ADDENDUM DESIGN & ACCESS and HERITAGE STATEMENT

1-3 York Street, Manchester, M2 2AW

June 2026



Figure 1: Browns, Manchester

Brentwood
Number One, The Drive, Great Warley,
Brentwood, Essex CM13 3DJ
01277 224664

Canterbury
1st Floor, 44 St Peters Street,
Canterbury, Kent, CT1 2BG
01227 456633

Leeds
2 Infirmary Street,
Leeds, LS1 2JP
0113 244 4288

INTRODUCTION AND BACKGROUND

On 28th March 2024, the City Council granted planning permission (ref. 134736/FO/2022) and listed building consent (ref. 13473/LO/2022) so that the upper floors above Browns Bar & Brasserie, at 1-3 York Street, can be converted into a hotel. The hotel will be operated by Mitchells & Butlers Retail Ltd in conjunction with the Browns business below.

Mitchells & Butlers, which owns the freehold of the building, intends to commence the development in 2026, once all conditions precedent have been discharged. As it has worked up the scheme, it has made a number of minor amendments to the proposal in order to improve the customer experience, and access for disabled persons and the transfer of linen throughout the building.

Advertisement & Listed Building Applications

This Addendum Design & Access and Heritage Statement has been prepared to accompany the applications that seek advertisement and listed building consent for three signs to be positioned adjacent to the York Street entrance to the hotel. It should be read in conjunction with the Heritage Statements that were provided as part of the original applications, and which formed the basis of the City Council's decision to grant planning permission and listed building consent for the main scheme. These statements, which are citied in the second condition attached to each decision notice, and which will, hereafter, be referred to as The Approved Heritage Statement (AHS), comprise:

- JTS Heritage Statement, dated July 2022 (updated February 2023 and August 2023).
- JTS Heritage Statement Addendum, dated December 2023.
- JTS Heritage Statement Addendum, dated November 2025.

HERITAGE FRAMEWORK

Paragraph 207 of the National Planning Policy Framework (NPPF) states that:-

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

Paragraph 214 provides that:-

> *"… where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss".*

Paragraph 215 states that:-

> *"… 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 optimum viable use".*

In order to prepare this assessment, the following has been undertaken/referenced:

- A site visit.
- The site's planning history as it is available on the Council's website.
- The List Description.
- The signage proposals.

This Statement is proportionate to the significance of the heritage asset(s) and the potential impacts.

IDENTIFICATION AND SIGNIFICATION OF THE HERITAGE ASSETS

1-3 York Street

The property is Grade II* listed (List Entry Number 1255042) with the List Description reading 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 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 bat, 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 tripe 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 empathetic 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.*
>
> *Listing NGR: SJ8408498297*

Conservation Area

The site is situated within the Upper King Street Conservation Area (see Figure 2). There does not appear to be a Conservation Area Appraisal, however, the Council's website provides a brief description of Upper King Street and its buildings.

It states that Kings Street sits on a gentle slope that enhances the grandeur of its buildings. There is a rich variety, from the intricately detailed Gothic tracery of the Manchester Club to the stark mechanical precision of Pall Mall Court. Some new buildings are of very high quality and are satisfactory neighbours to the richly detailed stonework of earlier times.

It adds that the most important building in the conservation area, and the oldest in King Street, is the Trustee Savings Bank at no. 82. It was originally the Manchester branch of the Bank of England. It was designed by Charles R. Cockerel in the Classical style, and has a dignity and grandeur far in excess of

its modest size. Its large semi-circular arched windows are echoed in the Midland Bank higher up the street.

It further adds that along Market Street, buildings are not considered to be of such high architectural merit. Nevertheless, some are fine buildings, dating from mid-Victorian times to the present day. They contrast sharply with the bland facade of the Arndale Centre opposite.

Whilst, not specifically referred to in the above description, Nos. 1 to 3 York Street is situated in prominent opposition in the centre of the Conservation Area and makes an important contribution to its character and appearance.

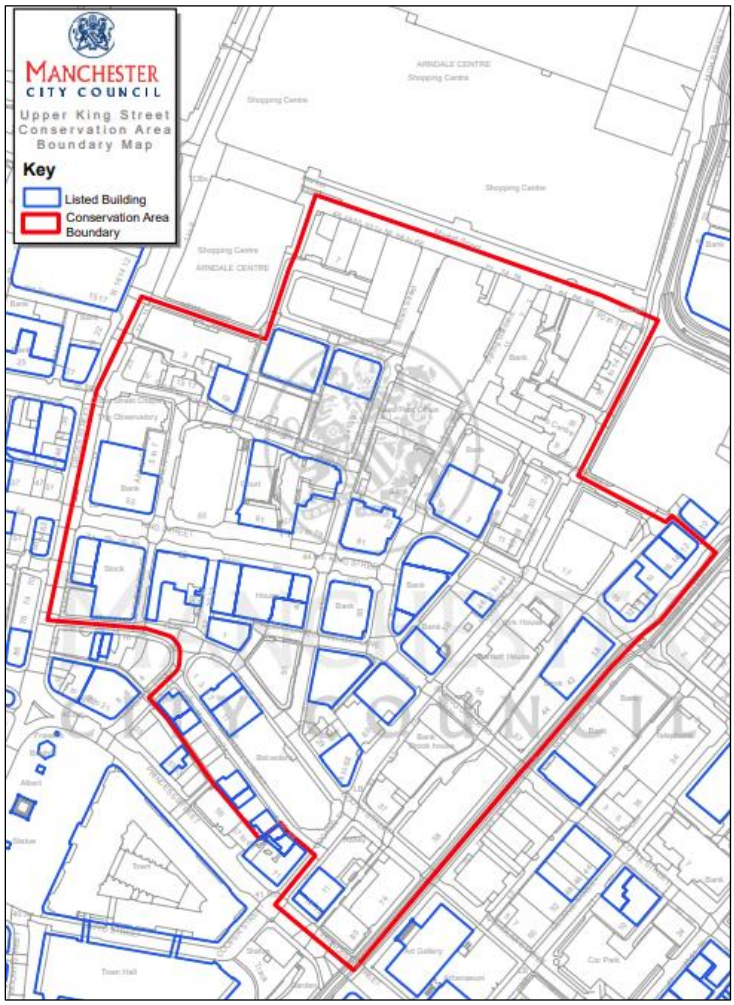


Figure 2: Upper King Street Conservation Area Boundary Map

HERITAGE SIGNIFICANCE

The significance of the heritage assets, and the key features of each asset that contribute to that significance, is identified, fully described and assessed in the Approved Heritage Statement.

THE PROPOSAL

The Company proposes to replace three existing signs with new signs at the entrance to the hotel on the York Street frontage of the building. The signs comprise:

ES01: Hotel Letters on Curved Rails

ES02: Etched & Filled Brass Plaque

ES03: Moulded Enamel Plaque

DESIGN & ACCESS MATTERS

Except for external signage, no extensions, or alterations, are proposed to the building or the site. No changes are proposed to access arrangements, and no landscape features are impacted.

IMPACT ON HERITAGE ASSETS

These signs are low key and related to the use made of the upper floors. They are similar to the existing signs and are appropriate to the character of the building and surrounding area. They identify the entrance to the hotel and have no adverse impact on the appearance and heritage significance of the building, or the character and appearance of the conservation area.

SUMMARY

The Company is seeking new signage as part of the conversion of the upper floors above Browns Bar & Brasserie into a hotel. The proposals will have no adverse impact upon the front facade of the York Street Elevation of the building. They respect its heritage significance and the character and appearance of the Conservation Area.

APPENDICES

1. Application Documents.
2. Planning History.

APPENDIX 1

APPLICATION DOCUMENTS

- Covering Letter, dated 4th June 2026.
- Completed Application Form and Certificate.
- Addendum Design & Access and Heritage Statement.
- Drawing No. AP100 Site Location Plan.
- Drawing No. AP104 Proposed Door Section Signage.
- Proposed Signage Plans.
- Proposed Signage Elevations.

APPENDIX 2

PLANNING HISTORY

Application ref.	Proposal description	Decision	Decision date
CDN/26/0111	Discharge of Conditions 3a-j (Final Details) pursuant to Listed Building Consent 144430/JO/2025.	Under Consideration	TBC
CDN/26/0109	Discharge of Conditions 3 (Fumes), 7 (Refuse), 9(a)(i) (Materials), 14 (Secured by Design) and 19 (Bats) pursuant to Planning Permission 144428/JO/2025.	Under Consideration	TBC
144430/JO/2025	Variation of Condition 2 (Approved Drawings) and 3 (Full and Final Details) of Listed Building Consent 134737/LO/2022 to facilitate external and internal works including internal amendments to improve disabled access and change timescales.	Approved	9th Feb 2026
144428/JO/2025	Variation of Condition 2 (Approved Drawings) and Condition 9 (Materials) pursuant to Planning Permission 134736/FO/2022 to relocate louvres, change the cladding material and alter timescales.	Approved	9th Feb 2026
134737/LO/2022	Listed Building Consent for internal and external alterations and new lift shaft to rear.	Approved	28th March 2024
134736/FO/2022	Change of use of meszzanine first, second and third floors from offices to hotel (Use Class C1) with associated internal alterations to front entrance, and new lift shaft to rear.	Approved	28th March 2024
131301/AO/2021	Display of replacement fascia sign, built up of individual letters in finished brass, secured to runner bars finished to match surrounding substrate, one projecting banner, back to back formed aluminium panel with flatcut individual brass letters, 1. no wall mounted brass menu case.	Approved	17th Dec 2021
131269/LO/2021	Provision of replacement signage to exterior of building.	Approved	17th Dec 2021
131268/LO/2021	Internal and external alterations to listed building to allow for internal refurbishment and replacement signage and detailing to windows externally.	Approved	17th Dec 2021

CDN/17/0735	Discharge of conditions 3 (Painting Works), 4 (Window Details), 5 (Masonary Repairs) and 6 ('Boxing In' Works) of Listed Building Consent Ref: 116077/LO/2017	Approved	7th Dec 2017
117504/AOH/2017	Advertisement consent for the display of a single sided LED illuminated sequential display affixed to the frame of the payphone kiosk.	Refused Appeal lodged	9th Nov 2017
116077/LO/2017	LISTED BUILDING CONSENT for remedial structural repair work and provision of support to an existing high level red sandstone balcony on the elevation of the building for the main entrance.	Approved	3rd Oct 2017
098748/LO/2012/C1	LISTED BUILDING CONSENT to hang a new flag from the existing flap pole.	Approved	17th Jul 2012
093703/LO/2010/C1	LISTED BUILDING CONSENT Internal alterations and refurbishment	Approved	7th Oct 2010
093762/LO/2010/C1	LISTED BUILDING CONSENT for the installation of replacement signage consisting of 1no. set externally illuminated individual letters, 1 no. externally illuminated projecting sign, 2no. brass plaques and 2 no. brass lanterns	Approved	21st Sep 2010
088994/AO/2009/C1	Installation of 1 no externally illuminated projecting sign,1 no. non illuminated wrought iron panel, 2 no. non illuminated brass plaques and 1 no. internally illuminated display box	Approved	25th Apr 2009
088997/LO/2009/C1	LISTED BUILDING CONSENT Installation of 1 no. externally illuminated projecting sign, 1 no. non illuminated wrought iron panel, 2 no. non illuminated brass plaques and 1 no. internally illuminated display box together with the installation of 2 no. replacement lanterns	Approved	29th Apr 2009
081827/LO/2007/C1	LISTED BUILDING CONSENT Installation of various signage and lighting	Approved	29th Mar 2007
081698/LO/2006/C1	LISTED BUILDING CONSENT Internal alterations to include new bar servery and back bar, replacement of existing kitchen pod, creation of chiller store and extension of existing raised seating area	Approved	29th Mar 2007

081697/AO/2006/C1	Installation of various signage and lighting	Approved	19th Mar 2007