HISTORY AND CONSERVATION

of

SHOPPING ARCADES

Five Volumes

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CHAPTER NINE

GAZETTEER H - Y
SCALES
Plans & Sections
Old Arcade
Russell Street - Old Market
Halifax

1891

architect : Leeming & Leeming
developer : Halifax Borough Council
grade II

Range of shops and offices with arcade almost identical to later Russell Arcade opposite.
Stone entrance buildings sixteenth century French with three storeys and attic in chateau roof. Shaped gables, stone dormers, turrets with finials.
Giant segmental arch with rusticated piers as Russell Arcade but at Old Market entrance chamfered voussoirs and domed corner kiosks and curved window end of shops. Modern and original Victorian shop fronts at ground floor.
Interior has glazed facades through two floors. Many remaining shop fronts and whole of upper floor in cast-iron. Slender engaged columns with reduced Corinthian order throughout. Arched window heads at ground floor with decorated spandrel. Triple round headed windows above decorated spandrels divided by slender columns.
Segmental arched patent glazed roof, steel arched collar beam with tracery decoration at principal rafters and supported by columns dividing each bay.
Quiet shopping area away from modern centre.

Use : shops
Halifax Old Arcade
Russell Arcade
Russell Street - Borough Market
Halifax

1896

architect : Leeming & Leeming
developer : Halifax Borough Council
grade II

Winning entry in Market Competition in 1891.
Built as small part of Market development.
French Renaissance freely used to produce a large stone range of shops and offices with fine market interior. Latter with aisles, dome and central octagon, partly used upper gallery. Small arcade runs into market with entrance immediately opposite slightly earlier Old Arcade.
Giant segmental entrance arch with rusticated piers and moulded and projecting voussoirs.
Interior has glazed facades through two floors. Cast-iron shop fronts with slender engaged columns, reduced Corinthian order, arched window head at ground floor with decorated spandrels. Many shop fronts unfortunately modernised. Upper floor has double round headed windows decorated spandrels divided by slender columns.
Glazed gable and doors to Market Hall.
Patent glass segmental arched roof with steel collar beams springs from cast-iron columns dividing bays of first floor to support principal rafters. Wrought iron decoration at apex of each.
Links directly into busy market but not the most frequently used entrance.

Use : shops
Halifax

Russell Arcade
Lowther Arcade  
Oxford Street - Cambridge Street  
Harrogate  

1900  


9 feet wide arcade slopes down from Cambridge Street. Bays stepped down hill with two octagons 15 feet in diameter.  

Traditional shop fronts. Some decorative Jacobean plaster panels between windows at first floor. 

Roof decorated cast-iron portal frame supporting glazed roof oversailing arcade and its shops. Frame fixed to timber posts at clerestorey.  

Original mosaic floor.  

Very busy arcade joining two major streets and the market hall immediately opposite Cambridge Street entrance. Arcade in need of renovation but all units attracting custom. 

Use : shops at ground floor art gallery, dance studio, hairdressers etc. all at first floor and entrance buildings
HARROGATE
Lowther Arcade
Westminster Arcade
Parliament Street - Back Parliament Street
Harrogate

1898

Four storey stone Victorian Baronial building with slate hung tower. Entrance with cast-iron canopy of three Tudor arches with carved spandrels, polished granite pilasters and engaged cast-iron columns with foliated caps. Original shop fronts with curved glass and arched leaded frieze. Three bays on upper floor, two outer bays with gable and fleur-de-lys finial, centre with spire, tower and finials. Round headed upper lights, projecting bay in centre with three lights. Triple outer and double centre windows at second and third floor with triangular heads. Stone mullions and transomes.
Interior two level shopping with cast-iron balcony and pitched glass roof.
Refurbished 1983.

Use : shops
      cafe
Parliament Street

Parliament Street

HARROGATE
Westminster Arcade
Harrogate Westminster Arcade
Queens Avenue
Queens Road - York Gardens
Hastings
1882

architect: Cress & Wells
developer: George Gaze

Gaiety Theatre was primary use of site when opened in 1882 but that now modernised and used as cinema. Nothing of original interior remains but arcade preserved. Exterior Baroque in brick with stone quoins, windows, pilasters, cornice, attic, balustrade.

Modern shop fronts at ground floor but also original foliated pilasters. Modern canopy to Classic Cinema and narrow opening framed by pilasters with grill leading to arcade. Aediculated sash windows with entablature supported by ancones, scalloped shell head to second floor, broken pediment to third floor. Centre bay above main entrance, balustraded balcony with giant console brackets, pilasters, second floor window as noted, third floor with pediment. Modillioned entablature, central temple attic with Doric order, tryglyphs and scallop shell decoration on pediment. Balustrade with shell head to piers on one half of building only, other apparently removed.

Second entrance to arcade in York Gardens is imposing stepped recessed arch with Doric order pilasters, decorated key stone and moulded spandrels. Interior continuation of Baroque decoration with Michelangelo windows at internal gables above entrances. Facades all glass divided by pilasters, miniature pediment at ground floor, console bracket at second acting as base for roof arches. Original shop fronts, timber glazing bars with curved central section at first floor.
HASTINGS
Queen's Arcade
Four square lights in each bay to form clerestorey.

Glazed timber coupled roof with decorated steel arch supporting rafters at each bay.

John Logie Baird pioneered television in an upstairs room at number 8, the Arcade, in 1924.

Quiet arcade on wrong side of street

Use : shops
HITCHIN

Arcade Walk
Market Place - car park
Hitchin

1927

builder : Willmotts
developer : Hitchin Arcade Company

Entrance has Victorian Italian Renaissance facade in brick with stucco dressings. Pleasant nineteenth century shopfront with slender turned frame, giant pilasters, dentilled cornice across whole of building. Glazed first floor to shop but spoilt by modern panels and facia. Round headed triple windows above and brick corbelled cornice below parapet. Corbelled arch into arcade revealing exposed early timber building above shop lined corridor.

Arcade proper has original timber shop fronts divided by Ionic capped pilasters, plate glass window and door, three light frieze, facia and stall board. Closed panelled timber clerestorey probably originally with glazing. Moulded pilasters support braced rafter roof with central lantern ridge with opening side windows controlled by intricate mechanism on face of upper pilasters.

Triple timber arch at rear of arcade leads into double range of eighteenth century brick cottages long converted to shops and workshops, fronted by timber and glass verandah.

Narrow pedestrian entrance directly into car park.

Arcade busy pedestrian route between shopping centre and car park.

Use : shops
workshops
cafe

311
HITCHIN
Arcade Walk
Byram Arcade
Westgate - Station Street
Huddersfield

1880

architect : W.H. Crosland
developer : Ramsden Estate
grade II

Commercial development in Hanseatic style. Hammer dressed stone five storey building with pitch slate roof. Five gable front, outer pair separated by chimneys and central one crow stepped with traceryed panelling. Three centred entrance arch into arcade with carved voussoirs and spandrels. Wrought iron fanlight and elaborate cartouche above with arms of Ramsden and lettered panel. Plate glass and modern shop fronts at ground floor with glazed mezzanine. Second floor windows in pairs separated by octagonal colonettes and linked by vertical panels to third floor sashes each with chamfered voussoirs and segmental heads.

Fourth floor paired sashes with stone mullions and hollow chamfered reveals.

Four storey elevation to Station Street with conical roofed corner turret, elaborately moulded corbel at first floor level. Three modern shops. Two doorways with pointed arch heads. Paired sashes above each floor and stepped gable.

Interior is tall galleried space with two continuous balconies supported on cast-iron brackets with simple tracery. Elegant wrought iron balustrade with mahogany handrail.

Roof is iron and steel glazed hipped roof with ties.
Almost deserted arcade away from modern shopping centre. In need of major refurbishment.

Use:
- shops
- offices
- workshops
Imperial Arcade
Market Street - New Street
Huddersfield

1884

builder: J.A. Hopkinson
grade II

Built in yard of hotel and entered through coaching arch, New Street building a non-descript rendered facade of three floors and was formerly the rear entrance to arcade. Now the main entrance as shopping centre has moved. Main entrance was adjacent to Queen Hotel and segmented headed archway with plain impost blocks and cast-iron gates remain, lead not directly into arcade but to the open space of Imperial Court. Open gabled end of arcade leads into range of stone shops with modern shop fronts and triple or double sash windows at first floor in no particular order. Roof of pitched glass but obscured by false ceiling of plastic. Busy pedestrian route to public house and restaurants in Imperial Court.

Use: shops
Paragon Arcade
Carr Lane - Paragon Street
Hull

1892

architect: Sir Alfred Gelder
developer: G.T. Butterworth

Gaunt Gothic brick building with stone and stucco dressings.
Three bays, three storeys dominated by giant pointed arch leading into arcade. Stone spandrels and dripstone. Oriël window with three lights on either side capped by stone parapet. Three pointed windows above with lettered stone panel between the floors. Decorated gable with triple rectangular headed windows below. Additional bay on Paragon Street. Vaulted porch leading into Gothic arcade. Victorian timber and plate glass shop fronts with gothic tracery in upper light. Pedimented pilasters dividing the seven bays. Banded red brick and cream stucco at first floor and Italian Gothic window above each shop. Quatrefoil window above each entrance arch. Glazed steel coupled roof given Gothic appearance by decorated cast-iron portal frame with pointed arch springing from foliated corbel on face of first floor.

Busy route in main shopping centre.

Use: shops
Hepworth's Arcade
Silver Street - Market Place
Hull

1894

architect: Gelder & Kitchen
developer: Hepworth & Company

Flemish Renaissance exterior and Italian Renaissance interior.
External exuberant facades in stone with timber and stucco. Four bays, outer
two with order on pilasters. Round arched windows at first floor and
segmental arched window at second floor each with projecting voussoirs and
keystones. Projecting cornice at first floor and below balustraded parapet.
Outer pilasters carried through to form pier with finial. Centre bays with
curved bay windows. First floor with centre lights in arched frame, decorated
panel below and above window glazing and surmounted by scrolled broken
pediment. Second floor bays without arched centre light and simple
entablature without pediment. Attic floor with centre bays in shaped gables
with elaborate scrolled and broken pediments.
Entrances are flat timber arches with pierced and decorated spandrels.
Original Victorian shop fronts on either side of Market Place entrance but
unfortunate modern tiled and mosaic fronts to Silver Street.
Interior in stucco with many original fronts divided by attached columns with
scrolled caps supporting first floor cornice. Upper bays expressed by triple
pilasters which enclose three rectangular headed windows divided by engaged
columns. Plaster frieze with swags and acanthus leaves.
Octagon at junction of the two walks of the arcade and balustraded gallery at
first floor level around part. Roof elegant barrel vault on pierced iron arches.
Ribbed dome at intersection of two walks.

At great distance from modern centre but attracts custom to specialist shops.

Use : shops
      cafes
      offices
Hull

Hepworth's Arcade
The Arcade
Fore Street - Arcade Road (footpath only)
Ilfracombe
1907

Much earlier arcade on site - deeds of shop dated 1837 but no information on original. Fire 1907 completely destroyed buildings and present arcade built shortly afterwards.

Two architectural styles on facade of Fore Street with boundary of the two directly above centre of entrance arch. To the east, a four storey Italian Renaissance in brick with stone windows, quoins, dentilled cornice and balustrade. Engaged slender granite columns with foliated capitals dividing windows within stone frames. To the west, a gable brick and pebble dash facade with the tile hung bay windows at first and second floor. Flat entrance arch. Entrance to Arcade Road rendered with half glazed entrance arch. Classic style of mid twentieth century.

Interior undistinguished with modern shop fronts, several blank with random patterned mosaic finish behind which rooms of adjacent hotel.

Original facias. Stepped pitched roof with variety of roof coverings such as plastic, glass, timber. One remaining decorated arched rafter.

Busy in tourist season.

Use : shop
       hotel - but no access directly into arcade.
ILFRACOMBE
The Arcade
Iffracombe

The Arcade
The Arcade  
Church Street - South Hawksworth Street  
Ilkley  

1895  

Two storey grey stone building in French Renaissance with some classical details. Elevation to Church Street in four bays, three containing Victorian shop fronts but modern facias. Triple window above and modillioned cornice, slate roof. Fourth bay with large segmented arch containing decorative iron fanlight in tympanum. Venetian window above in central tower surmounted by slate spire, projecting hooded window in each side. 

Elevation to South Hawksworth Street two storeys stone with Victorian ground floor shops on either side of identical entrance arch. Shops have fluted pilasters, stall board, plate glass window, blind box and facia, but latter partially hidden by modern boards. Above arch a lettered stone, quatrefoil decoration and gable. 

Interior with eight bays with plate glass shop window, some original with fluted pilasters. First floor double sash windows capped by cornice moulding above which is a Florentine window head. 

Single storey glazed portable box in centre of arcade to provide additional retail space. 

Coupled roof of glazed iron with cast-iron decorated portal frame springing from corbels between each bay at upper cornice. 

Conservation Area boundary crosses through centre of arcade, Church Street half being in the Conservation Area. 

Very quiet arcade struggling to exist far from modern shopping centre. 

Use : shops  
storage
Market Arcade (Academy Arcade and Queensgate Arcade)

Academy Street - Queensgate - Union Street
Inverness

1860

architect : Alexander Ross
Queensgate Walk : 1890
architect : Ross and Macbeth
Fire 1886 - roof replaced.

Main arcade and minor walk linked directly into Inverness New Market.
Entrance to Academy Street elegant classical Triumphal stone screen. Roman
Composite order distyle in antis. Moulded archivolts. Centre arch rising
above side arches. Keystones of projecting rams heads. Rusticated outer
projecting pilasters to modillioned entablature and breaking forward carrying
piers with urns.
Centre lettered panel to parapet with balustrade on either side.
Single storey recessed side pavilions. Arched window with moulded architrave,
keystone, entablature and balustrade. Rusticated outer pilasters with pier and
urn above.
Two other entrances with flat arched openings below later office and
tenement blocks.
Interior only British example with continental elevations. Arched bays with
tympanum at first floor enclosing glazing and painted panels. Plate glass shop
windows below, variety of facia boards. Clerestorey glazed wall. Brick piers
between bays carrying iron portal frame and pitched roof. Roof glazing
replaced by timber boarding.
Side arcade single storey with standard Victorian shop fronts, many alterations
INVERNESS
Academy Street & Queensgate Arcades
and additions. Lavishly decorated plaster frieze. Moulded cornice, hipped roofs of patent glazing with open spandrel arch and circle motif below ridge louvre. Deep arched beam across arcade between the two glazed sections. Busy pedestrian route into Market Hall.

Use : shops
Substantial Renaissance shop and office building. Modern shop fronts on ground floor and two entrances into arcade each with twin polished granite columns on heavy base. Central arched doorway with carved head and spandrels leads to offices above. Seven bays divided by Corinthian pilasters. Alternate double and triple rectangular windows with mullions and transoms on first and second floor. Carved panels between the floors and below parapet and gable. Oriel window in centre bay of second floor. Balustraded parapet above outer two bays, Jacobean gable over centre three bays with two single and centre double sash windows with moulded architraves. Interior without architectural features only tiled walls, modern shop fronts. Steel and glass roof. Very quiet arcade unnoticed in busy street.

Use : shops
      offices
KEITHLEY
Arcade Chambers
Royal arcade - Crown Buildings
Low Street - Fleece Street
Keighley

1899

Stone Victorian Renaissance range of shops, offices and flats.
Three storey with corner four storey flat roofed tower to emphasize Low Street -Fleece Street junction. First floor triple windows with chamfered heads and an oriel bay in centre of Low Street facade rising two floors and capped by dormer window with broken pediment.
Second floor windows have square heads and moulded brackets carrying plain parapet with piers, balloons and lettered panels. Entrances giant classical arches in first bay of Low Street and centre bay of Fleece Street. Reduced orders to impost and pilasters above.
Projecting keystone, moulded stone above and lettered panel.
Dilapidated interior with Victorian shop fronts, slender turned frames, scalloped frieze, facia and cornice. Balcony along part of upper floor, cream and turquoise tiles to staircase and walls, heavy wooden decorated balustrade to balcony.
Wood and glass coupled roof.
Rapidly declining arcade away from modern shopping centre. Prime target for demolition.

Use : shops
       six flats
KEITHLEY
Royal Arcade
Brompton Arcade
Brompton Road - Basil Street
Kensington

1890

Single storey arcade cut through large red brick development in Renaissance style.
Giant stone arch, moulded archivolt springing from impost and channel jointed rusticated pilasters. Cartouche in spandrels. Continuous entablature round building breaking forward over entrances.
Interior with deep moulded entablature projecting above bays. Plain pilaster either side of shop fronts. Some plate glass, others Georgian bow fronts or quadrant curved windows.
Partially glazed barrel vault roof with steel arches supported by two deep cross beams.
Modern chandeliers.
Busy arcade in good shopping location.

Use : shops
KENSINGTON

Park Mansions Arcade,
Brompton Road - Knightsbridge
Kensington

1910

Extensive red brick and stone Edwardian Renaissance development with small arcade across corner of site. Outer block six storeys with two attic floors. Arcade entrances with double marble pilasters, composite order supporting first floor cornice and lettered tie beam across giant entrance arch. Between segmental head of arch and second floor cornice undulating dripstone and lettered panel.

Interior neglected. Standard shop fronts glazed upper floor. Solid ceiling to entrance walks giving way to pitched patent glazing. Rotunda in centre, plate glass shop fronts divided by pilasters, continuous cornice. Dome above with steel ribs and glazing bars. Suspended lanterns in two walks, spotlights below dome.

Wrong side of Brompton Road. Too difficult for pedestrians to negotiate. Struggling to exist. Dilapidated interior.

Use : shops
      offices
      apartments in outer buildings
KENSINGTON
Park Mansions Arcade
Kensington

Park Mansions Arcade,
Thornton Arcade
Briggate - Lands Lane
Leeds

1877

architect : George Smith
developer : Charles Thornton
grade II

Built on a mediaeval Burgage plot, site of nineteenth century cock-fighting yard. Built by owner of adjacent theatre, the White Swan Varieties opened in 1865. Still operating but now called City Palace of Varieties.

Gothic entrance buildings in painted brick with stone dressings. High arched entrance with tall three light pointed arched windows above with pilaster shafts and pavilion over. Corbelled and carved cornice and slate chateau roof. Large segmental arched recess in bay on either side of entrance containing pointed arched windows, cornice and parapet above. Ground floor modern shops.

Lands Lane elevation similar with central gable over pointed giant arched entrance. Modern shop fronts at ground floor, second floor lancet windows and pierced parapet above.

Interior tall, narrow and unexpected, dramatic in style of a church with shops stepped down nave towards Briggate with triforium and clerestorey above. Bays divided by slender engaged columns each with foliated capital and bracket above. Modern shops fronts at ground floor with some remaining Victorian examples each with stall board, facia, glazed door and plate glass window. First floor with three lancet windows in each bay and nine small lancet windows at second floor.
Glazed vaulted roof carried on cast-iron decorated gothic arches springing from the brackets above the engaged columns between the bays.

Arcade famous for its animated Ivanhoe clock by Potts of Leeds.

Busy arcade - part of pedestrian-shopping links of city centre.

Use: shops
several shop units now linked directly into adjacent Queens arcade giving them double arcade frontage - only example in Britain.
Leeds

Thornton Arcade
Queen's Arcade
Lands Lane - Briggate
Leeds

1889

architect : Edward Clark
developer : Rose and Crown Estate
builder : Armistead and Procter

Originally designed to be part of a large hotel with ground floor shops only and hotel above. But eventually built as a single arcade with two floors of shops leading across Lands Lane to theatres in King Charles Croft. Parallel to Thornton Arcade and in recent years several units have been linked through both giving access from each arcade.

Lands Lane elevation plain classical stucco building, four floors with modern shop fronts at ground floor. Heavily moulded architraves to ranges of sash windows on upper floors. Bays divided by pilasters with foliated caps. Shallow pitched slate roof, moulded and dentilled cornice.

Minor elevation to Briggate advertised only by large Victorian bracket clock. Flat arched entrances with modern shop fronts on either side.

Steeply sloping interior with two floors of shops and unique continuous curved and stepped cast and wrought iron balustraded gallery. Facade of upper floor utilitarian white glazed brick with shop fronts appropriate to workshop use comprising plain glazed door and window in timber frames. All modern shop fronts at ground floor.

Pitched glazed roof with decorated principal rafters springing from the pilasters which define bays at first floor.

Use: shops
Leeds

Queen's Arcade
Grand Arcade
New Briggate - Vicar Lane - Merrion Street
Leeds

1896

architect : Smith and Tweedale
developer : New Briggate Arcade Company

Stone Renaissance exterior with some elements of Arts and Crafts Movement. Grey and red stone, Burmantoft's faience and blue and yellow tiles but colours now lost under grime.

Originally two parallel arcades but now only one with short cross arcade to Merrion Street. Half of second arcade incorporated into Tower Cinema in 1920's and remainder converted into shops at a later date with cross walk retained between.

Remaining arcade wide leading from giant entrance arches. Arch also clearly visible above infill shop window on Vicar Lane but Tower Cinema canopy disguises original entrance at New Briggate.

Interior ground floor shops stepped up steep slope from Vicar Lane. All modern but one original timber oriel window above each set in brick wall.

Glazed timber roof with arched collar brace.

Adjacent to earlier Grand Theatre in Gothic style by George Corson 1878.

Mechanical clock in form of mediaeval pageant by Potts of Leeds.

Quiet arcade - neglected - too far from main shopping centre.

Use : shops
       cinema
County Arcade
Vicar Lane - Briggate - Queen Victoria Street
Leeds

1900

architect : Frank Matcham
developer : Leeds Estates Company

grade II

One of major elements in great central area development scheme of late Victorian era. Also included the Empire Theatre, shops, department store and offices.

Flamboyant Jacobean style used for the three storeys and attic buildings. Freely used and richly decorated with Dutch gables, strapwork, domed corner towers, elliptical and round arched windows. Red brick and Burmantoft's orange faience used throughout.

Interior in terracotta, marble, mosaic in two storeys.

Giant entrance arches all with wrought iron decorated grilles and gilded name of arcade.

Ground floor shops mainly original but several unfortunate modern alterations involving deep and unsympathetic facias. Matcham shop fronts plate glass windows and many with sharply curved display window. Carved and glazed door, shallow lettered panel projecting above stall board.

Shallow facia above. Bays divided by buff scagliola engaged columns on pink marble base with yellow stucco Ironic capital. Gallery above with balustrade and pierced strapwork panels. Recessed first floor with segmented arched windows to upper rooms of shops.

Jacobean tapered pilasters and strapwork panels surmounted by a faience
frieze of fruit and foliage rises above the gallery, the latter is not open to the public.

At centre of arcade opposite Queen Victoria Street entrance is highly decorated doorway with Ionic columns forming a porch, which originally led into the County Cafe and to a large warehouse.


Barrel vaulted roof has cast-iron arches and is pierced by three domes with elaborate timber galleries and mosaic faced pendentives depicting the arts and industry. Central dome over intersection of two arms of arcade is the larger and is circular. Other two domes, each half way along main walk, either side of central dome, are smaller and elliptical and emphasized at ground floor by large double engaged Ionic columns in place of single columns elsewhere dividing bays.

Very busy and popular arcade integrated into Central Area shopping zone.


Use : shops
Cross Arcade
Queen Victoria Street - King Edward Street
Leeds

1900

architect : Frank Matcham
developer : Leeds Estates Company
grade II

Part of a large scheme of shops and offices together with Empire Theatre.
Three storeys and attic freely treated and richly decorated in flamboyant Jacobean style. Dutch gables, strapwork, domed corner towers, elliptical and round arched windows, red brick and Burmantoft's orange faience. Interior terracotta, marble, scagliola with unfortunate modern shops at ground floor but original round arched windows above.
Entrance directly into arcade of modern Empire Arcade built in 1961 in gutted Empire Theatre.
Giant entrance arches with wrought iron decorated grille in tympanum and gilded name of arcade.
Roof is barrel vault with pierced and decorated cast-iron arches.
Busy pedestrian link in shopping centre.

Use : shops
Royal Arcade
Silver Street - High Street
Leicester

1877

architect: E.F. & R.J. Stephens
developer: Mr. Timson

Victorian stone building. Slightly projecting centre bay with giant arch, banded rustication around it and projecting keystone. Cornice above and double round headed window with projecting keystone at second floor. Outer bays with original, unusual semi-circular arched shop window with projecting impost, alternate voussoir and keystone. Double round headed window above at first and second floor with projecting keystones. Dentilled entablature and plain parapet. Dilapidated interior with broken pitched roof and neglected but original shop fronts.

Four storey Art Deco entrance at High Street added in 1931.

Proposals by owners - Leicester City Council - for extensive renewal including barrel vaulted roof and canopied entrances, not yet approved.

Semi-derelict and too far from main shopping to attract pedestrians.

Use: shops
empty premises
Silver Arcade
Cank Street - Silver Street
Leicester

1899

architect: Amos Hall
developer: Mr. Hoddings

grade II

Silver Street elevation in stone, three storeys and attic. Three bays with four giant pilasters rising through three floors and breaking above roof cornice, capped by finial.
Large round arched entrance has splayed bays to each side and oriel on console brackets above. Dormer windows have broken segmental pediments from which rise small obelisks. All windows rectangular, timber mullions and transoms with sash only at attic dormers.
Original shop fronts at ground floor with modern facias.
Cank Street entrance also ashlar but four bays, three with triple rectangular sash windows divided by plain pilasters. Third bay with giant entrance arch and oriel window above as Silver Street, on console brackets. Roof slate with two outer timber dormers with pediment. Centre dormer large bay window with dentilled cornice and arched pediment surmounted by open lantern, spire and finial.
Modern shop fronts at ground floor.
Four floors of shops and workshops inside unique in Britain.
Ground floor shop fronts large plate glass with timber stall board, five square light frieze now obscured painted glass, plain pilasters.
Shops at first and second floor plate glass with marble surround, timber frame, timber panelled stall board, timber and glass door. Third floor has Georgian shop window in each bay, divided into 12 panes, timber panelled stall board and timber and glass door. Bays divided by two pilasters with bracket for timber collar roof between. Each bay completed by frieze of swags and figures. Three levels of suspended balconies with wrought iron balustrades, supported on stanchions at third and fourth floor and console brackets to first floor. Prismatic lights in each balcony floor and elaborate lamp brackets on cornice moulding of ground floor. Original roof was designed with central lantern but present new roof timber arched collar beam.

Second range of shops directly opposite entrance in Cank Street lead to Market Place and have same name. Runs through a Victorian building and is merely a passage with covered ceiling and modern shops. Very useful however as means of directing pedestrians through the original Silver Arcade.

Lift installed when opened in 1899.

Building and arcade restored 1979.

Ground floor attracts shoppers but few venture above even with lift.

Use : shops
       craft workshops
Leicester

Silver Arcade,
Letchworth

The Arcade (Leys Avenue)
Station Road - Station Road
Letchworth

1922

architect : Robert Bennett and Wilson Bidwell
builder : John Ray
local List

Part of large commercial development on triangular site. Three storeys in Georgian style with sash windows, glazing bars and at first floor, prominent stone keystones. Modillioned cornice at roof line breaking forward over occasional pilasters.

Giant entrance arch with rusticated pilasters on either side which rise through to cornice.

Disappointing interior with two walks. Facades glazed through two floors, some with original turned slender timber frames, blind box and facia to shop fronts. Plate glass above. Ventilation louvres above bays at junction with roof.

Weak pitched patent glazed roof with thin iron ties.

Part of town centre shopping area, well used pedestrian route.

Use : shops
        offices
Letchworth

The Arcade (Leys Avenue)
The Arcade
High Street - Arcade Road
Littlehampton

1922

Two arcades of three storey shops in brick with stone quoins in early eighteenth century style. Arcade set back between the two with a side flat lettered stone entrance arch. Screen above with casement windows, centre one set in stone arch with open tympanum above and pediment crowning the parapet.

Entrance to Arcade Road very simple stone piers with corbelled impost supporting flat stone arch. Glazed gable of roof above.

Brick and stone shops in classical style on either side.

Single storey interior with many original traditional plate glass and timber shop fronts divided by pilasters with scrolled heads.

Pitched roof with wired glass, principal rafters supported by a steel arch resting on corbels fixed to face of continuous stone lintel above shops.

Very busy arcade.

Use : shops - in particular the post office which assured economic success for the arcade.
The Arcade
Stepney Street - Town Hall Square
Llanelli

1895

architect : W. Griffiths
developer : T. Griffiths

Italian Renaissance three storey office block at Stepney Street entrance in Ruabon brick with Bath stone dressings. Three bays, centre with giant arch and glazed tympanum. Triple rectangular sash window above with foliated capitals to four pilasters dividing the lights and three projecting keystones on entablature. Plain pilasters form division with outer bays. Latter have modern shop fronts at ground floor and large triple windows repeating the pattern and decoration of centre second floor window. Four round headed lights to third floor windows with foliated capitals to outer pilasters and three slender engaged columns with foliated caps.
Cornice above second floor and plain parapet hiding roof.
Interior has two floors of shops and commercial premises. Some ground floor shops original with deep boards below plate glass windows which fold out in mediaeval manner to form display tables.
Above shops a continuous deeply moulded modillioned cornice and turned balustraded balcony. Shops at first floor crowned by identical cornice have timber and glass domestic door and window.
Roof pitched patent glazing with raised louvre along ridge to provide ventilation.
Stone floor, fluorescent lights.
Fire 1923 - roof and shops on one side badly damaged.
Demolition consent 1956 but proposed building of department store not viable.
Redecorated 1968.
Quiet arcade in competition with post-war shopping centre. Upper floor only storage.

Use : shops
     offices in entrance building
Llanelli

The Arcade
The Arcade
High Street
Maidenhead

1937

Two storey brick building with parapet concealing shallow pitched roof.
Modern shop fronts, lettered panel on facia revealing that an arcade within.
Simple corridor inside, open stall shops, top lit staircase to offices above.
Used at route to car park at back

Use : shops
      offices
Barton Arcade
Deansgate - St. Ann's Square
Manchester

1871

architect: Corbett, Raby and Sawyer
developer: John Hope Barton
grade II*

Deansgate elevation Italianate four storey and attic stone building.
Ground and first floor treated as one storey with triple round arched cast-iron window in each bay, divided horizontally by shop facia boards and vertically by ornamental piers with foliated capitals. Nine bays with third bay from each end containing entrances rising through two floors. Cast iron arch with decorated spandrels, giant pilaster on each side with corbelled decorated head supporting second floor balcony, glazed tympanum. Elaborate cast-iron balcony across front at second floor. Sliding sash windows on upper floors; segmental arched chamfered heads at second floor, flat arched chamfered windows at third floor. Attic towers rise above entrance bays and at third floor windows are round arched with projecting keystones and segmented arch at fourth floor. Pilasters with corbels supporting cornice define entrance bays at the upper level. Modillioned cornice at eaves of third floor and tower roof. Balustrade with urn finial cap towers, lower roofs with dormers, balustrade and urn finials.
Elevation to St. Ann's Square superb cast-iron and glass curtain wall in best conservatory tradition. Components for this and other cast-iron in arcade from MacFarlane's Saracen Foundry, Glasgow.
Interior with three cast-iron galleries sweeping round arcade. Behind are original plate glass and timber shop fronts and office premises.

Ground floor shops with slender timber turned frames. Plate glass windows, pilasters with acanthus leaf caps.

Complex roof reaches 53 feet with two octagonal glass domes rising from glass pendentives to support cupolas. Triple arched vaults with decorated tie bars.

No cornice at junction of walls and roof.

Restored 1982 - redecorated, roof repaired, shop fronts replaced with copies of original, all glass doors installed with arcade motif handle, new shop units and exit/entrance created on St. Ann's elevation opposite St. Ann's Arcade.

New floor and plants added.

Too far away from new shopping in and around Arndale Centre. Shops will remain empty - no pedestrian route through it.

Use: offices
    ground floor shops - most empty
Manchester

Barton Arcade
St. Ann's Arcade
St. Ann's Square - Barton Square
Manchester

1872

developer: Manchester Commercial Building Company

Four storey brick building. Modern shop fronts at ground floor flat arch entrance, continuous facia and cornice of original shops.

First and second floor eight brick arches with recessed sash windows. Attic floor six windows divided by pilasters with corbel head above the six arches of lower floors.

Two arched bays with recessed sash windows at third floor above remaining windows of lower floors. Surmounted by crow stepped gable.

Entrance to Barton Square through simple doorway in brick elevation.

One storey interior in form of corridor with traditional shops fronts.

Solid ceiling. Central space with lifts and glazed hipped roof.

Refurnished 1983.

Intention to form link with Barton Arcade across Barton Square.

Very quiet - too far from main shopping centre - but in better position than Barton Arcade.

Use: shops
    offices
Briggs Arcade
High Street - Railway Station
Merthyr Tydfil

1910

developer : Briggs and Company

High Street entrance three storey rendered plain building of early twentieth century. Modern shop front and deep facia across that and simple opening into arcade. Modern windows first floor, rectangular chamfered heads to seven windows at second floor.

Modillioned eaves.

Rear facade of arcade merely steel shuttered opening carried on brick piers. Interior rises steeply from High Street. Original shop fronts some with curved glass leading into recessed doorways. Continuous use of glass at first floor. Roof stepped glazed pitched rafters with steel beams supporting principal rafters.

Only arcade in Britain with entrance from Railway Station platform. Busy pedestrian route.

Use : shops
MERTHYR TYDFIL
High Street Arcade
Sanderson Arcade

Bridge Street - Market Place - new shopping centre

Morpeth

1939

developer : William Sanderson

Two storey white faience neo-classical entrance building on Bridge Street. Six bays divided at first floor by Ionic pilasters. Shop fronts and flat arched entrance to arcade at ground floor.

Cornice, parapet and centre pediment above.

Older brick and stone entrance to Market Place with segmental entrance arch, oriel window above, two sash windows at second floor, balustraded parapet with piers and balloons.

Interior a modern corridor with suspended ceiling.

New shopping centre and car park built to link directly into back of arcade.

Busy pedestrian link between new shopping and existing centre.

Use : shops
MORPETH
Sanderson Arcade
The Arcade
Leeds Road - Scotland Road
Nelson

1914

architect : Watson, Landless and Pearse
developer : local syndicate

Two storey neo-classical entrance buildings with angled arcade between to maximise use of triangular site. Modern shops at ground floor either side of flat arched entrance. Immediately above latter at first floor sash window, carved window head, pilasters and pediment.
Six rectangular windows on either side. Cornice and balustraded parapet.
Interior with modern plate glass shop fronts. Plaster decoration at upper level in form of moulding and reduced Ionic order.
Solid ceiling above two walks of arcade and flat glazed false ceiling above intersection of arms.
Used as short cut but generally not busy.

Use : shops
cafe
billiard halls - basement and first floor
NELSON
The Arcade
NEWARK

The Arcade
Market Place - Cartergate
Newark

1897

developer : J. Atter

Built through gardens following mediaeval boundaries to open back land for development.

Entrance from Market Place through ground floor of three storey painted brick late Georgian building. Depressed arch, moulded spandrel springing from engaged column with miniature order. Pilaster to west side.
Dentilled cornice carried across to head early six light bay window at east side. Panelled stall board, slender turned glazing bars. Three sliding sash windows at first floor and second floor two outer windows blind. Projecting keystones, stone quoins, parapet.

Cartergate elevation nineteenth century brick with flat arch through ground floor. Curved shop window leading into arcade.

Interior many remaining standard Victorian shop fronts some with curved glass. Single storey.

Roof rising from either solid panel above shop fronts or glazed clerestorey pitched glazed cast-iron with decorated cast-iron truss at intervals.

 Convenient route between shopping streets. Newly restored fourteenth century inn immediately to south-east.

Use : shops
NEWARK
The Arcade
Royal Arcade
Pilgrim Street
Newcastle

1832

architect : John Dobson
developer : Richard Grainger

1970

architect : G.E. Charlwood and Curry
developer : Newcastle upon Tyne City Council

Original plan for Corn Exchange but pre-empted.
Grainger therefore built arcade with post office - left 1876.
Stamp, Excise & Permit Office - left before 1850
Savings Bank - left 1863
Bankruptcy Court - left 1872

Never successful because too far from shops, only one entrance and back door
leading to flight of steps to unsavoury part of town.

Fine Greek building with arcade a copy of Lowther Arcade, London.

Black and white chequered floor, 8 large shops on each side with giant
Corinthian pilaster between. Continuous cornice. Roof supported by arches
springing from pilasters, decorated with tracery.

Glazed vaults in domes and Royal Arms by Dunbar at eastern end.

Building threatened 1881 by new city road proposals.

Eventually demolished 1960, stone numbered and stored inadequately.

Swan House office block built on newly created island site with pedestrian
access only by underpass.

Copy of arcade built in ground floor opened 1970. Concrete and fibrous plaster with modern scrolled decoration on soffit and spandrel of transverse arches. Eight conical skylights.

Provision made for shop units on ground floor but only two fitted with modern shop fronts.

Too far away from city's shopping centre. Too difficult to reach for pedestrians. Unknown even amongst local population. Disaster as an arcade.

Use : shops
      offices above
Central Arcade
Grey Street - Grainger Street - Market Street
Newcastle upon Tyne

1840-1906

architect : Wardle and Walker - the exterior
architect : J. Oswald and Son - the interior
grade II*

Triangular building erected 1840 as Corn Exchange by Grainger.
Opened too late however and immediately adapted to become newsroom,
kitchen room and conference hall. Replaced by Institution for Promoting the
Fine Arts in 1870. Latter converted into Vaudeville Theatre 1897. Interior
completely gutted by fire 1901. Entirely reconstructed inside in 1905-1906 to
form hotel and arcade.

Built of stone exterior original with Corinthian order after Temple of Vesta at
Tivoli. Three points of triangle expressed by domes springing from ranges of
Corinthian columns.

Modern shop fronts at ground floor - gradually being replaced by copies of
nineteenth century. Sash windows on upper floors without glazing bars.

Cornice below attic floor partly dentilled, pierced parapet at corners.

Entrances to arcade four centred arches with projecting keystone and
alternate voussoirs lettered panel and dentilled undulating hood.

Short shop lined entrance corridors. Tiled double arches at Market Street and
Grey Street entrances. Centre column, composite order, dated cartouche in
spandrel, gold Art Nouveau tiled shaft, lettered lintel.

Ground floor shops original, plate glass, fine timber frames, shallow facia.
Wrought iron balustrade to gallery. First floor recessed and not open to
NEWCASTLE
Central Arcade
public. All elevations at upper level in dark brown and gold faience. Rich Renaissance decoration with scalloped arched window heads. Ionic capitals, dentilled cornice and Venetian arches above entrances. Minor corridor entrance from Grainger Street.

Roof glazed barrel vault with ventilation lantern along ridge, supported by steel arches.

Complete building restored 1980, hotel now offices. Specialist shops attract customers. Never busy but adjacent to Eldon Square and Grey Street Metro Station.

Use : shops
    office in outer building
Newcastle upon Tyne

Central Arcade
Handyside Arcade
Percy Street - Leazes Lane
Newcastle upon Tyne

1906

architect : Henry Wilson - Pyle and Blackburn
developer : George Handyside

Three storey stone faced office building divided by pilasters with cornice at first and second floor and roof. Ground floor with modern shop fronts, central doorway to offices with corbelled projecting architrave. Two simple entrances to arcade with lettered lintels. Rear elevation brick frame, glass panels. Interior in horseshoe plan with timber frame and glazing bars to shop and workshop fronts.

Cast-iron gallery supported on combination of stone and cast-iron columns. Original cast-iron balustrades removed or hidden by timber panels to reduce maintenance.

Pitched iron and glass roof with cast-iron decorated portal frame supporting principal purlins and ridge. Complex arrangement round curve of arcade.

Refurbished 1980.

Approval for part demolition, rebuilding and connecting link across Percy Street directly into Eldon Square shopping centre 1981.

Only visited for specialist goods or services.

Use : shops
      cafes
      workshops
Market Arcade

High Street - Market Street

Newport

1870
rebuilt 1903

architect : Habershon & Fawckner
developer : Trustees of the late Edgar Fennell Esq.

Eclectic entrance building to High Street. Four floors in painted brick and stone. Modern shop fronts to ground floor. Upper floors in five bays with bay windows rising through first and second floor. Centre bay wider with larger windows and shaped and moulded head breaking above flanking bays. Above centre at third floor two pilasters rise to Art Nouveau scrolled broken pediment. Large keystone to central lunette.

Semi-circular lunettes on third floor in outer bays. Building surmounted by cornice and parapet with raised curved panel in centre.

Market Street entrance modest brick facade, sash windows, dentilled cornice and modern shop fronts at ground floor.

Steeply sloping interior. Victorian shops at ground floor, some with modern additions. Bay windows above each at first floor.

Wrought iron balustraded bridge across centre of arcade.

Glazed timber roof supported by elaborate and decorative timber king post truss. Fluorescent lights.

Some display stands outside shops in arcade.

One way traffic system in town centre made access to arcade extremely difficult. Very quiet and becoming dilapidated.

Use : shops
Newport Arcade
High Street - Car Park
Newport

1893

architect : Habershon & Fawckner

Three storey Victorian stucco building animated by pilaster motif.
Original shop fronts at entrance with curved glass but modern facias. Flat arched entrance recessed between shops but emphasized by open spandrel arch at first floor, four rectangular windows behind balustraded balcony in front, balustraded parapet above, dentilled cornice between. Bay windows on either side, four sashes divided by pilasters. At second floor two round headed windows in outer bays and three segmented arch windows in centre.
Mansard roof, three moulded and pilastered gables.
Interior with some original standard shop fronts divided by miniature pedimented pilasters. Bay windows with continuous moulded cornice at first floor to east side. Balcony at first floor to west side.
White glazed brick walls to upper floor. Wrought iron balustrade to bridge across arcade above car park entrance. Latter with glazed screen above ground floor.
Glazed roof timber king post with arched brace.
Busy arcade linking car park with shopping centre.

Use : shops
      offices
Grand Arcade
Tally Ho
North Finchley

1937

architect : T. Spencer Rutter

Art Deco range of shops in brick with neighbouring Odeon Cinema in same style.
Modern shop fronts at ground floor. Horizontal metal windows above, concrete continuous dripstone and parapet coping. Part three storey with same horizontal bands but vertical windows. Section above flat arched entrance emphasized by concrete pillar rising above roof to top of brick tower.
Interior simple corridor with flat glazed roof, clerestorey lights, original cream and blue tiles and plate glass shop fronts.
Links two busy streets.

Use : shops
NORTH FINCHLEY
Grand Arcade
Royal Arcade

Gentleman's Walk - Castle Street

Norwich

1899

architect: George Skipper

Doulton tiles: W. J. Neatby

builder: J. Young & Son

grade II

Very fine corridor of shops built at back of eighteenth century Royal Hotel. Ground floor of hotel replaced by sinuous white tiled triple arch with blue tiled soffit and archivolt. Art Nouveau decoration. Above three remaining stuccoed floors of earlier building.

Balcony to first floor on 1899 console brackets and two recessed windows behind Ionic distyles in antis. Second floor two recessed sash windows with projecting architrave on consoles. Lettered panel between windows. Dentilled cornice below plain attic and parapet.

Castle Street entrance purpose built superb essay in Art Nouveau design and decoration. Unfortunate modern adaptations to shop fronts but above unspoilt brightly coloured Carraware covering projecting bays on either side of entrance, copper covered domes.

Giant entrance arch with tiled respond. Central column supporting lettered lintel and three miniature columns in turn supporting lintel at springing point of arch. Tympanum glazed with coloured glass forming stylised trees and flowers. Shaped Art Nouveau pediment above with blue and white decoration.

Interior all original and Art Nouveau decoration throughout.
Bays divided by pilasters, shop fronts quadrant curved with elegant timber frames and facias.

All surfaces tiled at upper level, in bands of green and cream with panels of sinuous plants and flowers in reds and blues. Contemporary clock above Gentleman's Walk entrance. Above each shop semi-circular arched windows with arched glazing in timber frames.

Side corridor to service yard plate glass shop fronts. Solid ceiling and tiled wall, window and lettered panel above timber door to Conservative Club.

Roof of arcade proper glazed in timber frame with central pitched lantern and arched collar braces supported on corbelled heads of pilasters between bays.

Lighting from suspended lanterns. 1979.

Busy arcade immediately opposite market place.

Use : shops
class
offices
Council House Arcade
Old Market Square - High Street - Smithy Row - Cheapside
Nottingham

1927

architect: Cecil Howitt
murals: Denholm Davis & Hammersley Bell
developer: Nottingham City Council

Renaissance Council House and offices, arcade behind former and below latter to give investment income and pay building costs.
Twentieth century monumental Renaissance in Portland stone on steel frame, lead covered dome. Rusticated arcaded ground floor to Council House, giant octastyle Ionic portico in antis above with sculptured pediment, parapet across building.
Three remaining elevations with ground floor metal framed plate glass shop fronts between Doric pilasters. Giant Ionic columns through second, third, fourth floor. Dentilled entablature, balustraded parapet. Three giant arches full height of building into arcade, archivolt and console keystone, plain entablature and parapet.
Above centre of building lead covered dome and lantern above drum with Ionic colonnade.
Interior bays divided by Doric pilasters. Ground floor shops original plate glass, metal frames, uniform bronze lettering, bronze lamps in form of urns on first floor cornice. Metal window frames and glazing bars filling first floor bays. Ionic columns, cornice and arch below dome.
Roof patent glazed barrel vault, stone covered steel arches.
Additional temporary steel tie bars on northern walk.
NOTTINGHAM
Council House Arcade
Glazed tympanum above entrance arches.

Double dome above intersection of arcade walks. Patent glazed inner dome, 8 carved ribs, lettered drum, painted pendentives representing Charles I, Robin Hood, the Danes capturing Nottingham, William the Conqueror.

Lorry lift to basement for easy unloading of goods.

Building cleaned with water 1971.

No longer prime shopping site - Victoria and Broadmarch Centre, removed retail trade. Very quiet.

Use : shops
      Council offices
The Arcade
Fore Street - St James Street
Okehampton

1896

architect : Harry Green
developer : Henry Green

Limestone squared coursed rubble with ashlar dressings and decoration in terracotta. Victorian Alpine building three storeys to Fore Street.
Contemporary shop fronts either side flat arched opening, tiled canopy above.
Three bays with bay window in each of outer bays at first floor, sash window and square gable above. Directly above entrance two rectangular windows.
Above corbel to projecting upper floors. Two rectangular windows second floor, horizontal eight light attic window in terracotta frame, Mansard gable and finial on slate roof.
Interior curved, some original standard shop fronts. Rendered upper floor with large nine light windows. Glazed tympanum above entrance to Fore Street, cast-iron, timber and glass double screen at St. James Street. Flat entrance arch with cast-iron decorated spandrels.
Roof copy of original, timber arch supporting purlin roof, raised pitched lantern along ridge with arched support and tiles.
Roof replaced 1972.
Very busy arcade in middle of shopping centre.

Use : shops
Okehampton

The Arcade
Market Avenue
High Street - Albion Street
Oldham

1880

architect: Sydney Scott

Leads directly to market, parallel to later Hilton Arcade.
No architectural style. Single storey corridor. High Street entrance incorporated into modern shop front, lettered parapet above facia but difficult to identify. Glazed timber gable end to Albion Street.
Interior shops mixture of styles.
Pitched timber roof with ties.
Fluorescent light.
Open shop fronts until 1954.
Proposals 1972 for new High Street entrance but not implemented.
Busy thoroughfare - main traffic from Albion Street - where clearly defined entrance - down to High Street.

Use: shops
OLDHAM
Hilton & Market Arcades
Oldham

Market Avenue
Hilton Arcade
High Street - Albion Street
Oldham

1893

architect: Wild, Collins and Wild
developer: John Hilton

Leads directly to market and parallel to earlier Market Avenue. Italian Renaissance range of shops and arcade, accrington brick, stone dressings. High Street entrance giant stone arch, brick and stone respond, twin composite pilasters above, carved spandrels, lettered frieze, projecting cornice, archivolt springing from carved impost. Round headed Venetian window at upper floor, exaggerated cornice, parapet with pedimented outer piers. Jacobean facade to Albion Street giant arch without orders, brick spandrels, two round headed windows second floor, two rectangular windows above in shaped gable. Modern shop fronts ground floor. Three bays to west side, segmental stone arch to three windows at first floor, moulded stone head to three windows second floor, shaped gable. Later building to east forming outer wall of Market Arcade. Interior three storeys, tall, narrow, cream brick, red terracotta, with decoration around windows and arch at inside ends of arcade. Ground floor shops modern. Upper floors brick piers dividing bays, latter with large window divided by thin engaged columns into three sash window with shaped frieze lights. Double round arched sash windows above, terracotta archivolt. Restored pitched glass roof with arched steel truss.
Mechanical Ivanhoe clock by Potts of Leeds removed 1926, wooden figures used as garden ornaments. Advertisement for neighbouring public house still in place.

Original lights, four arc lamps, and new lights which are suspended Victorian lanterns.

External cleaning, painting - 1979-1980
Internal cleaning, painting, relighting 1980-1981
Finance for both through Inner City Act 1978.

Busy arcade linking main shops and new shopping centre immediately opposite on High Street to market.

Use : shops
Kirkgate Arcade
Kirkgate
Otley

1910

Formerly Jackson's Arcade. Stone double fronted Edwardian domestic building. Two black and white timber gables, below each, bay window with curved timber frame in centre light. Rectangular window in centre of first floor. Lettered facia across building, entrance to arcade in centre, plate glass shop front either side.
Sloping interior, some standard Victorian shop fronts, miniature pediments to dividing pilasters and to door head.
Clerestorey above shops, painted brick panels between each to support roof.
Steel close coupled roof, stepped to follow slope of arcade.
Quiet arcade but close to main shops.

Use : shops
Westgate Arcade
Westgate
Otley

1910

developer: Leeds Industrial Cooperative Society

Two-storey stone Jacobean building surmounted by lantern with minor arcade attached along one side. Glazed timber roof with steel arch supporting principal rafters, wrought iron decoration in rear open gable end. Completely desolate building, shops along one side being converted to workshop use.

Too far from shopping street to be viable as shopping arcade.
Windsor Arcade

Windsor Road - Ludlow Lane
Penarth

1898

Development of a triangular site. Substantial stone building. Three storeys. Modern shop fronts at ground floor and flat arched entrance to arcade. First floor with arched windows divided by Corinthian pilasters. Flat arched windows with mock balustraded balcony at second floor divided by Doric pilasters.

Lettered pedimented gable above entrance bay.

Ludlow Lane elevation treated as 'back door'. Three storey yellow brick with some terracotta. Plain rectangular windows. Flat arched entrance. Single storey arcade lined by original shops, timber frames, plate glass and recessed door. Facias, horizontal boarding added at a later date to correspond with later suspended ceilings in shops. One shop as original. Bays divided by pilasters and heavily moulded doors leading to apartments upstairs in outer block.

Roof a timber barrel vault with louvre along ridge. Decoration to the principal arches.

Some empty premises but used as a pedestrian short cut.

Use : shops
cafe
offices and apartments in building around arcade
Westgate Arcade
Westgate - Queensgate Shopping Centre
Peterborough

1928

architect: Ruddle and Wilkinson
developer: Milton Estate
builder: Jellings

Three story neo-Georgian stuccoed entrance building to Westgate.
Modern shop fronts either side flat arched entrance. Four sliding sash windows with glazing bars at first and second floor. Dentilled cornice, slate roof.
Queensgate entrance brick with ground floor as above. Two stone bays through first and second floor. Sliding sash with glazing bars and proud keystone between at each floor. Parapet with stone coping.
Interior with original plate glass shops fronts, timber frames, pilaster and facia. Corbelled bracket above pilaster at facia level with suspended lamps.
Upper floor recessed yellow brick wall, three sliding sash in each bay. Doric colonnade in front above ground floor pilasters. Cornice with concrete panel above. Pitched glazed roof supported on concrete arches springing from cornice above Doric columns.
Queensgate shopping centre opened 1983 with one entrance via arcade creating very busy pedestrian route.

Use: shops
PETERBOROUGH
Westgate Arcade
Peterborough

Westgate Arcade
Miller Arcade
Birley Street - Lancaster Road - Jacson Street - Fishergate
Preston

1901

architect: Edwin Bush
developer: Nathaniel Miller
grade II

Competition held 1895 for 'best planned fire-proof arcade'. Winning entry completed six years later. Opened with shops at ground floor hotel above, turkish baths below.

Square building with arcade in form of cross. Red brick, buff terracotta and faience. Edwardian Baroque.

Ground floor shops original except one corner unit. Plate glass with timber frame and frieze lights in flat arched bays with shallow spandrels. Four entrances to arcade with corbelled brackets to basket arch, lettered lintel. Bay above continued through first and second floor by brick half hexagonal columns on decorated corbel, breaking above parapet with cupola cap. Above entrance arch recessed bay with false open decoration miniature balustrade. Ornate corbel bracket at outer edge supporting entablature. Oriel window breaking over centre carried by two corbel brackets. Small circular windows on either side.

Three bays each side of entrance with double sash windows at each floor, rectangular head first floor, flat arch with spandrels at second floor, reduced order on hexagonal column between windows, sculptured panel between first and second floor, stepped quoins all in buff terracotta. Parapet at roof line.

Interior original shops, as outside with one modern alteration. Upper floor
PRESTON
Miller Arcade
Suspended lanterns provide lights.
Modern seats and advertisement boards in centre of arcade.
Hotel closed. Turkish baths closed.
Arcade itself dilapidated with empty shops in 1960's.
Restored and reopened 1972.
Centre of retail trade moved away - arcade struggles to exist - not on any pedestrian route.

Use : shops - ground floor and basement cafe offices above
Harris Arcade
Friar Street - Station Street
Reading

1929

developer : Reading Estates Ltd

Named after William March Harris who had drapers shop where entrance now situated between 1924-26.

Friar Street entrance building red brick eighteenth century. Modern shop fronts and opening to arcade at ground floor. Dentilled cornice above lintel. Four sliding sash windows with glazing bars at first and second floor. Modillioned cornice, brick parapet.

Arcade built over back land and possibly part of old alley. Several earlier shops immediately behind entrance, one with Georgian bowed windows, others Victorian. Arcade follows long curve round to Station Street where mock Georgian entrance building. Red brick in character with Friar Street. Ground floor as latter and dentilled cornice above. Red brick facade above divided into three bays by Doric brick pilasters. Two sliding sash windows without glazing bars in each bay at both floors. Simple stuccoed entablature with circle motif above capped pilaster forming parapet.

Interior original with good example of timber shop fronts of 1920's.

Roof series of glazed light wells with leaded lights.

Busy secondary shopping area and arcade well used.

Use : shops
      offices
Friar Street

READING
Harris Arcade
Imperial Buildings
High Street, Market Place - Church Street - Upper Millgate
Rotherham

1908

architect : Joseph Platts
developer : Rotherham Borough Council
builder : Chadwick and Company

Edwardian Baroque range of shops and offices built as central redevelopment scheme adjacent to parish church close. Lightwell in centre with small market arcade below. Two storeys with third storey to important south section fronting the High Street and curving round corners with three bays to Church Street and Market Place.

Modern shop fronts all round to ground floor. Segmental stone arch to windows at second and first storey except latter on High Street elevation. All windows in bays divided by pilasters. First floor glazing of three storey block completely filling bays, cast-iron inner frames with triangular bars in frieze. Unfortunate modern panel on curved corner to Market Place but fine original glazing round curve to Church Street.

Two storey elevations with shaped gables, brick parapet, stone piers and finials. Three storey element with brick parapet arcaded above curved corners. Scrolled broken pediments above second bay to side streets with obelisk remaining on Church Street pediment.

Entrance arch to interior on each elevation. Giant stone arch with rendered pilasters, corbelled exaggerated balustraded arched hood with miniature urns. Sculptured tympanum.

Hipped roof over arcade Mellowe's patent glazing supported by steel plate
ROtherham

Imperial Buildings
girders with web lightened by lattice and circular holes.

Originally built leading from Market Place but covered market built as some distance away 1970. Now on fringe of central area.

Use : shops
Royal Victoria Arcade
Union Street
Ryde
Isle of Wight

1835

architect: William Westmacott
developer: William Westmacott
grade II*

Italianate front to Union Street. Wide central flat arched entrance - probably remodelled. Shaped architrave above with keystone. Lettered panel below dentilled cornice. Parapet with projecting centre panel carrying Royal Arms supported by Lion and Unicorn. Flagstaff behind.

Projecting pavilion either side of centre bay. Wide undistinguished shop window in each. First floor sash window with glazing bars, small balcony with stucco diamond pattern balustrade on shaped brackets. Pediment on console brackets. Low pitched pyramid slate roof with finial and bracketed eaves and frieze string course.

Single storey screen on either side of pavilions. Doorway for rear service access, parapet with pineapple at centre.

Interior rotunda with four bay walk from Union Street - to east - one bay to west, north and south. Bays divided by giant Doric pilasters with cornice breaking above. Clerestorey with four rectangular windows in each bay.

Ground floor shop fronts original, glazed doors with bars, two light window either side, thin Doric order between each and outer edge of recessed opening.

Plain facia, cornice above breaking forward. Triple window first floor with projecting balcony on brackets balustrade with crossed iron bars with lead rosettes.
Concave bays at entrance to arcade in Union Street and in Rotunda. Glazed double doors, two fielded panels flanked by quarter Doric pilasters. Tri-partite sash window with glazing bars at first floor. Balcony on capped consoles, flanking stucco piers, balustrade of crossed iron bars with lead rosettes. As in arms of arcade Doric pilasters divide bays with moulded string course linking capitals. Frieze and cornice breaking forward over windows. Ceiling over walks solid with recessed panels, pattern and rosette in centre of each. Supported by cross beams carried on pilasters of clerestorey. Rotunda roof radially compartmented saucer dome with oculus containing leaded painted glass depicting Royal Coat of Arms.

Application to partially demolish and construct Dolphinarium on site refused by Minister after Inspector recommended approval at appeal - 1971. Arcade does not lead anywhere - very quiet out of tourist season.

Use : shops
       basement antique market
Cambridge Arcade
Lord Street - Chapel Street
Southport

1874

architect : Maxwell and Tuke
developer : Southport Borough Council

Built as covered way to link Cambridge Hall to Town Hall below and above ground. Originally proposed to put shops also below Council Chamber to link with arcade but scheme abandoned.

Elegant stone entrance screen to Lord Street. Two arches with keystone, lettered entablature and parapet above with balustrade and centre plain panel.

Disappointing alley of shops behind. One and two storey Victorian shops and modern office windows. Department store from 1930's along eastern side of Chapel Street end.

Pitched King post truss timber roof with arched glazed lights in gable half way along length to raise roof to two storeys. Latter section with thin wrought iron decoration every five rafters. Roof poor condition throughout length and broken glass in places.

Convenient pedestrian link between two busy shopping streets.

Use : shops - including department store
      Council offices
Wayfarers Arcade
Lord Street
Southport

1896

architect : George E. Bolshaw
developer : Bolshaw Estate

grade II

Victorian ranges of shops with cast-iron facade of arcade between. Narrow pitched glass elevation level with building line and projecting cast-iron canopy across pavement forming part of Lord Street canopies. Barrel vault with radiating pattern in tympanum.

Interior being restored to original. 138 feet corridor of shops opening out to broad galleried area. Shop fronts of entrance corridor modern and original plate glass in timber frames. Painted brick at first floor with simple rectangular windows.

Close coupled glazed timber roof bracketed oversailing eaves.

Galleried central space. All shop fronts as original. Slender timber frames with spandrel heads below tri-partite frieze lights. Shallow facia, cornice above. Carved doorway with glass panel.

Upper gallery partially blocked by extended shop fronts with plate glass windows and curved upper light, whole with flat roof.

Where gallery unaltered richly decorated wrought iron balustrade.

First floor recessed with bays divided by pilasters. Double door in centre with arched upper light. Window on either side with timber bolection moulded panels below as in door. Windows and glass door panels all small square leaded panes. Across top of bay Art Nouveau coloured leaded window with arched
frame and circle spandrel motif.

Entablature with freely decorated plaster frieze and cornice.

Roof superb cast-iron and glass with lattice girders and octagonal dome with lattice ribs.

Central space originally with palm trees, seats and bandstand. New seats, plants and half size statue of Red Rum.

Colour scheme from 1950's.

Electric light and hot water central heating when arcade first opened.

Refurbishment begun 1980.

All shop fronts to be restored to original design.

Current proposals for:

repairs to roof

re-open gallery to give continuous walk at first floor

open north east end behind shops and gallery to link with multi-storey car park.

Not natural short cut but becoming popular again after years of decline because attractive and now several entrances into it from neighbouring department store.

Use: shops
department store
cafe
Southport

Wayfarer Arcade
Crawford Arcade
King Street - Murray Place
Stirling

1882

architect: John MacLean
developer: William Crawford
grade B


Interior classical with some rich plaster decoration. Two walks to arcade and
central square. South west mall two storey, panelled ceiling leading into arcade proper with modillioned decoration and centre rosette. Modern shop fronts, entablature above first and second floor. Three windows in each bay at first floor divided by alternate Doric and Corinthian caps.

Timber and glass pitched roof on timber moulded transverse arches.

Centre square three storeys. Modern shop fronts to ground floor continuation of cornice, entablatures to first and second floor.

Bays divided by pilasters and filled with glass in timber frames, leaded lights to south west side. North east side of square with elaborate plaster decoration on broad pilasters, to infill panels in place of glass at first floor and to upper frieze. Semi circular windows with glazing bars above two entrances in central square and on south east side above former entrance to Alhambra Theatre.

Roof timber and glass hipped with wrought iron ties.

North east mall single storey with decorated plaster ceiling leading from square for short section before rising to two storeys.

Modern shop fronts. Upper floor as south west mall and roof again timber and glass pitched with moulded timber transverse arches. Decorative wrought iron panels above entablature in north east and south west malls to cover ventilation grilles.

E.A.H.Y. scheme 1975 - redecoration, plants, seats some refurbishment.

Shopping centre moved away following new indoor centre. Stirling arcade struggles to exist.

Use : shops - including small department store offices in entrance buildings public house in south west mall
Stirling

Crawford Arcade
The Arcade
Market Square - Priory Lane
St. Neots

1925

Early nineteenth century painted brick three storey building with whole of ground floor removed to form flat arch entrance to market style arcade. Two sash windows with glazing bars on each floor.

Rear elevation to minor road and car park painted brick, stepped parapet, steel shutter to arcade entrance.

Interior collection of small lock up shops and central stalls.

Roof part solid, part steel patent glazing.

Busy short cut between market and car park.

Use : shops
Digbeth Arcade
Bradford Street - The Bridge
Walsall

1895

architect: Jonathon Ellis
First drawing for arcade by F.E.F. Bailey - 1885

Eclectic three storey brick building. Three facades but main one to Bradford Street. Original shop fronts but modern deep facia panels. Bays divided by pilasters. Cornice with verandah at first floor, decorated wrought iron balusters. Plate glass window and door of recessed facade. Third floor supported by brick piers and cast-iron columns. Bay window on double corbel brackets except bay above flat entrance arch to arcade, here at third floor double pilasters on either side of segmental arched window. Cornice above and shaped gable.

Remaining brick elevations with modern shop fronts, flat entrance arch, sash windows at upper two floors, dentilled eaves and slate roof.

Interior with standard plate glass shop fronts of period divided by pilasters breaking forward from dentilled cornice. Two sash windows in each bay above shops, divided by simple pilasters, crowned by exaggerated entablature.

Dome at intersection of two arms with three arched entrances into rotunda. Moulded archivolt and keystone. Arch springing from corbelled brackets above foliated capital of corner pilaster.

Moulded arched window heads, coloured glazing on remaining five sections below dome. Cornice eaves with keystones of arches breaking forward.

Roof pierced steel arches supporting glass and steel barrel vault with solid
ridge. Irregular octagonal dome, steel ribs, glazed lower sides and solid top panels.

Main shopping now at some distance. Arcade quiet, doesn't lead anywhere.

Use : shops
      offices
Peacock's Arcade
High Street - Paradise Street
West Bromwich

1930

Long narrow arcade now on isolated site as shopping centre has moved away.
High Street entrance three storey white faience Art Deco. Modern shop
ground floor, deep stepped polished granite facia across shop and flat entrance
arch. Range of five metal rectangular windows first and second floor.
Stylised anthemion decoration to parapet.
Paradise Street two storey. Ground floor modern shop either side of flat arch
opening to arcade. Lettered lintel across building. Five metal sash windows
above with decorated heads and caps to dividing pilasters. Bracketed
projecting parapet coping.
Two storey interior, contemporary plate glass shop fronts.
Patent glazed pitched roof with deep horizontal beams.
Used as short cut to Bingo Hall in Paradise Street. Wasteland around it and
car park.

Use : shops
WEST BROMWICH
Peacock's Arcade
Royal Opera Arcade
Pall Mall - Charles II Street
Westminster

1817

architect : John Nash and George Repton
developer : Crown Estates
grade I

First arcade in Britain.
Built as covered entrance to Royal Opera House which opened 1816.
Theatre replaced after fire 1867. Replaced 1897 by Her Majesty's Theatre.
Carlton Hotel built on part of adjacent site left vacant after building last
Arcade remained unaltered throughout.
Stone Palladian entrance arch at each end of arcade, springing from pilasters.
Circle motif in spandrel. String course, projecting cornice, balustraded parapet.
Stucco interior of eighteen square bays covered by simple groined vaults rising
from plain shafted Doric pilasters and separated by plain arch soffits.
Circular skylights in each vault.
Each bay to west side contains original quadrant curved timber framed shop
front projecting forward and supported on plain brackets.
Window divided into twelve small and two large panes by original delicate
moulded glazing bars. Plain facia surmounted by moulded cornice. Six panes
of glass in door with timber panel below and glazed transom above.
Arched mezzanine framed by moulded archivolt with lunette window divided
into three lights in tympanum.
WESTMINSTER
Royal Opera Arcade
East side with blank bays except three plate glass modern windows to back of New Zealand House at Charles II Street end. Well maintained but sadly unnoticed - away from any pedestrian routes or shopping streets.

Use : shops
The Royal Opera Arcade

Westminster

Royal Opera Arcade
Burlington Arcade

Piccadilly - Burlington Gardens

Westminster

1818

architect: Samuel Ware

developer: Lord Burlington

grade I

Piccadilly entrance remodelled by Sir Beresford Pite: 1911, 1931

Entrance to Burlington Gardens remodelled by W.G. Sinning: 1937

Longest arcade in Britain at 585 feet. Regency interior but nothing remains of elegant arched entrances.

Flamboyant Baroque depressed entrance arch at Piccadilly. Heavy moulding and scrolled half pediment. Supporting brackets with atlantes. Triple arches springing from paired Ionic columns at first floor from 1911 alterations. Caisson decorated soffit, recessed croisse window, decorated tympanum. Modillioned cornice and parapet with balustrade above outer two arches, centre with coat of arms.


Rhythmic interior with stuccoed upper floor and ceilings. Three types of bay:

a double shop - small display window flanked by doors and larger display window. First floor plain window flanked by two bay windows.
b : two smaller, separate shops or single shop. First floor two plain windows between two bay windows.

c : heightened version of a. three storey fronts set back from building line.

d : between street entrance and first arch one single shop, one double shop splayed.

Plan of bays reading: d - aba - c - aba - c - aba - c - aba - d

Shop windows with turned slender timber frames projecting forward with curved ends. Shallow facia and lettered cill, variety of stall boards some decorated with pierced brass. Upper windows glazed casements with bottom timber panel. Continuous cornice.

Roof with pitched timber and glass skylights supported by transverse arches with decorated soffits springing from Ionic capped pilasters which divide bays.

Bomb damage 1940 - destroyed Burlington Gardens end of arcade.

Rebuilt and refurbished 1952.

Suspended Georgian lanterns and concealed spotlights.

Busiest and most prosperous arcade in Britain

Use : shops
Royal Arcade
Bond Street - Albemarle Street
Westminster
1879

developer : W.H. Brettell

High Victorian Baroque used to emphasize identical entrances to arcade. Freely adapted Composite orders to outer pilasters. Plain bronze lettered lintel supports exuberant upper floor. Frieze with sculptured figures and foliage. Egg and dart cornice with miniature lion heads.

In centre window with moulded archivolt, glazed fanlight, French window opening onto corbelled balcony with wrought iron balustrade. Freely decorated spandrels and tympanum of curved pediment with lettered panel between. Pediment supported by double pillars with caryatids.

Interior classical. Bays divided by pilasters at ground floor and columns at first floor with freely used Composite orders.

Bay with quadrant curved shop front, horizontal glazing bar and lettered panel across centre of each.

First floor arch with decorated keystone and spandrels. Panelled tympanum with window in centre. Triple window below with centre divided into four lights, projecting balcony on corbel brackets, curved pediment on consoles.

Moulded frieze.

Pitched glazed roof supported by transverse arches with decorated spandrel and frieze. Open circle to ridge.

Very quiet arcade - largely unnoticed - not a through route.

Use : shops
      offices
Albemarle Street

Old Bond Street

WESTMINSTER
Royal Arcade
Quadrant Arcade
Regent Street - Glasshouse Street
Westminster

1920

Constructed through lower quadrant of Regent Street. Arcade unrelated to exterior or it's architecture.

Flat arch entrances with glazed screen above.

Interio neo-Georgian projecting bay windows with Corinthian pilasters between. First floor Corinthian pilasters with three by six light windows filling bay and projecting wrought iron balcony in front of windows.

Continuous cornice above and semi-circular arch at second floor with glazed tympanum.

Solid coffered ceiling. Suspended modern chandeliers.

Refurbished 1983.

Very quiet and unnoticed amongst shop fronts of Regent Street.

Use : shops
      offices
Glasshouse Street

Regent Street

WESTMINSTER
Quadrant Arcade
Piccadilly Arcade
Piccadilly - Jermyn Street
Westminster

1909

architect : G. Thrale Jell
builder : Leslie and Company
grade II

Portland stone neo-classical building six storeys with two additional floors in Mansard roof. Pilasters to ground floor and mezzanine. Three tiers of three bay windows above. Open Ionic colonnade in three sections below main entablature.

Flat entrance arch with lettered lintel. Entrance shops with curved windows leading into arcade cut through building.


Suspended lanterns. Spot lights and circular bracketed signs on pilasters.

Office above converted to Felix Hotel 1915.

Jermyn Street end bombed 1941. Building reinstated 1957.

Refurbished arcade 1983.

Despite being short cut between two streets - relatively quiet arcade.

Use : shops
       offices
Prince's Arcade  
Piccadilly - Jermyn Street  
Westminster  

1929  

architect: E.R. Robson for main building of 1881 - not the arcade  


Use: shops  
offices
Royal Arcade

Post Office Road - Wellington Place (now only access to multi storey car park)

Weston super Mare

1880-1890

Three storey Victorian brick building remains with flat arch entrance leading to pedestrian street. Shop fronts mixture standard Victorian and modernised. Glazed roof removed.

Busy pedestrian route to entrance of multi-storey car park but central area shopping some distance away.

Use : shops
WESTON SUPER MARE
Royal Arcade
Weston super Mare

Royal Arcade
Makinson Arcade  
Market Place - Woodcock Street  
Wigan  

1898  

architect : P. Ablett  
developer : Richard Makinson  


Woodcock Street elevation as Standishgate but outer bays wider with three windows in each at top floor and two round arched broad windows, with projecting keystone and alternate voussoirs in outer bays of first floor.  

Interior with traditional shop fronts divided by thin pilasters with miniature pediment. Many shops with applied deep modern facia.  

First floor red brick with double vertical timber strips dividing bays.  

Triple window in latter with arched glazing bars. Moulded continuous eaves cornice.  

Pitched patent glazed steel roof with steel lattice truss.  

Very busy arcade linking main shops with market and market hall.  

Use : shops - including national multiples
Standishgate

Woodcock Street

WIGAN
Makinson Arcade
Royal Arcade
Standishgate - Marsden Street
Wigan

1927

architect : Norman Jones
developer : H. Jackson and T. Houghton
builder : Walkden and Sons

Mock Tudor building to Standishgate and nineteenth century building to Marsden Street with modest but pleasant arcade between.

Standishgate elevation three bays. Black and white timber to first and second floor. Bi-partite window on each floor of outer bays, tri-partite in centre bay second floor being canted bay window. Gable above.

Modern shop fronts ground floor with flat entrance arch, lettered lintel in east bay.

Marsden Street two storey rendered domestic building. Original shop fronts either side of flat entrance arch. Four sliding sash windows above with lettered panel in centre. Slate roof.

Interior newly refurbished. Mixture of bright modern and traditional shop fronts, some projecting into arcade. Panel above shop with glazed clerestorey.

New roof of pitched steel with deep lattice beams.

Refurbishment and redecoration completed 1982.

Busy Arcade

Use : shops
WIGAN
Royal Arcade
South Street Arcade
South Street
Worthing

1925

architect: Peter Stonham
developer: Worthing Development Company
builder: Frank Saunders and Sons

Winning competition entry open only to local architects.

Neo-classical three storey building in ashlar Portland stone.

Ground floor shops mixture of modern and traditional. Alternating projecting and flat bays at upper floors divided by blocked pilasters. Bay over sea-side entrance with lead covered dome over two storey oriel. Flat bays with tri-partite rectangular windows with glazing bars divided by thin pilasters. Repeated at second floor but arched head to bay with keystone. Decorated panel between floors.

Projecting bays with tri-partite bay windows as above but additional keystone at first floor. Whole block surmounted by moulded cornice and plain parapet with addition of wrought iron balustrade standing above projecting bays in front of parapet.

Two granite pillars at entrances leading to curved arcade.

Steel framed brickwork covered in cream terracotta.

Standard shop fronts, corbelled head to dividing pilasters at facia.

Moulded pilasters dividing bays at upper floor and clerestorey.

First floor window with segmental arch and keystone containing tri-partite window with glazing bars, stone mullions between.

Open grilles for ventilation in clerestorey. Eaves cornice.
WORTHING
South Street Arcade
Pitched glazed steel roof supported by plastic stone covered arched beams.

Quiet arcade now new shopping centre at some distance. Business struggling to survive.

Use:
- shops
- wholesale shops
- cafes
- offices
Jones' Arcade
Commercial Street - Penallta Road
Ystrand Mynah

1912

Accrington brick with stone dressings cover plain Edwardian building. Three storey development on triangular site with curved end at point of triangle. Ground floor plate glass shop fronts both original and modern. Upper floors with double sash rectangular windows with stone surround. Continuous sash windows round curve with stone frieze and cornice and engaged Doric columns between windows. String course and parapet above. Projecting bay to north side of Commercial Street entrance with sliding sash windows as on other floors.

Entrances to arcade with flat arches. Above arched giant window with glazing bars, stone architrave and keystone. String course and gable above. Interior with only six shops. Traditional shop fronts and green tiled blank wall. Rendered upper floors with timber windows and some lattice decoration. Weak roof pitched patent glazing with ties at principal rafters.

Deserted thoroughfare.

Use : shops
YSTRAND MYNAH
Jones' Arcade
CHAPTER TEN

RECOMMENDATIONS
Not all the 117 arcades in Britain are architecturally important, neither are they all conspicuously successful in their attempts to provide shops where they are needed, or a high financial return for their owners. For many now exist on secondary sites, some distance removed from their respective town's modern centre of trading. But perhaps because of this they have fortuitously survived the rebuilding schemes of the past two decades and there is the chance, therefore, to make a re-evaluation of the buildings and their role in the future.

Whilst the oldest shopping arcade in Britain was only erected in 1817, and therefore is relatively new in comparison with the country's greatest monuments, the building type is an architectural, historic and social expression of another age. The finest examples, like any historic building, evoke an emotional response. They give identity and a sense of continuity to many rapidly changing central areas, and they form a part of the nation's architectural heritage. They should be regarded as worthy of protection and retained wherever possible.

With this in mind it would be easy to make broad and detailed recommendations regarding high quality restoration and refurbishment, but a realistic approach must be taken of what can actually be accomplished. Many owners have demonstrated a responsibility towards maintaining their arcade, but they can only continue to do so if there is sufficient income, if there is encouragement and help forthcoming from the local authority, and if there is acceptance of change related to the new developments in the retail trade.

Conservation of shopping arcades, like any other building type, should involve the preservation and enhancement of the buildings in a manner which is historically accurate. Such architectural restoration poses a problem however, because there is an almost complete lack of documentary evidence. Perhaps the passage of time, allied to the proposition that shops are of no great architectural importance, have contributed to this, and the conservationist has
little aid towards a programme of accurate renewal. Therefore each building requires a detailed survey and photographic record before work commences. There must be careful removal of modern additions because the original may well be revealed beneath. Old photographs, particularly in newspaper archives may be the only guide for the restorer.

The following recommendations are made, therefore, having regard to what can be realistically accomplished by owners, local authorities and the Department of the Environment. Statutory protection, the role of the local authorities, the improvement of the exterior and interior of the buildings, and the use of some arcades as speciality centres are discussed.

Statutory Protection

the main message is clear; if we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced.

Thirty four arcades are statutorily protected and three are on their respective local authority local list. Only two are grade I and five are grade II*. Of the thirty four, five are protected because of the quality of the external buildings and not for the arcade itself. Edinburgh for the Scotsman Building; the Arcade, Colne, for the Shackleton Building; the Avenue, Bridgwater for the eighteenth century town house fronting the High Street; Piccadilly Westminster for the office building on Piccadilly and Strand Arcade, Derby for the complete commercial development along the Strand.

It is proposed that the following should be upgraded from grade II to give additional protection and to recognise the buildings as being of national importance:
The four arcades each have some unique quality which could not be replaced. Wayfarer's Arcade, Southport has a rare surviving cast-iron roof and canopy together with an upper gallery and traditional shop fronts around a central meeting place. The other three arcades are fine Edwardian buildings with exuberant decoration. St. Michael's Row, Chester has the distinction of being integrated into the Rows, the County Arcade, Leeds is at the centre of a unique shopping and commercial development of theatrical splendour, and the Royal Arcade, Norwich has not only a perfectly preserved interior but is also an exceptional and lavish example of W.J. Neatby's skill in designing Art Nouveau tiles.

In addition, the historical and architectural importance of the Lower Arcade, Bristol and the rarity value of the largely unspoilt Georgian building suggests that it should be regraded from grade II* to grade I. It is comparable with the grade I arcades in London and is of exceptional interest as one of the first and finest of the shopping arcades built in a provincial city.

The enormous task of updating the national list has begun but it will be many years before all the regions have been revisited, and of course the process will continue as the buildings of the post 1945 period are included. Nevertheless it is possible to re-evaluate buildings in individual towns on the basis of the guidelines given in Circular 23/77 if it is felt that buildings are threatened by demolition or drastic alteration. These could take place in some arcades, and it is recommended that the following buildings should be given grade II status immediately. They are all of special interest, and they are of great value within their own towns.
<table>
<thead>
<tr>
<th>Location</th>
<th>Arcade Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashton-u-Lyne</td>
<td>Clarence Arcade</td>
<td>an unusual lightwell arcade, important within the locality, and its external Jacobean architecture makes a great contribution to the towncape.</td>
</tr>
<tr>
<td>Birmingham</td>
<td>Great Western Arcade</td>
<td>altered as a result of bomb damage but still a fine arcade with original upper floor and Temple Row entrance. Historically important being the first arcade opened in the city.</td>
</tr>
<tr>
<td>Birmingham</td>
<td>City Arcade</td>
<td>the last remaining section of an important Victorian-Jacobean building and a surviving example of the shopping and pedestrian network of nineteenth century Birmingham.</td>
</tr>
<tr>
<td>Cardiff</td>
<td>Royal Arcade</td>
<td>oldest surviving arcade in the city with much of the original remaining. Linked into the later Morgan Arcade which is already grade II.</td>
</tr>
<tr>
<td>Cardiff</td>
<td>High Street - Duke Street Arcades</td>
<td>part of a unique collection of arcades in the city and important link in the modern pedestrian network.</td>
</tr>
<tr>
<td>Hastings</td>
<td>Queens Avenue</td>
<td>largely unspoilted Renaissance arcade, all that remains of large theatre development in original condition. Arcade shop no. 8 was the site of the invention of television by John Logie Baird in 1924.</td>
</tr>
<tr>
<td>Hull</td>
<td>Paragon Arcade</td>
<td>rare example of an arcade in the Gothic style and an important building within the region.</td>
</tr>
<tr>
<td>Hull</td>
<td>Hepworth Arcade</td>
<td>fine Jacobean and Renaissance arcade again an important building within the region.</td>
</tr>
</tbody>
</table>

Both arcades in Hull are worthy of consideration for inclusion on the statutory list. Architecturally they are quite different and they are also situated some distance apart. They were designed in the same architectural practice of Gelder and Kitchen. Sir Alfred Gelder was sometime mayor of the city and was instrumental in the implementation of the modernisation of Hull. A major street was named after him.
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<tr>
<td>Inverness</td>
<td>Market Arcade</td>
<td>part of a group of buildings of architectural value in the central area. Interior somewhat dilapidated but capable of restoration. It has a particularly fine classical entrance in Academy Street.</td>
</tr>
<tr>
<td>Kensington</td>
<td>Brompton Arcade</td>
<td>a fine arcade which is unfortunately overlooked when there are so many grade I buildings in London. It should be listed purely for its interior which is unique in Britain.</td>
</tr>
<tr>
<td>Leeds</td>
<td>Queens Arcade</td>
<td>although Leeds has several arcades which are statutorily protected this arcade is also regarded as worthy of listing. Each arcade in the city has been built in a singular style and the Queens is the only arcade to have rendered facades in the neo-classical manner and an interior which displays a flamboyant use of cast-iron. Unfortunate modern shops at ground floor – easily restored - but the upper floor is original with stepped cast-iron balustrade showing a distinctive and creative use of the material.</td>
</tr>
<tr>
<td>Nottingham</td>
<td>Council House Arcade</td>
<td>although this is a late building in comparison with nineteenth century arcades it is a splendid example of neo-classicism of that era. The arcade is secondary to the Council House but together they form a vital element in the Market Square, indeed in the centre of the city. Demolition or alteration would be regarded with some horror by the inhabitants. But a change of use of the arcade could take place if it declines as a retail centre and protection may therefore be urgently required.</td>
</tr>
<tr>
<td>Okehampton</td>
<td>The Arcade</td>
<td>of great importance in the small Devon town and within the rural region. Largely unspoilt and well maintained.</td>
</tr>
</tbody>
</table>
Oldham Hilton Arcade was built as part of a late Victorian development in the High Street and it is of great value locally.

Rotherham Imperial Buildings part of an extravagant local authority development from the Edwardian period and has great value in the context of the neighbouring buildings and its role as the fourth side of the Church close. Eclectic with extraordinary interior and some fine examples of cast-iron windows on external elevation.

Wigan Makinson Arcade robust Jacobean building with very busy arcade subject to shop front alteration but of great importance locally.

Finally it is impossible to understand why an arcade of the quality of the Royal Arcade, Bond Street, Westminster, has not been statutorily protected. It has original entrance buildings and a distinguished interior. It is particularly important in the national appraisal of arcades, and it was the first to be built in London after the development of the early Georgian buildings.

Not all arcades can be added to the statutory list and indeed many do not warrant such consideration, but the shopping arcade as a building type has few remaining examples, in comparison with, market halls or commercial buildings. Many of the arcades which are not listed, nevertheless are extremely important within their respective region or immediate locality, and care should be taken at least to ensure that they are within a conservation area, thus giving additional protection in the form of, for example, demolition consent.

Role of the Local Authorities

Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas and the Secretary of State hopes they will make diligent use of all the powers available to them.
Despite the advice of the Secretaries of State, and the public concern regarding the erosion of the national architectural heritage, there has been a failure in many local authorities to implement an effective conservation policy, or to ensure that buildings of special architectural or historic interest are afforded statutory protection. More disturbing, in the particular case of shopping arcades, is the apparent inability of local authorities to protect those which are already listed, and a relevant paragraph from the same circular appears to be entirely ignored.

It is sometimes thought by local authorities that listed building consent is not required to alter the interior of a non-starred grade II listed building. This is not so. A listed building consent is always required to alter a listed building in a way which affects its character, even where the work only involves the interior. 5

The interior, is the arcade, and sadly some of the finest examples have modern shop fronts and advertisements which destroy the coherent scheme.

In addition to the approval of alterations and modifications to historic buildings, there are other factors within the control of local authorities which can make the difference between success and failure in trading. Whatever the owner of the building does to improve its physical appearance, the arcade is particularly vulnerable to external factors that can result in the loss of trade. These are primarily the organisation of vehicle and pedestrian traffic routes around and leading to the building, and the provision of new and competing retail trade and its geographical relationship to the old established centre. Although circular 23/77 was making reference to listed buildings the following remarks remain apposite:

Whenever authorities are preparing proposals which have an impact on the environment they should be mindful of the desirability of preserving listed buildings and enhancing their setting.... old buildings can be incorporated into new schemes and sensitive design can blend the new with the old. 6
The local planning authorities must be made aware of the impact of their decisions on land values and building uses. Where enlightened Council's have integrated their arcades into the pedestrian network of the city, as in Cardiff, or into new commercial development, as in Chester or Peterborough, the future of the building is almost assured. But it is obviously qualified by the owners ability to maintain the building to a high standard, and to encourage tenants who can satisfy the demands of the shoppers.

At the opposite extreme the local planning authority has created an impossible struggle for Barton Arcade and its neighbours in Manchester, and however beautiful or carefully maintained, they will have considerable difficulty in attracting anyone away from the modern giant of the Arndale Centre.

An arcade must link two busy streets or a busy street with a popular use such as a market. It must be in the heart of the town centre or on a busy pedestrian route on the fringe of the high value area. By changing the flow of traffic, and the siting of key retail stores, the local authority can remove the viability of the shopping arcade. If it does not satisfy that criteria it has only two hopes for survival. First, that it is in a peripheral but easily accessible site, with cheap units attracting small specialist businesses with their own clientele. Or second, that it can become a small busy centre in its own right, generating business into the surrounding buildings.

Many arcades have settled into the pattern of the first, with the exception of those linked with a market such as Oldham, Wigan or Norwich or those in a small town, where they make a large contribution to the shopping centre, such as Okehampton. With regard to the second point there are no arcades in that position at the present time. Changes in retailing with the emergence of the speciality centre may, however, enable some arcades to become the centre of new retail activity.
General Improvements

This relates to all arcades, whether proposed speciality centres or simple shopping arcades.

The alteration of listed buildings requires the greatest skill and care in order to avoid damage to historic structures, to ensure that any additions are in keeping with other parts of the building, and to see that any new external or internal features harmonise with their surroundings.

Owners and traders would do well to take account of the current wave of nostalgia and concentrate on attracting the shoppers into another world. But that will not be achieved by piecemeal alterations and poor decoration schemes which inevitably give an overall appearance of cheapness. Witness the Paris arcades where the slide into obscurity has been hastened by the tawdry appearance of many of them. In comparison the elegance of the Galeries St. Hubert in Brussels captivates the pedestrian, who then lingers in front of every beautifully dressed window.

If the aim is to be the container of the cheapest bargains in town, then ugliness, piles of boxes, and general air of decay will succeed, but it will be very difficult to reverse the trading pattern once the arcade has become synonymous in the mind of the shopper with neglect and ugliness.

Entrance Buildings

Perhaps entrance buildings should be considered before the other elements for improvement, because if the shopper cannot find the entrance, is unaware of it, or is alienated by the state of the fabric, the scheme will be disastrous.
Nothing is more beautiful than the curtain wall of Barton Arcade, Manchester but who knows that it is there? Conversely the seedy appearance of the Royal Arcade in Keighley or the more common lost entrances of countless other arcades require immediate attention.

The entrance arch, both round and flat needs emphasizing, with, for example, a canopy extending over the pavement in the manner of the Wayfarers Arcade, Southport, or even the cast-iron vault of the modern Hounds Hill Shopping Centre, Blackpool. There might be a case for preparing similar schemes to the barrel vault of the Argyle Arcade, Glasgow or the sweeping hood of The Avenue in Bridgwater, but preferably in glass and metal. The reconstruction of entrances in the manner of the Burlington Arcade may be unrealistic, but the significance of the welcoming and exciting archway cannot be underestimated. In addition the shops on one or both sides of the entrances, which are frequently modern, with deep facias in the general style of any High Street, need to be replaced by good modern designs or copies of the original, and often the novelty of a Georgian or Victorian window will be an attraction in itself.

Shopfronts

Wherever old shop fronts of merit survive every effort should be made to retain them. Early twentieth century shop fronts such as those with Art Nouveau or early Art Deco details can be as unusual as eighteenth or nineteenth century examples. Original features of value are often concealed beneath later facings.

A much more positive approach is required to retaining the original (interior) shop fronts of the arcades. The fenestration at ground and upper floors is one of the most significant and important qualities of arcades, but a standard design is obviously in conflict with the trader who wishes to retain or express his individuality. A case can be made however to show that conformity does not take away trade and the finest example must be Burlington Arcade.
The philosophy of replacement of windows, doors, decoration, or indeed any other elements, by copies of the original, can be argued at length.

Replacement of missing or decayed parts must integrate harmoniously with the whole, but must be distinguishable on close inspection from the original so that the restoration does not falsify archaeological or historical evidence. 9

That is a view with which conservationists would concur but in the case of arcades, the replacement of modern shop fronts by nineteenth century copies can be a great improvement. The most important and repetitive element is the shop front, and it must be in harmony with, if not identical to its neighbour in order to produce a visually coherent scheme.

The approach of the planning authority in Bath towards a rejection of interference in such matters, has resulted in a far less attractive arcade than the Wayfarer's Arcade, Southport. There, great care has been taken to replace modern shop fronts with copies of the original, varying, however, the carving on the doors to reveal, very slightly, that they are twentieth century copies. Visually they are very successful because the ground floor is now as conceived by George Bolshaw, and economically it is successful because it is an attractive building to visit. A further example can be seen in Barton Arcade, Manchester, where shop fronts and carved pilasters have been replaced where necessary.

Facias

Facias in many arcades have been replaced or covered by badly designed modern examples. The most simple solution would be to return them to their original depth.
The facia board should not be out of scale with the building as a whole and should be finished at the top with a cornice or capping. Not only is that the traditional treatment for shop fronts but the cornice provides an architectural division between the modern shop front and the older upper floors.

Identification of goods can be quite easily made by looking in the window. The refurbished Piccadilly and Princes Arcades in Westminster have small, discreet hanging signs which are very attractive and can be easily read. Graphics on the windows could also be encouraged, allowing individuality without destruction of the rhythm of the building.

Roofs

It is more difficult to decide how to treat the roofs. Where they can be maintained as original in, for example, Manchester and Southport, this it to be desired. But many have been replaced, often at some unknown period. The later roofs were frequently built to a simple design and in materials which do not enhance the building. Unfortunately drawings or photographs of the original may be lost, thus compounding the problem.

Given the opportunity and the money, allied to the present developments in atrium architecture, more spectacular roofs would be a great improvement on many buildings. The tragedy, for example, of the Great Western Arcade, Birmingham, has been the replacement of the barrel vault and dome by an inconsequential lattice truss which would have difficulty doing justice to any building type.

A more ambitious approach, should be encouraged. A new, but well designed roof, having regard to aesthetics but using modern technology, would be preferable. Leicester City Council, for example, has proposed a barrel vault over their own Royal Arcade, to give height and additional illumination to the narrow, dark building.
Lighting

Lighting can be used in a most sophisticated manner. Carefully placed spotlights and hanging lamps in Burlington Arcade, or again, in the refurbished buildings across Piccadilly, are examples of what can be achieved in contrast to the stark, ubiquitous fluorescent tube.

In Leeds there is quite breathtaking brilliance in the County Arcades on a sunny day as the diffused light picks up the decoration within. In Cleveland the roof is painted white in summer, giving an even light which suggests cool enchantment which is emphasized by the cascading greenery. In Burlington Arcade and the Royal Opera Arcade there are carefully placed spotlights to emphasize - indeed as never originally seen, the decoration and the window displays.

Concern for the appearance of buildings at night should also be regarded as a priority to bring people back into the town, to attract them into the arcade to window shop, and to encourage the potential shopper to return next day when the premises are open. Two of the most spectacular arcades at night are the Galleria Vittoria Emanuele II in Milan and the Galeries St. Hubert in Brussels, where the roofs become ethereal webs floating above richly decorated corridors. Both change their character at night and are extremely inviting to the many evening visitors.

To draw attention to the building at night time, that is either after closing, or to bring people through the arcade, the entrance buildings should be floodlit. Many exuberant nineteenth century buildings, even if of doubtful architectural purity, would look quite spectacular, standing above neighbouring modern shops. Illuminated carved entrance arches and enrichment on the elevations could be the enticement for the shopper to return during opening hours.
Indoor Environment

Having attracted the visitor and potential shopper into the arcade the owner and tenants must then devise means of encouraging them to stay, not only by providing exciting window displays and the right type of goods but also an ambiance in which to promenade or sit.

Most arcades are very narrow, but where they can accommodate seats they should do so. In sitting to rest for a few moments, attention may be drawn to goods not previously seen, and strength may be restored in order to encourage the visitor to promenade once again. Or they may give an opportunity to simply enjoy the building.

Cold, draughts and wind are factors working against the really successful use of internal spaces. Heating, therefore, must be considered. Doors are also a possibility, but even where they are all glass, as in Manchester's Barton Arcade, they can also be a psychological barrier, and the entrance and the approach to the building must be carefully considered. Plants, if there is space, can look attractive, but they need to be arranged and maintained to a very high standard, otherwise the containers become desolate repositories for rubbish, and the plants disappear. In narrow arcades plants should be confined to hanging baskets or arrangements cascading over balustrades.

Colour schemes can easily be disastrous. The redecoration of Crawford Arcade, Stirling, was indeed an improvement, being the first coat of paint for 60 years, but did it really have to be in blue and cream? The colours chosen for the Lower Arcade, Bristol were, in contrast, those in vogue during the Georgian period and are much more appropriate to the style of architecture. Of course, colour schemes can be changed relatively simply and the use of colour is subjective, but the very high cost of renewal precludes such work being undertaken with any degree of frequency. For example, the Wayfarer's
Arcade, Southport, was given an entirely inappropriate 'Festival of Britain' facelift in the 1950's which is still awaiting replacement. Therefore, if an unhappy scheme is implemented, the arcade owners, tenants and shoppers do have to live with it for a very long time.

**Internal fittings and upper floors**

Most shops have lost their original internal fittings, if simply because they did not conform to changing standards of lighting or design. Sadly some of the plaster decoration and the cast-iron fittings have also gone, and only strong opposition by a planning authority to listed building applications can or could have stopped this. The last remaining cast-iron spiral staircase is shortly to be removed from the Royal Opera Arcade, Westminster and seen, as it was, through the shop window, it was as vital a part of the architecture as the remainder of the building.

With regard to upper floors, their degree of use must be as low if not lower than the traditional High Street. Some arcades may be able to accommodate residential use providing one or two person flats in the centre of a city, but the fire regulations and the necessary alterations may negate the whole operation. Residential use is quite common on the Continent but many arcades in Britain are very small with no access from the back of the premises, and they may be considered to be less than suitable even when Building Regulations can be eased. The opportunity should be considered however where possible.

Local authorities are asked to remember that they have the power to relax certain requirements of the Building Regulations where their strict application would be unreasonable in a particular case and sympathetic consideration should be given to applications for relaxation in respect of work to listed buildings. The object of the Building Regulations is to safeguard public health and safety but it will often be possible to meet these requirements in a way which does little or no damage to the appearance of the building. 11
It is unreasonable to expect that arcades will be economically successful in perpetuity. It is in the nature of towns to change in social and economic terms and these factors generate constant building and rebuilding. The problems concerning the conservator are at present centred on the re-use of redundant buildings from churches to factories. Inevitably the list will include arcades, as some of those which are struggling to survive at the present time finally close. However, there is some hope for those and indeed for arcades which are still trading. Since this research commenced, there has been a return to the concept of the arcade in the form of a 'speciality centre' which both contains small shops and is an indoor meeting place. In such a centre there must be emphasis on food and entertainment:

catering is important if shoppers are to be induced to linger and perhaps make a day of it. Indeed, in some more remote country towns the provision of restaurants is not merely good commercial sense but also a social necessity. We can therefore expect to see more continental style cafes forming central features in the new developments. 12

There are obvious physical disadvantages in the narrow corridors and many of the smaller units are unsuited to mass catering. But particularly with the regard to the latter, the problems have been overcome in Cleveland Arcade and Weybosset Arcade, Providence where many popular sandwich and salad bars operate very successfully. Despite the average size of British arcades, therefore, there are some which could be considered for immediate adaptation to such centres.

County Arcade, Leeds, with its marvellous theatrical quality lends itself to the use of its corridor and central space. Cafes could easily extend beyond the shop front, and lunchtime and evening entertainment could focus even more attention on the building. The upper gallery, for example could have small
tables and chairs and the balustraded gallery below the central dome, at first floor level, would be the perfect position for modern minstrels.

Great Western Arcade, Birmingham is already a very busy arcade, being a pedestrian route and a good shopping centre, but more use could be made of its qualities by attracting people to linger over a meal. There are cafes but the whole of the upper gallery could be utilized with tables, chairs and 'fast food'.

Wayfarer's Arcade, Southport is at present being turned once again into a popular meeting place, but it lacks really adequate cafe and restaurant facilities. In addition concerts and music generally, would be welcomed by the tourist and the local inhabitants who gather in the central space.

Royal Victoria Arcade, Ryde is an arcade which struggles to attract tourists and visitors because it does not lead anywhere, and it is in competition with other shops. Much more use could be made of the rotunda to attract and keep visitors, again with food as a major theme.

Council House Arcade, Nottingham has more problems because although it is a perfect position to attract office workers at lunchtime, it is a large and high arcade with giant entrance arches which allow the maximum amount of cold air to enter the building. Perhaps, however, they could be glazed, thus encouraging the use of the contained space as cafes and sitting areas. Indeed the building must attempt some such renewal before it declines completely on the fringes of the modern shopping centre.

Miller Arcade, Preston lends itself to ground floor seating, providing that there are glass doors filling the four flat entrance arches. It is extremely unlikely that the building will become part of the major shopping centre again, and therefore a social use would do much to assist the businesses already in the arcade.
Crawford Arcade, Stirling has great problems. It has the architecture and the space to form the basis of a speciality centre, and it could again be considered to be a great attraction if it could actually be found by tourists. But it suffers from the removal of the centre of retail gravity to the new enclosed Thistle Centre at some distance away, and its present dismal appearance will require a complete transformation.

Barton Arcade, Manchester has little or no chance of regaining its trading position, and its only hope is to turn the shops into cafes and boutiques with the ground floor being taken by tables and chairs. Music at lunchtime and evening would be a delightful and necessary attraction, having regard of course, to the offices above, and the need to regulate volume of sound. The concerts in the Cleveland Arcade are, in fact, much appreciated by the office staff on the upper levels.

Other arcades, with the necessary space to allow seating and which have the architectural quality to form a basis for a speciality centre are:

Westbourne Arcade, Bournemouth which is on a good site, attractive to both the resident and tourist population.

Royal Arcade, Boscombe is similarly situated and would cater for the residents of the suburb of Boscombe.

Hepworth Arcade, Hull already has one cafe. It is close by the mediaeval town, which is currently being restored, with residential use taking the place of warehousing and commerce. In addition there is a demand for premises within the arcade that is, for antique shops, which have a profitable trade with northern Europe, and a speciality centre based on such trade and food and entertainment, could prove to be irresistible to a wider region.
Byram Arcade, Huddersfield is a problem arcade. It needs considerable repair and renovation, and it is at a great distance from the present shopping centre. It is, however, surrounded by commercial development and certainly its lightwell and galleries could be used much more productively.

Digbeth Arcade, Walsall is on the periphery of the shopping centre and is surrounded by offices whose employees may enjoy the attractions of eating in this fine building; if it was upgraded.

In addition better use could be made of the upper gallery of the Queen's Arcade, Leeds and those in the Silver Arcade, Leicester. There is an acknowledged problem because people will not willingly walk upstairs, but they may well do so if the stairs themselves are clean and bright, and if they can sit on the balcony and eat whilst watching the world go by.

All the recommendations and conservation proposals are concerned with the proper care, restoration and maintenance of the shopping arcades, with the objectives of protecting and preserving many fine examples of the building type and of providing such an attractive environment that the late twentieth century shopper will be drawn irresistibly towards them.
Notes to Chapter 10

2. see Table E Chapter 8
3. Appendix V
4. Circular 23/77 D.O.E.
5. ibid.
6. ibid.
7. idib.
8. ibid.
10. Circular 23/77 D.O.E
11. Circular 53/67 Ministry of Housing & Local Government
CONCLUSION
The narrow, busy shopping arcades containing luxury shops, covered by a glass roof to keep out the elements, were an elegant solution to the unpleasant condition of town centres at the end of the eighteenth century. They were as remarkable and as adventurous, nearly 200 years ago, as are the giant shopping centres of today.

The classical architecture and beautiful shop windows could not fail to entrance, or to succeed, and the building type, the glass covered corridor lined with shops, remained in the developers vocabulary for almost 150 years.

And yet many did fail, not because they were dull or ugly, but because they were built on the wrong site. And it is the site that ultimately determines the success of the shopping arcade. It must be on a pedestrian route linking two points in the shopping centre. Whatever its architectural quality, or fine goods for sale, it is a street, and it is very vulnerable to the slightest changes in pedestrian or traffic routes. An individual arcade is too small to move a retail centre, but many developers failed to recognise that factor. In addition, during their early years, only a restricted range of expensive goods was sold, and attempts were made to keep the arcade reserved for an exclusive clientele. Being open only to the wealthy, the developers inadvertently built in an added element of vulnerability, which arose from the fickleness of shoppers, particularly the very clients they wished to encourage, who would move en masse to the next attraction when they were bored.

There were two periods of arcade building in Britain, the first between 1817 and 1850 when the classical, small arcades for the rich were popular; and between 1870 and 1910, when towns and population grew rapidly. During those latter four decades, there was more money to be spent, and there was a demand for all types of goods. Arcades faced strong competition from other types of shops, notably department stores and bazaars. But they allowed the
individual trade to become part of a group, the shopper could compare prices under cover, and the arcades became larger and more ingenious in plan.

In some cities the shopping arcade became one of the primary sources of town centre modernisation in the early Parisian manner. The mediaeval courts and alleys were ideal sites for arcades, clearing unsavoury areas, and providing a network of pedestrian routes which still remain intact in Leeds and Cardiff.

Arcades continued to be developed after 1910, but by that time the High Streets were being substantially redeveloped, and the arcade generally became accepted merely as a means of opening up small areas of land to provide minor parades of shops. The twentieth century shops in the High Street were larger and could display, store and sell far more goods than the very small units in the average arcade.

Architecturally the building type has been developed in a highly individual manner in each country which took the Paris arcade as its model. The Galeries St. Hubert in Brussels large, sophisticated and elegant; the Galleria Vittorio Emanuele II in Milan is magnificent and a little overpowering. Weybosset Arcade, Providence is a superb Greek Temple, succeeding in being dominant even in a twentieth century environment, and The Arcade, Cleveland, is the most tranquil of interiors. There is a danger, when confronted with such examples, to underestimate the quality of the arcades in Britain. There are extremely fine Georgian arcades; the quiet elegance of the Royal Opera Arcade, Westminster, the charm of Lower Arcade, Bristol, and the dazzling Burlington Arcade. There is a beauty of the cast-iron domes and curtain wall of Barton Arcade, Manchester, the theatricality of the County Arcade, Leeds, and the lavish tiled surfaces of the Royal Arcade, Norwich. Even in the small arcades, which perhaps are dull in comparison, there is often a successful use of proportion and rhythm, which together with the original
fenestration and glass roof, provide an attraction for the modern shopper who is bored by the large, impersonal retail centre.

But what of their future? The shopping arcade has frequently been left on the periphery of the town centre as new, large developments have moved the High Street to a new location. Surprisingly, many have survived, although some have been demolished because they stood on a prime site or they have disappeared unnoticed, having outlived their economic usefulness. Many are sad buildings, with cheap shops and tawdry signs, lacking sparkle and totally devoid of elegance. But the outward signs of neglect or decline can easily be removed by repair and decoration.

Shopping is ever changing and the modern centre, covered, clean and clinical is reaching saturation point. The glass roof, for a variety of reasons such as the need for daylight, energy conservation and fashion, has been rediscovered, turning attention again towards arcades. But more significant will be the fundamental change in retailing which will take place over the next decade, and the renewed efforts to come to terms with inner city problems. Shopping arcades could return as part of the new style retail centre, offering a place to promenade, to sit or to buy luxurious trifles. They are already alive and well in Boston, Baltimore, Cleveland and Covent Garden, and they may once again become important in British towns, if efforts are made to ensure that communication routes and investment are directed towards them.

The history of the shopping arcade embraces many elements. The developments of shopping, the growth of towns, and the improvement of streets and thoroughfares for traffic and pedestrians. It is concerned with architectural style, from Georgian Classical through the historicism of the nineteenth century to the neo-classicism of the early twentieth century. It reflects the introduction of new materials, the development of the glass roof, and the changing shop front as a means of selling more goods. There is
revealed a variety of plan forms and three dimensional solutions which resulted from land availability, density, developers whim, and the use of the lightwell. In recent years statutory protection and the conservation movement has, even indirectly, protected arcades, and the powers could be applied to more arcades to ensure even greater control.

But the continuing success or demise of arcades has been shown to be firmly tied to economics. Location, site and fashion are all vital considerations, and it is knowledge and an understanding of these that will help to make re-use, and indeed, any new retail development, viable. Modern shopping requirements, information technology, credit transfer, and greater leisure time are just beginning to change retail habits. These trends could result in a demand for small, specialist shopping centres.

The shopping arcade could become a focal point of such a centre. All it requires is the confidence to conserve the best of the buildings and, whilst retaining their architectural integrity, readapt them for modern needs.
APPENDICES
Appendix I

Methods of Research

A questionnaire (A) was sent, together with an explanatory letter and a stamped addressed envelope to the Chief Planning Officer of every District Council in Britain. It was a simple form attempting to establish the address of all shopping arcades built before 1939. The response was almost 100%. Five authorities were contacted by telephone to complete the survey.

The number of arcades noted was 156, but many of these were either not true arcades or they were modern arcades in old buildings. In addition several arcades were demolished during the study period. Several arcades came to light as a result of recommendations or local knowledge and therefore whilst the 117 arcades in the thesis are regarded as the only shopping arcades in Britain, there may be some small corridors which have been disregarded by the local authorities.

A second questionnaire (B) was sent to the owners of the arcades, where ownership could be established. It was accompanied by an explanatory letter and a stamped addressed envelope, and although the response rate was not as high as questionnaire A, 52 forms were completed. Many owners offered additional information and were extremely helpful. A second questionnaire was sent to the owners who did not reply to the first letter, but there was no further response.
Arcades

Margaret MacKeith
Division of Surveying and Planning
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Corporation Street, Preston.

1. Name of Local Planning Authority
2. Number of Arcades
3. Name of Arcade
4. Approximate date of building
5. Use of building
6. If listed please note grade
7. Any other information
1. Do you have information on why the arcade was built?
2. Are there original plans/drawings available?
3. Do you have early Company brochures etc., advertising the property?
4. How long has your company owned the arcade?
5. Are there any particular problems connected with the ownership of this building?
6. How does the letting and trading pattern compare with new shopping and office development?
7. What are the problems of rehabilitation and conservation?
8. Does the building have particular maintenance problems?
9. Are there grants available for restoration/maintenance?
10. Is the arcade situated in a popular retail area?
11. Do you have any redevelopment plans for the building?
12. Do you have restoration proposals for the arcade?
13. Do you have a policy regarding the use of the units/tenant mix etc.?
14. What control do you have on the design of shopfronts/Advertisements/decoration schemes?
15. Comments:

Margaret MacKeith
Division of Surveying and Planning
Preston Polytechnic
Corporation Street, Preston.
Appendix II

Conservation Legislation in the United States of America

There is a variety of Federal and State legislation, much of it voluntary. The Federal Antiquities Act, 1906, gave the Department of the Interior the responsibility for protecting prehistoric and historic ruins, monuments, and objects situated on most federal lands. The National Parks Service was established in 1916 to expand and maintain national parks and to operate the Antiquities Act. Private land and monuments were exempt, except from compulsory purchase, if it was in the public interest. The Historic American Buildings Survey was established in 1933 to record the nation's historic buildings and encourage preservation although many were subsequently demolished.

The Historic Sites Act, 1935, brought all land and buildings into consideration for entry to an inventory. City and State laws which vary widely, were enacted from the early 1920's.

The preservation of buildings or sites by Federal government can only occur by Act of Congress, on advice from the Secretary of State of the Interior, therefore the number of buildings acquired and preserved is minimal.

The National Historic Landmark Program was introduced in 1960. This enables the National Park Service to select potential landmarks and then invite co-operation for preservation and use. Alternatively owners or groups can request that a building or site be recognised as a national landmark. Co-operative owners are given a certificate and a plaque for the structure. The National Historic Preservation Act of 1966 created a National Advisory Council on Historic Preservation to compile a National Register of Historic Places, that is, of buildings of local and national significance. There are grants made to the National Trust for surveys, and acquisition; and the Act places an obligation on federal departments to exercise care in all undertakings affecting properties worthy of preservation.
Appendix III

Panorama

The technique involves the portrayal of the entire circle of the horizon from an elevated vantage point using a system of curved lines to avoid distortion. A continuous passing scene unfolding around the spectators gathered in the centre of the building.

Robert Barker perfected painting of a realistic landscape on a cylindrical surface in Edinburgh in the mid 1780's. The commercial result was Barkers Panorama. A 90 feet diameter, circular building by Robert Mitchell opened on the 25th May 1793 in Leicester Square.

In Paris, Thoyer's great attraction in the Panoramas were scenes of Paris and battle scenes depicting the success of the French over the English.
Appendix IV

Conservation Legislation in France

The protection of historic buildings in France was established in 1853 under the Minister of Cultural Affairs - Direction de l'Architecture. Classement or listing was established in 1913. A building or land must be considered by the Minister, on the advice of the Commission des Monuments, to be in the public interest historically or artistically.

Monuments Classess - the higher grade - gives the owner the right to receive half the cost of necessary repairs and maintenance. The building cannot be changed without ministerial consent, and public access must be allowed.

Monuments Inscries - the lesser grade - enforces the owners to give four months notice of intention to alter or demolish. The Minister can only prevent the work by upgrading the building to Monument Classe.

For both categories the restrictions cover not only the building but the zone protege, that is the area around the building up to a distance of 500 m.
Appendix V

Appendix I from D.O.E. Circular 23/77

Listing of Buildings of Special Architectural or Historic Interest - Principles of Selection
All buildings built before 1700 which survive in anything like their original condition are listed.

Most buildings of 1700 to 1840 are listed, though selection is necessary. Between 1840 and 1914 only buildings of definite quality and character are listed, apart from those that form part of a group, and the selection is designed to include the principal works of the principal architects.

A start has been made on listing selected buildings of 1914 to 1939. In choosing buildings, particular attention is paid to:

Special value within certain types, either of architectural or planning reasons or as illustrating social and economic history (for instance, industrial buildings, railway stations, schools, hospitals, theatres, town halls, markets, exchanges, almshouses, prisons, lock-ups, mills).

Technological innovation or virtuosity (for instance cast-iron, prefabrication, or the early use of concrete).

Association with well-known character or events.

Group value, especially as examples of town planning (for instance, squares, terraces, or model villages).

The buildings are classified in grades to show their relative importance as follows:

Grade I
These are buildings of exceptional interest (only about 1 per cent of listed buildings so far in this grade).

Grade II
These are buildings of special interest, which warrant every effort being made to preserve them. (Some particularly important buildings in Grade II are classified as Grade II*).
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