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Heritage

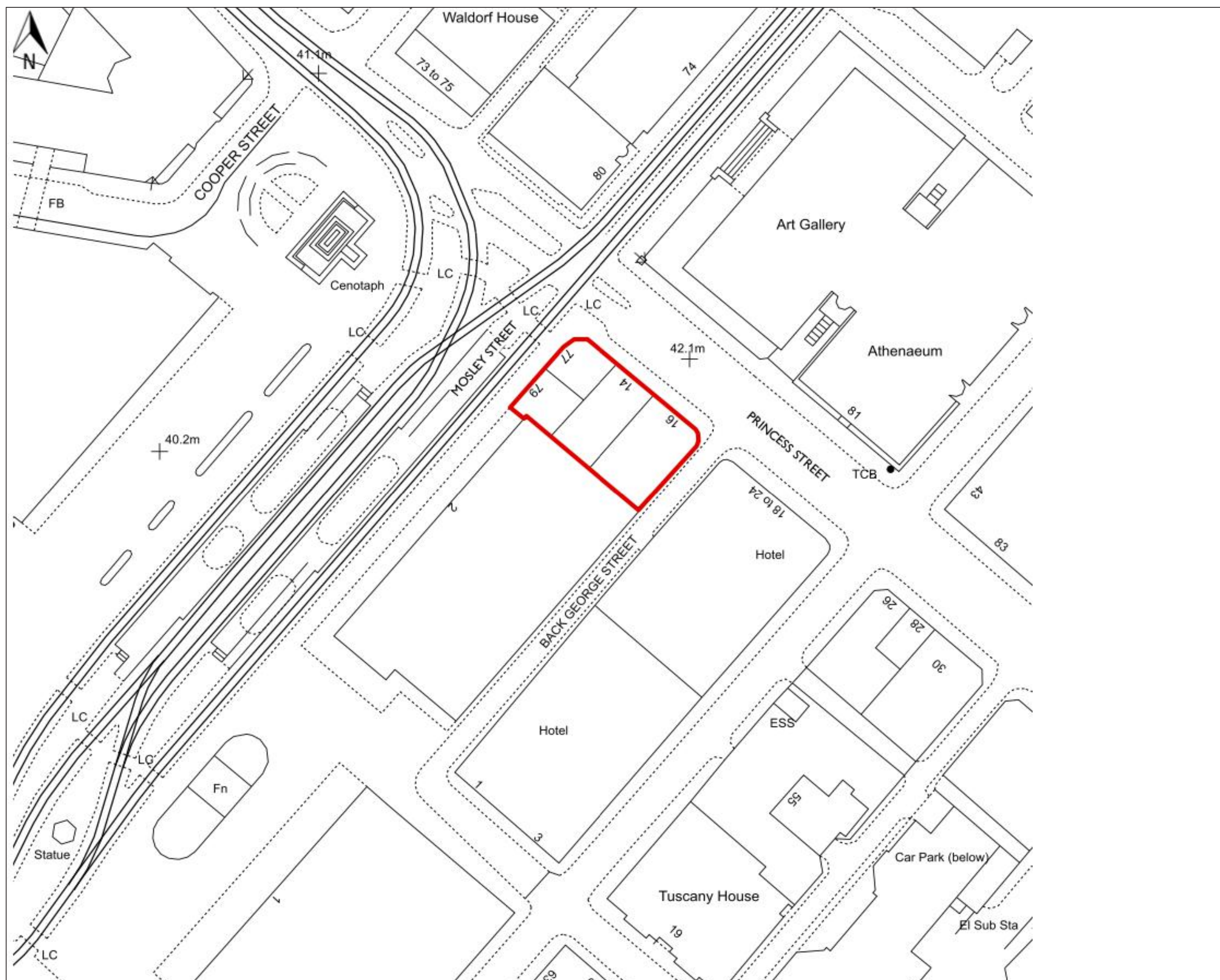
Roof works, Mosley Street/Princess Street- Job 1995

Heritage Statement

77-79 Mosley Street
Manchester
M2 3FX

Client: Biz Assets Ltd
Date: September 2023
Revision: _





Location plan of 77-79 Mosley Street.

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1.0 INTRODUCTION

This Heritage Statement accompanies a listed building consent and planning application for the property at 77-79 Mosley Street, Manchester. It was produced in September 2023 by Atelier MB and its author is Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment.

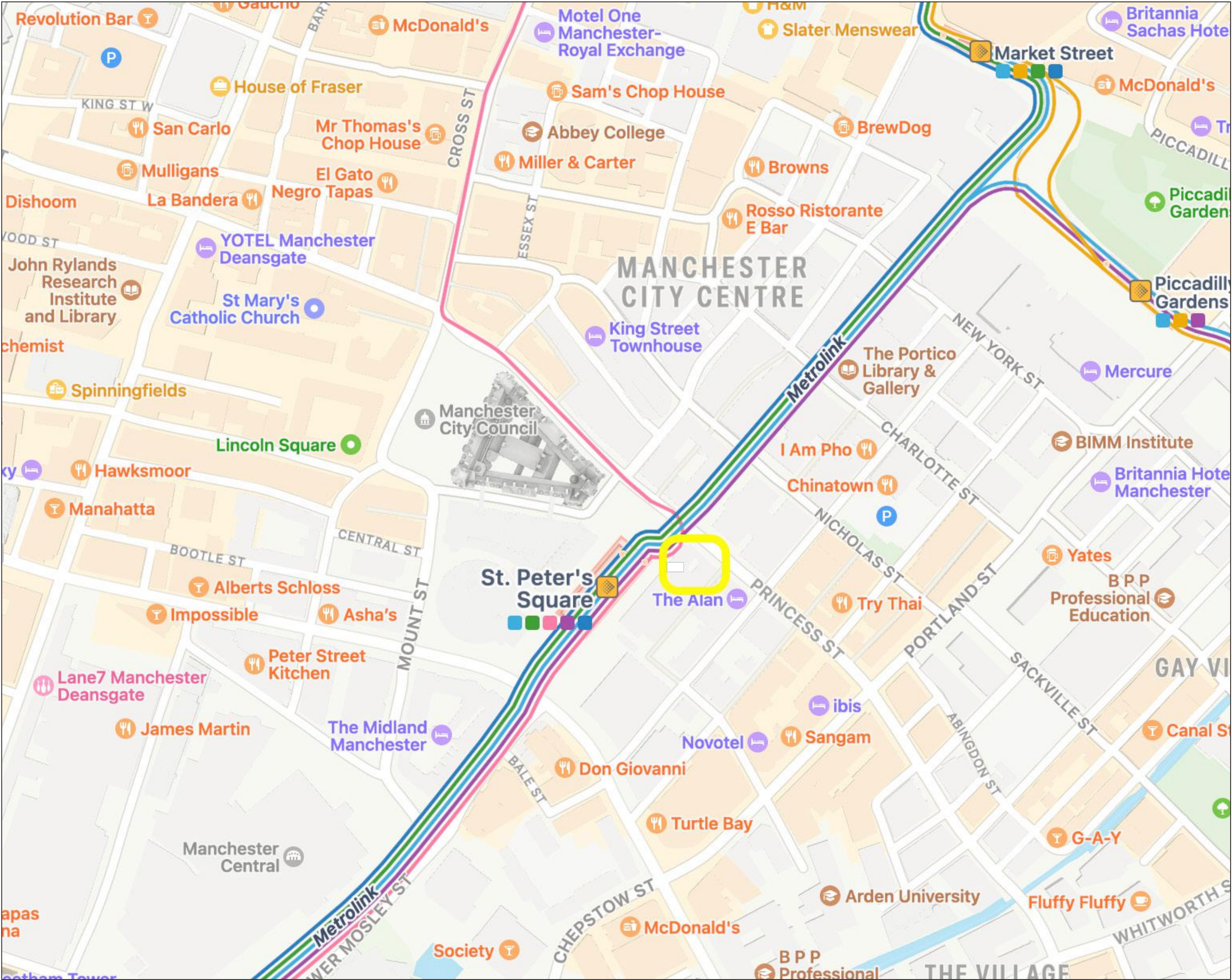


Image 1: Site location, site highlighted in yellow.

2.0 SITE LOCATION AND DESCRIPTION

The subject of the application is located on the corner of Mosley Street (to the north-west) and Princess Street (to the north-east), within Manchester city centre. To the south-east, at the rear of the property, is Back George Street, a narrow side road. The building is addressed from both streets: 14 and 16 Princess Street and 77, 77a & 79 Mosley Street, and for ease is herein referred to as '79 Mosley Street'. It is a Grade II listed former home trade warehouse, offices and shops, in three distinct internal areas which are inter-linked, yet with different characteristics.

The property is on the edge of St Peter's Square, in a prominent position within a wider area of civic and commercial buildings, the most notable of which are: Manchester Town Hall (Grade I listed) Town Hall Extension (Grade II* listed) Manchester Art Gallery (composed of two former buildings of Grade II* and Grade I listed status).

New development to the Mosley Street side includes the site immediately adjoining (2 St Peter's Square) which is an 11-storey modern office block, completed in 2017. To the Princess Street side are several 19th century former warehouses, mostly in a similar red brick and stone detailed form, forming a distinct group.

Elevations are high-quality in design and execution and characteristic of the period, location, and use of the site. Walls are red brick and sandstone, with a parapet to the roof, and stone balconies to primary elevations of Princess and Mosley Streets. Key internal features include the lantern light (as detailed on Goads Map of 1880s); a basement level; two internal staircases (one decorative and one less ornate); exposed columns in a tight grid to the warehousing section; some remaining cornicing; lightwell; hoist; and decorative detail within the former bank. The building is Grade II listed and sits within the George St. Conservation Area.

An extract from the listing description is included here:

MANCHESTER
SJ8497NW PRINCESS STREET 698-1/32/322 (Southwest side)
03/10/74 Nos.14 AND 16
GV II
Includes: Nos.77 AND 77A MOSLEY STREET. Offices and home trade warehouse, now bank and offices. c.1860-70, altered. Red brick with sandstone dressings (roof concealed). Rectangular plan parallel to street, on end of block site, with curved corners. Four storeys over basements, 4:2:4 windows, plus 3-window corners; stone plinth, pilaster strips framing the centre, sill-bands to all floors with saw-tooth courses below the windows, bracketed cornice and balustraded parapet. Arcaded ground floor with panelled pilasters, moulded imposts and stilted segmental arches with keystones, square-headed doorway to 4th bay and sashed windows to the other bays (but 2 bays at right-hand end, and the corner, now have C20 bank front). All upper floors have windows with moulded architraves, those at 1st floor with cornices, those at 2nd floor segmental-headed with keystones and cornices, and those at 3rd floor with keystones; but windows at 1st and 2nd floors of centre and corners have more elaborate treatment, those at 1st floor with swagged cartouches and masks on the heads, and those at 2nd floor with balustraded balconies. Most windows sashed without glazing bars. Five-bay returned ends similar.
Listing NGR: SJ8401797998



Image 2: Contemporary view of site, looking towards Mosley St. with the Cenotaph to the foreground.



Image 3: Contemporary photograph of 77-79 Mosley Street, with the modern block of 2 St. Peter's Square to the right.



Image 4: Contemporary views of site, looking towards Peter's Square with Manchester Town Hall extension to right and site to far left.

3.0 HISTORY

Constructed as combined use home trade warehousing, offices, and retail premises, the building dates from the mid-1860s, and was likely to have been built as speculative multi-tenanted space to be let on a unit-by-unit basis.

The warehousing was situated to the rear of the upper floors accessed by double doors off 16 Princess Street, and an internal decorative cast-iron staircase with polished timber handrail. The front (Mosley Street-facing) side contained offices at upper levels, accessed via 79 Mosley Street and a plainer timber stair behind. Retail premises were situated on the ground floor at 77 and adjoining 77a, later to include partial use of the basement. The shops were accessed directly from Mosley Street, taking advantage of the valuable frontage.

Home trade warehouses enabled visitors to examine goods in sale rooms, and, as such, they were designed with attractive external faces, in contrast to the functional aesthetic of shipping or packing warehouses. The formal decorative elevations of red brick and stone at 79 Mosley Street are characteristic of both this area of the city, and the specific office/warehouse form.

Typically, warehousing was created free of internal walls, to facilitate circulation and storage. This is evident in the open-plan nature of the spaces at 79 Mosley Street, which feature three rows of structural cast iron columns but no dividing walls. A hoist (situated to the rear wall, facing Back George St) enabled vertical movement of goods and direct access to the narrow street below, and would have been served by taking-in doors. To enable better viewing conditions, trade warehouses maximised the provision of natural light through their design, with large windows set between reduced width piers, and a central lightwell puncturing the floors, in this instance also separating the office and warehouse functions. Windows were

openable, with sashes, to allow for air circulation throughout the building.

Basements were typically used for packing, storage, and dispatch and the ground floor usually contained offices and counting houses. Occasionally, as at Mosley Street, part of the ground floor was partitioned off to be sub-let as retail space.

By the 1860s, Mosley Street had evolved from a residential area to an important commercial centre. Macbeth Brothers Tailors operated their shop from the unit at number 77 from the 1880s onwards, later expanding to the adjoining shop, before condensing back into a single unit and utilising part of the basement under 77 and 77a. Original shop front detail exists behind later over-cladding and have been partially exposed.

Archives show the building has been tenanted by a number of occupiers:

- Manchester Guardian Society for Protection of Trade: Offices, accessed via 79 Mosley St. Taking all three office floors from 1880-1901.
- Cowlshaw, Nicol & Co, importers of upholstery/wool goods: Warehousing, accessed via 16 Princess St.
- A variety of warehouse tenants from the mid 1890s onwards, including pattern card makers and textile printers.
- Macbeth Brothers Tailors: 1880s, Retail, 77 Mosley Street with direct street access. The tenant later extended the shop into 77a via internal opening, later the shop reverted back to 77a and took additional space in the basement under 77 and 77a.
- Huddersfield Building Society: Mid-1930s with existing refurbishment dating from 1955 (by Clifford Hickson, architect) 77 Mosley Street and extending to room along Princess Street at ground floor level. These spaces were later joined to office entrance and warehouse.

The 1955 alterations by Huddersfield Building Society added an Art Deco influenced external cladding and decorative internal features reflecting the more formal design characteristics of a bank interior, including over-cladding of columns and internal beams.

As commercial activities evolved in the city, warehousing was no longer required, and the main floors of the building were re-purposed as standard office space. Later evolutions in use include a restaurant and a barber, both situated within part of the basement in the late 20th century. More recently the building has been vacant for several years after tenants moved to newer office space.

Previous owners obtained planning permission and listed building consent for internal and external works in 2018. The scheme (118399/LO/2017) essentially involved the total demolition of the interior of the Grade II listed building with façade retention, new internal structure, roof extension and refurbishment of the exterior including the restoration of the historic shop front to 77a Mosley Street.

Historic England raised objection to the proposed scheme, stating that the applicant had not demonstrated sufficient public benefit in the balance against substantial harm. As part of their response, Historic England further stated that they would rather consider options, including the use of the lightwell, than see the interior demolished. Permission was granted, based on the demolition option, and works commenced, being paused after a short time. The building was subsequently sold to the current owner, who is now seeking to implement a new, alternative scheme, which retains a high percentage of the interior and does not add further storeys.

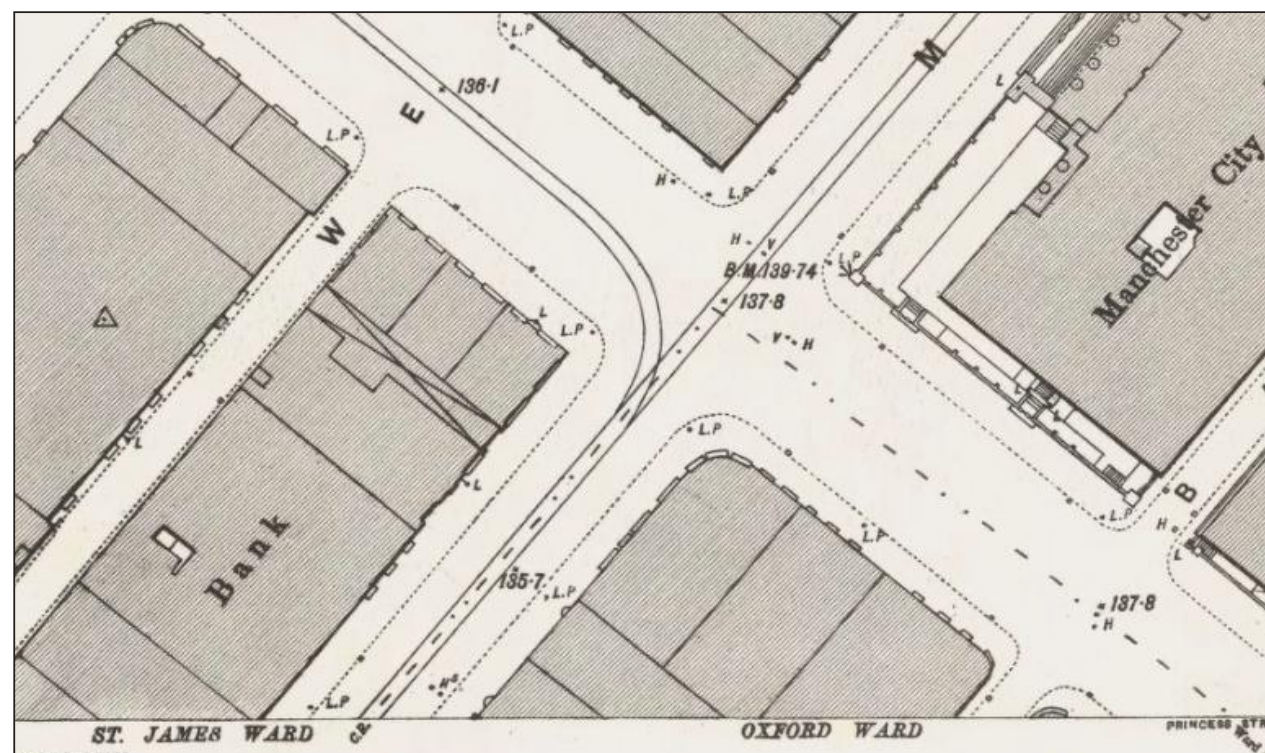
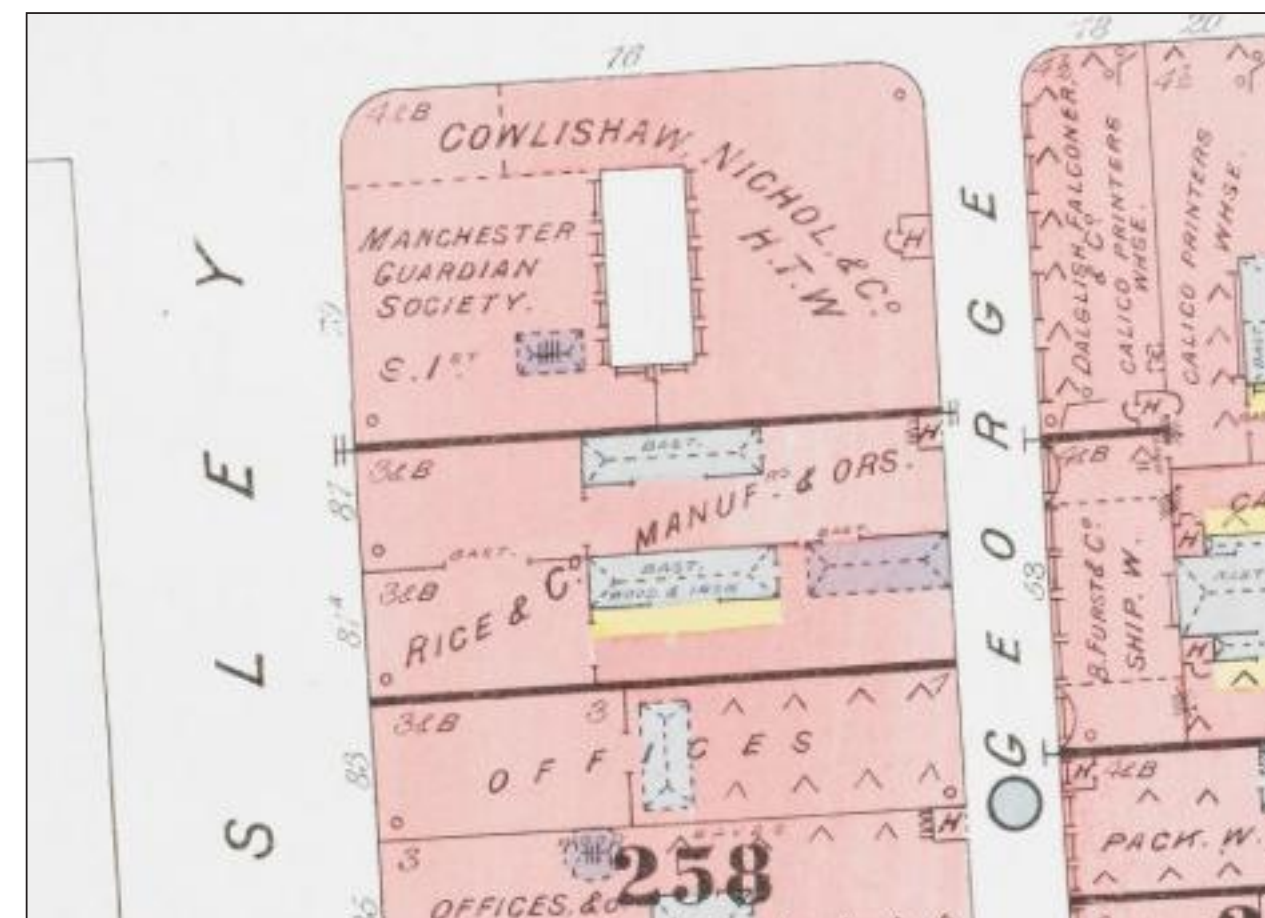


Image 6: Extract from Goads Insurance Plan, 1886.



Image 5: OS map, 1891. Site is visible in recognisable form (split across maps).



Image 7: Photograph, 1973, showing external view of Mosley St. elevation. Manchester Archives.



Image 8: Photographic image from the early 1900s, showing site in a view from Princess St. Manchester Archives.

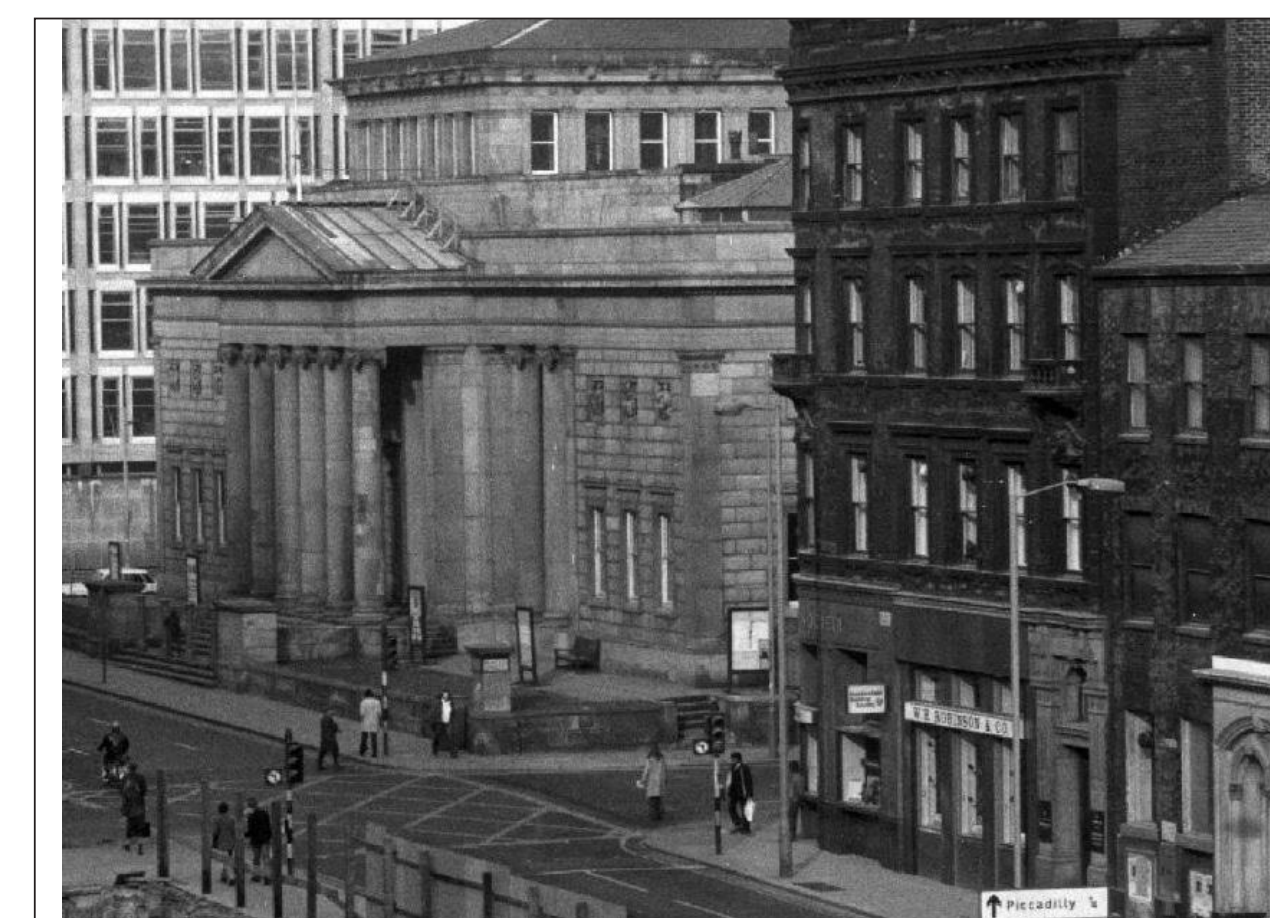


Image 9: Photograph, 1974, showing external view of Mosley Street elevation. Manchester Archives.

4.0 SIGNIFICANCE

The building has heritage significance, evidenced by its Grade II listing. It has undergone a series of changes over time, including significant loss to internal areas. This has had a negative impact upon its heritage values. This assessment reflects the current situation within the building in 2023.

The categories provided by Historic England's 'Conservation Principles, 2008' have been used to assess the significance in general terms.

Evidential: the potential of a place to yield evidence about past human activity. The building is an example of multi-purpose commercial premises, from 1860-1870. The interior has evidential value in its plan form, with three distinct uses (shop, office and warehouse) reflected in the different spaces and features, including changes in levels across the building. The presence of the hoist, separate entrances to serving different areas and the lightwell are evidence of past uses. The external elevations are typical of commercial architectural design from the mid-late 19th century, sharing a typology with surrounding properties. The changes made to the facilitate the building society are a good example of mid 20th century design and, along with the historic shop front, are of high evidential value. Alterations to taking-in doors to Back George Street have had a negative impact on evidential value, though the internal hoist remains (altered), and it is still possible to discern former use. Loss of interior features has had a detrimental impact upon evidential value. Overall, there is a high level of evidential value to the exterior and a lower level to the interior, with specific elements of interest.

Aesthetic: the ways in which people draw sensory and intellectual stimulation from a place.

The principal elevations have good design value, built in an Italianate style with decorative features in red brick and stone detailing on well-proportioned façades. The property

is an attractive building, making a positive contribution to St Peter's Square and the George Street Conservation Area. The 1955 bank dates from a later phase, with a green granite frontage and feature square columns. It is broadly built in a typical 1930s art deco influenced style. The exterior has a high evidential value, and, despite changes, there are remaining areas of aesthetic interest internally including the columns, windows, lightwell, detailing to the bank, and the volumes of spaces.

Historical: As an example of characteristic 1860/70s architectural style using typical materials, the building has historical value. It is evidence of mixed use premises, giving an insight into the nature of commercial property of the era. Whilst the loss of elements of the interior has compromised the understanding of the historical aspects of the building to an extent, value remains in the layout and retained features, including the relationship with the main frontages to Princess and Mosley Streets and the rear, more function elevation to Back George Street.

Communal: The building makes a positive contribution to the street scape and the wider area, particularly in the context of surrounding properties from a similar period which form a group. The important location on a busy corner, close to the metrolink stops, and opposite Manchester Art Gallery and the Town Hall extension, also lends the building communal interest as it is experienced by large groups of people.

The roof is an important element of the listed building. The use of slate and the pitches and valleys are of historical importance and have evidential and aesthetic value.

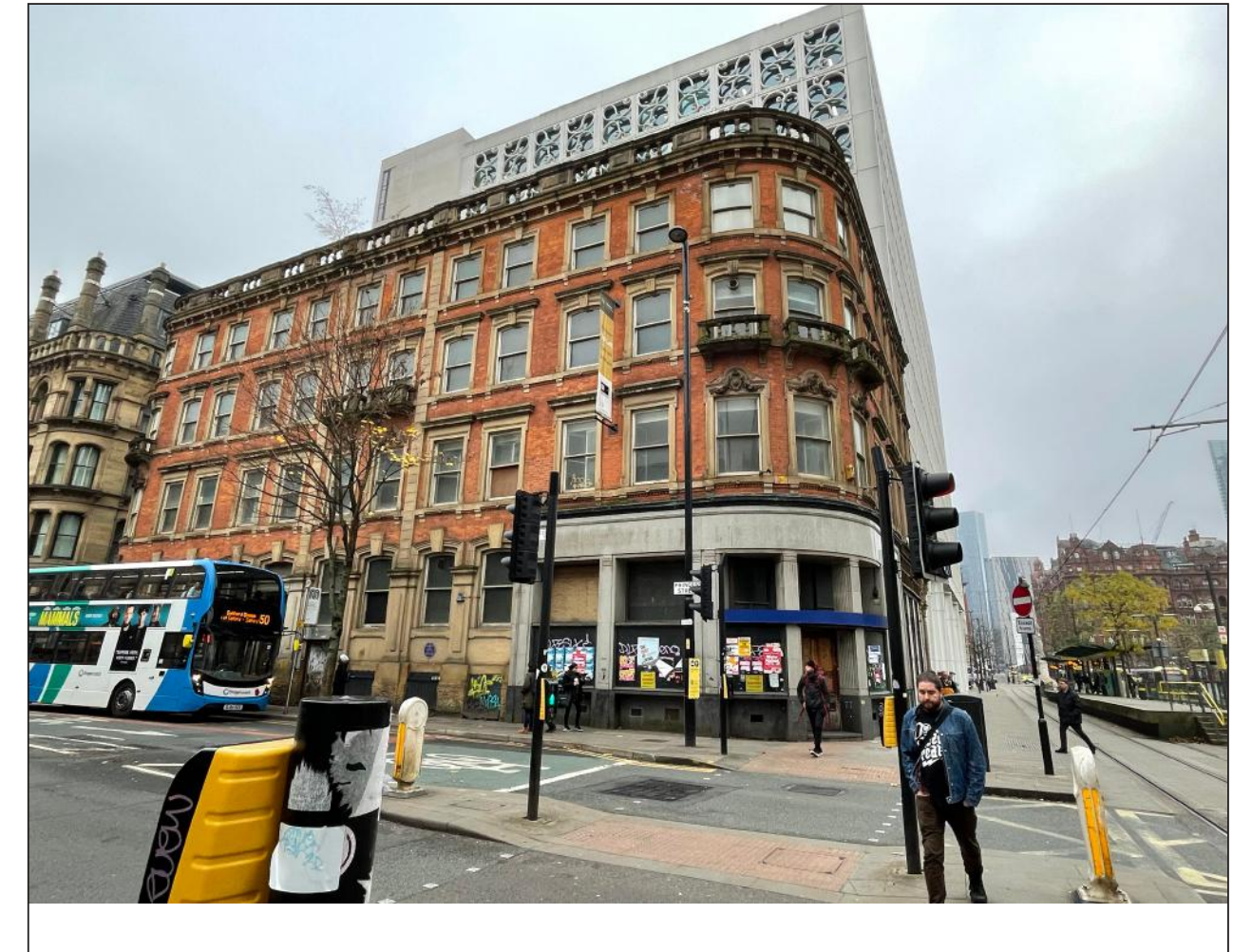
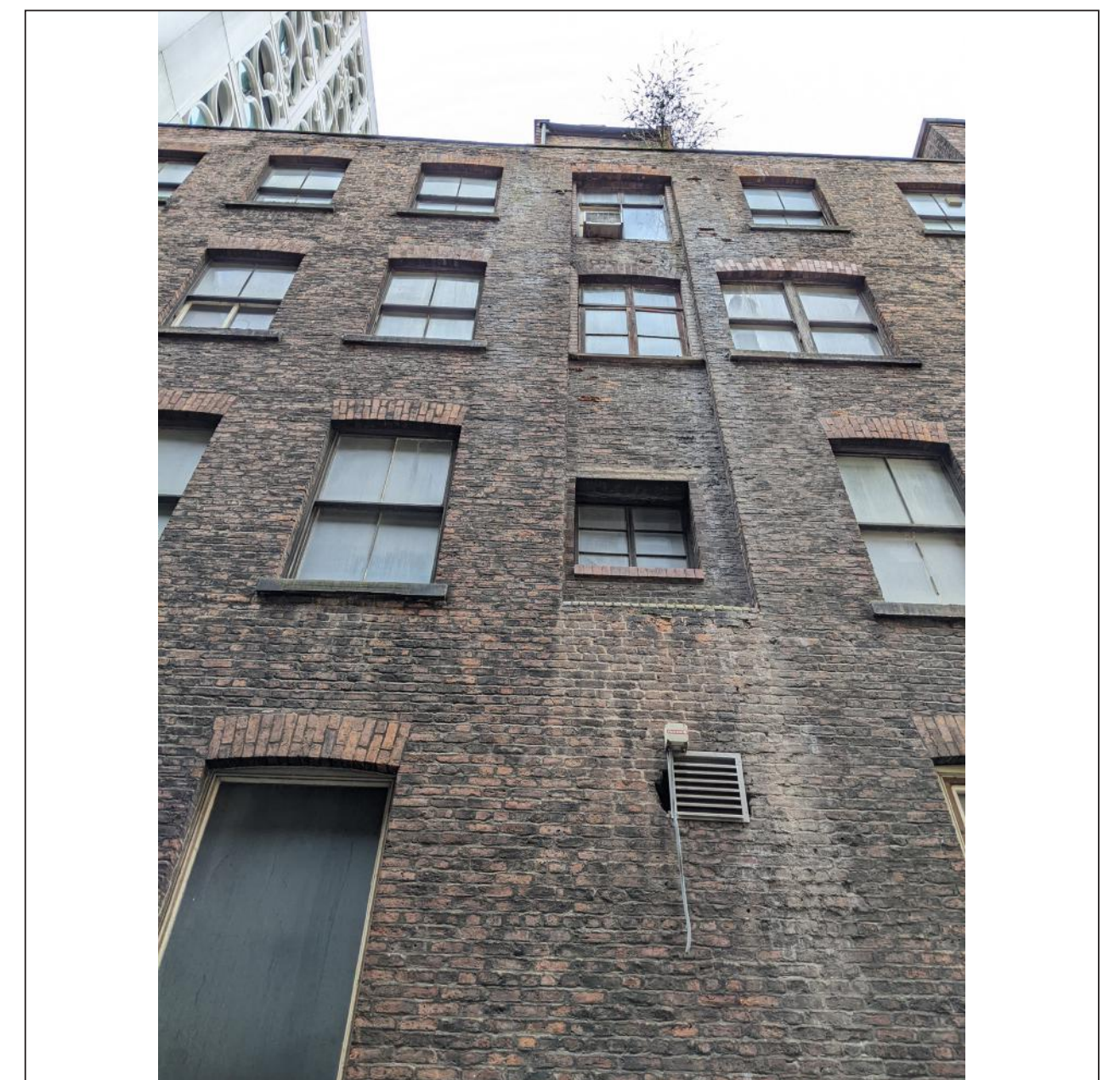


Image 10, 11: View of Princess St. elevation from outside Manchester Art Gallery (top) and detail of former hoist to Back George St. elevation (bottom).

5.0 PROPOSALS AND IMPACT

79 Mosley Street sits within George Street Conservation Area, which is primarily an area of commercial buildings, with several Italianate warehouses. The MCC appraisal of the area states the desire to see it prosper and notes that the continued use of existing buildings will ensure they do not fall into disrepair.

The proposal focusses on urgent roof repairs at 77-79 Mosley Street, and the addition of adequate insulation using methods sensitive to the heritage significance of the building.

Proposals involve:

Careful removal of all roof covering (slates to be set to one side).

Localised repair of battens, joists and rafters where required, using like for like materials.

Addition of insulation from above ceilings.

Lay breathable membrane, between rafters.

Renew gutters, with possible widening (to be determined upon removal of covering).

Lead flashing to be renewed to match existing.

Ridge tiles to feature spacers to allow for ventilation.

In-line slate vents to be installed to bottom of valleys.

Slates to be reinstated with any damaged to be replaced with like for like.

On sloping ceilings, insulation to be installed from inside.

Ceilings to remain, wood fibre board installed with minimal fixings through existing plaster. Board to be plastered and painted.

IMPACT

The proposals seek to repair the roof at Mosley Street. The repair of battens, rafters and joists with like for like elements is limited to those areas where it is strictly necessary. The use of the same materials and design will enhance the condition of the asset, without causing harm to the significance.

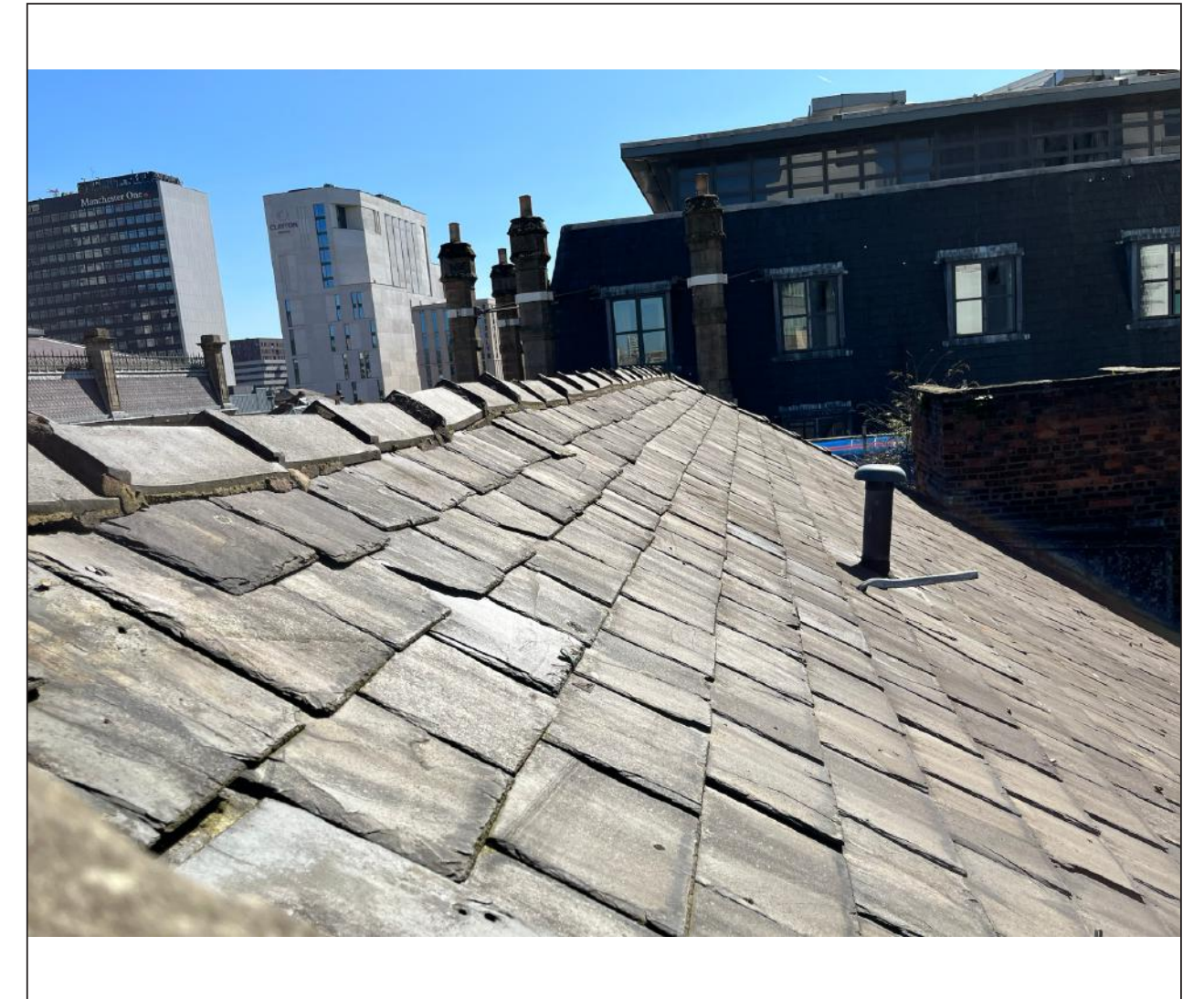
The re-use of existing slates, replacing any beyond repair with like for like, will enhance condition and will result in no harm to the asset.

New insulation will result in the improved thermal performance of the building, which is considered to be an enhancement in terms of long term re-use and sustainability. The fitting of insulation to flat ceilings will be between rafters, fitted from above which will minimise any harm to historic fabric, ensuring ceilings remain intact. The use of breathable membrane draped over rafters will ensure the building is protected against build up of damp.

Where ceilings are sloped, there is insufficient depth which means that insulation cannot be fitted above without raising the level of the roof and altering the gutter/roof junctions. Breathable insulation is therefore to be fitted from below. Minimal fixings through existing plaster are required in those specific areas. The plasterwork is not decorative, without corncicing or detail, and fixings are limited to those necessary in order to secure the fibreboard below. The original ceilings will remain behind the boarding and can be revealed at a later date if desired. Lime plaster will be applied to the new insulation board. There is a resulting minor change to room heights, but this is negligible. Where plaster has rounded edges, these will be replicated in the new finish. The level of harm is considered to be low and outweighed by the benefit of adding insulation to the building, which has benefit for long term re-use and sustainability.

Minor changes are proposed with new ridge tiles with ridge ventilator spacers fitted, resulting in a limited raise to the ridge level. This change will be imperceptible from street level and visually there will be no obvious change.

In-line slate vents will be fitted in limited locations to the valleys. These will have a negligible visual impact, outweighed by the benefit of ensuring the building is insulated and adequately ventilated.



Images 12,13: Top: Roof detail. Bottom: Detail of existing gutter and slate junction.

The renewal of lead gutters may require a slight widening of the existing, but this will not be confirmed until slates are removed. In the instance that widening is required, it will be to a minor degree and will not impact upon the significance of the building.

Plastic rainwater pipes and hoppers within the lightwell are to be replaced with cast iron alternatives, which is considered an appropriate enhancement.

6.0 PLANNING CONTEXT

The **National Planning Policy Framework (NPPF)**, updated 2021, sets out Government planning policy for England and how it is expected to be applied. There are specific sections which have particular relevance.

Paragraph 194 requires applicants to describe the significance of heritage assets, including the contribution made by their settings.

Response: This statement satisfies that requirement.

Paragraph 197 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.*

Response:

Proposals are considered appropriate, sensitive to heritage values and an improvement to the street scape and wider Conservation Area.



Image 14: Princess St. elevation with Back George St to left.

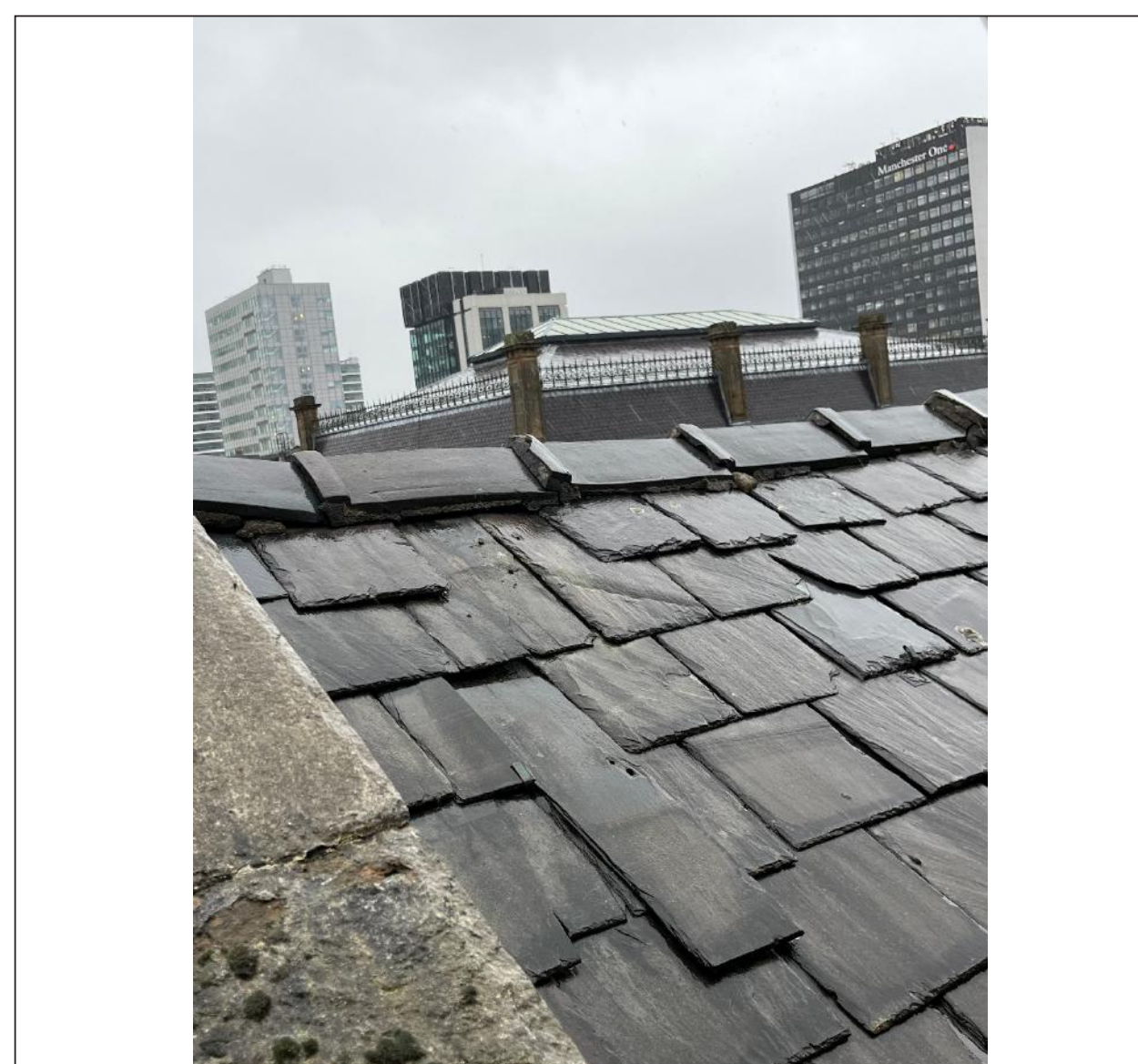


Image 15: Detail of ridge tiles and roof slates.

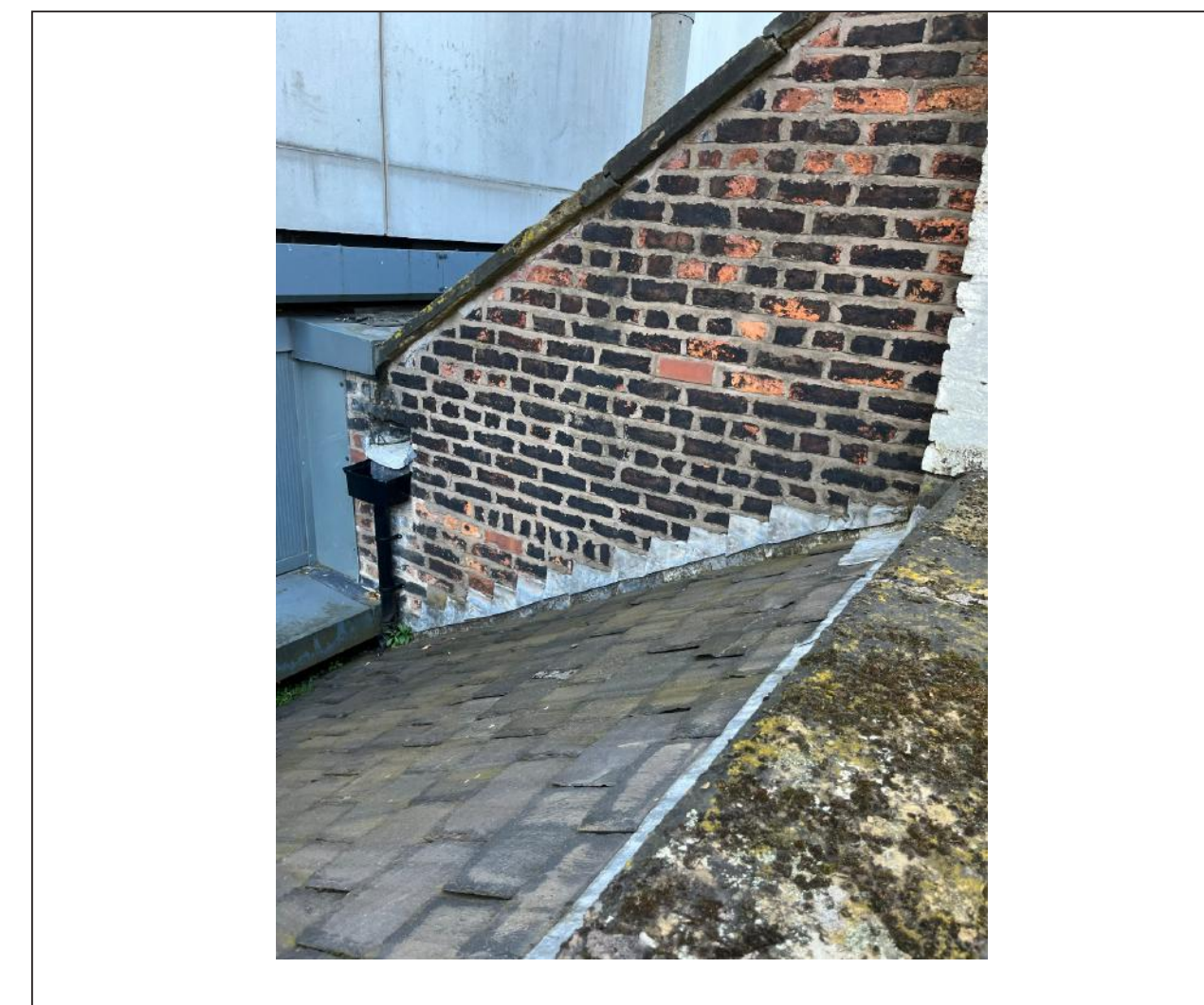


Image 16: Detail of lead flashing and roof slates.



Image 17: Detail of plastic rainwater goods to lightwell.

Paragraph 199 *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.*

Response: The proposals are considered to be conservation led in their approach and to be a positive enhancement to the building, ensuring its future re-use and stability.

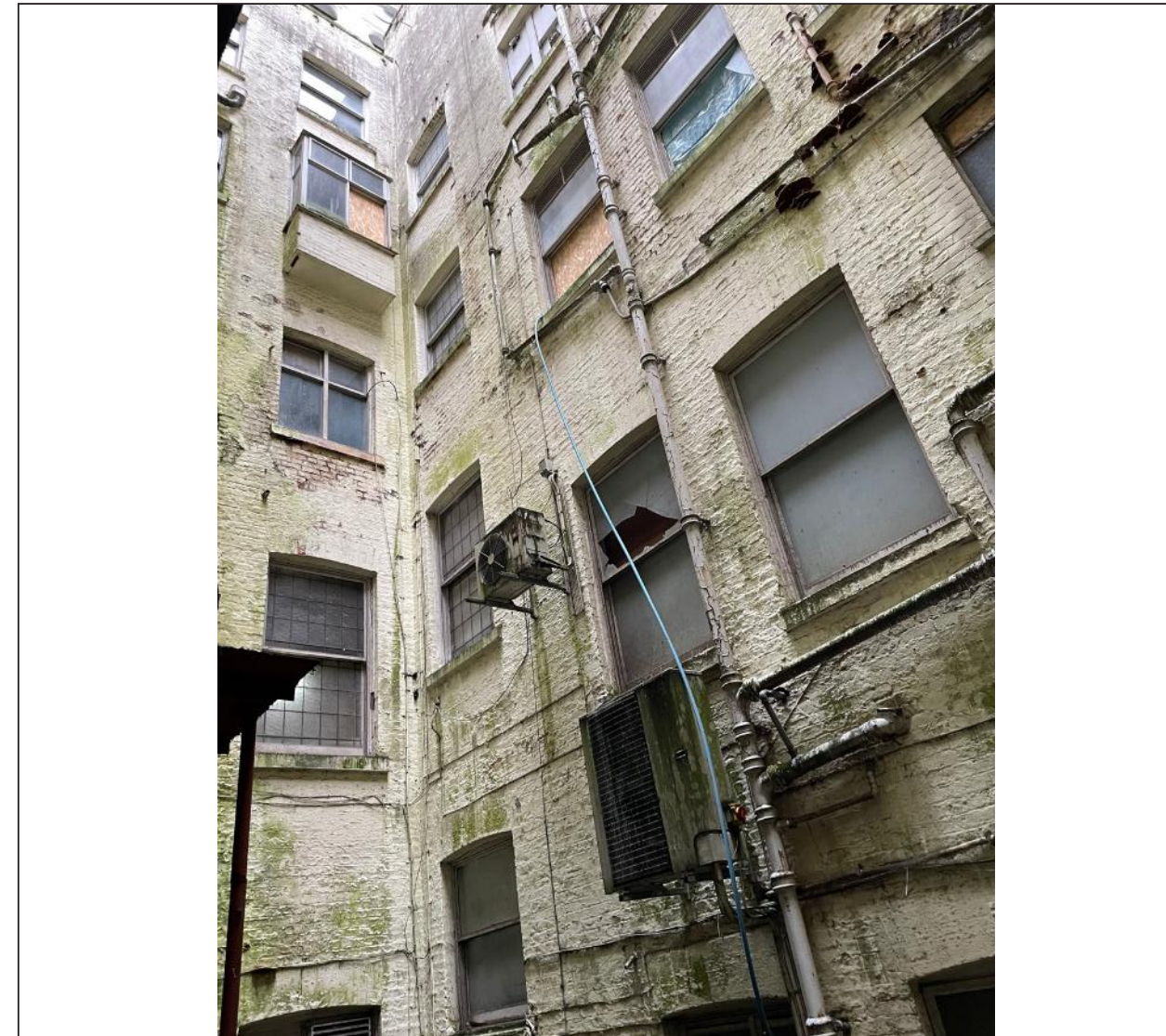
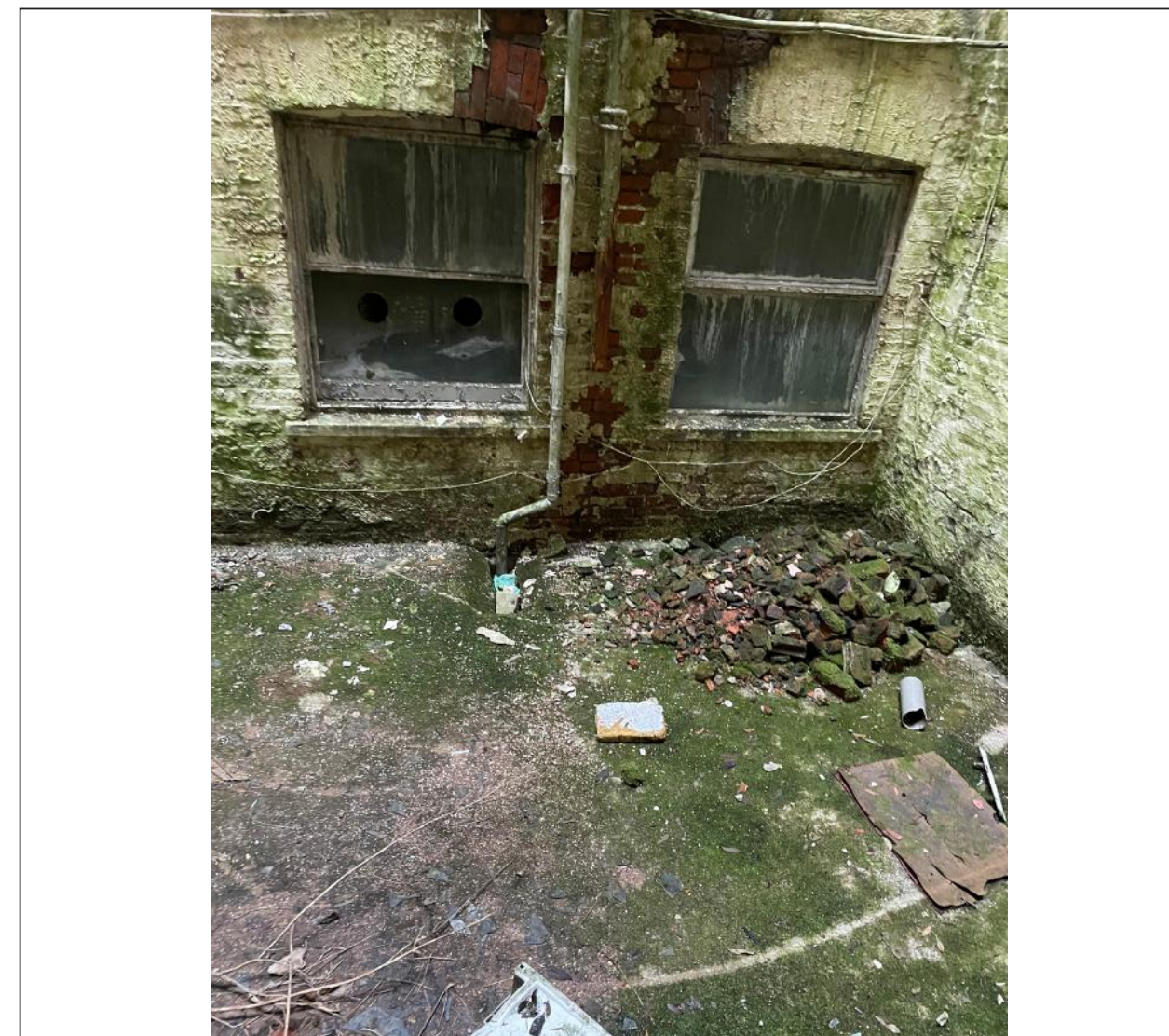
Paragraph 202 states, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Response: There are limited instances of negligible harm, where a minimal number of fixings are proposed to the underside of the sloped ceilings. This level of harm is considered to be very low and greatly outweighed by the benefit of ensuring the roof covering is repaired and renewed and insulation is added, with the associated benefits for long term re-use and stability, and economic and environmental sustainability.

Local Policy

Local policy is within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance assets including listed buildings; and EN3, which states that the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods. The proposals are considered to accord with local policy.

The scheme is considered to meet national and local policy requirements, in relation to heritage as outlined in this report. There are clear and substantial benefits to the proposal.



Images 18, 19: Photographs of the lightwell, where plastic rainwater goods are to be replaced.

7.0 CONCLUSION

This statement has assessed the significance of the Grade II listed building at 79 Mosley Street, described the proposals and their impact upon that significance.

The proposals seek to retain, enhance and protect the roof structure, enhancing the condition of the listed building and ensuring adequate insulation is fitted. None of the proposed changes are considered to exert any level of harm to the significance of the building. The roof design will be maintained and any changes are limited to minor additions required to ensure adequate ventilation. Changes will be negligible and imperceptible from street level.

The fitting of additional insulation from the underside of the sloping ceilings, and refinishing with lime plaster, is considered to be appropriate when balanced against the potentially higher degree of harm which would be caused by adding insulation from above, altering the roof height and junctions on the roof. Plaster ceilings will remain in all instances, with minimal fixings necessary. This change is not considered to result in any degree of harm to the significance of the listed building.

The proposals are deemed to be a positive response to local and national planning policy.



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