Heritage Statement

1. Site Address

Beer House
Refreshment Room
Victoria Railway Station
Long Millgate
Manchester
M3 1WY

2. Is the application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☒
Within a conservation area	☒
A scheduled ancient monument	☐
Within the Westminster World Heritage Site[1]	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above?	☐
Within an archaeological priority area[2]	☐
A non-designated heritage asset	☐

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

Victoria Station, including concourse to rear, restaurant and booking hall, and attached canopy is a listed building Grade II. It sits within the Cathedral Conservation Area.

4. The significance of the heritage asset(s)

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

[1] For applications within or adjacent to the Westminster World Heritage site a separate Heritage Impact Assessment may be required.

[2] In an Archaeological Priority Area development involving excavation is likely to require a separate Archaeological Assessment and a heritage statement is only required in addition to this where other heritage assets are affected.

The pub sits within the listed Railway station. Original block to Hunt's Bank Approach, 1844, for the Manchester and Leeds Railway Company (also used by the Liverpool and Manchester Railway Company), altered and greatly enlarged 1909 by William Dawes for the Lancashire and Yorkshire Railway Company; altered. Sandstone ashlar office blocks with slate roofs; cast-iron train sheds with slate and glazed roofs. Office blocks form L-plan, the original building on a north-east/south-west axis, and the much larger addition at right-angles to its north end. 1844 block in Italianate manner, now 2 storeys (originally one storey) and 7 bays wide, with square-headed doorways to left and right, arcaded windows to both floors of the centre, other windows with architraves and cornices.
The pub itself is located within the 1909 block in neo-Baroque style, 4 storeys and 31 bays plus rounded corner at south-east end; with channelled rustication to ground and 1st floors, pilasters to 2nd and 3rd floors, moulded cornice, and balustraded parapet interrupted by wide segmental open pediments over the 2nd, 6th, 19th and 29th bays, and upstands with clocks over the 4th bay and the curved corner. Round-headed windows and doorways to ground floor protected by delicate iron and glass canopy displaying names of one-time destinations in Art Nouveau lettering; windows to upper floors mostly square-headed and mullioned, but including oriels at 2nd and Venetian windows at 3rd floor of the pedimented bays. Fine surviving interiors to this part, including panelled booking hall, restaurant with stained glass dome and mosaic lettering, bookstall with mosaic decoration, map of Lancashire and Yorkshire railway system in tilework, etc.
The pub is within the original restaurant which features a large stained glass dome, mosaic tiled interior walls, some mosaic flooring, wall mirrors with decorative timber frames, cornices, columns/pilasters with decorative capitals, glazed timber entrance door frames and fine mosaic lettering to station-side façades.

5. The proposed works

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

Our primary consideration is to keep the fabric of the building intact and maintain the character of the building – we have considered this in our design and our plan of works ensures we retain, restore and enhance the building and its character. All tiled and mosaic walls, timber panelling and fixed mirrors, marble cladding to columns, decorative mouldings and plasterwork, cornices, capitals, mosaic and tile finishes to exterior and glazed timber door and windows to be retained without change.

The proposed works are:

Internal refurbishment which will include works to the bar serveries (later addition): Main bar: front bar counter to be repositioned forward slightly and reclad with timber panelling. No fixing to mosaic walls. The existing (later addition) back bar shelving will be replaced with arched painted timber back bar fitting with bottle shelves, antique mirror, brass glass hangers and fiddle rails, and white tiles. Pendant light fittings to be replaced in same positions. Bulkhead signs to be replaced with oak-framed antique mirror panelling.
Secondary bar (not currently used): to be overclad to match main bar finishes and atimber framed screen of reeded glass panels added to the counter top to create additional perch seating and a small drop-off counter for glasses. Painted timber panelling to the bulkhead and walls. New framed artwork.
Flooring – existing stone tile flooring to be retained throughout. Hexagonal mosaic tile to bar apron to be replaced with Amtico mosaic pattern tile flooring. White later addition tiled section in front of bar to be removed and stone tile floor revealed subject to condition. New Amtico oak plank flooring to this area if the marble flooring beneath is compromised and not usable. New non-slip flooring behind the bars. Replacement entrance matting.
WCs – to be redecorated, wall tiles to be retained. Original timber doors with glazed panels to be retained. Painted doors to be redecorated.

New back-to-back banquette seating with low reeded glass screens, fluted timber planters, timber condiment/bin units, perch benches and high tables to be added – no floor fixings. Existing high banquette to be reupholstered.
Lighting – brass wall lamps and existing lobby chandeliers to be refurbished and reinstated. Later addition linear pendants to be replaced with chandeliers. Pendants in bar area to be replaced with different fittings in same locations.
Signage:
Within station – replacement of 2no. 3D built up metal illuminated letter signs on rails positioned behind the transom glazing above the entrance doors plus an additional sign to be located behind the other lobby door. New external seating barriers (non-fixed, lockable castors) consisting of timber planters with branded fabric panels (to replace existing post and fabric panel screens and specified by station to match those recently installed at Costa Coffee). New digital A-board (rechargeable, non-fixed, lockable castors).
Street entrance/façade – removal of existing panel sign with push-through illuminated lettering. New 3D built up metal illuminated letter sign on rails positioned behind the transom glazing above the entrance doors. Existing window vinyls to be removed and replaced with new vinyl lettering applied to inside face of glazing

6. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or mitigated, including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

The heritage assets will remain unchanged throughout, namely the large stained glass dome, mosaic tiled interior walls, mosaic flooring, wall mirrors with decorative timber frames, cornices, columns/pilasters with decorative capitals, glazed timber entrance door frames and fine mosaic lettering to station-side façades.
The main works are to the bar counters and bulkheads which are later, out-of-keeping additions and the works will improve these with more sensitive and appropriate finishes and design. There will be no change to the architectural detail, historical detail, plan form, character or townscape of the wider area.

7. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any public benefit as a result of the works?

The proposed refurbishment has the aim of sustaining and enhancing a significant heritage asset and securing the optimum viable use of this heritage asset in support of its long-term conservation. The works include removing unsympathetic alteration and replacement with more sympathetic finishes in the bar area and creating an

environment designed to attract a wider mix of clientele with more comfortable banquette seating areas as well as a mix of high tables in the bar area, perch seating for solo travellers etc. The scheme includes painted panelling, oak panelled front bar, panelled reeded glass screens, oak framed antique mirror panel to the bar bulkhead, arched painted timber back bar, which will all sit more comfortably within the heritage interior than the existing more industrial-style fittings and finishes. The improvements aim to ensure that the pub remains a viable business so it can be retained as a functioning station bar and restaurant in the future, enabling travellers and the local community to continue to enjoy the beauty of this special building.

8. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

Following a preliminary meeting with the Conservation officer (with Shaun Hopper, SSP on 21/05/26) we have made the following changes to our initial designs:

- No digital screens facing onto the station concourse. The exception being a non-permanent moveable digital A-board. *We have removed digital screens in the main entrance windows from the works.*
- Signage at the street side should be the same as the station side i.e. remove the existing panel sign and replace with a rail with individual letters inside the glazing. *We have added this to our works*.
- The white tiling in front of the bar – preference is for this to be removed and taken back to the original marble tiling as per the rest of the pub floor, if its not compromised. The other tiling immediately in front of the bar is fine. *We have revised our proposal to remove the white tiling to expose the marble floor tiles below unless it is compromised when we strip it out.*