trays at a height of 2.31m, leaving views around the trays. Hot and cold water pipes will be exposed and clad.

6.34 Services on the 3rd floor will be dropped or raised from the floors above and below. There are no services in the corridor. The corridor will be returned to its original appearance by removing the late 20th century plasterboard from walls and ceilings, and exposing original tiled walls and window lights

Ventilation

6.35 In order to provide ventilation to the bedrooms on the second and third floors, louvred ventilation panels 150mm x 150mm are proposed to be inserted in the windows to the Milk Street elevation. There are four sets of 2-pane sashes on each floor following a pattern of 3-3-3-4 (**Photo 21**). One casement in each set will be replaced with glazed-in-louvres (See **Figure 8**).

6.36 Alternatives solutions, including breaking through the external brickwork piers between each set of windows, were found to be impractible. The windows will be fully retained and the louvres glazed in. The work is reversible.



Figure 8. Proposed ventilation louvres

6.37 On the 4th floor, ventilation will be supplied through slate roof vents. Plant housed in the roof void will take/discharge air through two new dormers located by the proposed lift shaft. This option cannot be used for the second and third floors as the roof pitch is shallow and the roof void small.

Internal works

6.38 The proposed layout of the hotel guest rooms is shown on drawings **AP01, AP02, AP03 and AP04** and may be compared with the existing office layout shown on submitted drawings **AS01, AS02, AS03 and AS04.**

6.39 The main circulatory system will remain from the York Street entrance lobby via the passenger lift, or stairs, which serve each floor level. Initially guests will be directed to reception on the 2nd floor, from which level universal access is available to rooms 201 and 202, or back to room 101 on the 1st floor.

6.40 The pattern of rooms off spine corridors is retained with the vast majority of doorways kept in their existing positions. Doors are reused, some are to be rehung.

6.41 In most instances, en-suite facilities are built within each hotel guest room and partition walls kept clear of chimney breasts; alternatively, a shadow gap is formed. Existing ceiling cornices are retained. Boxing in the full height adjacent to chimney breasts is avoided. Dropped ceilings are stopped short of windows and ceiling cornices. Where former offices are too small to accommodate en-suite facilities, these are provided in adjacent spaces. Where shown on the submitted plans, new openings will be formed in masonry walls and matching doors and architraves fitted.

6.42 A limited number of new openings are proposed in the external masonry walls at each level to provide goods lift access through existing, but enlarged, window openings and

on the 2nd floor to make a reception area. Goods access is provided through the ground floor service area, where a level linen delivery and marshalling area is shown next to the proposed goods lift. Within the car park/service area, locations are shown for the hotel's heaters and condensers and for Brown's Brasserie refuse facilities and car parking.

6.43 The existing 1980's fire escape stairs to the ground floor service area are to be retained.

Secondary Glazing

6.44 In order to achieve satisfactory acoustic and thermal conditions in the bedrooms, existing windows will be inspected, refurbished and fully sealed shut. Secondary glazing will be installed with 6mm glazing with a 50mm gap. Care will be taken to match glazing bars to those on the existing windows. The insertion of secondary glazing in the building is necessary to achieve acoustic, thermal and air quality standards.

Chimney Breasts

6.45 Chimney breasts will be retained with adjacent boxing limited to headboard height wherever possible.

External Works

Construction of new lift shaft

6.46 The remaining sections of the domed ceiling frame of the former Clerks Room will be trimmed to accept the lift shaft but will otherwise remain intact, as will the modern pyramid roof (except where the lift shaft cuts through). Where remaining ceiling glazing must be removed to accommodate the lift shaft, it will be carefully taken down for permanent display elsewhere within the building.

6.48 The greater part of the lift shaft will be within the covered service area. Where it breaks through the pyramid roof over the service area the shaft will be visible from the windows of surrounding buildings. There are almost no views from street level because of the restricted street width and pyramid roof (**Photo 20**).

6.49 A simple dark zinc finish to the masonry shaft is proposed above roof level, which will be visually discrete but clearly distinguish it from the original building design.

New grilles on the Milk Street elevation

6.50 Air conditioning plant and air source heat pumps are to be located within the service area, and new grilles and a new rolled shutter grille are proposed to allow adequate air flow within this area.

7. IMPACT

7.1 In this section consideration is given to the impact of the works described above on the significance of the heritage asset.

Table 4. Definition of Impact

Adverse	Where the degree of physical or visual change would result in a demonstrably negative impact on the fabric, setting or character of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset. The impact may be major or negligible.
Neutral.	Where the degree of physical or visual change would result in no demonstrable change to the heritage significance of an identified component of the historic environment, or the ability to appreciate the defined values of the heritage asset.
Beneficial.	Where the degree of physical or visual impact would result in an appreciably positive change, or the enhancement of the values of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset

7.2 The following section sets out in tabular form each of the proposed interventions/works to the offices at No.3 York Street. The extent of the impact of each intervention is measured, having regard to the significance that the feature lends to the asset.

Table 5: Physical Impact Appraisal

Building element	Proposal/intervention	Heritage Impact
3 York Street Office Entrance (works affecting external appearance)	External works to create level access by removing 3no. steps and lowering internal floor level, dropping door/frame to new level and adding light above door. Seen in the context of the emphatic Baroque design of the 4-storey bay within which the entrance door is recessed, the modest change in appearance can be absorbed without detriment to the architectural importance of the asset. The public benefits of providing universal accessibility to the building justify this intervention.	**Negligible adverse impact** **No harm to character or appearance of Conservation area**
New Lift Shaft above Milk Street service area (works affecting external appearance)	New goods lift shaft to serve upper floors clad in dark zinc vertical cladding to match existing pyramid slate roof. A simple modern design that neither replicates nor challenges the original architecture on the Milk Street facades of the original offices. Not readily visible from the surrounding streets within the conservation area. Views from surrounding buildings encompass other new development.	**Negligible adverse impact. No harm to character or Appearance of Conservation Area.**
Rear north facing slate roof slope off Milk Street (works	External Works to create 2no. small ventilation dormers adjacent to lift shaft on rear roof slope	**Neutral. No harm to the character or appearance of The**

affecting external appearance)		**conservation area**
Rear roof slopes (works affecting external appearance)	The insertion of mushroom slate vents in the roofs at the rear of the building	**Neutral** **No harm to character or appearance of conservation area.**
2nd & 3rd floor windows facing Milk Street (works affecting external appearance)	Replacing 8no. windows with spandrel glazed ventilation louvres. Alternative extraction points were explored but found to cause harm to brick walls. The window ranges on the second and third floors cannot readily be seen from the street and are partially hidden behind the pyramid roof. Using existing window openings to ventilate the rooms has the benefit of avoiding cutting holes into masonry walls and is reversible.	**Negligible adverse impact** **No harm to character or appearance of conservation area.**
Saloon roof & C21st roof structure above service area	Cut and trim openings in the saloon ceiling and slate roof structures for new lift shaft, record the domed ceiling structure and carefully remove glazed fragments for display elsewhere. Details and conditions of display to be determined.	**Negligible adverse**
Service Area	New service lift, works to raise part of floor, new plant enclosures, replace roller shutter door and insert new grills.	**Neutral**
Circulation	The proposed linen lift introduces an additional means of access. No other change is made to the original circulatory pattern from the lift lobby to the spine corridors and visitors will continue to approach hotel rooms in the same way. Door positions are generally retained and reused. The means of fire escape introduced in the 1980's is retained.	**Neutral**
York Street Lobby Entrance	Take out existing floor, drop lift and basement stair doors, add top lights, extend internal stairway to new floor level, lay new tiles in matching colour/theme and supply new timber wall panelling to match existing moulded timber panels.	**Minor adverse impact**
All areas	Strip out 1980's heating pipes, radiators, radiator covers and skirting boxing.	**Beneficial**
1st Floor (throughout)	New 22mm chipboard floor on timber lattice beams 510mm deep to be installed to level of lift landing to form void for drainage runs. Existing moulded skirtings will be retained beneath the new floor.	**Negligible adverse**
1st floor corridor ceiling	Intervention into existing building fabric over corridor to increase ceiling height to 2.3m above raised floor level.	**Negligible adverse**
1st floor corridor	4no. existing doors. retained and altered to new floor height; 1no new matching door to Bedroom 102.	**Neutral**

1st floor bedrooms	Opening formed in masonry wall in UA bedroom 101 and new matching door/frame. Construction of partition walls to form en-suite units.	**Negligible adverse**
1st floor bedrooms	Introduction of new dropped ceilings of double layer plasterboard fixed to structure above giving a floor to ceiling height of 2.5m.	**Neutral**
2nd Floor lift landing	Toilet partitions demolished. Landing wall removed to create Reception area, retaining downstand and nibs to indicate former position.	**Negligible adverse**
2nd floor corridor throughout	Existing plasterboard encapsulation to be removed, original tiling retained and exposed, existing borrowed-light windows retained and exposed. All existing plaster and timber moulded features in arches, ceiling cornices and skirtings to be retained and exposed.	**Beneficial**
2nd floor corridor throughout	Internal windows to be assessed, repaired and retained. All existing tiled finishes to be retained in-situ and repaired/reinstated with new or reclaimed (to match) as required.	**Beneficial**
2nd Floor	New 22mm chipboard floor on timber lattice beams 500mm deep to be installed clear of existing skirtings to form void for drainage runs (except to first section near to public reception). Existing skirtings and wall tiling below new floor to be retained.	**Negligible adverse**
2nd floor raised corridor	Use of ceiling trays to carry services in corridor, views around and through the trays will allow the arch mouldings to be seen. Ceiling cornices will be retained.	**Negligible adverse**
2nd floor corridor (not raised)	Existing feature arched mould detail retained, new matching doors/frames	**Neutral**
2nd floor bedrooms	En-suites partitions and dropped ceiling for services and AC Unit. Impact mitigated by stopping dropped ceiling short of wall and window cornices, use of shadow gap where partition wall abuts chimney breast, avoiding full height alcove boxing, and high ceiling raft over bed and dressing area.	**Negligible adverse**
3rd floor corridor	Existing plasterboard encapsulation to be removed, original tiling retained and exposed, existing borrowed-light windows retained and exposed. All existing plaster and timber moulded features in arches, ceiling cornices and skirtings to be retained and exposed.	**Beneficial**
3rd floor corridor	Damaged/missing tiles to be repaired and new or reclaimed (to match) as required.	**Beneficial**
3rd Floor Corridor	Borrowed lights to be assessed, repaired and left exposed. Formation of lobby entrance to linen room and room 301 to retain window in its entirety.	**Beneficial**
3rd Floor corridor	Existing office doors retained and/or rehung. New matching doors to rooms 392,324,316, linen room, reception and escape stair. Three	**Neutral**

	sets of existing double doors in corridor to be retained and fire protection/closure added.	
3rd floor bedrooms	New openings formed in masonry walls for new doorways in rooms 304, 306,301 and linen room. The number and locations of new openings has been kept to a minimum and proposed only where necessary to achieve a layout that retains as many of the original office doorways to the corridor as possible.	**Neutral**
4th floor corridor	Existing plasterboard encapsulation to be removed, original tiling retained and exposed, all existing plaster and timber moulded features in arches, ceiling cornices and skirtings to be retained and exposed.	**Beneficial**
4th floor corridor	Service trays to be introduced at a height of 2.315m above floor level. Services on tray taken into bedrooms, through cores in masonry walls above doorways, retaining ceiling cornices and door architrave mouldings.	**Negligible adverse**
4th Floor corridor	3no. Existing double door sets in corridor to be retained with added fire paint protection and closers. All existing doors are re-used/rehung and in two instances sealed shut. New matching doors/frames to the linen room and room 401 formed in previous opening with brick/block infill.	**Neutral**
4th floor bedrooms	New structural openings to be door head height to allow for retention of part of wall and cornicing at high level. New en-suite walls avoid abutting chimney breast; where this is not possible a shadow gap is formed.	**Neutral**
All areas	Masonry wall openings. Limited number of openings to be formed in masonry walls for new doorways, mostly to link to en-suite facility. (First floor - 1; Second floor - 3; Third floor - 3; Fourth floor - 7). Openings to door height only, masonry construction. On the 2nd, 3rd and 4th floors, new openings through window for lift. The number of new openings are strictly limited	**Negligible adverse**
All floors	Structural openings for vertical risers.	**Neutral**
All windows	Sealed shut and Secondary Glazing introduced to match glazing bars.	**Neutral**
En-suites all areas	Construct new en-suites to bedrooms, allowing for the new walls to avoid abutting chimney breast, alternatively form shadow gap, retain plaster and joinery cornices by stopping short dropped ceiling, use low level boxing adjacent to chimney breast.	**Negligible adverse**

8. JUSTIFICATION AND MITIGATION

8.1 The continued failure to let the office space in current market conditions poses a significant potential threat to the asset, from general fabric decay, potential vandalism and the risk of water escape, especially to the Brown's Brasserie and Bar with its fine ceiling directly below the empty office space. To offer protection to the building and maintain heating and other services, Guardians have been employed since 2018, but this remains a stop-gap measure.

8.2 In the longer term, the applicant needs to reduce or remove the risks to the listed building and secure a use which is both most useful to the owner and most supportive to its long-term conservation.

8.3 From the outset, it has been recognised that a hotel use in the same ownership as the restaurant and bar would have potential operational benefits; the use complies with the City's planning policies; and the spatial layout of the former offices, served by a central corridor on each floor, lends itself to hotel use.

8.4 Hotel use compliments the owner's Bar and Restaurant operation on the ground floor. A unified management structure over the restaurant and hotel operations will give out-of-hours access to universally accessible rooms. Hotel use will give the public greater access to the upper floors of the building, Reducing the risks to the asset (by reason of continued vacancy) is desirable. Hotel use is considered to be the optimum viable use for the asset by the owner, Historic England and the City Council.

8.5 In order to achieve the optimum use, a three main issues have to be addressed.

- The provision of equal level access for all.
- Servicing the new use.
- The provision of services throughout the building.

8.6 All these issues will have to be addressed by any use proposed for the upper floors; including continued office use.

Equal level access for all

8.7 The York Street entrance to the building does not provide level access. The need to provide equal access to the upper floors is one which applies to all potential uses. The existing lift is three entrance steps above pavement level. A number of potential solutions were considered but were found wanting for a variety of reasons. The alternatives are described in the accompanying Design and Access Statement.

8.8 The solution chosen is to facilitate access for all through the current entrance on York Street. This is the preferred heritage solution because it retains the historic circulatory route for visitors. This can only be achieved by removing the steps and lowering the floor level in the lift lobby. This will interfere with original fabric. To mitigate any harm, it is proposed to retain the original door and frame, refix them at pavement level and put a new fanlight above the door.

8.9 The change to the external appearance of the building is modest. The doorway remains deeply set back in a wide, emphatic, Baroque architrave. This has pairs of blocked coupled columns on each side, supporting a deep, open semi-circular segmental pediment; the whole composition boldly forming part of the emphasised 6th bay on the York Street frontage. Making the proposed adjustments to the deeply inset doorway will not affect the balance of this striking architectural composition.

8.10 In mitigation, the proposed change will be balanced by the substantial public benefit of achieving equal access to the hotel. All guests will enjoy the same arrival experience. Equal access will be secured for all future uses of the building.

Servicing

8.11 To provide the lift with adequate capacity to meet guests' needs, a secondary goods and linen lift is proposed within the service area. To access the upper floors, the lift shaft must break through the former saloon roof structure and the modern slate pyramid roof. The saloon roof will be trimmed to accept the shaft and remaining glass panel fragments carefully removed for display elsewhere. The former ceiling is of historic interest but was largely destroyed in the 1980's and has lain hidden since. Further disturbance to the structure will be limited and will be mitigated by the opportunity to record the structure of the ceiling and display a small fragment of the glass with explanatory text.

Services

8.12 It was decided, at the outset, that services could not be run to the external elevations on York Street and Spring Gardens. Heating and air quality, sound proofing, and the provision of hot and cold water and waste disposal to each hotel room must be, therefore, be managed internally. It is not, however, possibly to run services vertically through the building and, accordingly, in order to minimise intervention into the fabric of the building at every floor level, it is proposed to run the collected services under a raised floor at second floor level.

8.13 Raising the height of the second floor, to create a service void, is the key to securing hotel use (it would also be key to securing the majority of uses for the building). The work will be carried out so that original skirtings will be retained beneath the new floor structure, which is entirely supported on the existing floor. Any adverse harm to character or appearance caused by a 500mm reduction in ceiling height will be mitigated by reversing mid-1980's work. Original Plasterwork, mouldings, cornices and decorative features are retained. In addition, wall tiling and internal windows will be restored and exposed in hallways. In other parts of the building, notably on the 3rd floor and part 2nd floor, the full restoration of original features will be possible because of the concentration of services on one level.

Summary

8.14 All parties recognise that the use proposed is, in principle, the most supportive to its long-term conservation and, in these circumstances, weighing up any harm against public benefits accords with Paragraph 202 of the National Planning Policy.

8.15 Changes have been made to the proposals as discussions have advanced with the planning authority. On the 2nd floor, original features are to be exposed and retained, notwithstanding the raised floor level which will reduce the apparent height of the dado rail. Near to Reception, where the original floor level is retained, all original features will be assessed and exposed. The significance of the former offices as part of the Bank building will be better revealed to visitors.

8.16 To mitigate harm, it is proposed to run ceiling level services on trays within the corridor thereby helping to keep a sense of the volume of the original spaces. In response to pre-inquiry discussions, dropped ceilings in bedrooms will stop short of ceiling cornices and windows to expose original plaster mouldings. Partitions will be scribed round features and measures taken to respect chimney breasts: by avoiding abutments, or

when unavoidable, creating shadow gaps; and avoiding full height boxing of alcoves adjacent to chimney breasts. New openings are kept to the absolute minimum necessary, but where they are required (such as to connect bedrooms to an en-suite facility), they will be kept to door height. Lowered ceilings will also be limited so that window walls are not compromised.

8.17 The proposed scheme will reverse many of the harmful changes made in the 1980's and restore much of the character and appearance of the corridors on the upper floors. Most bedrooms will be accessed through existing doorways; where new doors are fitted they will match the existing. Original decorative finishes (like the green tiling) will be reinstated under the current proposals. This is a positive benefit of the scheme particularly in those areas on the 2nd and 3rd floors where the original appearance will be entirely restored.

8.18 Internally, the introduction of en-suite facilities will sub-divide former spaces, but in mitigation the circulatory pattern within the building is being maintained and original doorways used to access bedrooms. The asset will be available to a greater number of the public who will gain a greater experience of the restored Edwardian features of the building.

9. SUMMARY AND CONCLUSION

9.1 Sufficient technical information has been given in the submitted drawings and other material to judge the implications of the proposals on heritage values.

9.2 The weight given to those heritage values in this statement is proportionate to the significance of the Grade II* Listed Building at 1-3 York Street and the surrounding conservation area. Due weight has been given to the impact of the proposed changes to 3 York Street on the significance of the asset.

9.3 The changes proposed will facilitate the optimum viable use of the asset and help secure continuing investment. To achieve this, essential changes to the building (many of which are reversible) are balanced against positive restoration works that mitigate harm and preserve significance. Justification is provided for any harm necessary to secure a viable use for the asset.

9.4 Finding a secure economic use for the vacant premises is the most important way to establish an ongoing maintenance and repair programme to assure the future of the grade II* listed building. A sound case has been made for essential works that best secure heritage values and justify any harm when weighed up against the benefits of the scheme.

APPENDIX 1

‘THE ATHENAEUM’ P.H, YORK STREET, MANCHESTER

DESIGN & ACCESS STATEMENT

&

LISTED BUILDING APPRAISAL

August 2008

INTRODUCTION

This Design & Access Statement has been prepared in accordance with the requirements of Regulation 3A of Planning (Listed Buildings and Conservation Areas) Regulations 1990, together with the guidance set out at Section 3 of Circular 01/2006: Guidance on Changes to the Development Control System.

As is required by paragraph 107 of Circular 01/2006, this Statement, **“includes a brief explanation of how the design has taken account of paragraph 3.5 of PPG15 (Planning and the Historic Environment), and in particular: -**

- **the historic and special architectural importance of the building;**
- **the particular physical features of the building that justifies its designation as a listed building; and**
- **the building’s setting”.**

As is also set out at paragraph 62 of Circular 01/2006, **“the level of detail required in a Design and Access Statement will depend on the scale and complexity of the application, and the length of the Statement will vary accordingly”.** This Statement is proportionate to the proposal.

This Statement accompanies a proposal to refurbish the interior of The Athenaeum Public House, which is a Grade-II* listed building. The proposals are fully illustrated on the scaled drawings, and details, which forms part of an application for listed building consent.

CONTEXT

The Athenaeum is a city centre public house operated by Mitchells & Butlers Retail Limited (the Applicant). The Company is the pub and restaurant arm of the former Bass Group and with over 2,000 licensed premises in the United Kingdom, and over 110 years experience of operating public houses, it is the leading, and most successful business in the sector. The Company has one of the largest estates of listed building of any property owner in the country. It has wide experience in the sensitive refurbishment of such properties.

The Athenaeum comprises the former ground floor banking hall and waiting rooms, together with the basement areas thereunder, of the former Parr’s Bank situated at Nos. 1 to 3 York Street. Built in 1902, the building is Grade-II* listed. The listing entry is detailed and reads as follows:-

"Manchester SJ8498SW York Street 698-1/28/445 (North Side) 04/01/72 Nos.1 and 3 former National Westminster Bank on corner at junction with Spring Gardens GV II* Bank. 1902, by Charles Heathcote, for Parrs Bank. Red sandstone on grey granite plinth, slate roof. Rectangular plan with splayed corner to Spring Gardens. Vigorous Edwardian Baroque style. Three unequal storeys and attic, 1:5:1 bays to York Street, including the corner, which has a domed turret. The ground floor, which is taller than the next 2 floors together, has banded rectangular piers supporting coupled Doric columns with shaped entablatures from which inverted consoles rise (between the 1st floor windows), and a large round-headed window filling the width of each bay, with moulded head, scrolled keystone, and plate-glass glazing with enriched bronze "ferramenta", including a horizontal mid-panel, bottom panels with stained glass, and arched upper lights with margin panes. The lst floor has 3-light mullioned windows with eared architraves and triple keystones, and a prominent enriched cornice with modillions; the 2nd floor has arcaded segmental-arched windows with festoons between each group of 3; and the attic has 3-light dormer windows with shouldered architraves and segmental pediments. The 6th bay (at the right-hand end) differs: it is 4-storeyed to the same height, breaks forward slightly, has an open semi-circular pediment, a doorway at ground floor with emphatic Baroque architrave, including blocked coupled columns and segmental pediment, a 2-storey canted oriel above (with little windows in heavy surrounds at 1st floor and a cross-window at 2nd floor), and a round-headed window at 3rd floor with enriched pilastered architrave. The splayed corner to the left has octagonal piers framing a large round-headed doorway with enriched granite surround, a pair of windows at 1st floor with Gibbs surrounds and triple keystones, an elaborately-detailed 2-stage feature above (rising into the turret), including a curved balcony with elegant Art Nouveau railings and a broken pediment containing a cartouche; and a cylindrical Baroque turret with projected Ionic aedicules, prominent modillioned cornice and domed lead roof with a lantern. Six-bay return side to Spring Gardens matching the York Street façade. Interior: imposing and richly decorated banking hall".

Attached, at Appendix 1, are extracts from the Builder's Journal published on 10th July 1907. The property is, therein, described as follows:-

"The head-office of Parr's Bank in Manchester is a five-storey building in neo-Classic style situated at the corner of York Street and Spring Gardens. It is faced with red Carlisle stone, and is surmounted by an octagonal turret, having a copper dome at the angle (this dome was executed by Messrs. Ewart and Sons of London). The bank occupies the basement and ground floors of the building, the remaining floors being let out as offices. The banking hall is an imposing department 25ft. high lined with marble and having large, detached, marble columns, with bronze window frames and an enriched ceiling in fibrous plaster. Beyond it is the clerks' hall, lighted from the top by a large saloon roof into an area. The metal work, lead glazing and bronze window frames are by Messrs. George Wragge Limited and the whole of the carving on the building was executed by Messrs. Earp, Hobbs and Miller. Lifts have been provided by Messrs. Archibald Smith and Stevens Limited. The strong-rooms are by Messrs. Chubb and are of the most up-to-date construction. Messrs. Robert Neill and Sons were the general contractors, and Messrs. Charles Heathcote and Sons of London and Manchester, were the architects."

The Journal extract includes a plan showing the original lay-out of the ground floor of the building. This is included as part of the application documentation (drawing 0839-501 Ground Floor Plan as Existing).

The main public entrance to the building is on the corner of York Street and Spring Gardens. There is a fine timber internal entrance lobby which gives access to the public banking hall, which lies behind the first two bays of the York Street frontage and which extends the full depth of the building along the Spring Gardens frontage.

That part of the ground floor, which lies behind the other four bays of the York Street frontage, was laid out as waiting rooms, a board room and also included the entrance to the independent offices at 1st, 2nd and 3rd floor levels.

The north-east corner of the ground floor was the Clerk's Hall. It also included various back of house offices. This area was divided, from the main public banking area, by a series of arches faced in marble.

The extract from the Builder's Journal includes impressions of the Banking and Clerks Halls. Current photographs included as part of document 0839/Photos - Internal.

The Banking Hall, together with the waiting rooms and boardroom along the York Street frontage, together with the basement areas beneath, were converted to public house use in the mid 1980's. Internal, black and white, photos, taken prior to the conversion, are attached at Appendix 2.

The conversion included the removal of the teller's counter, in the main Banking Hall. Part has been retained, and re-located, to the rear of the Banking Hall, where it is incorporated into an unused bar servery which sits in front of a free-standing 'kitchen pod' structure. This structure incorporates stairs leading up to a mezzanine bar area, created on its roof. The kitchen pod is faced in mock wooden panelling.

The conversion also included the creation of a central bar island, together with a raised seating area along the Spring Gardens frontage of the building.

The former Waiting and Board Rooms, along the York Street frontage, have been converted into a secondary bar area. A number of original partitions, in this area, have been removed and a new entrance has been created in the third bay of the York Street frontage.

The ground floor of the building was originally divided by a number of arched columns faced in different coloured, banded, marble (see original floor plan layout included in the Journal extract attached to Appendix 1). The existing (current) ground floor layout (as shown on Application Drawing 0839-501) highlights 'original structure and partitions still in existence', 'original structure and partitions since removed', and 'partitions and structure added' (since the original building was built in 1907). It shows that the majority of these arches have been infilled.

Working back from the York Street frontage, the first opening has been filled in. A semi-circular timber phone cubicle has been placed in front of the new partition on the banking hall side.

A double door lobby, dividing the main and secondary bars, has been created in the second arch.

The third and fifth arches have been infilled to create men's and women's toilets. The infill screens, in these arches, together with the fourth arch, incorporate original doors re-located

from the Waiting Room/Board Room area. The photographs attached to Appendix 2 show these doors in their original position.

The final, sixth, arch has been infilled following the creation of a new set of emergency escape stairs leading up from the basement.

The Clerks Hall, which occupied the north-east part of the ground floor, has now been turned into a covered car park and service area. As part of its lease, the Company has the right to use this facility, but it does not form part of its demise.

CONSULTATIONS

The Company first approached the City Council, about its proposal to refurbish the property in February 2006. A number of subsequent meetings, and discussions, took place with Mr Tony Mitchell and Miles Leather-Barrow who were sent, and commented upon, various sketch proposals. The proposals received listed building consent (ref: 081698/LO/2006/CI) was approved in March 2007.

The Company approached the City Council (in May 2008) about a revised scheme of refurbishment. A meeting took place with Mr Tony Mitchell on site in July and his comments have been incorporated into the current proposals.

THE PROPOSALS – DESIGN AND EVALUATION

Many of the elements, which received listed building consent on 28 March 2007 (ref: 081698/LO/2006/CI), are common to the revised proposals:

1. Removal of the internal lobby linking the two trading areas.
2. General refurbishments and lighting alterations.
3. Changes to the configuration of the raised seating areas.
4. Alterations to the ‘kitchen pod’ and the relocation of customer toilets.
5. Changes to the balustrading on the mezzanine.
6. Moving the existing payphone booth to a new location.
7. Alterations to the existing redundant bank counter.

The main differences, between the permitted, and the latest, schemes are as follows:

1. The existing bar will be retained, rather than replaced and relocated, albeit in a much altered form.
2. New storage facilities at ground floor (in a different location to those approved).
3. Creation of new screens to provide discrete seating areas.
4. New ventilation, extract and heating equipment.

The vast majority of the proposed works concern the alterations of modern insertions (i.e. structures added to the interior when the building was converted into a public house in the mid-1980's. The proposals are fully described, and detailed, on the application drawings and documentation. Many of the drawings include 'method statements'.

Amount: - There are no extensions proposed and nor is there any significant increase in the customer trade area.

Layout: - The proposal includes a revised kitchen area and the relocation of customer toilets and stores. They also involve an alteration to the layout of the existing raised seating area and back of the island bar servery

Scale: - As already indicated, no extensions, or other external alterations, are proposed.

Landscaping: - The works are internal only. No external landscaping proposals.

Appearance: - No physical changes are proposed to the external appearance of the building.

LISTED BUILDING APPRAISAL

Paragraph 3.5 of **PPG15: Planning and the Historic Environment,** confirms that the issues, which are generally relevant to the consideration of applications, for listed building consent, are: -

1. The importance of the building;

2. The particular physical features of the building, which justifies its conclusion in the 'list';

3. The building's setting and its contribution to the local scene;

4. The extent to which the proposed works will bring substantial benefits to the community, in particular, by contributing to the economic regeneration of the area or the enhancement of its environment.

The Athenaeum is a important part of the historic context, and quality, of Manchester City Centre and is listed Grade II* (criterion 1). The proposed works do not alter the external appearance of the building or affect its setting or the contribution that it makes to the local scene (criterion 3).

The building is listed because of the quality of both its exterior and its interior, wherein many original fixtures and fittings remain (criterion 2). The main interior features, that are cited in the listing schedule, will not be effected by the proposals, with the changes primarily impacting upon modern inserts. Where alterations are proposed, they have been designed so as to respect, and enhance, interior character.

The Athenaeum is a 'vertical' drinking establishment, with a limited food offer. The refurbishments are intended to enhance the 'food offer' and, as such, the scheme is driven by the need to improve the kitchens and render the customer trade areas more conducive to 'sit down' diners.

The central bar, with its false columns and tall back bar, occupies the centre of the former Banking Hall. The bar will be cut back and be provided with a new, enriched, bar front and simplified back bar (see Drawing 1448/15B). The fake columns will be removed and the revised back bar will incorporate glazing that will help reduce the impression of bulk and the impact that it has upon the volume of the former banking hall.

The revised bar arrangement includes screens to the rear which reflect the subdivision created by the original teller screens. Their design (Drawing 1448/10C) reflects, and uses materials appropriate to, the character of the interior. They will allow the provision of segmented seating areas in a manner that is consistent with the original volume and layout of the banking hall (see original floor plan layout included on Application Drawing 0839-501).

The other main elements of the revised scheme include:

1. The existing area of raised floor (on the Spring Gardens frontage) is to be reduced in size and reconfigured (Drawings 1448/12C). This is part of the overall proposals to create a more flexibile, and attractive, pattern of seating within the premises.

   The reduction in the size of the raised seating area will reveal more of the marble to the wall facing Spring Gardens. Where necessary, the marble will be repaired and refurbished.

2. The reconfiguration of the internal layout of the 'kitchen pod' to provide improved kitchens and new ladies and disabled toilet facilities. The kitchen pod will be refaced so as to create a simpler, more modern, treatment.

   In line with advice received from Planning and Conservation Officers, the existing boarding (Drawing 0839-103B) will be removed and will be replaced with mirrored panels, which will receive acid etched and brilliant cut glass, and contrasting timber polished panelling (Drawing 1448/09B). The arrangement of panels reflect the banding of the marble faced wall behind. The result will be to create a high quality, but clearly modern, structure that compliments, rather than one which tries to ape and copy (unsuccessfully), the original interior of the building.

3. The refurbishment of the kitchen includes the provision of new ventilation plant and equipment. The current outlet passes through an adjacent, modern, stairwell and then at high level through the service/parking area.

   The new outlet will also pass through the same modern stairwell into the covered car park where it will also link up to an existing outlet grille in the eastern facade of the building. The existing grille will not be altered.

   At present, there is no fresh air ducted into the kitchen, which results in hot, and oppressive, working conditions. A new inlet flue/duct, which will again pass through the modern stairwell will be provided. It will link into existing ventilation equipment in the service/parking area.

   The ventilation proposals are detailed on Drawings KE4/1375/1 and FW-01A to 05A. Full technical details are also provided.

In preparing the refurbishment proposals, the Company has sought, wherever possible, to respect the original layout of the building; to retain, and enhance, original features; and to replace inappropriate, modern, interventions and fixtures and fittings.

As an example, existing character features in the back Function Room are all retained, whilst modern, unsuitable, lighting will be replaced.

The non-original drinks shelf, opposite the main bar, is to be removed and the incongruous balustrade to the mezzanine area is to be replaced with a more traditional interpretation, suitable to the character of the room (see Drawing 1448/09B).

The semi-circular phone cubical will be re-located (it is not currently in its original position) adjacent to the main entrance lobby. It will be placed on an independent brass rail support, so not affecting the finishes of the entrance lobby.

New areas of timber floor area to be laid. The tiles, at the front of the banking hall will be retained and repaired.

ACCESS

The existing entrance and exit provisions remain unaffected by the proposals. The area accessible under DDA2005 has been increased and new disabled toilet facilities have been included within the proposals.

SUMMARY

The proposed refurbishment of The Athenaeum Public House will change the character of the operation and significantly enhance the customer offer and experience.

In addition to modernising the operation, the proposals will also enhance the character of the listed building.

The scheme has been designed, following consultations with Council Planning and Conservation Officers, and with the benefit of the experience gained through a recent grant of listed building consent, to fully respect the character of the building.

The level of internal alteration is less than previously approved, and the replacement/alteration of non-original, and pastiche, elements will enhance the character of the building.

Other alterations respect the original plan form and layout of the building and will also enhance its character.

APPENDICES

No	Document
1.	Extract from the Builder's Journal 1907
2.	Photographs of the interior taken prior to conversion to Public House use

APPENDIX 2

APPENDIX 2

Manchester HER

Statutory List of Buildings of Special Architectural and Historic Interest

Overview

Heritage Category: Listed Building Grade: II*

List Entry Number: 1255042

Date first listed: 04-Jan-1972

Statutory Address:

FORMER NATIONAL WESTMINSTER BANK ON CORNER AT JUNCTION WITH SPRING GARDENS, 1 AND 3, YORK STREET

Location

Statutory Address:

FORMER NATIONAL WESTMINSTER BANK ON CORNER AT JUNCTION WITH SPRING GARDENS, 1 AND 3, YORK STREET

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

District:Manchester (Metropolitan Authority)

National Grid Reference: SJ 84084 98297

Details

MANCHESTER SJ8498SW YORK STREET 698-1/28/445 (North side) 04/01/72 Nos.1 AND 3 former National Westminster Bank on corner at junction with Spring Gardens

GV II*

Bank. 1902, by Charles Heathcote,for Parr's Bank. Red sandstone on grey granite plinth, slate roof. Rectangular plan with splayed corner to Spring Gardens. Vigorous Edwardian Baroque style. Three unequal storeys and attic, 1:5:1 bays to York Street including the corner, which has a domed turret. The ground floor, which is taller than the next 2 floors together, has banded rectangular piers supporting coupled Doric columns with shaped entablatures from which inverted consoles rise (between the 1st-floor windows), and a large round-headed window filling the width of each bay, with moulded head, scrolled keystone, and plate-glass glazing with enriched bronze "ferramenta" including a horizontal mid-panel, bottom panels with stained glass, and arched upper lights with margin panes. The 1st floor has 3-light mullioned windows with eared architraves and triple keystones, and a prominent enriched cornice with modillions; the 2nd floor has arcaded segmental-arched windows with festoons between each group of 3; and the attic has 3-light dormer windows with shouldered

architraves and segmental pediments. The 6th bay (at the right-hand end) differs: it is 4-storeyed to the same height, breaks forward slightly, has an open semi-circular pediment, a doorway at ground floor with emphatic Baroque architrave including blocked coupled columns and segmental pediment, a 2-storey canted oriel above (with little windows in heavy surrounds at 1st floor and a cross-window at 2nd floor), and a round-headed window at 3rd floor with enriched pilastered architrave. The splayed corner to the left has octagonal piers framing a large round-headed doorway with enriched granite surround, a pair of windows at 1st floor with Gibbs surrounds and triple keystones, an elaborately-detailed 2-stage feature above (rising into the turret) including a curved balcony with elegant Art Nouveau railings and a broken pediment containing a cartouche; and a cylindrical Baroque turret with projected Ionic aedicules, prominent modillioned cornice and domed lead roof with a lantern. Six-bay return side to Spring Gardens matching the York Street facade. Interior: imposing and richly decorated banking hall.

Listing NGR: SJ8408498297

Legacy

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

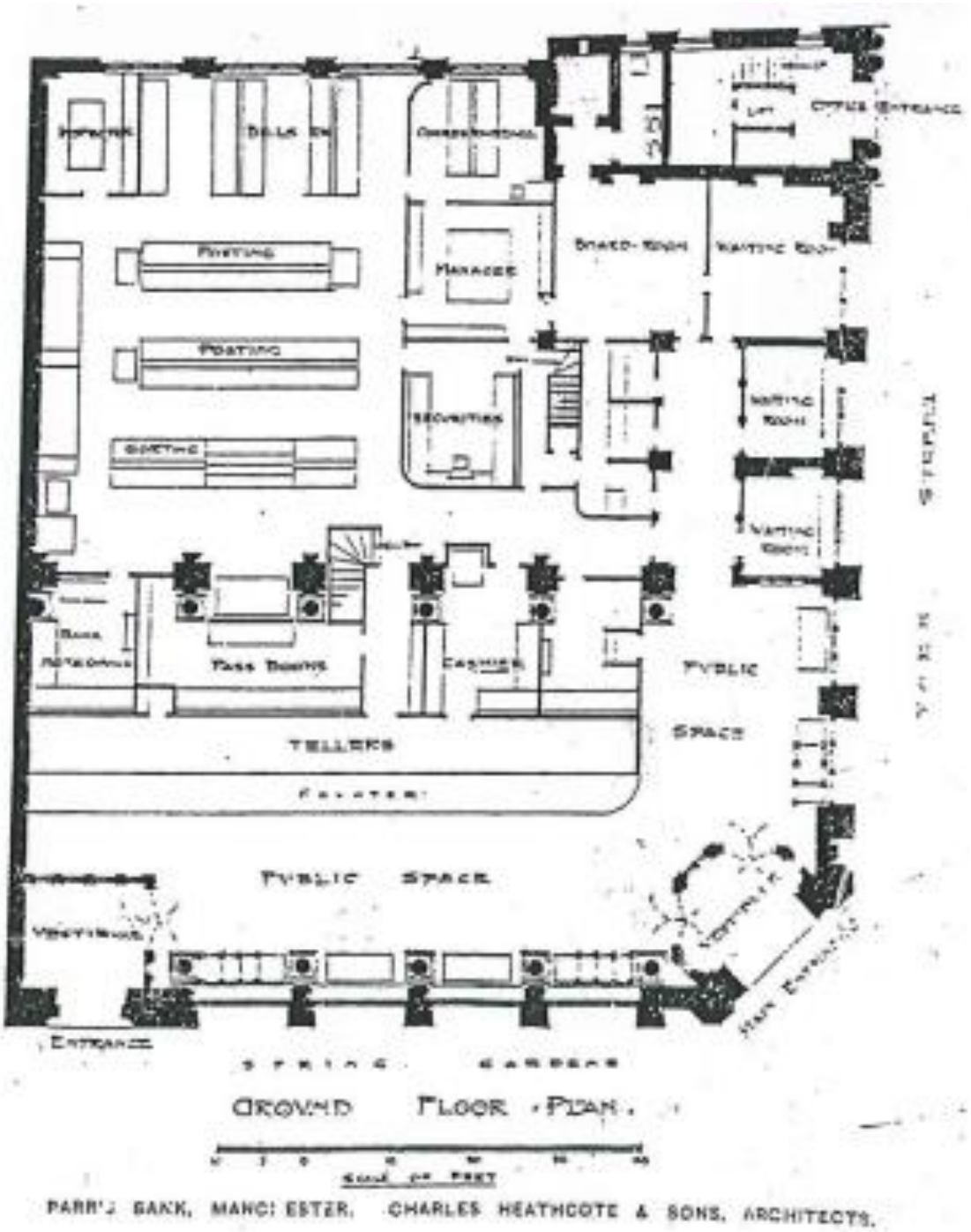
Legacy System number: 458626

Legacy System:LBS

APPENDIX 3

APPENDIX 3

1-3 York Street Manchester
Plan of ground floor Banking Hall & Clerks Room
The Builders Journal July 10 1907



PARR'S BANK, MANCHESTER. CHARLES HEATHCOTE & SONS, ARCHITECTS.

APPENDIX 4

APPENDIX 4

Biographical Notes

Charles Heathcote 1850-1938

https://en.wikipedia.org/wiki/Charles_Heathcote accessed 27/05/19

Charles H. Heathcote (1850–1938)[1] was a British architect who practised in Manchester. He was articled to the church architects Charles Hansom, of Clifton, Bristol. He was awarded the RI Medal of Merit in 1868, and started his own practice in 1872.

Heathcote built city centre buildings such as Parrs Bank (1902), York Street, the Eagle Star Building (1911), Cross Street, Lloyds Bank (1915), King Street, and the earlier 107 Piccadilly textile warehouse (1899).[2] He helped plan the Trafford Park industrial estate, working for British Westinghouse and the Ford Motor Company. He designed 15 warehouses for the Manchester Ship Canal Company. He also worked on the buildings for Richard Lane's Cheadle Royal Lunatic Asylum[1]

Buildings

Grade 2 listed

53 King Street, Lloyds Bank, 1915. (now Lloyds TSB).
Northern Rock Insurance, corner Cross Street & King Street, 1895.
Eagle Insurance, 68 Cross Street, 1911.
Anglia House, 86 Cross Street, 1904.
Royal London House, 202 Deansgate, 1904.
Onward Buildings,[3] 205–209 Deansgate, 1903–05.
107 Piccadilly for Sparrow Hardwick & Company, 1898 (now an Abode Hotel).
Commercial Union Buildings, 47 Spring Gardens, 1881–82.
1–3 York Street, corner of Spring Gardens, 1902 (formerly Parrs Bank,[4]).
Joshua Hoyle Building,[5] 50 Piccadilly, 1904.

Other

Dental Hospital, Oxford Road, University of Manchester, 1908.
7–9 Piccadilly, with W. A. Thomas, 1910.

Heathcote & Rawle Grade 2 listed

Alliance House, 28–34 Cross Street, 1901.
Lancashire & Yorkshire Bank, 43–45 Spring Gardens, 1890.[6]

References

1. ^ *Cocks, Harry; Wyke, Terry (2004), Public sculpture of Greater Manchester, Liverpool: Liverpool University Press, p. 448, ISBN 0-85323-567-8*

2. **^** [1] Archived 26 August 2010 at the Wayback Machine
3. **^** *"The Onward Building". Manchesterhistory.net. Retrieved 14 October 2013.*
4. **^** Later National Westminster Bank and now converted to other uses
5. **^** *"Joshua Hoyle Building, Including Roby House – Manchester – Manchester – England". British Listed Buildings. Retrieved 14 October 2013.*
6. **^** *"Manchester Buildings and the Architects who built Manchester?". Manchester2002-uk.com. Retrieved 14 October 2013.*

Further reading[edit]

- *Hartwell, Clare (2001). Manchester. Pevsner Architectural Guides. Yale University Press. ISBN 0-300-09666-6.*
- *Parkinson-Bailey, John J. (2000). Manchester: An Architectural History. Manchester University Press. ISBN 978-0-71905-606-2.*

Thomas Parr



Image: photograph of Thomas Parr, 1860s © RBS 2018

Thomas Parr (1792-1870) was a partner in Parr & Co, 1846-65, and chairman of Parr's Banking Co, 1865-70.

Birth and early life

Thomas Parr was born on 6 December 1792, the son of Joseph Parr and his wife Ellen Lyon. He had an older brother, Joseph, and three older sisters. Joseph Parr senior was a sugar refiner in Warrington who, in 1788, had formed the bank Parr & Co in partnership with two other men: his brother-in-law and fellow sugar refiner Thomas Lyon and attorney Walter Kerfoot.

Banking career

In 1825 Thomas Parr became a partner in the family bank, probably as successor to his elder brother Joseph, who had joined the partnership in 1819 and died in 1824.

In 1865 the bank was reconstructed to become a joint stock bank with limited liability, renamed Parr's Banking Co Ltd. Thomas Parr became the bank's first chairman, and retained that post until his death five years later.

After his death, the bank's annual statement remarked, 'The directors have to deplore the death of their late colleague and chairman Mr Parr and are confident that all the shareholders will participate in their feelings of regret.'

Other roles

Thomas Parr was a captain of the Warrington Regiment of local militia. He served as a justice of the peace for the counties of Chester and Lancashire, and was deputy lieutenant of the county of Chester in 1831.
He served on the committee which was formed to deal with the outbreak of cholera that struck Warrington in 1831-2, and in 1847 he sat on the committee that established Warrington's first public waterworks.

Family

In 1825 Thomas Parr married Clare Croxton Johnson, daughter of the vicar of Wilmslow. She died giving birth to their daughter Clara Ellen in 1827.
Thomas Parr was married for a second time in 1833, to Alicia Charlton. They had eight children together:

- Thomas Philip, born 1834. Director of Parr's Bank, 1871-91.
- Frederick, born 1835. Joined the army and died at Sebastopol in the Crimea in 1855.
- Joseph Charlton, born 1837. Partner in the family bank, 1859-65; director, 1865-92; and chairman, 1875-92.
- Alicia Jane, born 1839
- Chiverton Bertie, born 1841
- Raymond William, born 1843
- Henry Bingham, born 1845. Played cricket for Lancashire and Cheshire.
- Cecil Francis, born 1847. Director of Parr's Bank, 1878-81 and 1884-1918; chairman of Parr's Bank, 1898-1918; director of Westminster Bank, 1918-28.

The family lived at Grappenhall Heyes estate near Warrington, purchased by Thomas Parr in 1830.
Thomas Parr's second wife Alicia died in 1858.

Death and legacy

Thomas Parr died on 6 January 1870 and was buried in the family vault at Grappenhall.
As well as providing for his children and grandchildren, his will left sizeable donations towards the foundation of an infirmary in Warrington, and for the support of the Warrington ragged school.

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Related publications

- 200 Years in Warrington, 1788-1988 (NatWest; privately published, 1988)
- Margaret Fellows and Ian Gault, The Parr Family and Grappenhall Heyes (Warrington: privately published by the Friends of Grappenhall Heys Walled Garden, 2012)

APPENDIX 5

APPENDIX 5

Parrs Bank 1-3 York Street Manchester

Notes on Building Materials,
Manufacturers and Suppliers

The metal work, lead glazing and bronze window frames

George Wragge Limited

Industry: Manufacturer of memorials, Manufacturer of metalwork, Manufacturer of stained glass
Nationality: British based: Manchester, Manchester urban district, Greater Manchester, England, United Kingdom
Wardry Works, 295 Oldfield Road, Salford; Ernest Archibald Taylor (1874 -1951) designed stained glass for Wragge's from c. 1906-10

https://collection.sciencemuseum.org.uk/people/cp38235/george-wragge-limited

The whole of the carving on the building

Earp, Hobbs & Miller (by 1900)

Other names: Earp & Co. (c.1881)

Active: 1864 - 1938

Function: Architectural sculptors, stone and marble masons, sculptors

History or description: A highly successful firm of architectural sculptors and stone carvers founded by Thomas Earp (1828-93) in Lambeth, London c.1851. The firm expanded in 1864 when Earp went into partnership with Edwin Hobbs Senior (c.1841-1904) and they opened premises in Manchester on Lower Mosley Street. Edwin Hobbs oversaw the Manchester business from Chorlton-upon-Medlock and then Moss Side. The London side of the firm continued to trade as Thomas Earp until the late 1880s when it became Earp, Son and Hobbs, then Earp and Hobbs c.1900.

The Manchester branch was known as Earp, Hobbs and Miller from about 1900, continuing under that name in Manchester until the early 1940s. Edwin Hobbs Senior had a son also called Edwin (born c.1883) who was working as a stone carver by 1901, it is assumed that he continued to work for the firm after his father's death in 1904. Around 1900, Harry Malcolm Miller (born 1871) joined the business as a partner. It is presumed that he had served his apprenticeship with the business c.1891.

Managed by Edwin Hobbs Senior
1864 - 1904
Edwin Hobbs (c.1841-1904) managed the Manchester branch of the firm established by Thomas Earp (1828-93) An entry in 'British Sculpture in the Lady Lever' (pp.64-5) states that Earp, Hobbs & Miller were successors to John Jarvis Millson's highly successful Manchester based business.

Citing this record

'Earp, Hobbs & Miller (by 1900)', Mapping the Practice and Profession of Sculpture in Britain and Ireland 1851-1951, University of Glasgow History of Art and HATII, online database 2011 [http://sculpture.gla.ac.uk/view/organization.php?id=msib5_1221667860, accessed 29 May 2019]

Copper dome

EWART & Sons Ltd., 346-350 EUSTON ROAD, LONDON".

Perhaps best known as a manufacturer of water heaters, Ewart & Son Ltd. dates from 1834 when George Ewart started a metal-working business in New Road - since renamed Euston Road - St. Pancras, London.

Early products included zinc baths, window boxes, aquariums and ferneries.

A later development was the "Califont" instantaneous gas water heater.. The term Califont (or calefón in Spanish) has become a generic name for this type of device in some parts of the world. Designs improved through the years, although the extensive use of copper as a construction material continued.

The company also manufactured ventilators.

The company was at the forefront of the use of copper as a roofing material. They were responsible for the roofs of Buckingham Palace, the Bank of England and other public buildings. Spanish City in Whitley Bay in the north east of England was a fine example built in 1910.

http://ewartdotorg.davidewart.com/Miscellaneous/EwartAndSon.htm Archibald Smith and Stevens

LIFTS

Archibald Smith and Stevens Ltd

Archibald Smith of 69 Princes Street, Leicester Square, London (1868)
of Leicester Square and Janus Works Battersea, London.

By 1878 Messrs. Archibald Smith and Co., hydraulic and general engineers, were in Leicester Square, London.

1880 A new factory was built at Battersea to meet the expansion of the business, and the firm's name was altered to Archibald Smith and Stevens.

The firm began to concentrated on making lifts. Initially hand or belt or hydraulically operated.

Messrs. Stevens and Major patented a hydraulically-operated hoist[1]

1888 Hydraulic Passenger Lift. [2]

1889 Smith and Stevens' Duplex Pump for hydraulic passenger lifts. [3]

1889 Charles George Major became a partner.

1890 Designed a lift which was included in the winning design for the Great Tower of London[4].

Sources

1. The Engineer 1885/04/03
2. The Engineer 1888/05/18 p402
3. The Engineer 1889/01/11 p38
4. The Engineer 1890/06/20 p 498



July 1898



JANUARY 1902

Strong Rooms

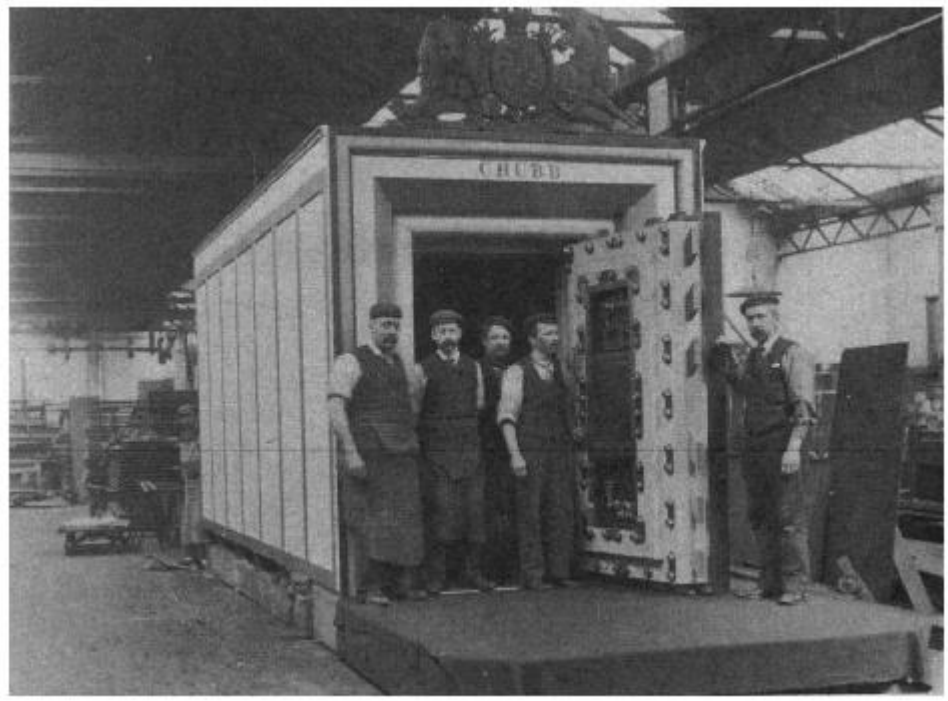
Messrs Chubb

Chubb Fire & Security has roots dating back to 1818 and the demand for 'security' resulting from the impact on society of the industrial revolution.

Factory production gave rise to the modern city, and with increased urbanisation came increased crime. Two enterprising brothers, Charles and Jeremiah Chubb, invented what was called the 'Detector Lock' – the first and original secure lock mechanism whose design and construction has remained largely unchanged for nearly 200 years.

The patented lock was advertised in the 1820s for use on 'iron doors and frames, chests and bookcases' and in the first century of Chubb's existence, more than two and a half million locks were made.

After the invention and patenting of the Detector Lock, Charles Chubb opened a factory in Wolverhampton and concentrated on the manufacture and sale of locks, as well as the development of further security products. By 1827 Chubb was supplying wrought iron doors, safes and boxes, to order, with locks. In 1835 a patent was taken out for a burglar-resistant safe and by the mid 1840s Chubb had become a household name, even appearing in playbills and popular verses of the time.



1906 Strong Room Vault at Glengall Road Safe Works

Main Contractor

Robert Neill & Sons

Robert Neill (1817-99) moved to Manchester and founded a large and successful building firm 'Robert Neill & Sons' in 1842. Their most notable work was Manchester Central Station, now the Gmex Centre, designed by Lewis Henry Moorsom with the structure up to platform level being undertaken by Robert Neill & Sons at a cost of £124,778. Work on the building commenced in 1875 and the roof was built by Andrew Handyside & Co of Derby. This was the age of rail and another notable effort was the Great Northern Warehouse, designed by Richard Johnson, with Robert Neill & Sons the main contractors. And Robert Neil & Sons were the main contractors involved in the building of Todmorden Town Hall which was opened by the Postmaster General on April 3rd 1871. Robert Neill was Mayor of Manchester in 1866/7.

In 1873 Robert Neill became a founding member of The National Federation of Associated Employers of Labour. The NFAEL was formed to defend the business of business, and the process of wealth creation and economic growth which powered the industrial revolution. Technological innovations and joint stock companies were victims of relentless interference from politicians & trades union. From the start of the industrial revolution entrepreneurs in Lancashire & Yorkshire were threatened by interests in London and the south east.

The Directory of Directors, 1883 - Mr Robert Neill JP of Robert Neill & Sons, builders & co, Sherbourne Street, Strangeways, Manchester. A director of the coal mining company Andrew Knowles & Sons, and the Manchester Carriage & Tramways Company.

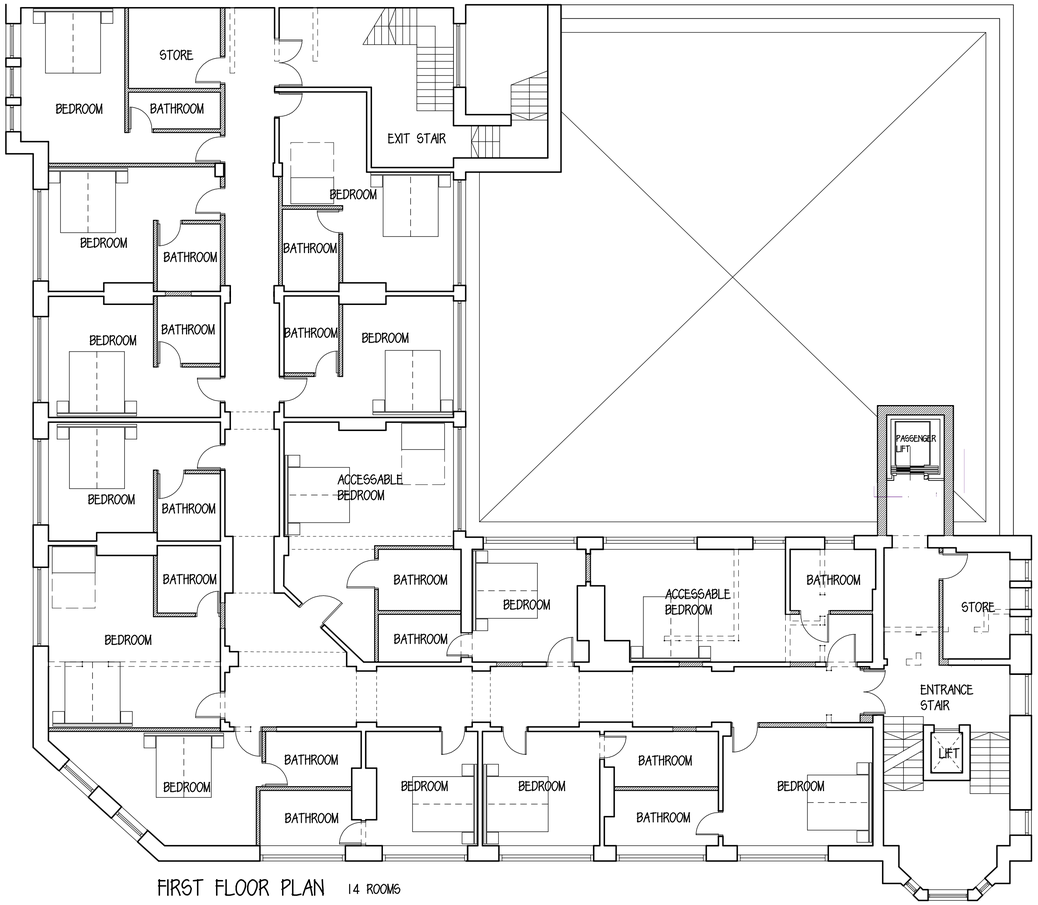
A Lancashire & Yorkshire rail contract confirms the two sons Robert junior (1840-) and Joseph Skidmore (1842-) were active in the business in 1885 - 'RAIL 795/349 Contract between Robert Neill the Elder, Robert Neill the Younger & Joseph Skidmore Neill (contractors, Manchester) and L&Y for construction of new station at Blackburn 1885 June'. And a third son Alexander Renton was also involved in 1891 – A manuscript deed survives from the reign of Queen Victoria in 1891. The Architect & Contract Reporter, a weekly illustrated journal, reported in Volume 13 - 'Messrs Robert Neill & Sons of Manchester have obtained a contract for the erection of new barracks at Warrington. The amount is stated to be £9,000 and commencement has been made with the works'.

As reported in the London 'Times' Robert Neill died in 1899.

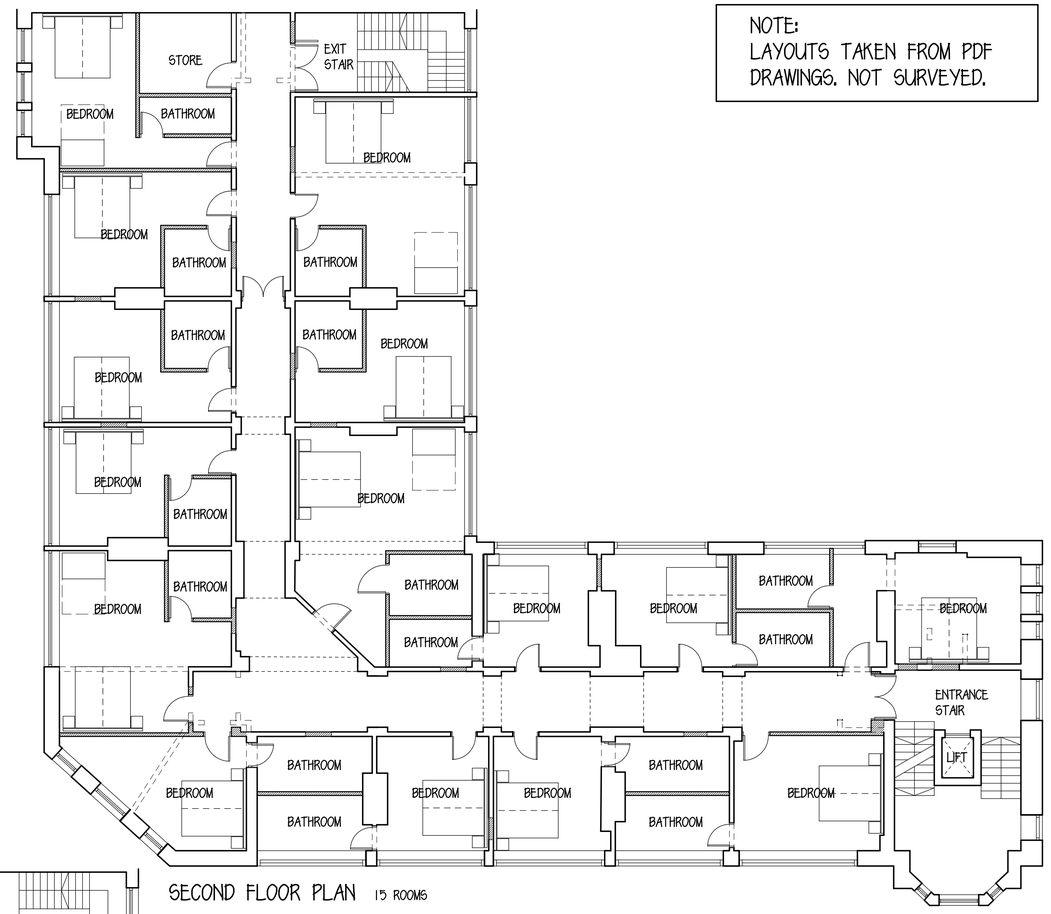
Source :*http://www.themeister.co.uk/hindley/neills.htm*

APPENDIX 6

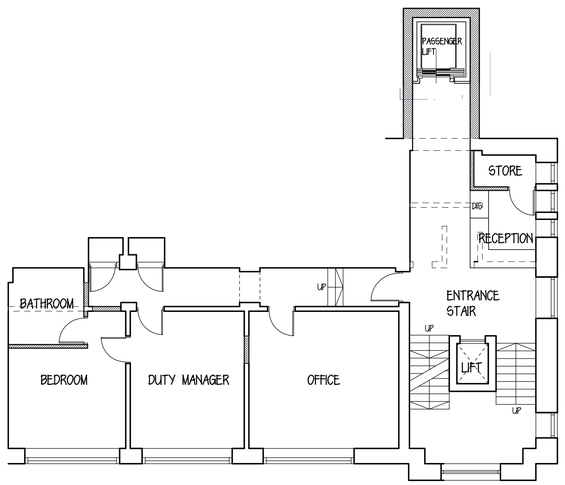
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LAYOUTS TAKEN FROM PDF DRAWINGS. NOT SURVEYED.



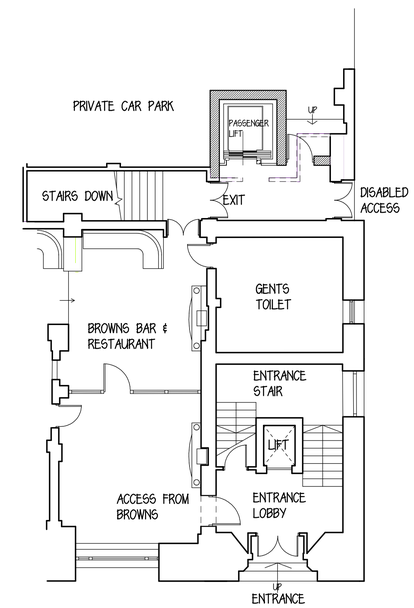
FIRST FLOOR PLAN 14 ROOMS



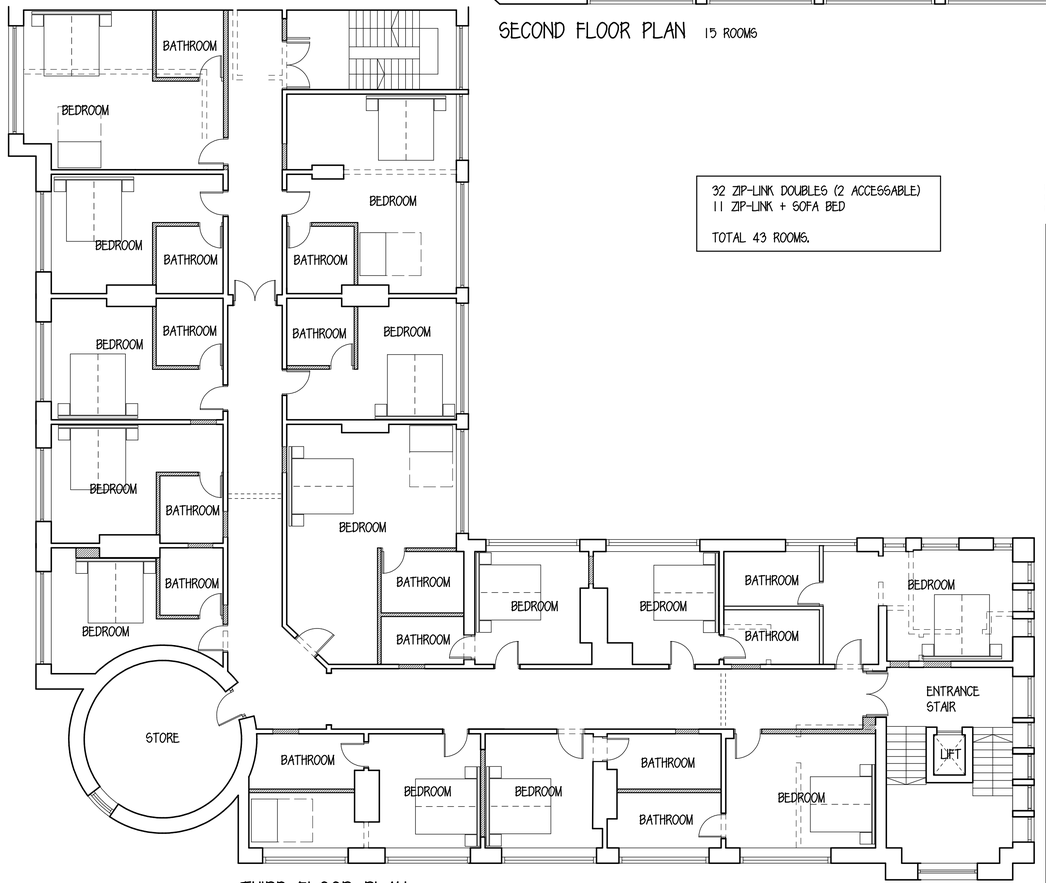
SECOND FLOOR PLAN 15 ROOMS



MEZZANINE LEVEL POSSIBLE 2 ROOMS OR STAFF ACCOM



PART GROUND FLOOR PLAN



THIRD FLOOR PLAN 14 ROOMS

32 ZIP-LINK DOUBLES (2 ACCESSABLE)
11 ZIP-LINK + SOFA BED

TOTAL 43 ROOMS.

REV B. 24.06.14. RECEPTION & DUTY MANAGER RELOCATED, BATHROOMS AMENDED, TOTAL ROOMS INCREASED TO 43. NEW PASSENGER LIFT ADDED.
REV A 14.03.14. FIRST FLOOR RECEPTION ADDED

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Client
MITCHELLS AND BUTLERS
INN KEEPERS LODGE

Project
BROWNS, MANCHESTER

Drawing Title
PROPOSED FLOOR PLANS

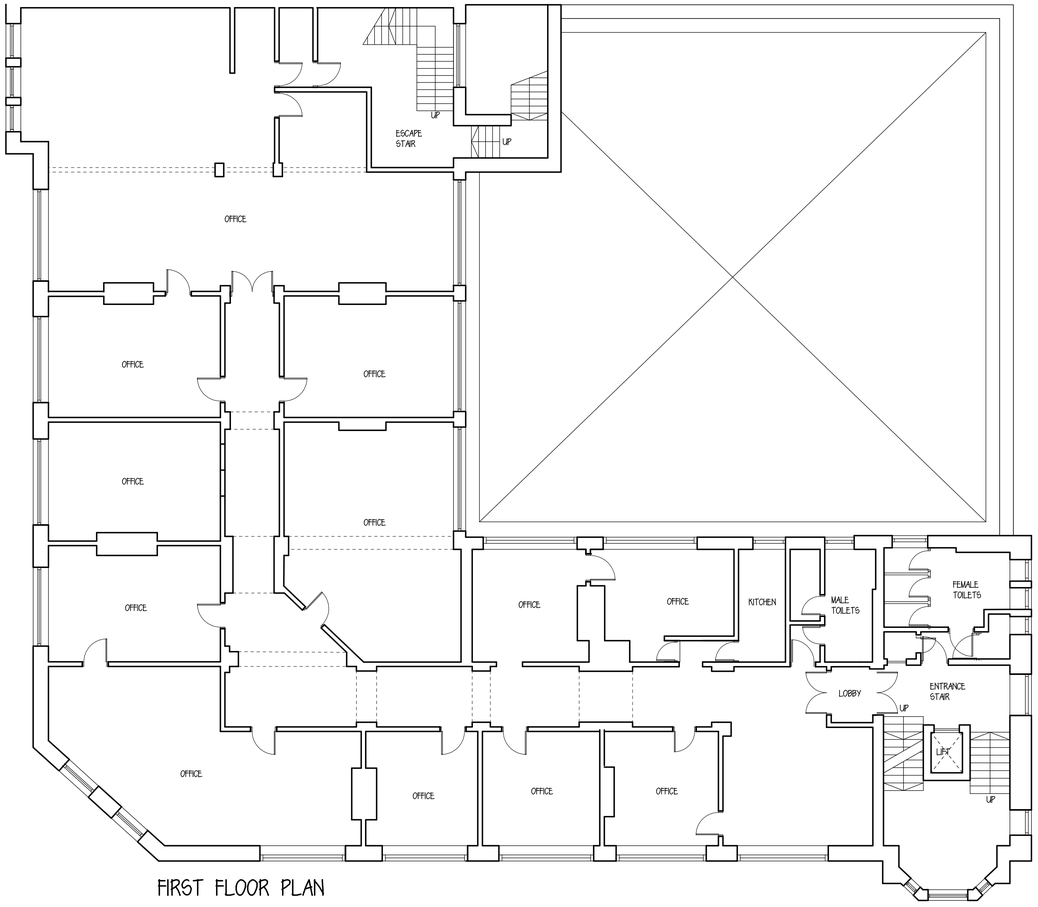
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Project No	Drawing No	Revision
972	02	B

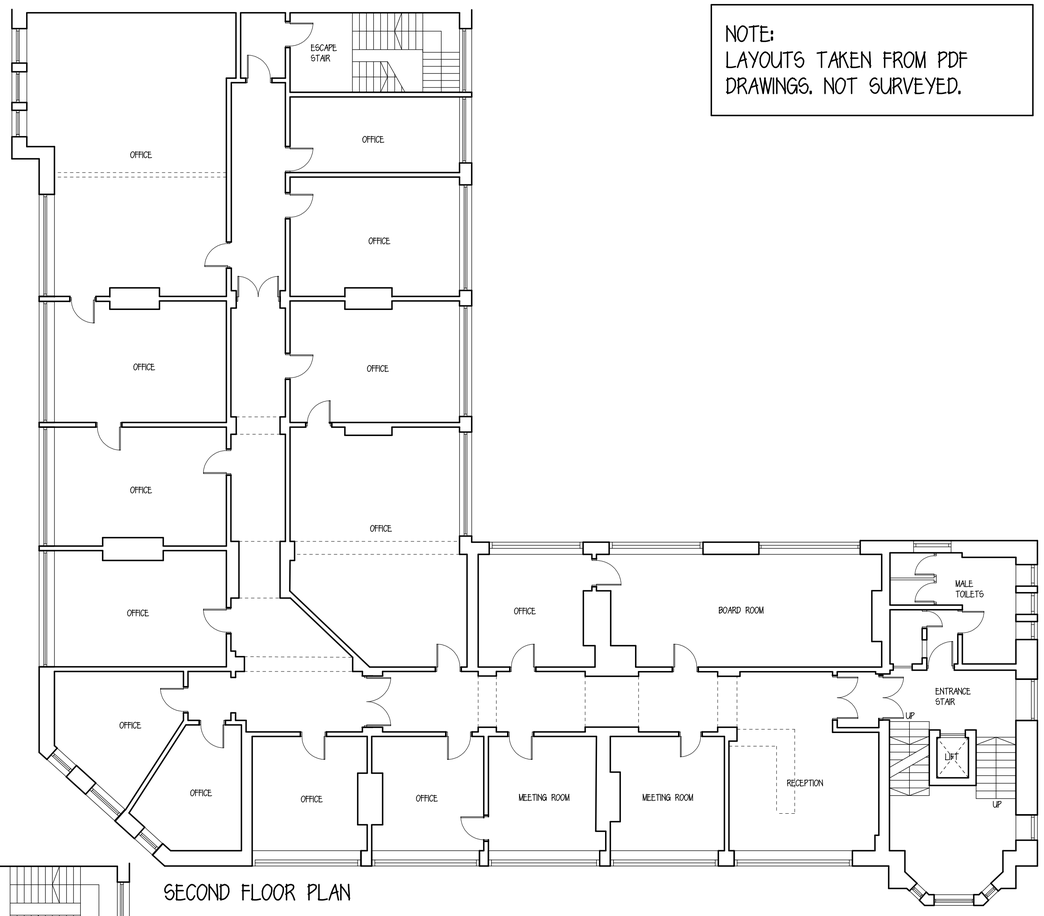
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APPENDIX 8

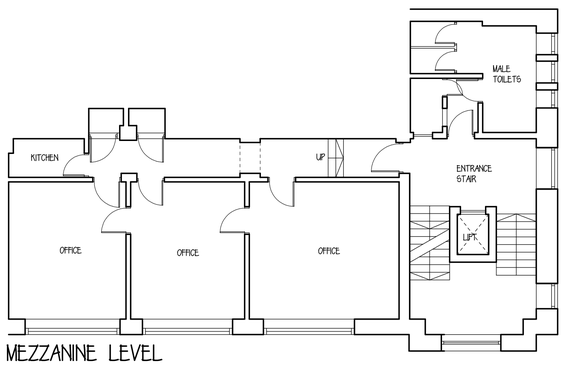
NOTE:
LAYOUTS TAKEN FROM PDF DRAWINGS. NOT SURVEYED.



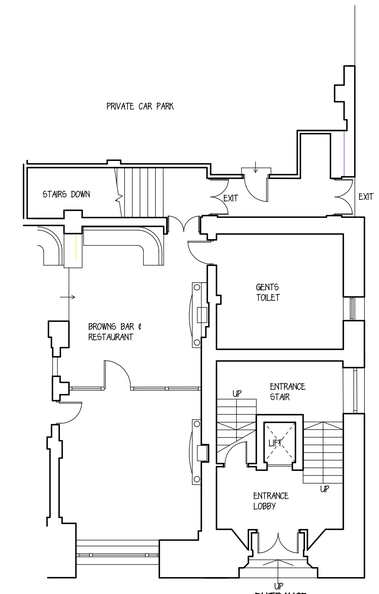
FIRST FLOOR PLAN



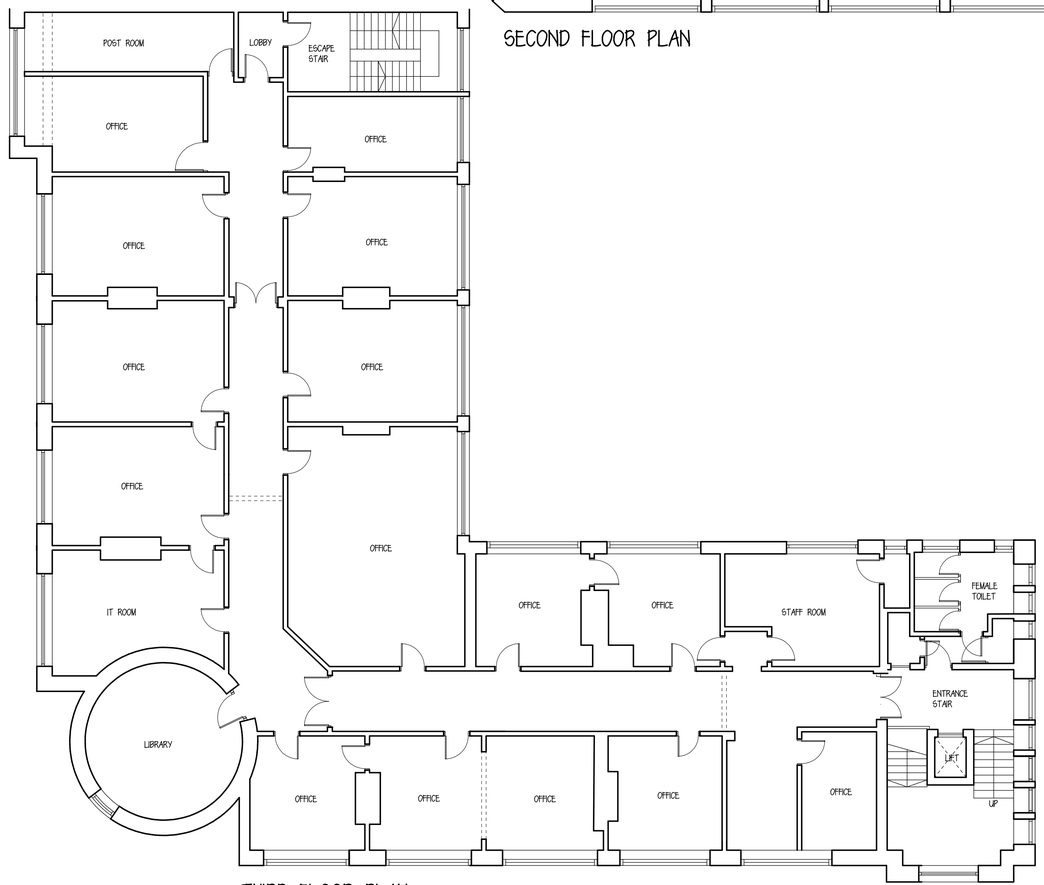
SECOND FLOOR PLAN



MEZZANINE LEVEL



PART GROUND FLOOR PLAN



THIRD FLOOR PLAN

REV A 23.06.2014. PART GROUND FLOOR PLAN AREA INCREASED.

Link

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Client
MITCHELLS AND BUTLERS
INN KEEPERS LODGE

Project
BROWNS, MANCHESTER

Drawing Title
EXISTING FLOOR PLANS

Date	Scale	Drawn By
03.14	1:100@A1	

Project No	Drawing No	Revision
972	01	A

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APPENDIX 10

Historic England

Mr Ryan Beckwith
The JTS Partnership Ltd
Number One
The Drive
Brentwood
CM13 3DJ

Direct Dial: 0161 242 1414

Our ref: PA00994375

28 June 2019

Dear Mr Beckwith

Pre-application Advice

1 & 3 YORK STREET, MANCHESTER, M2 1FB

Thank you for contacting us about the hotel conversion proposals for the upper storeys at the above and for enabling me to visit the building last Tuesday.

The property, as you will appreciate, is of high architectural significance as an outstanding and exuberant example of the Edwardian Baroque style by Charles Heathcote dating from 1902. Originally the main branch of Parr's Bank, the building has a very fine and largely unaltered exterior and the ground floor former banking hall retains much of its opulent decoration and detail. However, late 20C alterations have sadly robbed the building of some important interior features, such as the dome to the clerks' room and much of the interior fittings and decoration to offices within the upper storeys. The building is grade II* listed and situated within the King Street Conservation Area.

The proposal to convert the building into a hotel would be an appropriate re-use of the currently vacant spaces in the upper storeys and well related to the restaurant use within the former banking hall. The cellular character of the former offices certainly lend themselves to a conversion to a hotel with only minor alteration. The major challenge is creating level access and the incorporation of services without further damage to the architectural character and fabric, especially the fine exterior and ground floor spaces. If this can be achieved sensitively then the impact on the significance of the listed building is likely to be minimal. The retention and repair of historic joinery, plaster and tile details should be an integral aspect of the scheme.

The insertion of a lift tower through the former ceiling of the clerks' room would cause further damage to this obscured feature and more detail would be required to clarify the extent of the loss and proposals for making good of the original structure. We appreciate that the lift core has been located here to avoid harm to the fine ground floor interior elsewhere. There would be a need to ensure a sympathetic external design. However, we would encourage you to consider ways to reinstate the clerks'

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Historic England

room within your proposals or find other ways to incorporate the ceiling and remaining decorative walls within a more appropriate new interior space that is separate from the loading bay.

Likewise it would be good if the tiled corridors of the upstairs offices could be repaired. Although some tiles may be missing there may be more than enough surviving beneath the studwork to reinstate a significant proportion of the historic surfaces. This would provide a suitably opulent character to the upper corridor approaches to rooms, similar to the example of 59-61 Piccadilly, and be a distinctive original feature that is now so important to success in today's competitive hotel market.

There are special duties in relation to listed buildings under section 16 of the 1990 Act, reinforced within the NPPF, which states that great weight should be given to the conservation of heritage assets (NPPF 193). Account should also be given to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF 192). We consider that this scheme has potential to accord with these requirements.

We can, therefore, confirm that we have no objection to this proposal in principle although the detailed design of the scheme clearly requires further development. We recommend that you consult early with Manchester's Urban Design and Conservation team as they are best placed to provide the detailed advice you will require in order to submit a successful scheme for the necessary permissions and consents. It is particularly important to establish how access and services can be incorporated with minimal harm and to agree this detail with the Council before your submission.

Yours sincerely

[redacted]

SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
Telephone 0161 242 1416
HistoricEngland.org.uk

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APPENDIX 11

Re: No 1-3 York Street, Manchster, M2 2AW

David Brettell d.brettell@manchester.gov.uk
To Nick Davey Nick.Davey@jtspartnership.co.uk
Fri 11/10/2019 08:55

Morning Nick,

I am writing to confirm my comments at our recent site meeting at 1-3 York Street.

The City Council supports bringing the vacant upper floors of this important listed building back into active use. Your proposal to convert the vacant upper floors into a hotel use is also acceptable in principle.

The challenge with bringing this proposal forward is to convert the building, whilst avoiding harm to the historic fabric. This will require minimal intervention, and the retention of all original features. Room sizes are to be retained, and the removal of original walls will not be permitted. A significant issue, as discussed, is providing disabled access. I can confirm that you will need to submit an options analysis for securing full and equal disabled access. The balance between providing access and respecting the heritage of the building may be achievable by creating an additional side access and new internal lift, as proposed by you, and I look forward to receiving full details of this option.

I trust this reply is of assistance.

David Brettell
Senior Planner
City Centre Team

postal address:

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(for satellite navigation systems use M32 5DB)

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APPENDIX 12

Historic England

Mr Anthony Mitchell
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Direct Dial: 0161 2421442

Our ref: L01551693

10 November 2022

Dear Mr Mitchell

Arrangements for Handling Heritage Applications Direction 2021

1-3 YORK STREET MANCHESTER M2 2AW
Application No. 134737/LO/2022

Thank you for your letter of 31 October 2022 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

1-3 York Street is an attractive building, built in the early nineteenth century for Parrs Bank. The proposals seek to convert the currently vacant upper floors to form a hotel. In principle we are supportive of finding an active viable reuse for the listed building, and consider that the proposed use is a generally compatible one.

However, it will require a number of harmful interventions, including the lowering of the floor around the main entrance, the encapsulating of much of the second floor to create service runs and the creation of a lift shaft to the rear of the building.

The applicant has provided justifications for these interventions, setting out why they believe that they are essential to allow the building to function in its proposed new use. They have also considered alternative options to achieve these interventions, and sought to integrate options for mitigation and enhancement where possible.

If the decision maker agrees that the works are necessary to allow the building to operate in its new use, we would conclude that the harm to the significance of the building would be offset by the heritage benefit of securing its viable reuse.

Historic England Advice

Significance

1-3 York Street is a striking baroque inspired building that occupies a prominent corner plot. It uses heavy sandstone and rich detailing to create an imposing and attractive

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presence, something emphasised by the scale of both the fenestration and entrance spaces at ground floor. The opulence of its design continues internally, particularly in the banking hall, but also in the office range, which includes attractive tiling and plaster detailing. It is listed at grade II*.

It was built in 1902 for the Parrs Bank, and is one of a number of bank buildings that occupy a small section of Manchester's city centre, now designated as the Upper King Street Conservation Area. This area has been the financial quarter of the city since the mid-nineteenth century, and this is evident in the buildings, which are grand, imposing of considerable architectural interest. They therefore contribute considerably to defining the character and appearance of the conservation area.

Impact

The proposals seek to convert the currently redundant upper floors to form a hotel. In principle we are supportive, as this would provide this currently vacant area with a viable use, and thereby better secure its ongoing preservation. It would also appear that the current layout of the spaces lends itself relatively well to the proposed new use. However, there are a number of elements of the proposals which will require greater physical interventions, and which cause us greater concern.

Foremost of these is the proposed lowering of the floor around the entrance, and the removal of the entrance steps, in order to facilitate level access. This would not only alter the character of this important space internally and externally, but would also require the loss of historic fabric to achieve. However, it is noted that consideration has been given to how to partly mitigate this impact externally, through the rehanging of the existing doors, and the creation of a fanlight. These mitigation works would allow the entrance to retain much of its historic character.

The need to provide level access also requires the creation of a lift shaft. This is proposed to be located to the rear of the building, in an area that has already been heavily altered. This is a less sensitive location that within the heart of the building, but will still require the loss of historic fabric, as well as the creation of a visually prominent new element rising up the building. The impact of these works will therefore be negative, but contained.

The proposals also instigate the need to install a considerably greater amount of services into building. These are proposed to be accommodated by creating a raised floor and dropped ceiling at second floor, to provide service voids. This would also require associated works to door frames, and the re-encapsulation of the tiled wall finishes. This would considerably alter the sense of space at this level, and denude its architectural interest. It is, however, noted that the wall finishes are proposed to be reinstated at higher level. This would positively restore the building's historic character and appearance at these levels.

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The wider scheme also requires a number of other associated works, including the installation of secondary glazing, and the creation of louvres on the Milk Street elevation. These works would have some impact on the character of the listed building, but this would be relatively negligible if detailed appropriately.

Policy

National policy relating to the conservation and enhancement of the historic environment is articulated in section 16 of the National Planning Policy Framework. These policies state that assets should be conserved in a manner appropriate to their significance (NPPF 189) and that when considering the impact of a proposed development, great weight should be given to the asset's conservation (NPPF 199).

Position

Historic England is supportive of the principle of providing an active new use for the upper floors of 1-3 York Street, and we agree that the proposed hotel use would appear to integrate relatively well with the building. We also welcome the proposals to reinstate and reveal some of the decorative internal finishes that have previously been damaged and encapsulated.

In order for the new use to function, there are a number of interventions required that would detrimentally affect the significance of the listed building. These include the lowering of the levels inside and outside the entrance, the creation of service voids at second floor, and the creation of a lift shaft.

All of these works are supported by a justification, which sets out why the applicant believe the works are necessary, why they believe that more sensitive solutions would not be viable, and what mitigation has been proposed to minimise the harm. These are all well considered, and suggest that this harm is necessary to secure the viable reuse of the building. It will be for the decision maker to judge the weight they give to these justifications. However, if they conclude that these works are essential to secure a viable use for the heritage asset, we believe that the heritage benefit this brings would outweigh the harm caused.

Recommendation

While some elements of the proposals would cause harm, we do not object to the application, as we conclude that this would be outweighed by the benefits of bringing the building back into a viable use. The application would therefore meet the requirements of the NPPF, in particular paragraph numbers 189, 199 and 200

In determining this application, you should bear in mind the statutory duty of sections

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16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16(2) requires the decision maker to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 72(1) requires the to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Richard Broadhead
Inspector of Historic Buildings and Areas
E-mail: Richard.Broadhead@HistoricEngland.org.uk

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