

Heritage Statement for Proposed Signage

Client: Cut and Craft

Site: 38 Mosley Street, Manchester

Date: March 2025



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Appendices

Historic England Listing

1.0 Introduction

- 1.1 Moorside Planning has been asked for a heritage statement for the proposed signage in association with the approved restaurant at 38 Mosley Street, Manchester. As part of the Council's request it has been recognised that the scale of information needs to be commensurate with the listing of the heritage asset and the potential changes arising.
- 1.2 In this respect, the proposals have recognised from the outset that the building is Grade II* listed, and sought to use signage and materials in keeping with its historic use as a bank. To this end the proposals comprise discrete plaques to the entrances that use existing holes and signage braced between window uprights at the points where the use needs to be announced.
- 1.3 The proposals specifically comprise the following;
 - A brass plaque to the right of the main entrance onto Mosley Street (using existing holes and matching the existing sign opposite);
 - A matching brass plaque to the left of the door onto York Street (using existing holes);
 - A private entrance brass plaque to the right of the door onto York Street (using existing holes);
 - Internal window signage – two to Mosley Street (either end of the restaurant frontage; one close to the entrance and the other visible to pedestrians approaching north along New York Street) and one to York Street.
- 1.4 Given that the works retain all historic features, renovating, repairing and protecting where required, whilst using quality materials in keeping with the host building, its historic use and existing signage, any changes arising are not only so limited as to be negligible but also outweighed by the benefits arising from bringing the building back into use and the significant investment required in the renovations being undertaken. The signage is required to announce the use, and therefore an integral component of ensuring the long-term use of the former banking hall and ancillary areas.
- 1.5 As the significance of the listed building will not be affected, and it would be appreciated by more people for a longer duration as a result of the use, its importance would be preserved in a manner entirely consistent with policy. This statement, however, describes the works the subject of this application, and the basis on which this conclusion is reached.

2.0 Site Description and Location

The Historic Environment

- 2.1 The application site comprises 38 Mosley Street in Manchester. The building was originally designed by Edward Walters for Manchester and Salford Bank in 1859/60, and completed in 1862. The bank was later taken over by The Royal Bank of Scotland, who occupied it until recently.
- 2.2 Whilst the rest of the building has been the subject of a high quality refurbishment to form offices, the former banking hall, back of house areas and associated basement have been vacant, with water ingress and various fixtures and fittings clearly degrading in the meantime.
- 2.3 As noted, the building is Grade II* listed, and a copy of that listing is attached to the end of this document. Given the limited nature of the proposals, particularly to the fabric of the building, it is not proposed to duplicate the listing below. However, its status and position within the Upper King Street Conservation Area have directly informed the signage.
- 2.4 As noted in the introduction, the external areas the subject of this application previously housed similar or larger signage. When removed, various holes were back filled. However, these are clearly visible, with the number exceeding those required to accommodate the proposed signage. Additional holes are not required to provide the limited (in size and number) external signage.
- 2.5 For the internal signage, these are to sit between the original windows and internal secondary glazing, as shown by the photograph below.



- 2.6 The internal aperture comprises two lengths of wood with a central bead, as shown by the photograph below. As the photograph also illustrates, this bead is level with the timber either side, lending itself to a bracket that extends over it.



- 2.7 As qualified by Paragraph 200 to the revised NPPF, when determining applications, the Local Authority needs the applicant to describe the significance of the heritage asset, including any contribution to its setting, before describing the level of work proposed. Therefore, as required, not only has the pertinent historic environment record been consulted and the heritage asset assessed, but the findings have directly informed the nature and placement of the proposed signage.

3.0 Planning Policy Framework & Assessment

Policy Requirements

- 3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that Listed Building Consent is required for, *inter alia*, the alteration of a Listed Building. The process for applying for consent is set out, along with the need for sufficient information to not only identify the building but also sufficient plans, drawings and other particulars to determine the proposed works.
- 3.2 When considering applications related to Listed Buildings, the Local Planning Authority should have special regard to the desirability of preserving the building or its setting, or any other features of special, architectural or historic interest which it may possess (Section 66 of the Act).
- 3.3 As qualified by Paragraph 207 of the NPPF, the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance. As a minimum, the relevant historic environment records should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 3.4 When determining applications, the Local Planning Authorities should take account of:
- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;
 - b. The positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and
 - c. The desirability of new development making a positive contribution to local character and distinctiveness *(Paragraph 210 to the NPPF)*
- 3.5 When considering the impact of 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 212 to the NPPF).

Impact Assessment

- 3.6 The signage does not involve any demolition, or harm or loss of the significance of those features which contribute to the designation of the building as a heritage asset.

- 3.7 Whilst it is ultimately a matter for the decision maker to consider whether or not there would be any harm to the significance of the designated heritage asset, it is clear that the implications for the fabric of the building are so small as to be negligible, and therefore should be considered *de minimis*.
- 3.8 Turning to the design and setting of the building, the signage has been kept to a minimum and uses materials that hark back to the original use as a bank, as well as being directly comparable to The Bond signage already in place.
- 3.9 The external brass plaques not only match the existing but have been kept to a minimal size, using existing holes. In this way, there is considered to be a continuity as well as a cohesiveness of design approach.
- 3.10 As the plaques adjacent to the doors have a restricted size and are not prominent within the streetscene they do not announce or identify the use of the site, meaning that additional signage is required. This comprises the internal signage proposed sandwiched between the windows and internal glazing, comprising thin boxed units constructed in similar material as the signage at the entrances (to provide a continuity of materials and appearance).
- 3.11 It is not proposed that this signage should be duplicated for each window, but rather one located at the western end of the main façade onto Mosley Street, towards the entrance, and another at the eastern end, so that it is visible when travelling north along New York Street (opposite). A single window sign is proposed facing York Street, towards the southern corner so that it should be visible to people travelling west along Mosley Street as well as south along York Street, in this way reducing the signage required within this elevation (and the building as a whole).
- 3.12 The signs comprise the same brushed metal finish as the plaques to further emphasise the traditional and historic use of the building, as well as being sympathetic and in keeping with it. Whilst design may be a subjective manner, it is suggested that the slim internally lit boxes sandwiched between glazing are more sympathetic than various comparables within similar buildings in the Conservation Area.
- 3.13 Looking ahead, the internal signage is also readily removed and the timber repaired, if ever required in the future.
- 3.14 Given that a considered and sympathetic approach has been taken that respects the character and appearance of the host Listed Building, being very much in-keeping with its vernacular, it is trusted that it will be supported. As it also takes a considered approach to the views available from the surrounding Conservation Area, whilst seeking to achieve the objectives of such signage

(to announce the use), it is trusted that officers will also conclude that an appropriate approach has been taken.

- 3.15 In the event that if the Council should consider that there is less than substantial harm to the significance of the designated heritage asset, this harm has to be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum and viable use (as set out at Paragraph 215 of the NPPF). Local Planning Authorities ultimately should be looking for opportunities for new development within Conservation Areas and within the setting of heritage assets that enhance or better reveal their significance. The proposals that preserve those elements ultimately should be treated favourably (Paragraph 219 of the NPPF).
- 3.16 Ultimately, the NPPF and statutory development plan policy seeks to deliver sustainable development in a positive manner that looks for solutions that deliver such development in the most appropriate manner possible.
- 3.17 The aforementioned legislation, guidance and documents have directly informed the signage the subject of this application, and the approach taken.

Summary

- 3.18 Overall, the proposals the subject of this application are deemed to be positive, with no loss to the building's historic fabric or architectural significant arising.
- 3.19 As the proposals assist with the approved restaurant use, by providing the signage required in order to help advertise and identify the location with no wider implications arising, including for the Conservation Area, the works are deemed to respond positively to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the guidance of the NPPF and NPPG. On the basis set out above, it is deemed that the policy requirements for Listed Buildings, as well as Conservation Areas, are complied with, with any minor implications arising not only being less than substantial but *de minimis*, and more than compensated for by the works being undertaken to the building.
- 3.20 As the significance of the Listed Building and important components therein are preserved, with no impact upon the wider building or its setting, it is considered that the proposals preserve those elements that contribute to its significance in an entirely appropriate manner.

ROYAL BANK OF SCOTLAND

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1220165**

Date first listed: **25-Feb-1952**

Date of most recent amendment: **06-Jun-1994**

List Entry Name: **ROYAL BANK OF SCOTLAND**

Statutory Address 1: **ROYAL BANK OF SCOTLAND, 38 AND 42, MOSLEY STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ROYAL BANK OF SCOTLAND, 38 AND 42, MOSLEY STREET**

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

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84153 98209**

Details

MANCHESTER

SJ8498SW MOSLEY STREET 698-1/28/239 (West side) 25/02/52 Nos.38 AND 42 Royal Bank of Scotland (Formerly Listed as: MOSLEY STREET (West side) Williams and Glyns Bank) (Formerly Listed as: MOSLEY STREET No.38)

GV II*

Bank. 1862, by Edward Walters for Manchester and Salford Bank, with extension c.1880 by Barker and Ellis. Ashlar, slate roofs. Rectangular plan on end-of-block site, with portal to left and extension beyond this. Italian palazzo style. The original block is 3 storeys and 7 bays, with massive vermiculated plinth, tall ground floor with banded piers and modillioned cornice carrying balustraded balconies to the 1st-floor windows, pilastered upper floors with Ionic corner pilasters, and massive bracketed cornice with balustraded parapet surmounted by urns. The ground floor has plate glass windows with geometrical tracery, the 1st floor has sashed windows with pedimented architraves (that in the centre segmental and on columns), and the 2nd floor has shorter sashes with moulded architraves. Right-hand return to York Street is 6 bays in matching style. Single-storey portal to left has Tuscan columns, massive consoles to prominent cornice, and balustraded parapet with urns. Extension to left of this is 3 storeys and 4 bays in style matching that of the original building. Interior: very fine banking hall with columns and coffered ceiling. History: last great work of Edward Walters.

Listing NGR: SJ8415398209

Legacy

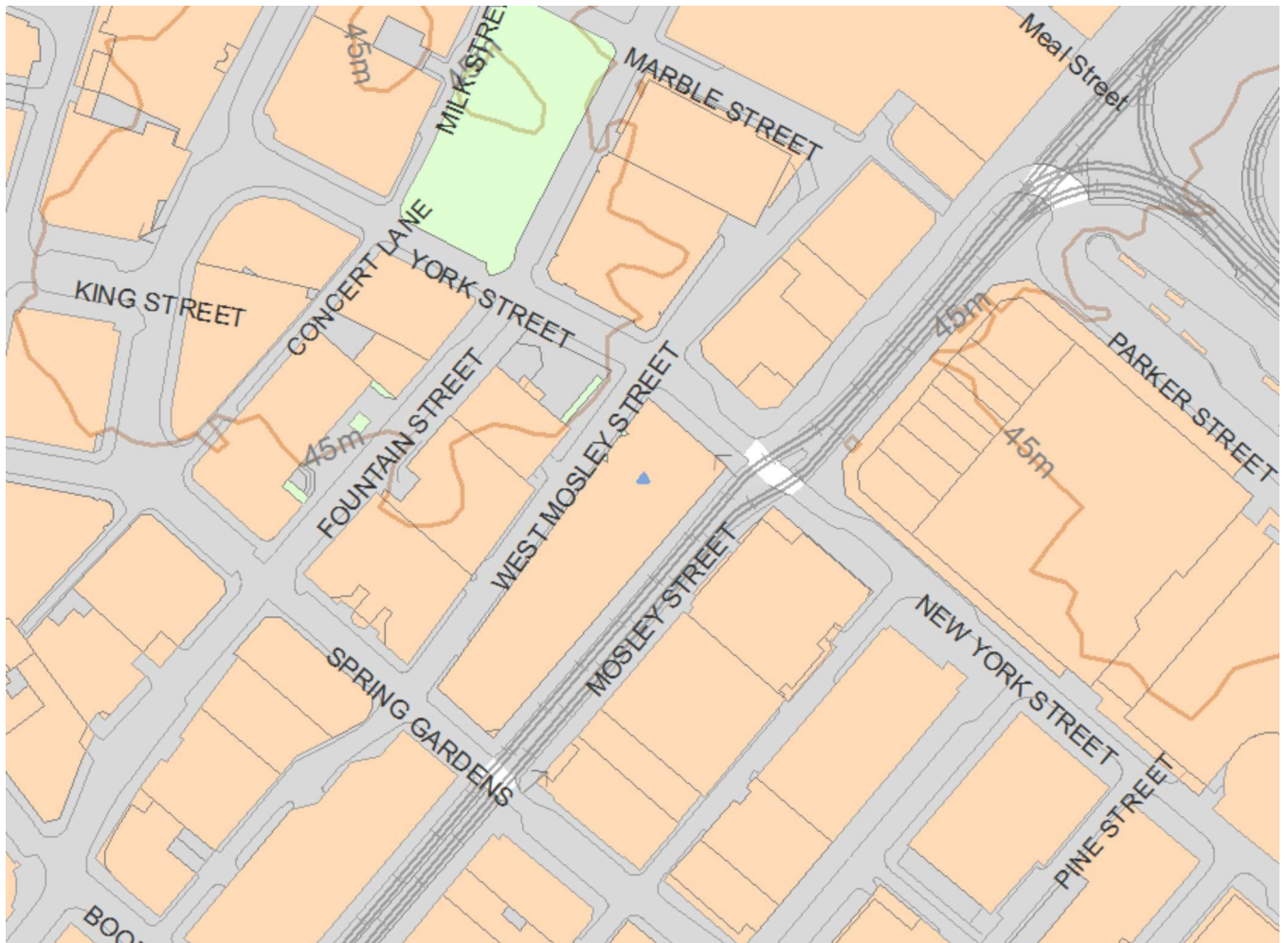
The contents of this record have been generated from a legacy data system.

Legacy System number: **388328**

Legacy System: **LBS**

Legal

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



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 11-Dec-2023 at 11:19:25.

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End of official list entry



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