

Case Name: India Buildings, Water Street, Liverpool

Case Number: 478665

Background

English Heritage has been asked to assess this building for possible upgrading.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	EH Recommendation
1	1218481	India Buildings, including the Water Street entrance to James Street underground station	Listing	Amend List

Visits

Date	Visit Type
21 May 2013	Partial inspection

Context

India Buildings is located within the Castle Street Conservation Area and the Liverpool Maritime Mercantile City World Heritage Site. A conservation management plan exists for the building, which is being used to inform planning decisions and refurbishment.

Assessment

CONSULTATION

The applicant responded to say that they had nothing to add to the consultation report.

The owner responded with a number of minor amendments relating to the description, and this has been amended where appropriate. They also responded with a number of comments that are not relevant to this assessment, but which generally related to their level of investment in, and commitment to, the building.

Merseyside Civic Society responded to say that they support the potential upgrading of the listing. They also provided background information on the building's planning history, although this is not relevant to this assessment.

No other responses were received.

DISCUSSION

With reference to the Principles of Selection for Listed Buildings (2010) and English Heritage's Selection Guide for Commerce and Exchange Buildings (April 2011), India Buildings clearly fulfils the criteria for listing. However, the issue that will be discussed here is the grade of the building's listing. In order to qualify for listing at a higher grade a commercial building of this date must demonstrate that it possesses qualities above the level of special interest within a national context that is already recognised by its inclusion on the statutory list at Grade II.

Liverpool has deep historic links with the eastern seaboard of the United States, not only in terms of trade, but also in terms of culture and architecture. The city was not only an entry point for goods and people, but also ideas, as Liverpool merchants looked to New York rather than London; an attitude that pervaded through

Liverpool society in the C19 and early-C20. In the first half of the C19 a number of American architects came over to Liverpool, whilst a number of Liverpool architects, including H Bloomfield Bare worked on both sides of the Atlantic. During the first two decades of the C20 Herbert Rowse studied at the Liverpool School of Architecture under Charles Reilly and India Buildings reflects Reilly's strong influence on the work of his students during this period. In the early-C20, the school became an important conduit for the influence of contemporary American architecture in Britain and promoted an American form of classicism that has indelibly left its mark on the architectural landscape of Liverpool. Reilly's connections with leading architects in North America enabled placements for his students, including Rowse. Rowse travelled extensively in North America and worked in both Chicago and New York. He was inspired by the buildings in the cities of the eastern seaboard, and this inspiration is clearly evident in the design of India Buildings, as well as in Rowse's slightly later Martins Bank, which both reflect the city's important transatlantic links.

In its monumental scale, planning, architectural treatment and mixed use India Buildings emulates the most impressive early-C20 commercial buildings of the US. Its design mixes Italian Renaissance styling with American Beaux-Arts influences to produce a dignified and refined building. The buildings of the New York-based architectural practice of McKim, Mead & White are well known, and would undoubtedly have been studied (Charles Reilly was a keen exponent of their work) and probably visited by Rowse during his time in the US. India Buildings displays similarities with a number of the firm's buildings. In particular, the shopping arcade in India Buildings has echoes of the now-demolished Penn Station, New York City (1910) and the central arch passing through the Manhattan Municipal Building (1907-14, a New York City landmark and included on the National Register of Historic Places). India Buildings is one of the largest office blocks in Liverpool and its footprint, which is based upon the US-style grid system, occupies an entire city block. The building's atypical form and its incorporation of a largely unaltered entrance to the James Street underground station, as well as a shop-lined arcade running through the centre of the ground floor are also of additional planning interest.

Like the buildings of the north-east US cities, India Buildings' imposing architectural effect and beauty is achieved by its impressiveness of mass, and its clean surfaces and proportions, rather than ornamentation. The building's external elevational treatment rejects the over-ornamentation and fussiness of many buildings of this date, and instead adopts a more restrained approach with decoration concentrated in selective elements judiciously placed at the top and bottom of the building. The result is a building that is enhanced, rather than taken over, by decorative enrichment, and which reinterprets classical styling in a modern way. In achieving this, India Buildings again reflects its transatlantic influence, and in particular, the buildings of New York City. As Reilly proclaimed about the winning design in 1923: 'with the Holt Building the American orientation of Liverpool architectural thought reaches its climax. The building Messrs. Thornely and Rowse have designed would not disgrace Fifth Avenue; indeed it would sit there very happily, and those who know most of modern architecture will know this is very high praise' (cited in *The Builder*, 12 Oct 1923).

In keeping with the exterior, the building's interior is also of a superior quality and displays an acute attention to detail with high-quality finishes and materials found throughout, including an extensive use of Travertine marble and terrazzo. Several areas are of particular note, including: the elevator halls with their Travertine-lined walls and coffered saucer-domed ceilings; the central arcade with its coffered barrel-vaulted ceiling and decorative bronze shopfronts; and the opulent Lloyds Bank interior, which is a tour de force of marble and decorative metalwork, as well as incorporating abundant figurative and symbolic imagery and an impressive coffered ceiling with coffers that mirror the octagonal shapes of the building's corner lobbies. Like most commercial buildings India Buildings has been subject to interior alteration over the years, including repairs and restoration following wartime damage, which were overseen by Rowse himself and in most cases are virtually indistinguishable from the originals. Some of the upper floors have since been modernised and late-C20 mezzanines have been inserted in the banking hall and ground-floor office space. However, whilst these latter alterations have not added to the building's interest, neither have they significantly compromised it; where applicable, areas of the building that are not of special interest, or are of lesser interest, will be identified in the List description.

Herbert J Rowse is one of the most influential regional architects of the inter-war period and his impressive body of work encompasses a wide range of building types, many of which are listed. Rowse's great skill as an architect is demonstrated by the fact that he already has two buildings listed at Grade II*: the former Martins Bank (1927-32), which lies diagonally opposite India Buildings, and the Philharmonic Hall (1937-9). Like these other examples, India Buildings possesses a high level of architectural quality that is of more than special interest within a national context. It also has additional significance in being the building that launched Rowse's acclaimed career. Like Rowse, Sir Arnold Thornely is also a significant figure within Liverpool architecture who has several highly graded listed buildings to his name or associated with him, including the Grade II* Port of Liverpool Building (1907) and Bluecoat School (1903-6), and the Grade B listed Parliament

Buildings in Stormont, Northern Ireland (designed 1925 and constructed 1928-31). India Buildings represents one of his most significant works.

In addition to its own intrinsic value as a building of more than special interest, India Buildings also has additional interest derived from its strong relationship with the Grade II* former Martins Bank (1927-32) situated diagonally opposite on Water Street, which was also designed by Rowse and also derives its architectural influence from the north-eastern United States. The two buildings share many parallels in terms of style, design and scale, both internally and externally, and very much appear as sister buildings. Additional group value also exists with other nearby contemporary and earlier listed buildings on Water Street and Pier Head, most of which are highly graded, including Oriel Chambers (1864, by Peter Ellis, Grade I), and the Three Graces - The Royal Liver Building (1908-10, by Aubrey Thomas, Grade I), Cunard Building (1913-16, by Willink & Thicknesse, Grade II*), and the Port of Liverpool Building (1907, also by Thornely, Grade II*). Together these buildings form a hugely significant group of commercial buildings at the heart of Liverpool's central business district.

With a highly impressive design of monumental scale that clearly reflects its architect's, and the city's, transatlantic influences, and with an interior of superior quality, it is considered that India Buildings clearly merits listing at Grade II*. Consequently, it is recommended that its listing be upgraded from Grade II to Grade II*.

In recommending the extent of designation, we have considered whether powers of exclusion under s.1 (5A) of the 1990 Act are appropriate. In this instance, they are considered appropriate in excluding areas of the interior that are not of special interest, which is clear in the proposed List entry.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for upgrading are fulfilled. India Buildings is therefore recommended for upgrading from Grade II to Grade II*.

REASONS FOR DESIGNATION DECISION

India Buildings, constructed in 1924-32 to the designs of Herbert J Rowse and Arnold Thornely, is recommended for upgrading to Grade II* for the following principal reasons:

- * Transatlantic influence: Liverpool's deep historic links with the eastern seaboard of the United States, and the influence of Charles Reilly's Liverpool School of Architecture and its promotion of an American form of classicism in the early-C20, as well as Herbert Rowse's personal experience of working in New York and Chicago, are clearly reflected in the building's architecture and design. Through its monumental scale, planning, architectural treatment and mixed use, India Buildings emulates the most impressive early-C20 commercial buildings of the US, and in particular, the buildings of New York City; echoing the designs of firms such as McKim, Mead & White;
- * Architectural interest: its imposing architectural effect and beauty is achieved by its impressiveness of mass, and its clean surfaces and proportions, rather than ornamentation. Decoration is judiciously placed to enhance, rather than detract from, the building itself, and its Italian Renaissance and American Beaux-Arts influenced design reinterprets classical styling in a modern way;
- * Architects: it was designed by Herbert Rowse and (Sir) Arnold Thornely, both of whom have other highly graded listed buildings to their name. Rowse, in particular, was one of the most influential regional architects of the inter-war period and India Buildings represents one of his most significant works;
- * Planning interest: it is an excellent example of a British building following the US-style grid system of town planning; the building occupies an entire city block and incorporates a central shop-lined arcade connecting Water Street with Brunswick Street, as well as an entrance to the James Street underground station;
- * Interior quality: the interior is of a superior quality and incorporates high-quality finishes and materials throughout, including an extensive use of Travertine marble and terrazzo. Several areas are of particular note, including: the elevator halls with their Travertine-lined walls and coffered saucer-domed ceilings; the central arcade with its coffered barrel-vaulted ceiling and decorative bronze shopfronts; and the opulent Lloyds Bank interior, which is a tour de force of marble and decorative metalwork, as well as incorporating abundant figurative and symbolic imagery and an impressive coffered ceiling with coffers that mirror the octagonal shapes of the building's corner lobbies;
- * Degree of survival: the building is virtually unaltered externally and retains its major interior elements;

* Group value: it has strong group value with the Grade II* former Martins Bank (1927-32) situated diagonally opposite on Water Street, which was also designed by Rowse and also derives its architectural influence from the north-eastern United States. Additional group value also exists with other nearby listed buildings on Water Street and Pier Head, most of which are highly graded; together they form a group of hugely significant commercial buildings at the heart of Liverpool's central business district.

Countersigning comments:

Agreed: India Buildings is one of the great achievements of Rowse and the Liverpool School. It fully merits designation in a higher grade.

NFB 1.xi.13

Annex 1**List Entry****List Entry Summary**

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

Name: India Buildings, including the Water Street entrance to James Street underground station

List Entry Number: 1218481

Location

WATER STREET, LIVERPOOL,

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

County	District	District Type	Parish
	Liverpool	Metropolitan Authority	Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 14 March 1975

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

Legacy Number: 359716

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

Office building incorporating a bank, post office, shopping arcade, and access to the James Street underground station, 1924-32, by Arnold Thornely and Herbert J. Rowse. Steel-framed construction clad in Portland stone, green Lombardic-tile roof coverings. 9-storeys plus mezzanine, basement and sub-basement. Italian Renaissance style with American Beaux-Arts influences.

Reasons for Designation

India Buildings, constructed in 1924-32 to the designs of Herbert J Rowse and Arnold Thornely, is designated at Grade II* for the following principal reasons:

- * Transatlantic influence: Liverpool's deep historic links with the eastern seaboard of the United States, and the influence of Charles Reilly's Liverpool School of Architecture and its promotion of an American form of classicism in the early-C20, as well as Herbert Rowse's personal experience of working in New York and Chicago, are clearly reflected in the building's architecture and design. Through its monumental scale, planning, architectural treatment and mixed use, India Buildings emulates the most impressive early-C20 commercial buildings of the US, and in particular, the buildings of New York City; echoing the designs of firms such as McKim, Mead & White;
- * Architectural interest: its imposing architectural effect and beauty is achieved by its impressiveness of mass, and its clean surfaces and proportions, rather than ornamentation. Decoration is judiciously placed to enhance, rather than detract from, the building itself, and its Italian Renaissance and American Beaux-Arts influenced design reinterprets classical styling in a modern way;
- * Architects: it was designed by Herbert Rowse and (Sir) Arnold Thornely, both of whom have other highly graded listed buildings to their name. Rowse, in particular, was one of the most influential regional architects of the inter-war period and India Buildings represents one of his most significant works;
- * Planning interest: it is an excellent example of a British building following the US-style grid system of town planning; the building occupies an entire city block and incorporates a central shop-lined arcade connecting Water Street with Brunswick Street, as well as an entrance to the James Street underground station;
- * Interior quality: the interior is of a superior quality and incorporates high-quality finishes and materials throughout, including an extensive use of Travertine marble and terrazzo. Several areas are of particular note, including: the elevator halls with their Travertine-lined walls and coffered saucer-domed ceilings; the central arcade with its coffered barrel-vaulted ceiling and decorative bronze shopfronts; and the opulent Lloyds Bank interior, which is a tour de force of marble and decorative metalwork, as well as incorporating abundant figurative and symbolic imagery and an impressive coffered ceiling with coffers that mirror the octagonal shapes of the building's corner lobbies;
- * Degree of survival: the building is virtually unaltered externally and retains its major interior elements;
- * Group value: it has strong group value with the Grade II* former Martins Bank (1927-32) situated diagonally opposite on Water Street, which was also designed by Rowse and also derives its architectural influence from the north-eastern United States. Additional group value also exists with other nearby listed buildings on Water Street and Pier Head, most of which are highly graded; together they form a group of hugely significant commercial buildings at the heart of Liverpool's central business district.

History

In 1923 Arnold Thornely and Herbert J Rowse won a competition, assessed by (Sir) Giles Gilbert Scott, to design a speculative office block for Sir Richard Durning Holt and the Alfred Holt & Co shipping line, combining offices, a bank, and post office in one building. India Buildings was constructed from 1924-32 by Dove Brothers of Islington, with the steelwork produced and erected by Dorman, Long & Co. Ltd of Middlesbrough; all at a cost of £1.25 million. Although not included in the competition entry, the final building also included a shopping arcade that cut right through the centre of the building from Water Street to Brunswick Street.

India Buildings is located on one of the oldest streets in Liverpool, leading down to the River Mersey. Water Street was originally called 'Bonke Street', meaning 'Bank Street', and during the C19 and early-C20 the street was lined with financial and commercial institutions. Thornely and Rowse's building replaced an earlier 'India Building', which was constructed in the 1830s for the merchant, George Holt (Alfred Holt's father). The building was named to commemorate the ending of the East India Company's monopoly, and became the head office of the Ocean Steam Ship Company (Blue Funnel Line) founded in 1865 by Alfred and Philip Holt. The new India Buildings was constructed in two halves; the south-western half being constructed first alongside the original India Building, with the latter then being demolished to make way for the second half of the new building. India Buildings was heavily damaged by bombing during the Second World War and was reconstructed under Rowse's supervision.

Originally the ground floor housed a public hall, Lloyds Bank (the bankers of Holts), the Post Office, and Imperial and International Communications Ltd, whilst the second floor was occupied by the Maritime Insurance Co. The fourth and fifth floors were occupied by Government departments, Income Tax Surveyors, Income Tax Collectors, and Post Office telephones, and Messrs Alfred Holt & Co occupied most of the sixth,

seventh and eighth floors. A constitutional club also occupied part of the seventh floor, and other original building tenants included solicitors, merchants, consuls, shipping companies, and other businesses. A cafe and hairdresser's occupied the basement on the Fenwick Street side of the building originally, and was followed in the 1970s by a nightclub.

Sir Arnold Thornely (1870-1953) is a well-known Liverpool architect who, after training under a number of architects, including William Edward Willink (1856-1924) and Philip Coldwell Thicknesse (1860-1920), established his own practice in Liverpool in 1898. Thornely later joined Frank Gatley Briggs (1862-1921) and Henry Vernon Wolstenholme (1863-1936) in partnership as Gatley, Wolstenholme and Thornely, and later with F.B. Hobbs (1862-1944) as Hobbs, Thornely, Briggs and Wolstenholme. He latterly worked in partnership with his brother Herbert Lionel Thornely (1868-1944). Arnold Thornely was President of the Liverpool Architectural Society in 1910-11 and also served on the RIBA council at this time. He received a knighthood in 1932 for his services to architecture. Thornely has numerous listed buildings to his name or associated with him, including the Grade II* listed Port of Liverpool Building, Liverpool (1907), and Bluecoat School, Liverpool (1903-6), the Grade II listed Barnsley Town Hall (1933), Wallasey Town Hall (1914-20), and the Grade B listed Parliament Buildings, Stormont, Northern Ireland (designed 1925 and constructed 1928-31), which was awarded a RIBA bronze medal.

Herbert J Rowse (1887-1963) was one of the most influential regional architects of the inter-war years. Having trained at the Liverpool University School of Architecture under Charles Reilly, Rowse was a joint winner of the Holt travelling scholarship, which saw him travel to Italy where he developed a lifelong interest in Italian Renaissance architecture. In the early 1910s Rowse travelled extensively in North America and worked briefly in both Chicago and New York. After returning to Liverpool he established his own practice in 1914. India Buildings was the first in a series of large-scale commercial buildings designed by Rowse in Liverpool, including the former Martins Bank (1927-32, Grade II*). Other buildings in the city by Rowse, include the Philharmonic Concert Hall (1936-9, Grade II*) and the Mersey Tunnel entrance approaches, portals and ventilation towers in Liverpool and Birkenhead (early-1930s, Grade II).

Details

Office building incorporating a bank, post office, shopping arcade, and access to the James Street underground station, 1924-32, by Arnold Thornely and Herbert J. Rowse. Steel-framed construction clad in Portland stone, green Lombardic-tile roof coverings. 9-storeys plus mezzanine, basement and sub-basement. Italian Renaissance style with American Beaux-Arts influences.

PLAN: Influenced by the cities of the north-east United States, India Buildings occupies an entire city block and is bounded by Water Street on the north-west side, Brunswick Street on the south-east side, Fenwick Street on the north-east side, and Drury Lane on the south-west side. The building has a figure-of-eight plan derived from the incorporation of two massive light wells that commence above the mezzanine level. Both Water Street and Brunswick Street slope downwards from their eastern ends towards the River Mersey. Consequently, the building's basement level is at street level on the western halves of the Water Street and Brunswick Street elevations, along with the entire Drury Lane elevation, and incorporates a series of shopfronts accessible from the exterior.

Internally a shopping arcade runs through the centre of the building from Water Street to Brunswick Street approximately on the line of an old street, Chorley Street. Octagonal lobbies are set to each corner of the ground floor surrounded by offices with a mezzanine level above. A large former banking hall occupies most of the Fenwick Street side of the building, whilst a similarly-sized space occupies the Drury Lane side of the building; both have later inserted mezzanines. The upper floors of the building are office space; a number retain their original layout with a central corridor running around the entire building and the light wells, with offices off to the outside, and offices, toilets and service areas off to the inner side.

EXTERIOR: all the building's windows are recessed and the majority do not incorporate surrounds. Originally all the floor levels, except the fifth and sixth, had sash windows, but these were replaced by metal casements following bomb damage incurred during the Second World War; the fifth and sixth floors retain their original steel-framed windows. At the time of writing, secondary glazing is in the process of being added to the building's windows. Carved panels and reliefs exist to each elevation.

India Buildings' ground floor and mezzanine levels are set upon an ashlar plinth and incorporate vermiculated rustication. Most of the building's ground-floor windows have round-arched heads with console keystones and ashlar surrounds incorporating aprons. Smaller square-headed windows are located at intervals and incorporate aprons decorated with a carved relief of the head of Neptune set amongst garlands. The original mezzanine level, which only exists at the Water Street and Brunswick Street ends of the building, is lit by square-headed windows with a dentilled cornice above; a further, deeper dentilled cornice sits above the sixth

floor. The first to fourth floors have paired windows with single windows located to the outer bays, and each elevation incorporates first-floor, balustraded, ornamental balconies of varying size. The fifth and sixth floors are lit mainly by wide steel-framed windows flanked by paired giant pilasters with composite capitals, forming a pilastrade. A Greek key frieze is incorporated below the fifth floor windows, forming a sill band, with similarly styled detailing also adorning the lintels of the sixth floor windows. The building's two uppermost storeys (seventh and eighth floors) are each stepped back behind the deep dentilled cornice located above the sixth floor, and are hidden from view when viewed from the immediate street level. The seventh floor is lit by square-headed windows set within round-arched surrounds, whilst the eighth floor has paired square-headed windows. The building's hipped roof is covered with green Lombardic tiles and sat atop at each end of the main roof are two large plant rooms, also with hipped roofs and green Lombardic tile coverings.

FRONT (NORTH-WEST) ELEVATION: this 13-bay elevation facing Water Street incorporates the building's principal entrance, which consists of three tall arched openings set to the centre of the elevation with surrounds incorporating cable moulding and coffered intradoses, and large console keystones surmounted by alternate male and female heads. The openings are flanked by four large, elaborate bronze lamps, which were modelled on those at the Palazzo Strozzi, Florence, and are by the Bromsgrove Guild. Flights of steps, along with a later ramped access on the left, access recessed entrance doors set within glazed screens (both the screens and doors have been replaced), which lead into a large elevator hall and the shopping arcade beyond. The three entrance openings are also connected laterally through the presence of arched openings in the side walls, which also retain original bronze signage and directory boards. A large ornamental balcony above the main entrance is supported by scrolled brackets and is set in front of three windows with egg-and-dart decoration to their frames. The windows' surrounds also incorporate egg-and-dart decoration and a central shield relief depicting imagery, including anchors. Above the windows are console-supported flat hoods. Both the balcony and windows are replicated on the Brunswick Street elevation. Above the entrance, and forming part of the sill band below the fifth floor, is a large sculpture by Edmund C Thompson depicting Neptune flanked by mermen, which is also replicated on the Brunswick Street elevation. Set to the far left (north-eastern end) of the elevation at ground-floor level is an arched doorway containing panelled double doors and a solid tympanum decorated with relief imagery depicting angels. This is one of the original entrances to the former Lloyds Bank and an identical doorway exists to the north-east return fronting Fenwick Street, forming a corner entrance. Located to the basement level, which due to the sloping ground is at street level on the right (western) half of the elevation, are four shopfronts with highly decorative, green and gold painted, cast-iron shopfronts incorporating mouldings to both the shopfront and mullions and transoms, and a decorative crest to the top. Each shopfront incorporates a decorative pierced stall riser and an integral fascia with a small space for the shop's name. Set to the right of the shopfronts are two sets of deeply recessed double doors, which form the Water Street entrance to the James Street underground station.

SOUTH-EAST ELEVATION: this 13-bay elevation facing Brunswick Street is virtually identically styled to the Water Street elevation, with the exception of a single rather than triple-arched entrance. The entrance also incorporates a flight of steps accessing replaced recessed doors set within a glazed screen. Set within the entrance are bronze signage and directory boards, and a rare bronze George V wall postbox with a relief depiction of a crown and a large scrolled cipher 'G R' with a smaller 'V'; all in gilded lettering. To the far right of the elevation is a splayed east corner incorporating the main entrance into the Post Office, which consists of a classical doorcase containing panelled double doors set within a panelled screen. A hanging sign is affixed above the entrance and to the left is a brass name plaque reading 'POST/ OFFICE/ CORN EXCHANGE/ BRANCH'. The single windows to the floors above are identically styled to those on the flanking elevations. Located to the basement level of the Brunswick Street elevation, which due to the sloping ground is at street level on the left (western) half of the elevation, are five shopfronts, which share similar styling to those fronting Water Street; three have later roller-shutter boxes.

NORTH-EAST ELEVATION: this 15-bay elevation facing Fenwick Street has taller arched windows to the ground-floor of bays 5-11 lighting the former banking hall, with console keystones incorporating alternate male and female heads. The rest of the floors share the styling and arrangement of the other elevations. Set in front of this elevation is a green and gold-painted pierced balustrade, which is similarly styled to the building's shopfront stall risers. The balustrade is set atop a Portland-stone base with solid end walls surmounted by green and gold-painted street lamp standards with decorative bases and fluted columns surmounted by ball lights.

SOUTH-WEST ELEVATION: this 14-bay elevation facing Drury Lane is similarly styled to the Fenwick Street elevation, but also incorporates a basement at street level. The basement level has a series of shopfronts, which are similarly styled to those to the Water Street and Brunswick Street elevations; some of the shopfronts have later roller-shutter boxes and have lost their dividing mullions. Some of the shop units, like those on the other elevations, have also been amalgamated internally. The elevation also incorporates a car park entrance and goods entrance at basement level; both with their original sliding, panelled access-doors.

Two massive light wells, which help to form the building's figure-of-eight plan are faced with silver/grey bricks with moulded concrete dressings to the seventh-floor windows and replaced roof lanterns.

INTERIOR: although the interior was heavily damaged by bombing during the Second World War, it was reconstructed under Herbert Rowse's supervision. Consequently, most of the immediate post-war works are indistinguishable from the original. Original glazed and dark-stained, solid-wood doors and door furniture survive within the interior, along with post-war replacements of lighter oak, which were installed following bomb damage. Some door architraves within the building are of marble, whilst some are of painted timber imitating marble. Original bronze electrical riser and fire hose housings also survive, along with directory and signage boards, and some pendant and wall lights. Later suspended ceilings have been inserted in some areas.

At the Water Street and Brunswick Street ends of the ground floor are two large entrance foyers/elevator halls that lead into the shopping arcade that runs through the centre of the building, on the line of the old Chorley Street. Each elevator hall has three painted and coffered saucer domes to the ceiling, in part supported by fluted Ionic columns of Travertine marble, along with Travertine-lined walls incorporating pilasters. Two lifts are located to each side of the halls flanking the arcade (there were originally three lifts on each side at the Water Street end of the building); the lift cars to the Brunswick Street are believed to be original and retain inlaid veneer panelling. The halls also contain early pendant lights, bronze directory boards, and a later fibreglass cornice concealing lighting; the latter feature is also present in the arcade. Arched openings at each north-east and south-west end of the Water Street elevator hall, with ornate carved surrounds and bronze latticework to their tympanums, lead to short stair flights (also in Travertine) providing access to doorways leading into office space and the former Lloyds Bank, which have raised floor levels. Similarly styled openings, but with plainer surrounds, exist in the Brunswick Street elevator hall and lead into office space and the Post Office, which are on the same raised floor levels. The Brunswick Street elevator hall also contains a bronze wall-mounted war memorial commemorating workers from the building killed during the First World War, and a clock above the entrance. The shopping arcade has Travertine walls and floor, and a coffered barrel-vaulted ceiling retaining early pendant lights. It is lined by ground-floor shop units with decorative bronze shopfronts incorporating bronze cresting, rosette reliefs and cable moulding, as well as original doors and later hanging signs. Each shop has a mezzanine storage area above and the party walls of some shops have been knocked through to amalgamate them internally. A fire-escape stair has been inserted to the centre of the arcade's north-eastern side and is hidden behind Travertine panels; the original shopfront has been retained within the arcade. A goods lift serving the basement up to the eighth floor also exists towards the Brunswick Street end of the building.

Two principal stairs are located at each north-west and south-east end of the building. Each stair splits into two on the first floor and descends to the ground floor as two separate stairs on each side of the arcade. These stairs have galleried half-landings at the mezzanine level overlooking the arcade, as well as terrazzo walls and Travertine floors between the ground and first floor levels, whilst the stairs on the floors above have plaster walls and terrazzo floors and treads; all have decorative gilded-metal balustrades incorporating barley-twist and splat balusters, and a brass ramped handrail.

Occupying the south-western side of the ground floor is office space (latterly used as a solicitor's and now empty) that was originally constructed, in part, as a public hall. The space is accessed via a grand triple-arched entrance off the south-west side of the arcade with an imperial stair set between fluted Ionic columns and with balustrades identical to those on the principal stairs. The stair leads into a large atrium space containing a late-C20 inserted mezzanine level along the Drury Lane side, which is accessed via two stair flights (similarly styled to the original stairs within the building) and a glass lobby lift; these late-C20 features are not of special interest*. The atrium space, which was originally subdivided, has wall pilasters, mouldings and two large roof lanterns, which are later replacements. The entrances located off the elevator halls lead into large, Travertine-lined octagonal lobbies at each end of this space, which are surrounded by modernised office space. Both have decorative painted coffered ceilings; the Brunswick Street lobby has been altered and glazed over on the mezzanine. Original dog-leg stairs provide access to the original mezzanines, which have been altered and modernised and are of lesser interest.

Occupying the principal portion of the north-eastern side of the ground floor is the former Lloyds Bank. The building's corner entrance off Water Street and Fenwick Street leads into a circular lobby, which has Travertine-lined walls, decorative metal gates in front of the entrance doors, and a sun motif incorporated to the centre of the floor. A short stair flight leads up into a much larger, Travertine-lined, octagonal lobby (an identically styled lobby lies at the opposite end with access off the Post Office entrance at the corner of Brunswick Street and Fenwick Street), which is more elaborately detailed than those on the south-west side of the building. The lobby has a polished marble floor incorporating a star-shaped motif to the centre,

elaborate plaster decoration (including depictions of horses and bee-keeping), and ornate gilded-metal doors and screens decorated with cherubic imagery and oval medallions depicting the Lloyds Bank emblem of a rearing black stallion with a green background and the date '1677' (the stallion and date refer to the goldsmith and early banker Humphrey Stokes who adopted the stallion symbol for his shop in 1677. Stokes' business was later taken over by Barnett, Hoare & Co, which in turn was taken over by Lloyds in 1884; Lloyds subsequently decided to retain the black horse as its symbol). Alternating tall arched doors and lower square-headed doors line the lobby walls; the arched doors have console-shaped keystones above. Individual offices with moulded cornicing, inlaid doors and dados with marble plinths lie off the lobby, two of which have ceiling roses reminiscent of compasses. The banking hall has a richly painted coffered ceiling supported by square marble-clad columns with painted plaster 'capitals' incorporated to the inner and outer sides and central medallions decorated with 'LL' in stylised relief lettering (probably referring to Lloyds Bank Limited, established in 1889). A heavy dentil cornice is interspersed with relief rosettes and below are a plain frieze and decorative mouldings. Original counters line a central walkway that runs the full length of the banking hall and also retains original counting tables. The counter screens are of bronze and incorporate imagery relating to bees, including beehives and bees (the beehive was the symbol of Taylor & Lloyd, the forerunner of Lloyds Bank and represents industry and hard work), as well as the Lloyds Bank symbol. Set above the counters and a range of offices behind, and spanning part of the central walkway, is a modern mezzanine inserted in the early-C21, which incorporates stairs at each end of the hall and is not of special interest*. Original dog-leg stairs with simple painted-metal stick balusters and a brass ramped handrail exist at each end of the banking hall and lead down to fortified strong rooms below. The Post Office occupies a relatively small space at the south-east end of the ground floor and has been modernised; it is not of special interest*. On the Fenwick Street side of the ground floor is a small former cable office located off the south-eastern octagonal lobby, which has been subdivided.

A number of the building's upper floors retain their original layout. The sixth and seventh floor have been modernised, with walls knocked through to create open-plan spaces and modern services inserted and are of lesser interest; at the time of writing, the fifth floor is also in the process of being refurbished and modernised. Large lift lobbies exist on each floor with Travertine-lined walls and floors (the rear walls of the lift lobbies have been altered/removed on the modernised floors) and black marble surrounds to the lifts and some doors (some door surrounds are of painted timber imitating marble). Most lift lobbies also retain original tenants' name/directory boards. Many of the building's toilets retain their original black-marble stalls and many of the gents' urinals are also believed to be original.

The basement interior contains a car park and loading bay on the Drury Lane side of the building, and storage rooms to the remainder, and is not of special interest*. The sub-basement contains service areas and plant rooms and is not of special interest*.

The interiors of the shop units lining the outside of the building have been altered and are not of special interest*.

The Water Street entrance to the James Street underground station forms part of India Buildings and consists of a wide stair with marble tile and tesserae-lined walls incorporating decorative borders, and a central handrail supported on decorative fluted newels that descends in a dog-leg fashion to an underground walkway leading to the James Street underground station. Further handrails line the side walls, which incorporate scrolled and some cable moulding decoration to the top part, and the half-landing has a twin-vaulted ceiling with painted decoration. At the foot of the stair is a small booking hall, which shares the same styling as the stair with tiled walls and a vaulted ceiling, and retains two original narrow doors, which originally led into telephone booths. The front of the ticket office has been altered and is clad with blue glazed tiles. The plain glazed-tile lined underground walkway, which leads from the booking hall to James Street Station several streets away is not of special interest*.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), it is declared that these aforementioned features are not of special architectural or historic interest.

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Map**National Grid Reference:** SJ 34102 90393

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Former List Entry**List Entry Summary**

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

Name: INDIA BUILDINGS INCLUDING HOLT'S ARCADE

List Entry Number: 1218481

Location

INDIA BUILDINGS INCLUDING HOLT'S ARCADE, WATER STREET,

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

County	District	District Type	Parish
	Liverpool	Metropolitan Authority	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14 March 1975

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

Legacy Number: 359716

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SJ 3490 SW

52/1333

WATER STREET (south side), L2
India Buildings including Holt's Arcade

14.3.75.

G.V. II

Office building, bank, post office and shopping arcade. 1924-32. H. J. Rowse. Portland stone. 7 storeys with mezzanine and basement, 13 bays. 5-bay returns. Ground floor rusticated with dentilled cornice over. Decorated plat band over 4th floor with relief of Neptune flanked by reclining figures. Giant pilastrade over 5th and 6th floors with coupled flat pilasters supporting entablature. 3 large round arches to entrance with cable moulding. Round-arched windows on ground floor. Balustraded balconies on first floor. Fenwick Street, Brunswick Street and Drury Lane facades similarly treated. Uniformly designed shop fronts on west side and the lower half of the north and south sides, taking advantage of sloping site. Internal arcade with coffered barrel vault with carved mouldings, transepts with Ionic fluted columns, 3 domes. Uniform small shop fronts with bronze cresting, rosettes and rope mouldings. Iron area railings with 4 lamp standards to Fenwick Street. 4 lamps on brackets to Water Street.

Listing NGR: SJ3410290393

Selected Sources

None.

Map**National Grid Reference:** SJ 34102 90393

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