

AtkinsRéalis



Heritage, Design & Access Statement

The Department of Foreign Affairs and Trade,
Ireland

08 August 2025
100114757-ATR-XX-XX-RP-T-020000

CONSULATE GENERAL OF IRELAND, MANCHESTER

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This document has 20 pages including the cover.

Document history

Document title: Heritage, Design & Access Statement

Document reference: 100114757-ATR-XX-XX-RP-T-020000

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	Planning Submission	SH	GK	GK	NB	08/08/2025

Client signoff

Client	The Department of Foreign Affairs and Trade, Ireland
Project	CONSULATE GENERAL OF IRELAND, MANCHESTER
Job number	100114757
Client signature/date	



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1. Introduction

This Design, Access and Heritage Statement has been prepared by AtkinsRéalis on behalf of The Department of Foreign Affairs and Trade, Ireland as part of the planning application for the proposed change of use from existing office to Consulate of the sixth floor of the Hyphen building with associated external alterations, at 75 Mosley Street in central Manchester. The Hyphen building is located within the George Street Conservation Area, which includes 37 listed buildings within its boundaries (Figure 1-1).

The Consulate General of Ireland in Manchester aims to enhance Ireland's diplomatic presence in the northern region of the UK, fostering stronger political, economic, and cultural ties. The purpose of the Consulate is to serve as a hub for political engagement, facilitating dialogue and collaboration between Ireland and regional UK authorities, whilst also supporting the Irish community and promoting Irish culture through events and exhibitions. It will also facilitate trade and investment opportunities, strengthening business relationships and economic cooperation. Additionally, the Consulate will provide essential consular services, ensuring Irish citizens in the region have access to necessary support.

The proposals seek to change the use of the sixth floor for use as a Consulate, it includes minor external alterations to support this change of use. This Design, Access and Heritage Statement seeks to assess the significance of surrounding listed buildings and the George Street Conservation Area, and the extent of harm and benefit resulting from the proposals to these assets, in line with the requirements of the National Planning Policy Framework (NPPF) (2025).



Figure 1-1 - Location of the Hyphen building

1.1 Aims

The aims of this Design, Access and Heritage Statement are to:



- Summarise national and local planning policy and guidance with respect to the contemporary and historic environment.
- Describe the proposed development, explaining the constraints of the existing building, the design thinking, and rationale behind the proposal. It also includes information about the way in which the spaces will be used, of which some are unique to this type of client.
- Identify and describe the significance of known heritage assets which have potential to be impacted by the proposals.
- Present the proposed works in relation to the surrounding contemporary and historic environment, including details of design development and embedded mitigation by design.
- Assess the likely impacts on these assets in terms of harm to their significance, including consideration of change to their setting, as required by the NPPF, and weigh harm against the wider public benefits of the proposed proposals.

1.2 Consultation

A pre-application enquiry was submitted to Manchester City Council (MCC) to inform the development of the proposals and submission of the planning application. The pre-app response provided by MCC on 14th April 2025 advised that:

- Siting the proposed louvres on the elevation to Back George Street would be appropriate as this is the least prominent elevation and advised the use of dark grey micro-louvres or a decorative screen.
- Locating the flagpoles by the main entrance on Mosley Street would be acceptable, provided these do not interfere with Metrolink wires, and requested detail regarding the height of the flagpoles and method of attachment.
- The provision of a combined Heritage, Design and Access Statement as part of the application.

2. Legislation and Policy

2.1 National Legislation

2.1.1 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990, governs the designation of, and works to, listed buildings and conservation areas in England.

Section 66 of the Act states that '*considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses*'.



Section 72 of The Planning (Listed Buildings and Conservation Areas) Act (1990) states that ‘with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area’.

2.2 National Policy

2.2.1 National Planning Policy Framework (NPPF), 2025

Relevant national historic environment policy is set out in the National Planning Policy Framework (NPPF), revised 2024 and amended in February 2025. Section 16 of the NPPF sets out the specific policies relating to ‘Conserving and Enhancing the Historic Environment’. The NPPF states that heritage assets should be afforded proportionate weight to their significance when determining acceptable impacts on the asset or its setting.

The following paragraphs of Section 16 of the NPPF are of particular relevance:

Paragraph 207 specifies that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

Paragraph 208 specifies that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Paragraph 210 states that *“In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 212 states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is*



irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 states that “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Paragraph 215 states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

2.2.2 Planning Practice Guidance (PPG) July 2019

The MHCLG guidance on the historic environment expands on NPPF Chapter 16 and should be read in conjunction with it, giving further information on how national policy is to be interpreted and applied locally. The historic environment guidance was last updated in July 2019.

2.2.3 Local Policy

2.2.3.1 Manchester Core Strategy 2012 to 2027 (as amended by the Addendum to Manchester Core Strategy, 2024)

Policy **CC9-Design and Heritage** emphasises the importance of high-quality, context-sensitive design within Manchester’s city centre. Proposals that respect and enhances the historic character of the surrounding area, integrating contemporary architectural elements that complement existing heritage assets.

Policy **CC10-A Place for Everyone** which promotes inclusivity and accessibility within Manchester’s city centre. Proposal that are designed to foster a welcoming and safe environment for all users, regardless of age, ability, or background. It incorporates inclusive design principles, ensuring that public spaces and facilities are accessible and usable by everyone.

Policy **DM1-Development Management** sets out the criteria for assessing planning applications to ensure high standards of design, sustainability, and integration with the surrounding environment. Demonstrating appropriate siting and scale and supporting sustainable transport options.

Policy **EN1-Design Principles and Strategic Character Areas** promotes high-quality, sustainable design that reflects and enhances the distinct character of Manchester’s strategic areas. Designing in response to the local context, incorporating architectural features and materials that respect the surrounding built environment. Contribution to the



visual coherence and identity of the area, while supporting the city's broader goals for environmental performance, safety, and accessibility.

Policy **EN 3-Heritage** sets out considerations and requirements that must be met by any developer wishing to undertake work in Manchester:

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

2.2.3.2 Places for Everyone (2024)

2.3.3 Places for Everyone (Greater Manchester Combined Authority, 2024) is a joint development plan covering nine Greater Manchester districts including Manchester, setting out a framework for sustainable development. The below policies address heritage, design and access concerns and are of relevance to this assessment:

Policy **JP-P1: Sustainable Places** sets out a strategic commitment to creating well-designed, inclusive, and environmentally responsible places across Greater Manchester. The policy emphasises the importance of development that contributes positively to the character and identity of local areas, supporting healthy and active lifestyles.

Key principles of JP-P1 include:

1. **High-quality design** that reflects local distinctiveness and enhances the built and natural environment.
2. **Sustainable construction** and energy efficiency, supporting Greater Manchester's ambition to be carbon neutral by 2038.
3. **Inclusive development** that promotes accessibility, safety, and social cohesion for all communities.
4. **Efficient land use**, particularly in areas well-served by public transport, to reduce car dependency and support active travel.

The policy underpins the broader PfE vision of delivering growth in a way that is environmentally sustainable, socially inclusive, and economically beneficial for all nine participating local authorities

Policy **JP-P2: Heritage**

“We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:



1. *Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
2. *Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
3. *Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
4. *Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
5. *Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process."

2.3 Guidance

This assessment has been undertaken in accordance with current best practice and in line with, but not limited to, the following standards and guidance:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance
- Conservation Principles, Policies and Guidance (Historic England, 2008).
- Managing significance in decision-taking in the historic environment, Historic Environment Good Practice Advice in Planning Note 2 (Historic England, 2015).
- The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Historic England, revised 2017).
- Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019).



3. Design and Access Statement

3.1 Design

The Department of Foreign Affairs and Trade, Ireland is seeking to establish a consulate in Manchester. The consulate is proposed to be located at Hyphen, a building of 1970s date which was completely refurbished to Grade A office specifications in 2021. The Consulate General of Ireland will be located on the sixth floor following its proposed change of use.

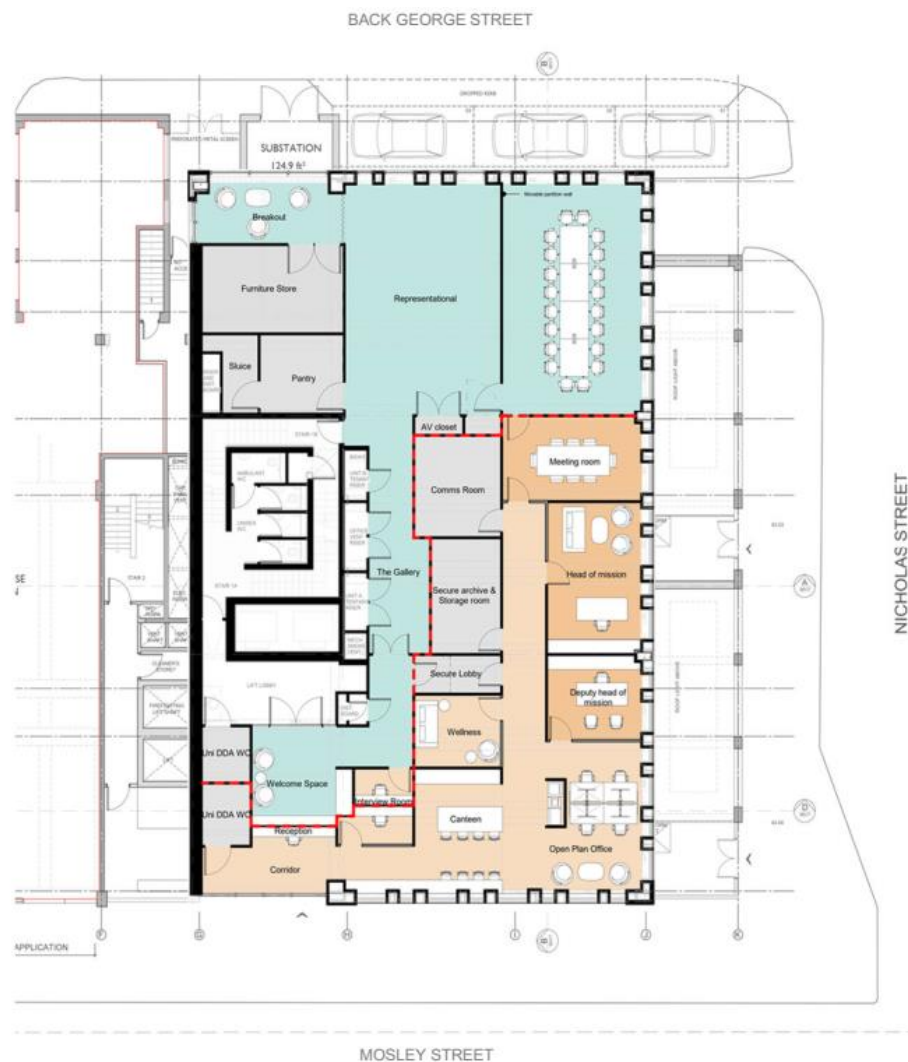


Figure 3-1 - Sixth Floor Fit-Out - Concept Design Layout

The design and layout of the new Consulate General of Ireland in Manchester has been developed to integrate sustainability, energy efficiency, and accessibility while ensuring a space that is functional, welcoming and representative of Ireland's presence in Manchester. Internal alterations will enable the creation of representational, office and ancillary spaces to enable the delivery of the consulate's functions.

Externally the establishment of the consulate will require minor alterations to the Hyphen building. These works comprise:

- Installation of 2no. louvres within the external façade at 6th floor height fronting onto Back George Street.
- Installation of 1no. replacement window panel below proposed intake louver.
- Installation of 2no. 500x600 roof air cowls to be located on the roof of the 6th floor fronting onto Mosley Street.
- Installation of 2no. flag poles at the entrance to the Hyphen Building at 1st floor height onto Mosley Street.

These proposals are shown on the following drawings:

- 100114757-ATR-XX-ZZ-DR-AR-012030 – Charlotte Street Elevation - North-East Elevation
- 100114757-ATR-XX-ZZ-DR-AR-012032 –Mosley Street Elevation – North-West - Proposed

In order to accommodate up to 74 people during events in the representational space, the existing ventilation needs to be adapted. This includes installing a new MVHR unit to provide fresh air and adjusting the existing ventilation to ensure adequate airflow. This will necessitate minor alteration of the external elevation to Back George Street at 6th floor level. A single cladding panel will be replaced with a dark grey micro louver to provide intake air. A second louver (approx. 1500W x 450H) will be inserted in the upper portion of a 6th floor window, providing for exhaust air. Located at 6th floor level on the rear elevation of the building, these alterations will be unobtrusive and in keeping with the architectural form and materiality of the Hyphen Building (Insert 3-1).

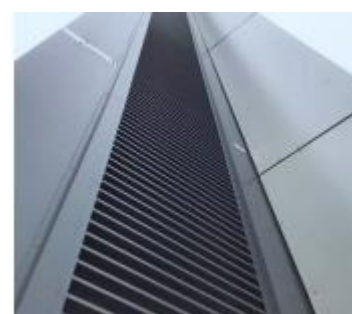


Figure 3-2 - Proposed louver locations on the Back George Street elevation of Hyphen Building and typical louver appearance.

The 2no. air cowls will be located on the roof of the 6th floor of the Hyphen Building fronting onto Mosley Street. These will be located close to existing MEP equipment and will not be visible from street level.

The 2no. flag poles will be mounted into the facade panel at 1st floor height to the left-hand side of the entrance to the Hyphen Building on Mosley Street. The flagpoles will be installed approximately 4.5 metres above floor level with the top of the flagpoles approximately 6.5 metres above floor level. The flagpoles will be attached to the building with an angled steel bracket which will be surface mounted. The exact install method is to be confirmed following survey of existing cladding system to ensure adequate fixing back to primary structure.

The flagpoles will project over the pavement but will not extend over the carriageway. The flagpoles have also been designed to maintain adequate distance from the Metrolink overhead power cables along Mosley Street, avoiding any potential for clash with these. The flagpoles will subtly emphasise the presence of the Hyphen Building on Mosley Street and support wayfinding. The flagpoles will be seen in the context of existing signage and street furniture within the streetscape and will be in keeping with the existing character of the area (See Figure 3-3).

These proposals will result in minor alterations to the external appearance of the Hyphen Building, in keeping with its use as modern office accommodation and its position within central Manchester.





Figure 3-3 - Visualisation showing the proposed flagpoles over the entrance to the Hyphen Building.

3.2 Access

The Hyphen Building, is in the heart of Manchester city centre, positioned along Mosley Street, just off St. Peter's Square to the north-east. This area is a key commercial and transport hub, benefiting from Manchester's strong pedestrian, cycling, and public transport networks.

Manchester Piccadilly Station is about a 10-minute walk away, offering national rail services, including fast connections to London, Liverpool, and Leeds, as well as direct links to Manchester Airport for international travel. Manchester Victoria Station is also within reach at a 20-minute walk away, serving northern routes.

St. Peter's Square tram stop is less than a 2-minute walk, providing connections to all major tram routes, including services to Manchester Airport. Several major bus routes run along Mosley Street, Portland Street, and Piccadilly Gardens, connecting the city centre to Greater Manchester suburbs.

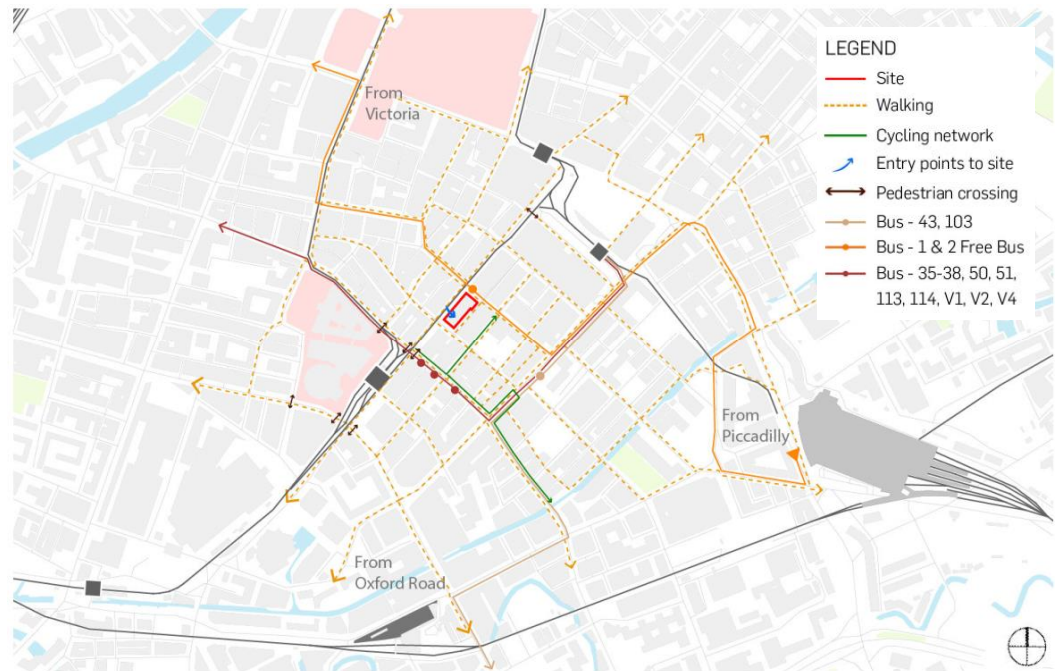


Figure 3-4 - City Context Map and Access Routes

The main entrance to the building is located on Mosley Street (on the north-west elevation) which opens into a generous and open reception area with visitors supported by a concierge service operated throughout the working day. The change in level through the entrance is navigated by steps or via a platform lift that is managed by the concierge.

The building features two outdoor terraces on the first and seventh floors. Amenities include a ground-floor café, and a gym. Car parking is available within the basement; this is accessed by a vehicle lift located off Nicholas Street towards the rear of the building. Significant provision of cycle storage is also provided at the basement level which is supported by high quality changing facilities, including showers and lockers. All floors of the building, including the sixth floor where the Consulate is located, are accessed by two passenger lifts.

The design of the sixth floor fit-out ensures every space is fully accessible, allowing all visitors and staff, regardless of ability, to navigate and experience the Consulate with ease.

To ensure compliance with Approved Document M - 5.7b, Design for Access 2, and in alignment with the DFA's commitment to inclusivity, two new universal accessible toilets will be provided within the proposal. One will be located within the staff area to serve employees and those within the secure area, ensuring accessibility for staff. Another universal accessible toilet will be situated outside the secure area to accommodate visitors and the public during events. This ensures that at least one wheelchair-accessible unisex toilet is available in each location where sanitary facilities are provided for employees, and visitors.

4. Heritage assessment

Within 100m of the Hyphen Building, the National Heritage List for England records:

- Eight listed buildings; and
- Three conservation areas.

These assets are listed in Table 4-1 and shown on

Table 4-1 - Designated heritage assets within 100m of the Hyphen Building.

NHLE reference	Name	Designation
1282980	City Art Gallery	Grade I listed building
1197782	Charlotte House	Grade II listed building
1197930	The Portico Library and The Bank Public House	Grade II* listed building
1200836	35, 37 and 39A, George Street	Grade II listed building
1208392	No. 12, Charlotte Street and No. 17, George Street	Grade II listed building
1270889	The Athenaeum	Grade II* listed building
1197783	Austin House	Grade II listed building
1283095	Waldorf House	Grade II listed building
N/A	George Street	Conservation area
N/A	Upper King Street	Conservation area
N/A	Albert Square	Conservation area

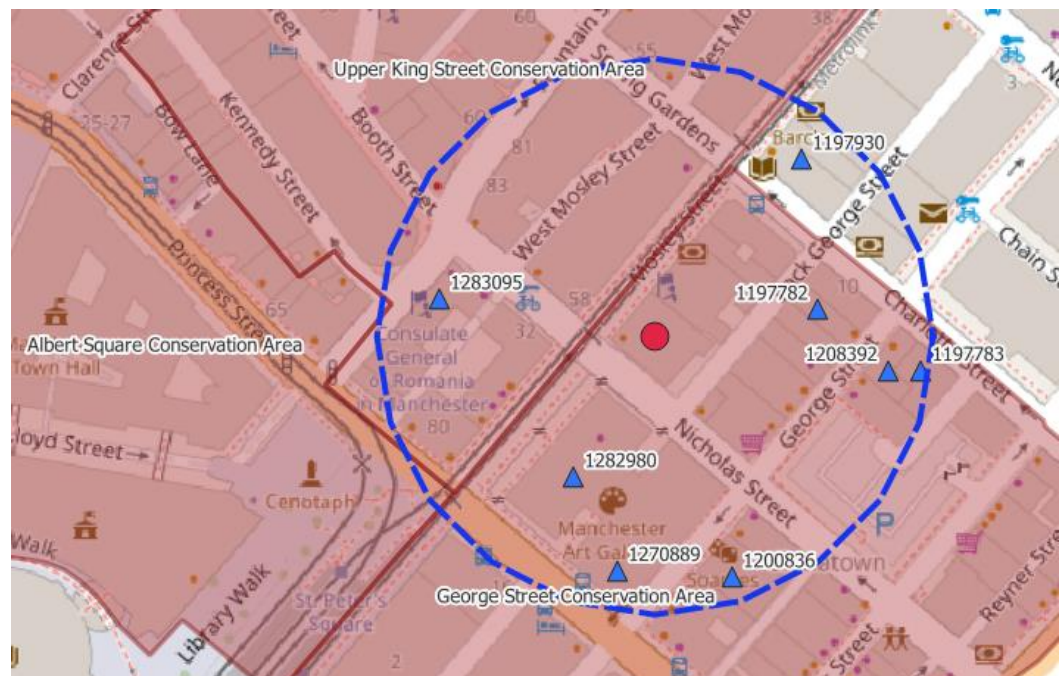


Figure 4-1 - Location of designated heritage assets

4.1 Listed Buildings

Given the nature of the proposals, three listed buildings have been identified for consideration in this assessment due to their proximity to and relationship with the application site. These comprise the City Art Gallery (1282980), the Portico Library (1197930) and Charlotte House (1197782).

The remaining five listed buildings located within 100m of the Hyphen Building are screened from the proposals by intervening development and do not have a visual relationship with the site. These assets are therefore not considered further.

City Art Gallery (1282980) was constructed as the Manchester Institution for the Promotion of Science, Literature and the Arts from 1824-1835. It is one of only 12 grade I listed buildings in Manchester. The Gallery was designed by Charles Barry in the Grecian style and is his only public work in this style. This is a two-storey building constructed in rusticated ashlar masonry. The principal elevation to Mosley Street is formed by a symmetrical elevation with central portico with unfluted ionic columns, flanking wings and attic, all raised on a plinth with central steps. The building is finely detailed, with deep plain entablature and dentil cornice, moulded architraves and cornices, frieze and allegorical metope panels. Internally, the building is well planned, with full height staircase and entrance hall, and top lit spaces to the wings. The Art Gallery is of significance as a fine example of Greek revival architecture by a nationally significant architect, reflected in its grade I listing, and for its historic significance at the heart of Manchester's cultural life for almost two centuries. The Gallery is set within the grid plan streets of Manchester City Centre and forms a prominent feature on Mosley Street, its low, broad elevation and set back from the street front serving to distinguish it from surrounding office and historic warehouse buildings. It enjoys a close physical and historic relationship with the Athenaeum (1270889), located to the south of the building on Princess Street.

The Portico Library (1197930) was constructed as a subscription library and later used as a bank and library. It is now in use as a library and public house. Dating from 1802-1806, the building was designed by Thomas Harrison and is the city's earliest surviving Greek Revival building. Designated as a grade II* listed building, the Portico Library is located on a corner site between Mosley Street and Charlotte Street. It is constructed in sandstone ashlar, and of two storeys with basement and attic. The principal elevation to Mosley Street comprises a slightly projecting three-bay pedimented loggia with 4 giant ionic columns and steps between columns. The building is well detailed with features including moulded architrave, plain frieze, dentilled cornice, moulded architraves and giant semi columns to the side elevation to Charlotte Street. Internally the building retains a fine domed reading room. The Portico Library is of significance as an early example of Greek revival architecture within Manchester, and for its historic association with Manchester's history of commerce, learning and social activism through the Industrial Revolution. Its setting on Mosley Street in the heart of Manchester city centre contributes to this significance, being located close to other key historic cultural buildings including the City Art Gallery, Athenaeum and Manchester Central Library.

Charlotte House (1197782) was constructed as a cotton merchant's warehouse in 1857. Designed by Edward Walters and located on the corner of Charlotte Street and George Street Charlotte House comprises a five-storey building with basement. It is designed in the Italian palazzo style, the characteristic style used by Manchester's 19th century warehouses. The ground floor and basement are of ashlar construction, rusticated across the basement and defined by a cornice to the ground floor. The upper floors are constructed in red brick with stone detailing. The building is well detailed with sandstone quoins, window surrounds, sill bands, rosettes and deep modillion cornice. The rear elevation to Back George Street, which faces the Hyphen Building, is utilitarian,



constructed in plain red brick without any architectural elaboration. Charlotte House is of significance as an example of a mid-19th century textile warehouse, constructed at the height of Manchester's industrial strength. The quality and detailing of its architecture reflects the confidence of the textile industry at this time. The setting of the warehouse in the dense grid plan of streets within Manchester city centre and close to other contemporary warehouses contributes to its significance.

The Hyphen Building forms an element in the setting of all three listed buildings, being located on the street corner to the north of the City Art Gallery (1282980) and on the opposite side of Back George Street from Charlotte House (1197782). It is one of multiple modern office buildings within the buildings' settings, and of similar form, scale and materiality to other such buildings. It does not form a prominent or particularly noticeable element within the setting of these listed buildings.

4.1.1 Conservation areas

The Hyphen Building is located within the George Street Conservation Area. This area is characterised by the survival of its Georgian period grid street plan which is a defining feature of the area. Buildings within the conservation area are generally five storeys in height and set within the historic grid plan. The conservation area is characterised principally by the presence of historic warehouses dating from the 19th century, often designed in the palazzo style, and constructed in ashlar and brick. Also present are a number of smaller-scale Georgian domestic buildings. The conservation area is also notable for the presence of the City Art Gallery (1282980) and Athenaeum (1270889). Views within the conservation area are generally channelled along the grid plan streets, funnelling views along their length.

The south-eastern boundary of Upper King Street Conservation Area runs along Mosley Street, directly to the north-west of the Hyphen Building. Developing from the 18th century onwards to become the city's financial district, this area preserves a broad range of architectural styles, periods and scale. Building materials within this conservation area are mixed, including brick, faience, stone, pre-cast concrete, glass and high-tech modern materials. This variety is also reflected in the conservation area's architecture with a broad mixture of styles present including Baroque, Georgian Revival, Italianate, Gothic and Art Deco. The conservation area retains much of its historic gridded street plan, with some gaps resulting from later 20th century development of bomb-damaged sites. Along Mosley Street, close to the Hyphen Building, the conservation area is characterised by modern office buildings of no historic interest.

A very small portion of the Albert Square Conservation Area extends into the 100m study area around the Hyphen Building. This conservation area contains Manchester's key civic buildings and spaces comprising the grade I listed Manchester Town Hall and Albert Square. The Town Hall is an imposing Gothic Revival building, generally considered to be Alfred Waterhouse's finest work¹. Also grade I listed is the Albert Memorial, located to the north of the Town Hall. The conservation area contains a mixture of historic and modern buildings, of varied materials and style, with a mixture of red brick, stone, terracotta and slate and construction within the historic grid plan, interrupted by the public open spaces around and building of the Town Hall itself. The Hyphen Building is located c. 100m from the Albert Square Conservation Area and does not form a prominent or noticeable element in its setting.

¹ [Albert Square and its buildings today | Albert Square Conservation Area | Manchester City Council](#).

Consulted 24/06/25.

The three conservation areas are contiguous and form part of a continuous network of conservation areas, which cover Manchester city centre. Views are generally channelled along streets within the grid plan, with pre-eminent buildings such as the Town Hall and City Art Gallery forming landmarks within the city centre townscape.

5. Assessment of Impact

5.1 Listed Buildings

The proposed works to the Hyphen Building outlined in section 3.1 above would result in minor alteration to the external appearance of the building, comprising the addition of 2no. flagpoles on the principal elevation to Mosley Street and alterations to the rear elevation at 6th floor level for the insertion of 2no. louvres. The addition of air cowls on the principal elevation at roof level would not be visible from surrounding historic buildings and would have no impact on heritage assets.

The addition of flagpoles adjacent to the Mosley Street entrance to the Hyphen Building would be visible in views from the front of the City Art Gallery (1282980) and the Portico Library (1197930). These would, however, form a very minor element in the streetscape and would be seen within the context of existing street furniture and signage. The flagpoles would not form a prominent or intrusive element within the setting of the listed buildings and would not intrude on views of the buildings. There would be little to no visibility of the flagpoles from the listed buildings themselves, as all three buildings are all located on the south-west side of Mosley Street, within the existing grid plan. These proposals would therefore have no impact on the significance of the City Art Gallery (1282980) or the Portico Library (1197930).

The proposed addition of louvres to the Back George Street elevation of the Hyphen Building would be visible from the rear elevation of Charlotte House (1197782), however these views make little contribution to the significance of Charlotte House, as can be seen in its utilitarian architectural treatment. These proposed minor alterations to the existing modern building would have no impact upon the significance of Charlotte House (1197782).

5.2 Conservation areas

The proposals would result in very minor, small-scale changes to the George Street Conservation Area and the setting of the Upper King Street Conservation Area. The addition of flagpoles to the Mosley Street elevation of the Hyphen Building would introduce a minor new feature within this streetscape. Sited to the left of the entrance to the modern building, these will form a minor element within the streetscape and would not intrude upon views along Mosley Street or towards the significant listed buildings of the City Art Gallery or Portico Library. The cowls proposed to be sited at roof level over the entrance would not be visible from ground level. The proposed louvres to the rear elevation Back George Street would be located at a high level and form a very minor feature on a modern building. This would not be prominent or intrusive to the character or appearance of the conservation area. The proposals would therefore have a negligible impact on both conservation areas.



Due to its distance from the application site and small-scale of the proposals, there would be no impact upon the Albert Square Conservation Area.

6. Conclusion

The proposed change of use for the establishment of the Irish Consulate within the Hyphen Building on Mosley Street will require minor external alterations comprising the erection of 2no. flagpoles adjacent to the Mosley Street entrance, the insertion of 2no. louvres at 6th floor level in the rear elevation to Back George Street, and the addition of 2no. roof air cowls at roof level towards the front of the building. These have been designed in accordance with the client and landlord requirements as well as MCC planning advice.

The Hyphen Building is located within the setting of the grade I listed City Art Gallery (1282980), the grade II* listed Portico Library (1197930) and the grade II listed Charlotte House (1197782). It is sited within the George Street Conservation Area and the setting of the Upper King Street Conservation Area.

Given the minor nature of the works, the proposals would not result in any appreciable harm to the setting of the listed buildings, and would result in negligible change to the George Street Conservation Area and the setting of the Upper King Street Conservation Area.

Paragraph 215 of the NPPF requires that where there is less than substantial harm to the significance of a designated heritage asset the harm should be weighed against the public benefits of the proposals. The proposed works would not have any appreciable impact on the significance of designated heritage assets and are necessary to enable the establishment and operation of the Irish Consulate within Manchester to serve the local population. This would substantially outweigh the very low level of harm to designated heritage assets in accordance with the requirements of the NPPF, policy EN3 of Manchester Core Strategy and policy JP-P2 of Places for Everyone.



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