



Heritage Context & Historical Development

Royal Bank of Scotland, 38 - 54 Mosley Street, Manchester

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1.0 Introduction

- 1.1 This report has been prepared by BB Heritage Studio to assist Bridge Architects with the proposal for potential re-use of the site currently occupied by the Royal Bank of Scotland at 38 - 54 Mosley Street in Manchester.
- 1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 17 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).
- 1.3 The proposed site at 38 & 42 Mosley Street is Grade II* Listed and located within the Upper King Street Conservation Area and adjacent to several designated heritage assets.
- 1.4 Information within this report has been gathered from the local archives in Manchester (visited 9th August) and the Royal Bank of Scotland archives in Edinburgh (visited 15th August).
- 1.5 This report consists of three parts. Following this introduction the second section outlines the heritage context and describes the historic development of the proposed site. The third section concludes the document and discusses managing change.

2.0 Heritage Context & Historical Development of the Site

2.1 The proposed site at 38-42 Mosley Street is located within the Upper King Street Conservation Area (Fig.01) and within the vicinity of a number of designated heritage assets.

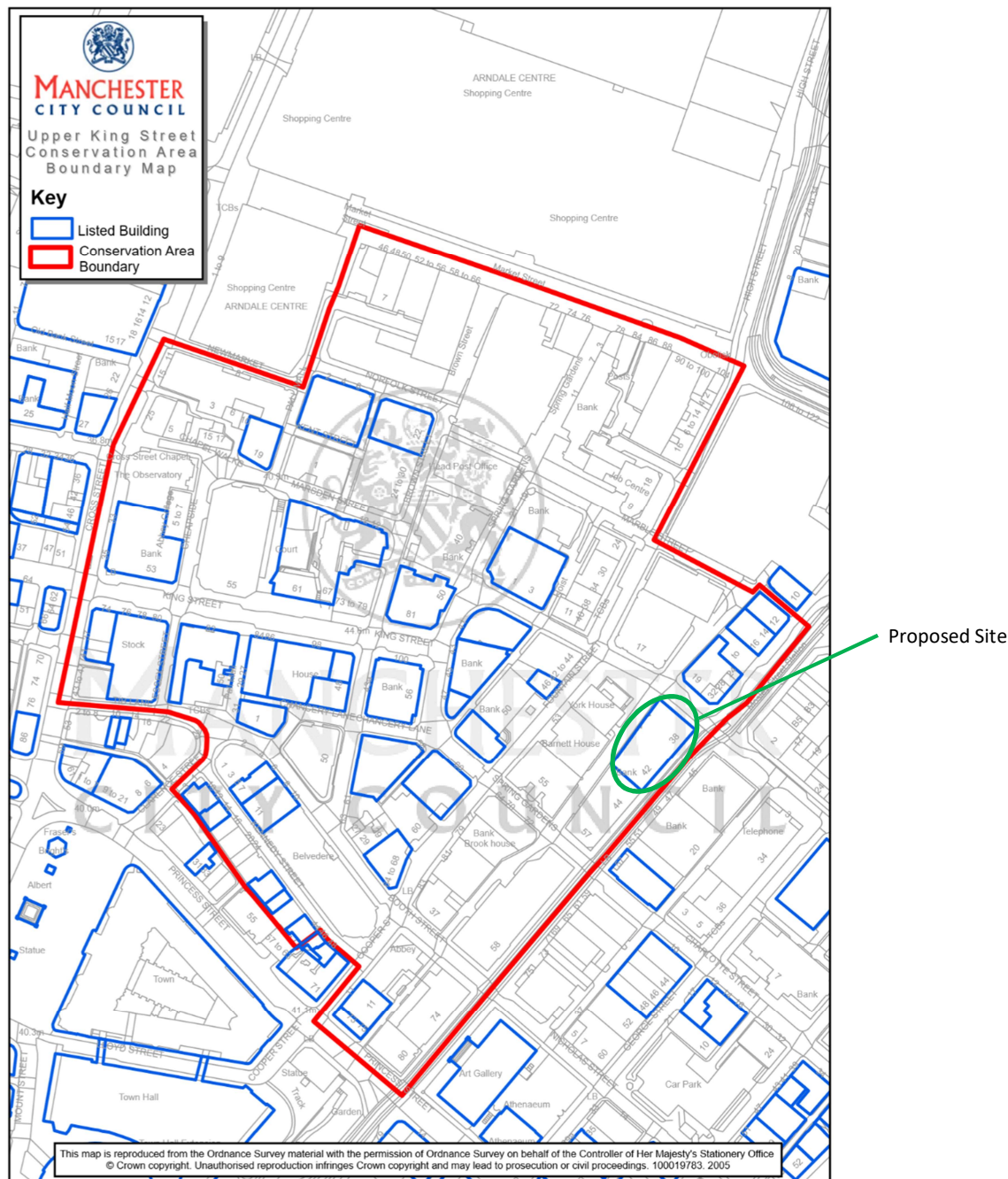


Fig. 01: Upper King Street Conservation Area Boundary Map

2.2 The Upper King Street Conservation Area was originally designated in 1970 and covers an area at the heart of the city centre. The area covers the central financial district to the east of King Street and was extended in 1985 to include buildings up to Market Street and Mosley Street.¹

¹ https://secure.manchester.gov.uk/info/511/conservation_areas/916/upper_king_street_conservation_area

- 2.3 During the medieval period the area we know as Mosley Street was occupied by fields and remained this way until the late 18th century when the city developed out to the east. Tinker's plan dated 1772 (Fig.02) still identifies the Mosley Street areas as vacant land.



Fig. 02: Tinker's Plan dated 1772

- 2.4 By the late 1700's the roads east beyond Brown Street had been laid out and predominantly developed upon, as shown on the extract from William Green's map of 1794 (Fig. 03). The site at the junction of York Street and Mosley Street (38 & 42 Mosley Street) remains undeveloped at this time with the remainder of the city block occupied by the Assembly Rooms and a smaller adjacent building. The Assembly Rooms were constructed in 1792 and housed a ballroom, tea room and billiard room, the site was sold in 1850 at which time warehouses were built in its place.



Fig. 03: Extract from William Green's map of 1794



Fig. 04: Extract from Johnson's 1819 Map

- 2.5 The earliest development on the site at the junction of York Street and Mosley Street (38 & 42 Mosley Street) appears on the 1819 Johnson Map, we can identify a small building on the northern part of the site with the Assembly Rooms still occupying the southern end of the site.



Fig. 05: Extract from Pigot's 1829 Map

- 2.6 Pigot's map dated 1829 shows further development on the site with the Assembly Rooms block link by a structure with the building at the northern end of the site. The Back Mosley Street elevation appears to have a yard accessed of the street with a small building sat centrally within the space.



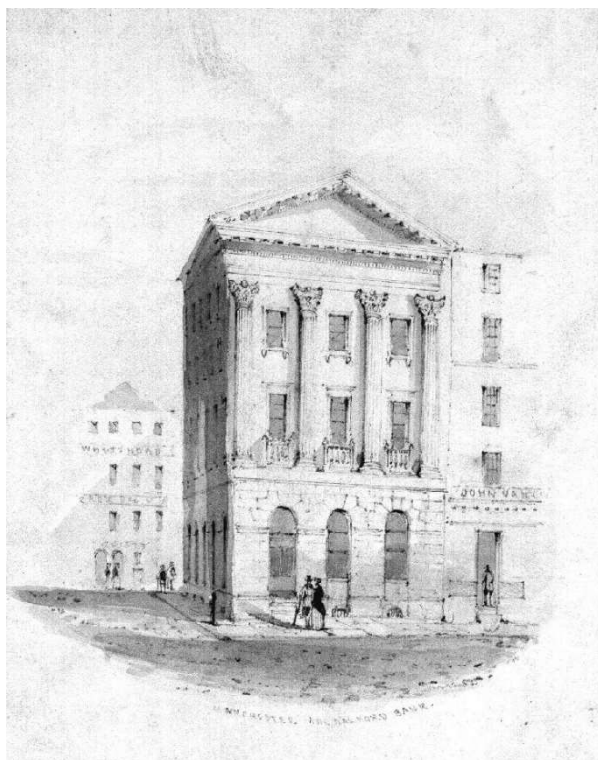
Fig. 06: Extract from Pigot's 1836 Map

- 2.7 In 1836 the footprint of the site in remains as the earlier Pigot map with the Assembly Rooms still occupying the southern section of the site.



Fig. 07: 1849 OS Map

- 2.8 By the mid-19th century the vacant land adjacent to the Assembly Rooms has been developed, several warehouse buildings occupy the site with the building at the junction of York Street and Mosley Street having a slightly larger footprint and an access yard off what was then Back Mosley Street (Fig.07). The Manchester and Salford Bank had opened its first branch by this time, located at number 10 Mosley Street on the junction of Mosley Street and Marble Street (Fig. 08) the building was purpose built and the bank occupied the building until 1862 when the new larger bank building opened at number 38 Mosley Street (Fig. 09).



(Left) Fig. 08: Manchester and Salford Bank, 10 Mosley Street, Manchester in 1838²

(Right) Fig. 09: The Manchester and Salford Bank, 38 Mosley Street, Manchester in 1866 ³

- 2.9 It isn't until the Goad Insurance map of the 1880's (Fig. 12) that we can identify the Manchester and Salford Bank building at number 38 Mosley Street, the remaining buildings within the block identified as warehouses with the Assembly Rooms no longer occupying the end of the site. The building is described on the Goad Insurance map as being 3 storeys high with a single storey element to the side, there are two stone staircases and a semi-circular roof light identified on the Back Mosley Street elevation with a domed roof light sat centrally within the larger section of the building and a rectangular roof light over the single storey section. The building was designed by Architect Edward Walters in an Italian Palazzo style, described as *'a three-storey block with a rusticated base, large portal and cornice and balustrade crowned with decorative urns. The interior, with its spacious banking hall, domed board room and hydraulic hoists for books and bullion'*. ⁴



Figs.10 & 11: Second Floor Board Room, 38 Mosley Street, 1920's ⁵

² <http://images.manchester.gov.uk/web/objects/common/webmedia.php?irn=46654&reftable=ecatalogue&refirn=44988>

³ <http://images.manchester.gov.uk/web/objects/common/webmedia.php?irn=66961&reftable=ecatalogue&refirn=20890>

⁴ 'Over two centuries of banking in Manchester: A history of the Mosley street and St Ann Street offices of The Royal Bank of Scotland' (1994) The Royal Bank of Scotland

⁵ Images from the Royal Bank of Scotland Archives WD/458



Fig. 12: Goad Insurance Map 1880's ⁶

- 2.9 In 1887 work began on the construction of an extension to the bank, architects Barker and Ellis designed the extension at number 42 Mosley Street (Fig. 13) which was to be complimentary with the existing building and provide additional office accommodation for the growing head office establishment.

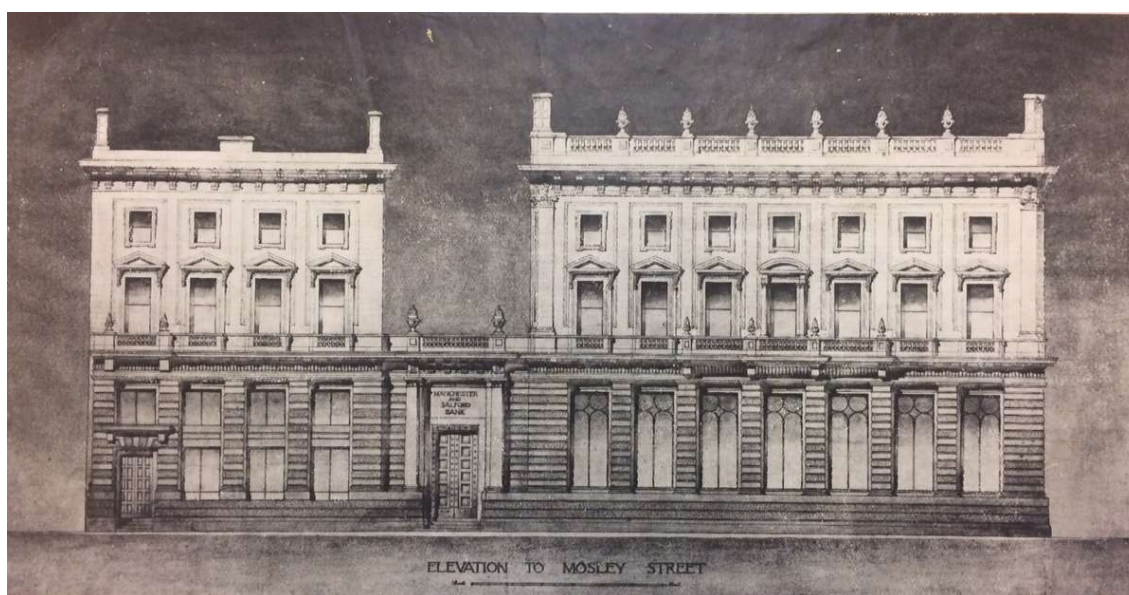


Fig. 13: Elevation to Mosley Street by Gordon Hemm dated 1916 ⁷

⁶ <http://www.bl.uk/onlinegallery/onlineex/firemaps/england/northwest/largeimage149513.html>

⁷ Image from the Royal Bank of Scotland Archives WD/603

- 2.10 In 1890 the Manchester and Salford bank merged with the Williams Deacon bank and was renamed the 'Williams Deacon and Manchester and Salford Bank', at this time the head office moved to London however the business continued to be managed from Manchester and shortly after in 1901 the name was changed to the Williams Deacon Bank Ltd.



(Left) Fig. 14: View from 38 Mosley Street towards Piccadilly Gardens in 1941.

(Right) Fig. 15: Mosley Street office during the war ⁸

- 2.11 Fig.15 shows the building during the war with its windows boarded up, it was the target of two fire bombs identifiable by the red circled number 2 on the Manchester bomb damage plans (Fig. 16) during the Manchester Blitz attacks which is remarkable given the devastation on neighbouring buildings (Fig. 14) with the red shaded buildings on the record plan indicating complete demolition. ⁹



Fig. 16: Record of location of aerial bombs on the City of Manchester 1940-1941 ⁹

⁸ 'Over two centuries of banking in Manchester: A history of the Mosley street and St Ann Street offices of The Royal Bank of Scotland' (1994) The Royal Bank of Scotland

⁹ <https://luna.manchester.ac.uk/luna/servlet/detail/maps002~1~1~351132~123655?qvq=q:%3D%22Manchester%2Bbomb%2Bdamage%22&mi=47&trs=48#>



Fig. 17: 1980's OS Map

- 2.12 In 1958 the Bank purchased the land adjacent to the building at 38 Mosley Street and in 1960 construction work started to build a new headquarters (Fig. 18). The new 8 storey building was designed by Harry S Fairhurst & Son, modern in style and clad in granite and marble, the building also featured a tunnel under Mosley Street which connected into the basement of 38 Mosley Street.



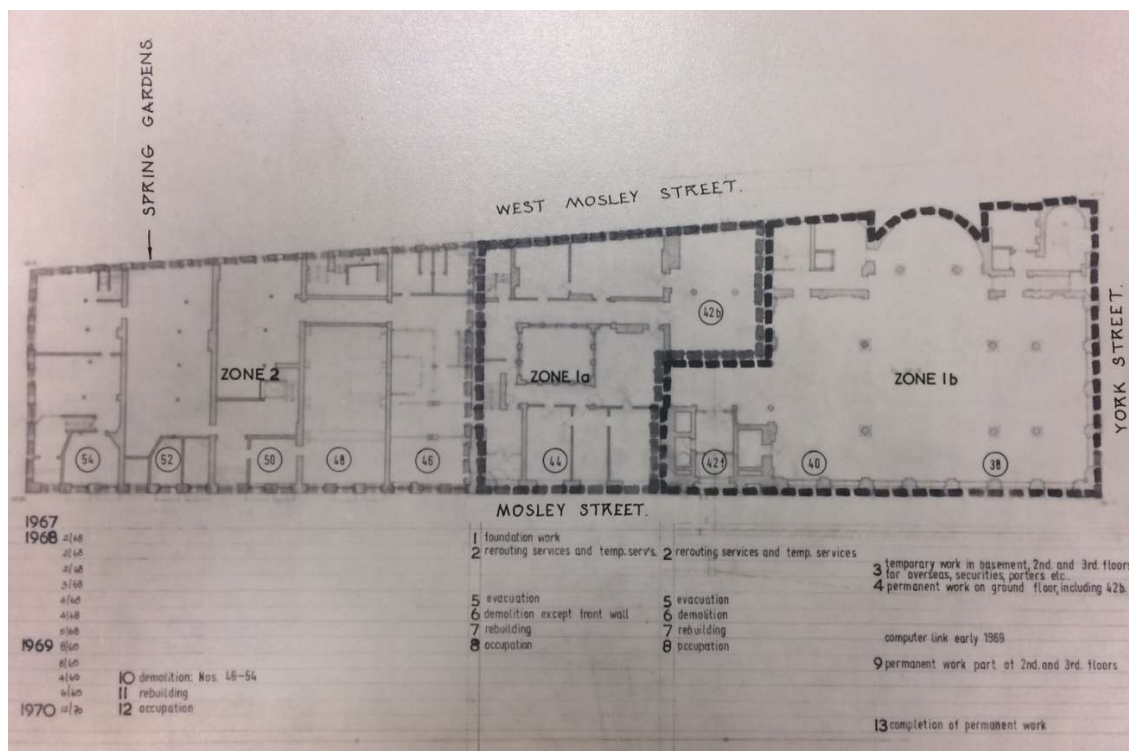
(Left) Fig. 18: 45 Mosley Street under construction, 38 Mosley Street beyond, 1960 ¹⁰

(Right) Fig. 19: 42 Mosley Street, façade retention, 1971 ¹¹

¹⁰ Image from Royal Bank of Scotland Archives WD/459

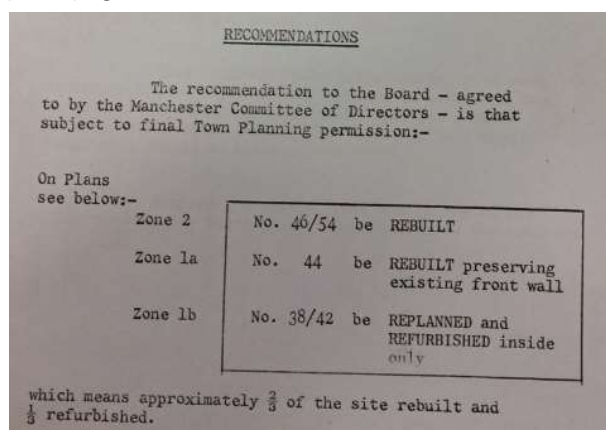
¹¹ <http://images.manchester.gov.uk/web/objects/common/webmedia.php?irn=2030&reftable=ecatalogue&refirn=67872>

- 2.13 During the later part of the 1960's a programme of refurbishment commenced for the buildings occupying 38-54 Mosley Street, a report was produced and presented to the Board of the bank recommending No.38-42 Mosley Street be 'replanned and refurbished inside only', No.44 Mosley Street to be 'rebuilt preserving the existing front wall' and No.46-54 Mosley Street to be 'rebuilt' – see Figs.20 & 21 below¹². Work commenced with the cleaning of the masonry façade to No.38-42 Mosley Street and continued in 1971 when the façade of the building at 44 Mosley Street was retained and the interior completely rebuilt (Fig.19). The building at number 46-54 Mosley Street was entirely demolished and a modern stone clad building erected in 1973 to a design by architects Harry S Fairhurst & Son (Fig.22).¹³



(Above) Fig. 20: Zone plan from the late 1960's and referred to in the recommendations below¹²

(Below) Fig. 21: Recommendations for the refurbishment of the building occupying 38-54 Mosley Street¹²



¹² Image from Royal Bank of Scotland Archives WD/75/1 & WD/192

¹³ 'Over two centuries of banking in Manchester: A history of the Mosley street and St Ann Street offices of The Royal Bank of Scotland' (1994) The Royal Bank of Scotland



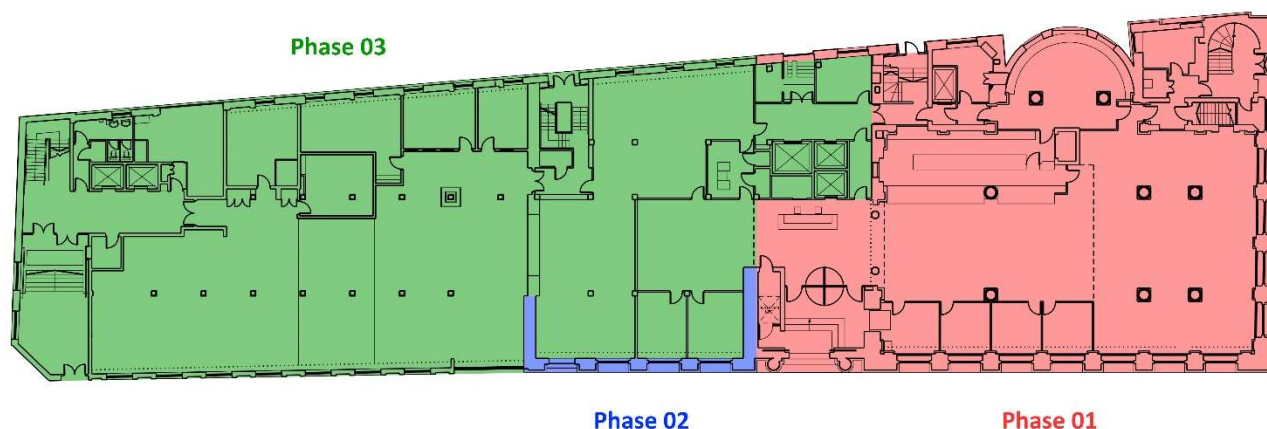
Fig. 22: 46-54 Mosley Street ¹⁴

- 2.14 Externally, the building remains largely as the 1970's redevelopment whilst internally there have been recent 21st alterations associated with office refurbishment and the internal separation of 38-42 Mosley Street and 44-56 Mosley Street. The building at 38-42 Mosley Street is still in use as a bank with the banking hall still used for its original designed purpose.

¹⁴ Image from Royal Bank of Scotland Archives WG/172/34

The Current Building

- 2.15 Externally, the buildings facades occupying 38-42 Mosley Street appear predominantly as built with the exception of the West Mosley Street elevation to number 42 Mosley Street which was rebuilt in the 1970's when 46-54 Mosley Street was redeveloped. Internally, at number 38 Mosley Street, there are several retained spaces including the main banking hall which now includes partitions and fittings from the 20th & 21st centuries. The two stone staircases with decorative balustrades remain to the rear of the building connected by a corridor with a coffered ceiling, the domed board room at second floor remains along with some of the timber wall panelling still intact, again this room has also seen later 21st century fittings added. Other areas within the building have seen more 21st century alteration with suspended ceilings added and subdivision/opening up of space with lightweight partitions added / removed.
- 2.16 Number 42 Mosley Street has seen substantial alteration with only the Mosley Street façade remaining from the original building. During the 1970's works the internal structure was removed completely and a new concrete frame constructed, this involved the demolition of the West Mosley Street elevation and complete rebuild and also a new roof structure and finish. Internally no original fabric remains. During the 1970's redevelopment, the section of building between 38 Mosley Street and 42 Mosley Street was infilled at 2nd and 3rd floor level, we can see this from the 1916 elevation by Gordon Hemm (Fig. 13) and also from the 1960's photographs of the construction of the adjacent 45 Mosley Street (Fig. 18).
- 2.17 By using the map regression and the archive sources we are able to divide the buildings at 38-42 Mosley Street into four phases;
- **Phase One**
Consisting of the original Edwards Walters purpose built bank building dated 1862 at 38 Mosley Street
 - **Phase Two**
The Barker & Ellis extension built in 1887 at number 42 Mosley Street
 - **Phase Three**
The 1970's redevelopment which saw the façade retention of number 42 and the infill of the section of building between numbers 38 and 42 at the upper floors, and the construction of a new building occupying 46-54 Mosely Street
 - **Phase Four**
The later 20th and 21st century internal alterations attributed to the office and bank fit-out could be considered as Phase 04 however in the absence of the original building plans, a detailed building study would be required to clarify the phasing of individual elements.



Planning & Listed Building Consent History

- 2.18 Several applications have been made in recent years, applying for listed building consent for internal works and alterations and also planning application for variations on external signage. The main applications for internal works that are documented on the Manchester City Council planning website are as follows;
- 2006
Listed Building Consent application (ref: 078795/LO/2006/C1) for the works associated with the branch separation – internal separation of 38-42 Mosley Street and 44-56 Mosley Street
 - 2011
Listed Building Consent application (ref: 096256/LO/2011/C1) for the internal works associated with the partial internal separation of 38 Mosley Street and 42 Mosley Street
 - 2016
A Listed Building Consent application (ref: 111654/LO/2016) was submitted and approval granted in 2016 for the refurbishment of the ground floor banking hall however on review of the approved drawings and the current interior of the banking hall it doesn't appear this was implemented.

Adjacent designated and non-designated heritage assets

- 2.19 The following section considers the current context of the site area and the designated and non-designated heritage assets which are in proximity to the site.

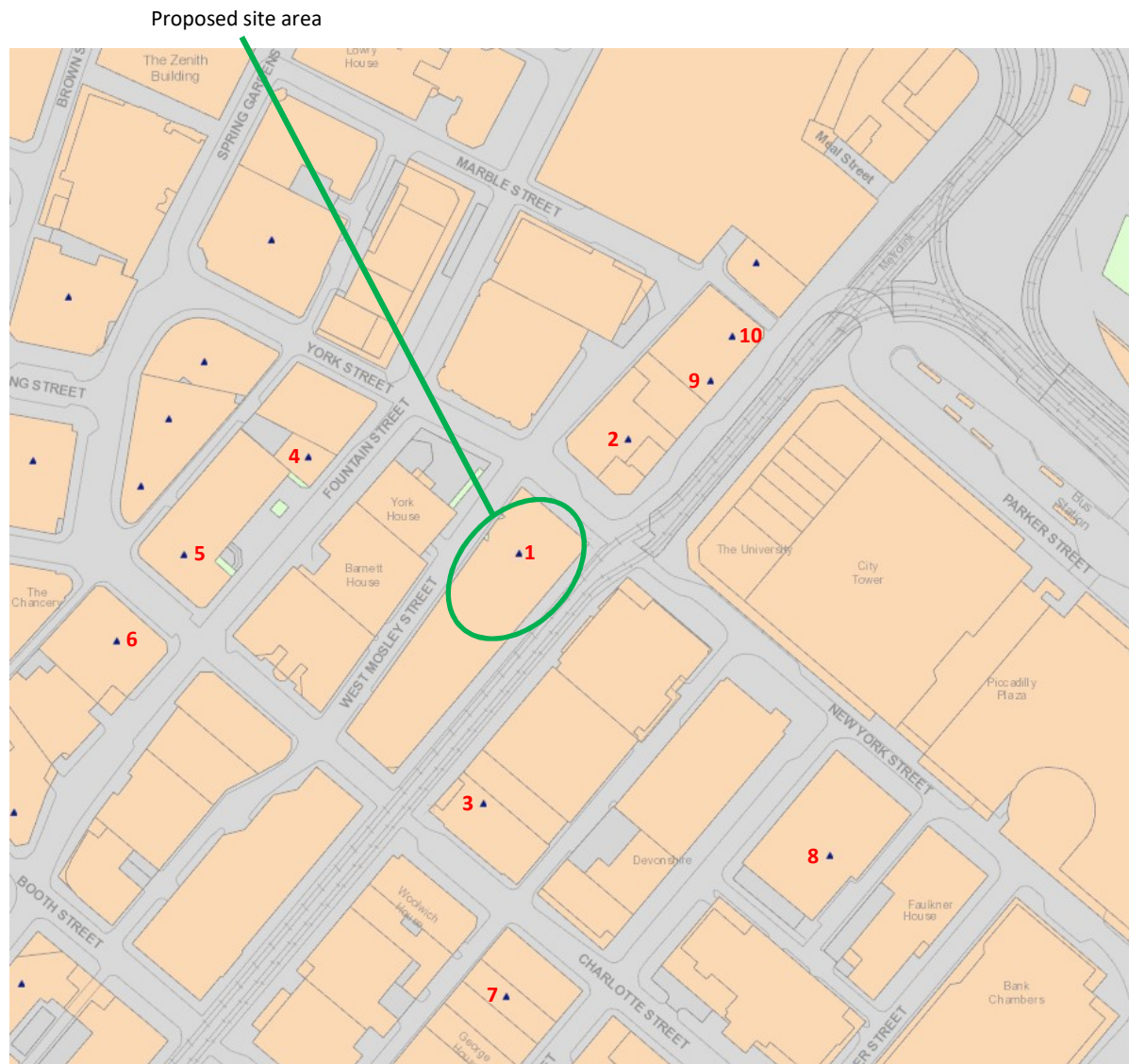


Fig. 23: Location of adjacent heritage assets. <https://www.historicengland.org.uk/listing/the-list/map-search>

Key

Designated Heritage Assets

- 1: Royal Bank of Scotland (Grade II* Listed)
- 2: Colwyn Chambers (Grade II Listed)
- 3: The Portico Library and The Bank Public House (Grade II* Listed)
- 4: Estate Exchange (Grade II* Listed)
- 5: 49 Spring Gardens (Grade II Listed)
- 6: 60 & 62 Spring Gardens (Grade II Listed)
- 7: Charlotte House (Grade II Listed)
- 8: Telephone Buildings (Grade II Listed)
- 9: Harvest House (Grade II Listed)
- 10: 12 Mosley Street (Grade II Listed)

Designated Heritage Assets

- 2.20 Heritage Asset Location Ref 1: **Royal Bank of Scotland**
 Location: 38 & 42 Mosley Street
 List Entry Number: 1220165
 Date First Listed: 25-Feb-1952
 Grade: II*
 List Entry Description:
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.
- 2.21 Heritage Asset Location Ref 2: **Colwyn Chambers**
 Location: 24-30 Mosley Street, 17 & 19 York Street, Manchester
 List Entry Number: 1197929
 Date First Listed: 25-Apr-1985
 Grade: II
 List Entry Description:
Includes: Nos.17 AND 19 YORK STREET. Formerly headquarters of Lancashire Mercantile Bank, now variously occupied by shops, restaurant and offices. 1898, by J.Gibbon Sankey; altered. Portland stone with polished granite to ground floor, slate roof. Rectangular plan on end-of-block site, with chamfered corners. Neo-Baroque style. Four storeys and 3 principal bays to both facades, plus the corners; with high ground floor of channelled rustication, 3-bay giant Ionic colonnades in antis to 1st and 2nd floors, very prominent enriched cornice to 3rd floor, 3-sided corners carried up to domed octagonal turrets, the angles pilastered and finished with volutes to the set-back lanterns. The corner entrances are round-headed, and have elaborate architraves including pairs of Ionic columns with crouching atlantes on top supporting open segmental pediments, and outer security gates with decorative Art Nouveau ironwork. The windows at ground are mostly altered; those to the upper floors of the 3 main bays have 3 lights at 1st and 2nd floors, 4 lights at 3rd floor, those at the corners are 1-light; and at the right-hand end of the Mosley Street facade is one bay which has a square-headed doorway at ground floor, 2-light windows to the upper floors in a segmental-arched recess, and a segmental cornice. Interior not inspected.
- 2.22 Heritage Asset Location Ref 3: **The Portico Library and The Bank Public House**
 Location: 24-30 Mosley Street, 17 & 19 York Street, Manchester
 List Entry Number: 1197930
 Date First Listed: 25-Feb-1952. Amended 06-Jun-1994
 Grade: II*
 List Entry Description:
Subscription library, subsequently bank and library, now public house and library. 1802-6, by Thomas Harrison of Chester; altered. Sandstone ashlar (roof not visible). Rectangular plan on corner site at junction with Charlotte Street. Classical style. Two storeys with basement and attic, presenting a slightly projected 3-bay pedimented loggia with 4 giant Ionic columns; with a plinth (steps between the columns), 1st floor string-course carried round, moulded architrave, plain frieze and dentilled cornice also carried round; 2 doorways and 3 square 1st-floor windows under the loggia. Inserted in the front wall is a VR post box. The right-hand return wall to Charlotte Street has a doorway into the side of the

loggia, a square window above this and another at 1st floor, then breaks forward as a 5-bay colonnade of giant Ionic semi-columns, each bay containing a tall sashed window at ground floor, with pediments and cornices in alternate bays, a square window at 1st floor, and an attic storey expressed as a pilastered parapet; and terminates with one bay beyond. Interior: formerly galleried, with reading room at ground floor level and library on gallery, but ceiling inserted at gallery level c.1920 and ground floor remodelled recently, leaving only the columns of the gallery exposed; 1st floor not inspected, but reported to have saucer dome. History: founded as social, literary and philosophic society, the first honorary secretary being P.M.Roget (author of the Thesaurus); until Public Libraries Act of 1856 was chief circulating library in Manchester; mentioned by Thomas De Quincey in his "Confessions of an Opium Eater".

2.23 Heritage Asset Location Ref 4: Estate Exchange

Location: 46 Fountain Street, Manchester

List Entry Number: 1200835

Date First Listed: 03-Oct-1974

Grade: II*

List Entry Description:

Overseers' and Churchwardens' office, now commercial offices. 1852, raised 1858, both by Thomas Worthington; altered. Red brick with sandstone dressings, slate roof. Rectangular plan. Italian palazzo style. Three-storey 4-window facade with basement and attic (top 2 floors added 1858), with channelled corner pilasters, stone basement, sill-bands to all floors, stone attic storey, very prominent modillioned cornice, and pierced parapet with corner chimneys of brick; round-headed doorway to the right, with panelled architrave and cornice, recessed porch with internal steps; 3 cross-windows at ground floor with panelled jambs and cornices; 4 cross-windows at 1st floor with moulded architraves and pediments on consoles (4th window displaced slightly to the right, aligned over the door); 7-bay arcade of round-headed arched windows at 2nd floor including a central coved niche with shell canopy; 7 oeil-de-boeuf attic windows. Interior not inspected.

2.24 Heritage Asset Location Ref 5: 49 Spring Gardens

Location: 49 Spring Gardens, Manchester

List Entry Number: 1270700

Date First Listed: 03-Oct-1974. Amended 06-Jun-1994

Grade: II

List Entry Description:

Commercial building, probably textiles warehouse; now offices. 1888-91, by Alfred Waterhouse. Sandstone ashlar, slate roof. Rectangular plan on end-of-block site, with curved corners, and loading bay to rear. Eclectic style, with some Gothic features. Three storeys with basement and attic, 5 unequal bays plus the corners, symmetrical; with sill-bands and string-courses to all floors, Lombard frieze over 2nd floor, slender brackets to moulded cornice, and blind-arcaded parapet interrupted by gabled attic dormers. The centre bay has a large square-headed entrance with arched chamfered doorway and recessed double doors, and over this a bracketed stone balcony with ornamental iron railings. The windows of all floors (including the basement) are of 2, 3, 2, 3 and 2 lights, those to the basement square-headed and furnished with iron bar grilles, those of the 3 main floors with stilted shouldered heads and colonnettes which have knobbly foliated caps and square abaci, and all sashed without glazing bars; the curved corners have matching 3-light fenestration, with curved glazing; and the attic dormers have coped gables with kneelers, ball-finials on the apexes and the kneelers, and windows with altered glazing. Mansard roof with side-wall chimneys. Returned sides similar, the left with a segmental-headed loading bay entrance to the rear bay. Interior not inspected.

- 2.25 Heritage Asset Location Ref 6: **60 & 62 Spring Gardens**
 Location: 60 & 62 Spring Gardens, Manchester
 List Entry Number: 1270662
 Date First Listed: 06-Jun-1994
 Grade: II
 List Entry Description:
Formerly known as: Nos.60 AND 62 Gartside's SPRING GARDENS. Includes: No.58 FOUNTAIN STREET. Manufacturers' warehouse, subsequently insurance office. 1882, by Alfred Waterhouse, for Gartside & Co; altered. Sandstone ashlar, slate roof. Rectangular plan on corner site, with narrow chamfered corners. Renaissance style. Four storeys and attic, 7 bays plus the corners; rusticated ground floor with cornice, string-courses and sill-bands to the upper floors, modillioned main cornice, panelled parapet interrupted by pedimented attic dormers, and octagonal corner turret with domed caps and slender apex lanterns. The ground floor is an arcade of round-headed arches with stepped voussoirs, with doorways in the 3 central arches and C20 plate-glass glazing in the others, and a similar doorway in the chamfered corner; the upper floors have 2-light mullioned windows, with carved panels between those at 1st and 2nd floors and raised bracketed sills to those at 3rd floor, and single-light windows to the corners (including the 1st stage of the turrets). The attic dormers have single-light windows in moulded architraves which have scrolled consoles at the sides and pedimented tops on consoles, and the turrets have very small 2-light mullioned windows to the upper stage. Left return (to Fountain Street) in matching style, plus a loading bay doorway at the further end. Interior not inspected.
- 2.26 Heritage Asset Location Ref 7: **Charlotte House**
 Location: 44-48 George Street & 10 Charlotte Street, Manchester
 List Entry Number: 1197782
 Date First Listed: 03-Oct-1974
 Grade: II
 List Entry Description:
Includes: Nos.44, 46 AND 48 GEORGE STREET. Cotton merchants' warehouse, now offices. 1857, by Edward Walters. Sandstone ashlar and light red brick with sandstone dressings (roof not visible). Rectangular plan. Italian palazzo style. Basement and 5 storeys (with 4-storey rear), a 9-window symmetrical facade, the ground floor treated as a rustic, with rusticated rock-faced basement, ashlar ground floor with cornice, quoined corners, sill- and head-bands to the upper floors, and prominent modillioned cornice. The ground floor has a central round-headed doorway in a square-headed architrave with carved spandrels and a cornice, and segmental-headed windows with keyed architraves. The windows at 1st floor are segmental-headed with moulded architraves, those at 2nd floor have architraves with pediments, and those of the top 2 floors have simpler surrounds, but with a raised rosette on a roundel over each at 3rd floor, and an emphatic sill-band to the 4th floor; and the architraves of the 1st to 3rd floors are vertically linked. The left return wall to George Street has 4 bays to the same height, and a 9-bay continuation with 3 doorways but minus the 4th floor, all in matching style. Interior not inspected. Forms part of a group of 5 similar buildings on this side of the street, 4 by the same architect. Nos 44, 46 and 48 George Street was added to the List 31/5/79.

- 2.27 Heritage Asset Location Ref 8: **Telephone Buildings**
 Location: 5 New York Street, Manchester
 List Entry Number: 1255051
 Date First Listed: 20-Jun-1988
 Grade: II
 List Entry Description:
Former telephone exchange. 1909, by L. Stokes and Beaumont. Red brick; cream faience dressings and banding; blue brick bands to quoins; granite basement; leaded roof. Rectangular plan. Three storeys with basement and attic, five bays to New York Street; central segmental-headed entrance with paired wooden doors; square-headed windows, paired in the outer bays and triple in the other bays, and a canted oriel in the centre bay rising through 1st and 2nd floors, all these windows with flush faience mullions; diamond-pattern panels below 1st-floor windows. Faience console cornice above 2nd floor; square-headed windows to attic, with moulded surrounds, and Diocletian window in centre. Six chimneys rising between the bays and linked in pairs at roof level. Eaves gutter and subsidiary cornice. Left and right-hand return sides similar.
- 2.28 Heritage Asset Location Ref 9: **Harvest House**
 Location: 14 & 16 Mosley Street, Manchester
 List Entry Number: 1220153
 Date First Listed: 03-Oct-1974
 Grade: II
 List Entry Description:
Textile warehouse, subsequently shops. 1839, by Edward Walters, for Richard Cobden; altered. Red brick in Flemish bond with sandstone dressings (roof concealed). Rectangular plan at right-angles to street. Italian palazzo style. A 6-bay facade formerly 4 storeys with basement and attic (the attic probably a later C19 addition or alteration), but the basement and ground floor altered as a high single-storey shop front; the surviving upper floors have rusticated quoins to the corners and to the inner sides of the outer bays up to 2nd floor, a band over the 3rd floor, a prominent modillioned cornice, and an attic storey with parapet. All the windows are segmental-headed recessed sashes, those at 1st floor of the outer bays under segmental stone lintels with triple keystones, the recesses of the 4-bay centre carried up from 1st to 2nd floor (giving the impression of a giant pilastered arcade), and the heads of all the 2nd floor windows linked by stilted hoodmoulds with triple keystones. Most of the windows of the main floors have margin panes, and the attic has 6-pane sashes in square recesses with brick dentils. History: first work by Edward Walters in this city, and probably the first palazzo-inspired warehouse design.
- 2.29 Heritage Asset Location Ref 10: **12 Mosley Street**
 Location: 12 Mosley Street, Manchester
 List Entry Number: 1197928
 Date First Listed: 03-Oct-1974
 Grade: II
 List Entry Description:
Shops and offices. c.1870-80, altered. Iron frame with sandstone ashlar cladding, slate roof. Rectangular plan on corner site, with canted right-hand corner. Eclectic Gothic style. Three storeys and attic, a 3-bay facade plus the canted corner; with chamfered pilasters, cornice over ground floor, sill-band to 2nd floor, bracketed eaves cornice, balustraded parapets flanking attic dormer; ground floor entirely altered; tall mullioned windows of 3, 2 and 2 lights filling the bays of the upper floors, all sashed without glazing bars and those at 2nd floor with round-headed lights; matching single-light windows to the corner; tall gabled dormer with carried-up pilasters finished as cylindrical chimneys, pedimented gable with carving and apex finial, and 2-light sashed windows; flat-roofed dormers behind the parapet. Included for group value.

3.0 Managing Change

- 3.1 38 & 42 Mosley Street are Grade II Listed and therefore liaison with the Local Planning Authority will be required to discuss any changes required to the fabric of the heritage asset.
- 3.2 Any internal works associated with the office building occupying 46-54 Mosley Street (which is not listed) is likely to not require planning consent (providing no change of use is required) however any external works to the block would require planning consent with the proposals assessed to determine the impact on the adjacent listed building and the Conservation Area, it is worth noting although the building at 46-54 Mosley Street it could be considered curtilage listed.