



# Paul Butler Associates

Planning, Development & Heritage Consultants

**Refurbishment, alterations and selective demolition to facilitate office and restaurant use including CAT B fitout, creation of external terrace on existing flat roof, and installation of mechanical plant on roof of 57 Spring Gardens**

38 - 42 Mosley Street and 57 Spring Gardens, Manchester, M2 3AZ

## **Planning and Heritage Statement**

September 2022

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ  
t. 0161 835 3530 | e. [pba@paulbutlerassociates.co.uk](mailto:pba@paulbutlerassociates.co.uk) | w. [www.paulbutlerassociates.co.uk](http://www.paulbutlerassociates.co.uk)

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| <b>Prepared by:</b> | Ralph Taylor BSc MPLAN MRTPI<br>Steven Price BA MA MPhil PCIfA | Associate Director<br>Associate Archaeologist | 08.09.2022 |
| <b>Checked by:</b>  | Tom Flanagan MTCP MRTPI                                        | Director                                      | 09.09.2022 |
| <b>Issued by:</b>   | Ralph Taylor BSc MPLAN MRTPI                                   | Associate Director                            | 22.09.2022 |

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## 1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Bruntwood to accompany an application for planning permission and listed building consent at 38 - 42 Mosley Street and 57 Spring Gardens, Manchester, M2 3AZ.
- 1.2 The proposal is for the 'Refurbishment, alterations and selective demolition to facilitate office and restaurant use including CAT B fitout, creation of external terrace on existing flat roof, and installation of mechanical plant on roof of 57 Spring Gardens'. 38 - 42 Mosley Street is Grade II\* listed. It was originally constructed as a bank in 1862 by the architect Edward Walters and retains much of its character and several of its features from this time. Since the closure/relocation of RBS bank in 2018 the building has been vacant, including the former banking hall on the ground floor level and office accommodation above.
- 1.3 The application principally relates to 38 - 42 Mosley Street which is currently vacant and was last used as a bank (use class E) by RBS in 2018. The application seeks listed building consent for the refurbishment, alterations and selective demolition to the building to enable reuse as office space on the upper floors and part of the basement, and restaurant use on part of the ground floor and basement. No change of use is associated with the proposals, with the existing and proposed uses falling within use class E. External works, for which approval is sought include the installation of mechanical plant on the roof of 57 Spring Gardens (non-listed), the creation of an external terrace on an existing flat roof element of 38-42 Mosley Street (located above the main entrance), and alterations to entrance doors.
- 1.4 The proposal follows the approval of Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 on 4 July 2022 which granted approval for 'Refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens.' Feedback received during the processing of these applications is reflected within the application submission. The progression of these previous applications also followed pre-application discussions with James Hughes (Planning Officer) and Paul Mason (Urban Design and Conservation Officer) including a number of site visits and email correspondence.

- 1.5 This Planning and Heritage Statement has been prepared to accompany the planning and listed building consent applications for the proposal. The statement assesses the significance of 38 – 42 Mosley Street and the potential impact of the proposed development upon this. The proposed development has been designed with a clear understanding of the building's heritage significance and through a conservation-led approach, including pre-application discussions with Manchester City Council Planning and Conservation Officers which has involved agreeing soft-strip proposals to expose historic fabric. Appropriate heritage mitigation is identified where appropriate.
- 1.6 The proposals will provide high quality 'CAT B' fitout to the office space with a variety of formats provided to meet future occupier requirements. Amenities for office tenants will be provided within the basement including cycle storage, gym space and showers, with an external terrace on the flat roof area above the main entrance also provided. The proposals for the restaurant use have been designed to allow for a variety of potential future occupiers, with an approach for ventilation/extraction being designed to cater for the most intensive type of commercial kitchen / extraction requirements if necessary.
- 1.7 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) and following visual and photographic surveys of the site, in addition to an examination, analysis and assessment of available historic records and cartographic sources.
- 1.8 This statement includes:
- A description of the application site's location;
  - A summary of the heritage planning policy guidance context;
  - An overview of the proposed scheme;
  - A summary of the application site's archaeological and historical background;
  - An assessment of the relative archaeological, historical and architectural significance of the application site;
  - An assessment of the impact of the proposed scheme upon the significance of the site; and,
  - A planning assessment.

This statement is not intended to be a full or complete record of the site.

## 2. Site Location and Setting

- 2.1 The application site comprises 38 – 42 Mosley Street and 57 Spring Gardens, Manchester, M2 3AZ. The site fronts Mosley Street (to the east) with West Mosley Street to the rear (west), Spring Gardens to the south and York Street to the north. The National Grid Reference is SJ 84133 98187. The building is Grade II\* listed and lies within the Upper King Street Conservation Area, the boundary of which is shown by Figure 2.1 below. There are a number of other nationally listed buildings within the vicinity of the site (outlined blue on Figure 2.1 below), including Colwyn Chamber (Grade II), Harvest House (Grade II), 12 Mosley Street and 10 Mosley Street (Grade II) located to the north; Estate Exchange (Grade II\*), 60 and 62 Spring Gardens, and 49 Spring Gardens located to the west; and The Portico Library and The Bank Public House (Grade II\*) located to the east.

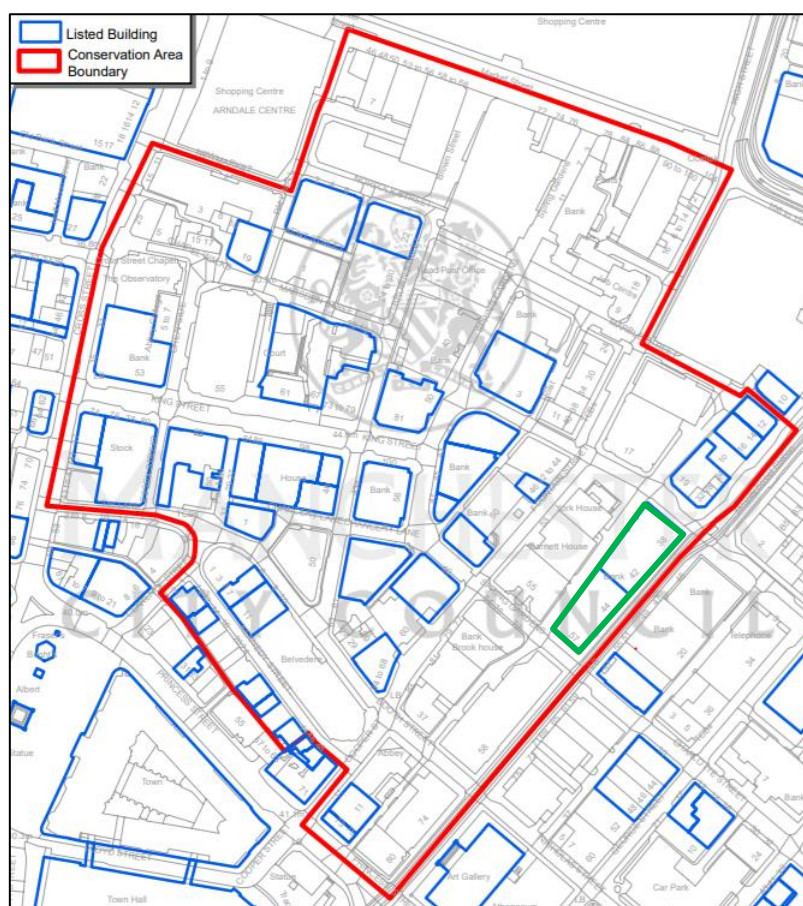


**Figure 2.1:** Plan showing the boundary of the Upper King Street Conservation Area and listed buildings. The application site is outlined green.

### **3. The Heritage Planning Policy Context**

- 3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

#### **National Planning Policy Guidance**

##### **Town and Country Planning Act 1990**

- 3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and, the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

##### **Planning (Listed Buildings and Conservation Areas) Act 1990**

- 3.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.4 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 of preserving or enhancing the character or appearance of that area.
- 3.5 The application site comprises 38 - 42 Mosley Street and 57 Spring Gardens. 38 - 42 Mosley Street is Grade II\* listed, whilst as noted in the previous section there are numerous other listed buildings nearby. The building is also within the Upper King Street Conservation Area.

- 3.6 In determining the planning and listed building consent applications it is necessary to consider the impact of the proposal on the significance of 38 – 42 Mosley Street. This includes direct impact on its built fabric and any indirect impact on the setting of the building. It is also necessary to consider the potential impact of the works on the setting of nearby listed buildings and upon the character and appearance of the Upper King Street Conservation Area. Section 9 of this report provides an assessment of these heritage impacts.

## **National Planning Policy Framework (NPPF)**

- 3.7 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 3.8 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposed scheme will provide significant economic benefits through investment and job creation and provision of CAT A office space; social and cultural benefits through the provision of a high quality scheme that will restore the building and facilitate social interaction; and, environmental benefits through improving the appearance of the building internally and facilitating the reuse of a currently vacant building.
- 3.9 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 3.10 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 3.11 Paragraph 194 advises 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'.*
- 3.12 Paragraph 195 states 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.'*
- 3.13 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.*
- 3.14 Paragraph 197 states *'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'.*
- 3.15 Paragraph 199 states *'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’.*

- 3.16 Paragraph 200 states ‘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’.*

- 3.17 Paragraph 201 states that ‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*

- 3.18 Paragraph 202 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’.

- 3.19 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'*.
- 3.20 Paragraph 206 states *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.
- 3.21 Paragraph 207 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.
- 3.22 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 3.23 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

## National Planning Practice Guidance (NPPG)

- 3.24 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 3.25 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.'* (Paragraph: 002 Reference ID: 18a-002-20190723)
- 3.26 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.*
- 3.27 In relation to setting of a heritage asset NPPG states *'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'*

*Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*

*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.*

*When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation' (Paragraph 013 Reference ID: 18a-013-20190723).*

- 3.28 NPPG states that *'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset'* (Paragraph: 014 Reference ID: 18a-014-20190723).

## **Historic England Guidance**

- 3.29 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

### **Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.**

- 3.30 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

### **Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2<sup>nd</sup> edition)**

- 3.31 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic

buildings, sites, areas and landscapes. The guidance of this document has been considered within the appraisal at section 9 of this statement.

## **Historic England Technical Advice Note 2: Making Changes to Heritage Assets**

- 3.32 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

## **Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'**

- 3.33 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

## **Local Planning Policy Guidance: The Development Plan for Manchester**

### **Manchester Core Strategy Development Plan Document (July 2012)**

- 3.34 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development on sustainably located brownfield sites. The proposed development is therefore supported in principle by these strategic development plan policies.
- 3.35 Specific heritage policies of the core strategy of relevance to the proposed scheme include:
- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.

- Policy EN 1 ‘Design Principles and Strategic Character Areas’ which states that developers will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 ‘Heritage’ which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

## **Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)**

3.36 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC18 ‘Conservation Areas’ states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).
- DC19 ‘Listed Buildings’ states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

## **Guide to Development in Manchester Supplementary Planning Document (April 2007)**

3.37 The guidance identifies the City’s heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

## 4. The Proposed Scheme

- 4.1 The proposal is for 'Refurbishment, alterations and selective demolition to facilitate office and restaurant use including CAT B office fit out, creation of external terrace on existing flat roof, and installation of mechanical plant on roof of 57 Spring Gardens'.
- 4.2 The application principally relates to 38 - 42 Mosley Street which is currently vacant and was last used as a bank (use class E) by RBS in 2018. The application seeks listed building consent for the refurbishment, alterations and selective demolition to the building to enable reuse as office space on the upper floors and part of the basement, and restaurant use on part of the ground floor and basement. No change of use is associated with the proposals, with the existing and proposed uses falling within use class E. External works, for which approval is sought include the installation of mechanical plant on the roof of 57 Spring Gardens (non-listed), the creation of an external terrace on an existing flat roof element of 38-42 Mosley Street (located above the main entrance), and alterations to entrance doors.
- 4.3 The proposal follows the approval of Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 on 4 July 2022 which granted approval for 'Refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens.' Feedback received during the processing of these applications is reflected within the application submission. The progression of these previous applications also followed pre-application discussions with James Hughes (Planning Officer) and Paul Mason (Urban Design and Conservation Officer) including a number of site visits and email correspondence.
- 4.4 The proposals will provide high quality 'CAT B' fitout to the office space with a variety of formats provided to meet future occupier requirements. Amenities for office tenants will be provided within the basement including cycle storage, gym space and showers, with an external terrace on the flat roof area above the main entrance also provided. The proposals for the restaurant use have been designed to allow for a variety of potential future occupiers, with an approach for ventilation/extraction being designed to cater for the most intensive type of commercial kitchen / extraction requirements if necessary.

- 4.5 Full details of the proposed works are identified by the application drawings, Design and Access Statement and Restoration Schedule prepared by AXI and are appraised at Section 9 of this Statement.

## 5. Archaeological and Historical Background

- 5.1 A detailed history of the building was compiled by BB Heritage Studio in their report on the Heritage Context and Historical Development of the building (this has been submitted as part of the application). Parts of this have been reproduced below.
- 5.2 The building was erected in 1862 as a purpose built bank. Goad's Insurance map of the 1880's first shows the Manchester and Salford Bank building at number 38 Mosley Street. 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'.
- 5.3 In 1887 work began on the construction of an extension to the bank and the architects Barker and Ellis designed the extension at number 42 Mosley Street which was to be complimentary with the existing building and provide additional office accommodation for the growing head office establishment. 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.
- 5.4 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. 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.

- 5.5 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'. 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. 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.
- 5.6 Recent soft-strip works and works to implement Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 have allowed for historic internal features which were hidden by earlier office fit-out to be exposed, refurbished and celebrated.

## 6. Site visit and Pre-application Consultation

- 6.1 The property has been visited on several occasions as the proposals have been developed to enable an understanding of the heritage significance of the building and its fabric, and proposals designed that are sensitive to this.
- 6.2 The subject application proposal follows the approval of Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 on 4 July 2022 which granted approval for 'Refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens.' Feedback received during the processing of these applications is reflected within the application submission. The progression of these previous applications also followed pre-application discussions with James Hughes (Planning Officer) and Paul Mason (Urban Design and Conservation Officer) including a number of site visits and email correspondence.
- 6.3 Works to implement Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 are currently underway on site with much of the approved demolition and strip-out now complete. The current application effectively involves proposals for more detailed interior design and fit-out to allow the building to cater for multi-let office occupancy.

## 7. Description of 38 - 42 Mosley Street

[To be read with plates provided at Appendix 1]

### 7.1 The Historic Environment Record describes it as follows:

*Former Williams Deacon Bank. 1860. Arch: Edward Walters – his last work. Italian Palazzo style. Of 2 similar blocks linked by large portal. 4 storeys, 3 storeys. Façades have heavily rusticated ground storey on stepped plinth. Modillion cornice at 1st floor. Giant Ionic pilasters to sides of upper stage. Windows in moulded architraves with pediments on consoles. Enriched frieze, cornice and balustrade surmounted by urns. Single-storeyed connecting block has portal flanked by Roman Doric columns, massive consoles supporting cornice and balustrade with urns. Doorway now built up in stone. Returned side to York Street of similar character. Mentioned in "The Builder" 1860 (p109) & 1861 (p473). Taken over by Royal Bank of Scotland in 1930*

*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.*

## General

- 7.2 The building is sandstone built and of four storeys over a basement. It is rectangular in plan, aligned roughly northeast – southwest with the main frontage facing southeast to Mosley Street. The roof is double pitched slated to the northeast side with a modern flat roof to the south. The building was the last work by the architect Edward Walters and erected in the Italian Palazzo style. The building comprises two similar blocks with the southern being a later extension of the northern, built in a matching style.

## Exterior

### South East elevation

- 7.3 This forms the main frontage of the building fronting Mosley Street and is 12 bays wide. The whole is constructed in ashlar sandstone blocks, with the first two floors alternating between smooth and rusticated blocks. The upper floors utilise the smooth blocks only. Bays 1 – 5 comprise the later extension. A rusticated plinth runs along the base of the façade. This is grey for the extension, although buff coloured (matching the sandstone) to the rest. Bays 2 – 4 contain tall portrait windows at both ground and first floor level with rising sandstone pillars between. Bay 1 contains a large doorway, now window, with flat keystone lintel and projecting drip mould over. Above, at first floor level is a small window. Between first and second floor a dog tooth sandstone string course runs across the face, projecting slightly over bay 1. At second and third floor levels bays 1 to 4 each contains a portrait window. Those at second floor level have projecting triangular sandstone pediments and with stiff leaf supports. Those at third floor level are less ornate with a fairly simple sandstone surround. Bay 5 is the main entrance to the building with a pair of large double doors reaching up to first floor level. These are timber panelled and set in a marble surround. The doors themselves have been set on a rail and no longer open as intended, with an internal mechanism creating a sliding doorway. The door is flanked by a pair of Ionic pilasters which also reach to first floor level. Above this level the face is recessed by a whole bay. To the left is an octagonal sandstone tower with the rest of the face dominated by a large modern opening with modern window in place at both second and third floor levels.

- 7.4 Bays 6 – 12 comprise the original building, with each containing a tall window spanning both ground and first floor levels. These are again separated by a sandstone column, matching those in bays 1 – 4. At second floor level bays 6 – 12 matches that of the extension, with each containing a portrait window within an ornate sandstone surround, with triangular pediment over. The exception to this is the central 9<sup>th</sup> bay, which has a rounded pediment. Across the face a dogtooth sandstone string course runs, with each window having a sandstone balustrade in front. These are conjoined in bays 8 – 10 and project from the face slightly. At third floor level bays 6 – 12 again match those of the extension.

## North East elevation

- 7.5 This forms the elevation to York Street. It is 6 bays wide and the façade matches that to Mosley Street. This includes the rusticated sandstone plinth and tall windows reaching from ground to first floor. The second floor windows all have triangular pediments and the third floor windows are identical to the previous elevation. The exception to this is the 6<sup>th</sup> bay, which contains a doorway at ground floor level. This has a sandstone surround with a set of sandstone steps up to it. Above is a first floor window with simple sandstone panelling between them.

## North West elevation

- 7.6 This comprises the rear elevation to West Mosley Street. It is 12 bays wide, although only bays 1 – 4 are of sandstone. Bay 1 is similar to the other facades, although here the tall window opening to ground and first floor levels is blocked, with smaller individual windows to each floor put in place. Bays 2 – 4 forms a curved section of wall, with a window in each bay spanning both ground and first floors. A light well is also present here, with smaller windows at basement level in bays 2 and 4. Bay 3 contains a blocked opening. At first floor level the face is set back and constructed of brick, much like the rest of the elevation. Each bay contains a portrait window with sandstone string course forming the lintel and cill, and runs across the rest of the face. This is similar to the third floor, although here the lintels are brick with a sandstone string course set higher in the face. A simple sandstone coping also runs along the face.

- 7.7 Bays 5 – 12, as noted, are constructed of brick. Bays 5 – 8 are built in Flemish bond. At ground floor level bay 5 contains a tall recessed opening with tall portrait window with a depressed arch lintel and sandstone cill. Bays 6 – 8 each contain a further recessed opening, although these have rounded arched lintels. bays 6 and 8 each contain a modern doorway, whereas bay 7 contains a landscape window. A sandstone string course runs across the bays, cut only by the window to bay 5. At first floor level each bay contains a portrait window set in a simple brick surround. A sandstone string course forms the cills of all. At second floor level each bay contains a further matching window, although here the surrounds are more ornate, being recessed and with a rounded arch over. A sting course again forms the cills of all the windows with a further string course above. At third floor level a further set of windows lies to each bay, smaller than the others and set in a simple brick surround. A sandstone string course forms the cills with a further string course above.
- 7.8 Bays 9 – 12 are of a more modern construction, with a straight joint visible between the two sections, although again constructed in Flemish bond. Bays 9 - 11 contain a tall portrait window at each level, with no surround and simple timber lintels. No string courses or other ornamentation cross the face, with the exception of a marble plinth at the base. Bay 12 contains a loading door entrance, above this the whole opening is glazed and shows a staircase beyond.

## **Interior**

### Ground floor

- 7.9 The building is accessed via the large sliding doorway to Mosley Street, which leads into an open reception area with a small set of modern steps up to the internal ground level. To the southwest leads to office spaces, with stud partition walls and a concrete block ceiling visible. To the northeast the reception area leads through to the former banking hall. This is grand, with the space encompassing both the ground and first floors. Stone columns with composite capitals support the ornate plastered ceiling, which contains a dog-tooth cornice around the separated panels. The panels are formed between the supporting beams which span the columns. The tall windows to each bay are present, each with a recessed timber panel beneath. These are matched by similar panels to the base of the

stone columns and the walls between the windows. The floor in this area has a concrete screed over, although to the western end the timber boards are present. To the northwest the curved face is visible, with simple plastered panels between the windows, although these are decaying in places. To the northern corner of the building an ornate staircase leads to first floor level, with a cornice around the space. A further, simpler staircase also leads to the first floor from the west corner of the original building. From the reception area a passage leads northwest to a lift bank and further office space. The whole of this area has concrete floors and ceiling.

## First floor

- 7.10 The first floor is only present toward the west corner of the original building. The staircase leads up to a landing, leading to a small kitchen area to the north, with partial cornice around. To the south the landing leads into the extension. This leads to a bank of lifts with the rest of the floor divided into office space, formed by stud partition and some modern brick walls. The ceiling and floor are concrete throughout.

## Second Floor

- 7.11 The staircase leads to a landing aligned northeast – southwest. To the southwest the landing leads to the extension, again separated into modern office spaces and with concrete floors and ceilings. To the northeast the landing leads to a corridor with rooms off to the east, as well as toilet blocks to the north. The corridor has a decorative plaster panelled ceiling with plastered walls. The doorways to the east are all timber panelled. The three doorways each lead into a large room. That to the northern end shows the windows to York Street and Mosley Street. The two beams are boxed in and between them the ceiling shows traces of a cornice, badly damaged in parts. At the northern end the cornice is more ornate, with a dog tooth design and a central scroll feature. However, this is not located centrally, suggesting that the southern end has been altered. A doorway in the southwest wall leads to the central room. This is larger than the previous, and more ornate, with timber half panelled walls with plaster panels above. The ceiling contains a large circular light with decorative surround and a panelled ceiling to match the walls. A pair of doorways lies to the southwest wall leading

into the southern room. This is a similar size to the northern, and has a similar cornice between the boxed in beams, although again in a poor condition.

## Third Floor

- 7.12 As with the second floor the staircase leads to a landing aligned northeast – southwest. To the southwest the landing leads to the extension, again separated into modern office spaces and with concrete floors and ceilings. To the northeast the landing leads to a corridor with rooms off to the east, as well as storage rooms to the north. The corridor is much less ornate than that on the floor below, with simple plastered walls and a cornice around the ceiling. To the northern end, the cornice is damaged, much as it is elsewhere. As with the floor below, office rooms lie off to the north and south, although here, instead of a larger central room the area is blocked off due to the light well for the office below. The northern room is similar to the one below it, showing signs of cornice around the ceiling, although badly damaged. To the eastern end a doorway leads to a corridor along the southeast wall of the building. This has a pair of modern meeting rooms built into it. At the far end the doorway leads into the southeast end of the other large office room. This is a further open space, with the plaster removed above the line of the former false ceiling showing the brickwork. In the southwest wall the arched lintels of blocked windows are visible. The ceiling again shows traces of damaged cornice. A doorway in the southwest wall leads to the modernised extension. Through this doorway, the northeast wall shows traces of the same blocked windows, with the sandstone lintels partially visible.

## Basement

- 7.13 The basement is accessed via the same staircase leading to a northeast – southwest aligned passage. To the northwest the passage leads into the basement of the original building. For the most part, this has been divided into units, roughly comparable to the three office spaces on the second floor. The northernmost of these areas has been divided into a series of small vaults, with several thick steel doors hung. The ceiling throughout this area is shown to be vaulted. The central area is divided into two spaces with a modern steel sheet wall. This is a further vault with the access doorways comprising heavy steel doors. The ceiling in this area is covered with plasterboard. The southern room is a much larger open space and not part

of the vaults. The walls are plastered, although the plaster is decaying along the southeast wall due to damp. To the south is the basement of the extension. This comprises a series of rooms with the concrete ceiling visible. The walls are again plastered, although the southeast walls are decaying due to damp. Two of the rooms along the southeast side have glazed brick remaining behind the plaster.

## 8. Heritage Significance of 38 - 42 Mosley Street

[To be read in conjunction with Figures at Appendix 2]

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

### Archaeological interest

8.2 The building is a good example of a purpose-built bank from the mid-19<sup>th</sup> century. It has been altered and extended throughout its life. As such it has a high potential for holding evidence of past human activity worthy of expert investigation. This includes blocked openings as well as traces of cornice which reveal the lines of former internal wall locations.

## **Architectural and Artistic interest**

- 8.3 The building was built by the renowned architect Edward Walters in an Italian Palazzo style. It was his final work and a good example of his style. The extension was erected by his successors Barker and Ellis in the 1880's and continued the same design. The building has a grand façade and retains much of its grandeur internally also. The exception to this is the rear elevation to West Mosley Street, which was extended in a contrasting brick construction. As such the architectural and aesthetic significance is considered high. However, the redevelopment in the 1960's has impacted upon this internally, through the insertion of lights, electric cables and various services.

## **Historic Interest**

- 8.4 The building was erected in 1862, at a time when Manchester was booming and the area was becoming the focus of the city's financial institutions. The building provides a material record of our nation's history as well as being a prominent local landmark in the area. As noted, internally the building was modified in the 1960's, although still retains many original features or historic features, such as the ceiling and wall detailing to the banking hall and second floor offices, as well as traces of cornice. The basement also contains evidence of its history as a bank, with the vaults still present and vaulted arched ceilings likewise still present in places. The historic significance is considered high.

## **Statement of Significance**

- 8.5 The significance of 38 Mosley Street with regards to the aforementioned values has been considered and is attributable to the following characteristics:
- The building was originally constructed in 1860 as the 'Manchester and Salford Bank', which merged with the Williams Deacon Bank and was renamed the 'Williams Deacon and Manchester and Salford Bank'. In 1901 the name was changed to the 'Williams Deacon Bank Ltd'. The building has been used for its original purpose as a bank with offices from its construction in 1860 through to 2018 when RBS closed. The building is currently vacant.

- The building was designed by Edward Walters in an Italian Palazzo style, a popular architectural style in Manchester during the mid-19<sup>th</sup> Century. Other Manchester buildings by Walters include Castlefield Congregational Chapel (Grade II listed) and the Free Trade Hall (Grade II\* listed).
- The original building was extended in 1887 to designs by architects Barker and Ellis (pupils and assistants of Edward Walters) ie. 42 Mosley Street. This was designed to complement the original building and provide for the growing office requirements of the bank. The extension was redeveloped in the 1960s with only the external walls retained and the interior completely rebuilt.
- Externally the original building has been little altered retaining the form of its original ashlar stone elevations which feature a vermiculated plinth, banded piers, modillioned cornice, balustraded balconies, ionic pilasters and massive bracketed cornice with balustraded parapet surrounded by urns. The rear (West Mosley Street) elevation is of stone and brick construction with the brick elements being relatively plain with simple stone coursing. The main entrance doors have been previously adapted and open with a sliding mechanism.
- An external condition survey of the building identifies areas of decay and deterioration of fabric and previous inappropriate repairs which harm the physical and visual condition of the building.
- The building occupies a prominent position on Mosley Street, one of the principal roads in Manchester City Centre. It also provides built frontage to York Street and West Mosley Street (it is not associated with any curtilage). Its prominence, scale and form give the building a landmark character.
- Internally the building has undergone a level of alteration including refurbishment in the late 20<sup>th</sup> / early 21<sup>st</sup> centuries. The extent of alteration is varied in different spaces. The principal rooms of the building including the banking hall and domed board room retain historic features including decorative plasterwork, columns, pilasters, and panelling which are of high significance. Elsewhere soft-strip works have removed modern fabric (e.g. Floor coverings, partition walls, suspended ceilings) and have exposed areas of

former decorative corning/plasterwork which varies in condition. The two main historic stone staircases which rise through the building remain. The basement has undergone some alterations but retains former bank vaults with stonewalls and vaulted ceilings.

- The building is currently vacant and without active use. Returning the building back to active use should help to safeguard its long-term future.
- As noted previously No. 42 has been extensively redeveloped and retains the original external facades only. These are of high heritage significance.

8.6 The elements of high significance which have a low capacity for change are those which are important to the historic character and appearance of the building and include; -

- The external facades facing Mosley Street, York Street and West Mosley Street.
- Windows.
- The open characteristic and volume of the banking hall and board room.
- Domed rooflight of board room.
- Decorative features including columns, pilasters, moulded plasterwork, panelling including to door and window surrounds, skirtings, and original panelled doors.
- The two principal staircases through the building.
- Vaulted ceilings and stone walls and floors within basement and original structural walls.

8.7 The elements of medium significance which have a medium capacity for change are those which are original to the building or early but have capacity for carefully considered and justified intervention. These include; -

- Main entrance doors to Mosley Street which have undergone previous adaption (internal face covered and adapted with sliding opening).
- Secondary glazing.
- Remnants of lath and plaster ceilings and corning (having been exposed following soft-strip works agreed with MCC).

8.8 The elements of low/no significance which have a high capacity for change are principally where there have been modern interventions undertaken to date and include: -

- Modern fitout including internal partitions, floor coverings, raised floors, suspended ceilings, M+E etc (note: much of this has been removed as part of the soft-strip works agreed with MCC).
- Lobby area to main entrance including steps and disabled lift.
- Light fittings within banking hall and boardroom
- Lift block and goods lift in banking hall.
- West Mosley Street entrance and fire escape.
- Blocked basement windows.

## 9. Heritage Impact Assessment

9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.

9.2 When assessing potential heritage impacts associated with the proposed scheme the key issues to consider are:

- Direct and indirect impact on 38 - 42 Mosley Street;
- Impact on the setting of nearby listed buildings; and
- Impact on the character and appearance of the Upper King Street Conservation Area.

### **Direct impact on 38 – 42 Mosley Street**

9.3 The impact of the proposed works on the application building/site are assessed in the table below, with appropriate mitigation identified where appropriate. Where works have been previously approved as part of Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 this is indicated by an asterisk(\*) next to the number. [Some of these works were agreed subject to further conditions which were attached to Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 and for which further details have been or will be submitted imminently through the condition discharge process]:

|      | Proposed Works                                                                                                                                                                                                                                               | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Mitigation required to be undertaken                                                                                                                            |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <b><u>EXTERNAL WORKS</u></b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                 |
| 1. * | Alteration and restoration of existing main entrance doors to facilitate reuse. This will involve splitting the doors at high level so that the top section remains fixed and only the bottom section opens. The original hinged opening will be reinstated. | <p>The opening mechanism to the existing door is broken, whilst there have been repeated maintenance issues with the mechanism failing in the past. The mechanism is located within a proposed tenant's space which is not practical. The current arrangement creates a void space behind the doors which is a safety risk of trapping members of the public behind the sliding doors. Fire compartmental issues are also created. Hinged doors are required to allow doors to act as a compliant means of escape with the addition of a manual override.</p> <p>The proposed works will have a <b>moderate negative impact</b> on significance. This is however mitigated by the refurbishment of the doors which will include reinstating the hinged opening mechanism and redecoration. The hinged opening will allow the internal face of the doors to be seen which is not currently possible. The split of the doors is necessary to facilitate hinged opening due to the position of the floor slab internally.</p> | <p>Large scale detailed drawings to be provided of works, including to internal face of doors.</p> <p>Specification / Methodology for works to be provided.</p> |
| 2.   | Existing secondary entrance doors retained and refurbished                                                                                                                                                                                                   | The current doors are contemporary fabric of no heritage or aesthetic value. Refurbishment will have <b>neutral heritage impact</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No mitigation required.                                                                                                                                         |
| 3. * | Installation of replacement mechanical plant                                                                                                                                                                                                                 | <b>No direct heritage impact.</b> The plant is located on the roof of 57 Spring Gardens which is not nationally listed. The plant is located away from                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No mitigation required                                                                                                                                          |

|    | Proposed Works                                                                               | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Mitigation required to be undertaken                                                                                                                                                                                                                                                                                                                           |
|----|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | on roof of 57 Spring Gardens                                                                 | the edges of the building and replaces existing / former plant therefore minimising visual impact from the wider environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                |
| 4. | Creation of external terrace accessed on flat roof above main entrance at second floor level | <p>This area comprises modern fabric including glazing. The proposal will involve the removal of the existing glazing and replacement with curtain wall glazing installed to the existing opening which will include a doorway. The terrace will have composite decking and a glazed balustrade installed set back from the current parapet. The balustrade will be fixed to the steel ring beam which would sit on the existing structure and also support the new decking. This would be to avoid any penetration into the existing structure and preserve the existing roof drainage. Structural drawings of this element have been submitted. No physical attachment to historic fabric is required whilst the works mainly affect contemporary fabric. The impact is considered to be <b>minor negative</b>.</p> | <p>Sample of glazing profile / cladding to be provided during application determination period for agreement, and to avoid condition which could delay development progress.</p> <p>Method statements for the removal / installation works have also been submitted to avoid a condition. No temporary physical connection to building fabric is required.</p> |
|    | <b>INTERNAL WORKS</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                |
|    | <b>BASEMENT LEVEL</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                |

|      | Proposed Works                                                                                                                     | Impact on significance                                                                                                                                                       | Mitigation required to be undertaken                                            |
|------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| 1. * | Limited areas of structural and masonry walls removed to facilitate reuse.                                                         | Walls identified for removal are later insertions or removal is required to allow functional reuse of space. <b>Minor negative heritage impact.</b>                          | No mitigation required.                                                         |
| 2. * | Fitout to create bike store, gym and showers.                                                                                      | Proposed layout largely works with existing walls with limited new stud walls proposed. <b>Neutral heritage impact.</b>                                                      | No mitigation required.                                                         |
| 3. * | New structural opening formed in existing wall to adjacent building. New access controlled doorset installed.                      | <b>Minor negative impact.</b>                                                                                                                                                | No mitigation required.                                                         |
| 4. * | Former strong room and safe doors to be retained.                                                                                  | Retention of these features provides a reference to the bank use of the building and is <b>minor positive.</b>                                                               | No mitigation required.                                                         |
| 5. * | Metal railings and racking to be removed. Walls and ceilings made good ready for redecoration.                                     | These fixtures are contemporary. Removal and making good building fabric will have a <b>minor positive heritage impact.</b>                                                  | No mitigation required subject to appropriate repairs on a like-for-like basis. |
| 6. * | New MF/plasterboard ceiling to be installed within shower / changing facility areas tight to the underside of the concrete soffit. | Previous suspended ceiling existed in this space and has now been removed as part of strip out. The heritage impact is therefore <b>neutral.</b>                             | No mitigation required.                                                         |
| 7. * | Corridors to include MF ceiling with decorative cornicing to conceal servicing.                                                    | This approach is appropriate within corridor spaces where services would create a cluttered appearance. The approach will ensure an appropriate visual appearance whilst the | No mitigation required.                                                         |

|                           | Proposed Works                                                                                                                                                                                                                                         | Impact on significance                                                                                                                                                                                                                                  | Mitigation required to be undertaken                                                        |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|                           |                                                                                                                                                                                                                                                        | installation is reversible. The heritage impact is <b>neutral</b> .                                                                                                                                                                                     |                                                                                             |
| 8.                        | Subdivision of previously approved 'pop-up room' to form contemplation room and comms' room                                                                                                                                                            | <b>Neutral impact</b>                                                                                                                                                                                                                                   | No mitigation required.                                                                     |
| <b>GROUND FLOOR LEVEL</b> |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                                             |
| 9.                        | Strip out of contemporary floor finishes around main entrance and install new finishes                                                                                                                                                                 | <b>Neutral impact.</b>                                                                                                                                                                                                                                  | Removal to be undertaken by hand with due care. No further mitigation required.             |
| 10.*                      | Removal of existing main door opening mechanism                                                                                                                                                                                                        | <b>Minor positive impact</b> on significance. The opening mechanism is a later insertion and relates to the alteration of the doors.                                                                                                                    | Building works to be undertaken with due care so as not to damage historic building fabric. |
| 11.                       | DDA platform lift and draught lobby alongside separating wall to be stripped out. Existing doorset to be removed with stud partition removed to create wider opening for new compliant doorset and adjoining glazed screen (the above element has been | This relates to contemporary fabric which generally has a negative visual impact. The removal of these previous installations and replacement with a new glazed screen will have a <b>moderate positive heritage impact</b> subject to detailed design. | Detailed design of entrance lobby to be provided including details of compliant access.     |

|       | Proposed Works                                                                                                                                                                                                                                                             | Impact on significance                                                                                                                                                                                                                     | Mitigation required to be undertaken |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|       | <p>previously approved)</p> <p>From the previous approvals it is identified that a structural column needs to be retained in this area. To ensure a balanced appearance to this entrance space a corresponding 'false' column will be installed.</p>                       |                                                                                                                                                                                                                                            |                                      |
| 12. * | <p>Openings to be created in existing structure to create new access into proposed WC facilities to serve the GF offices. Openings to be restricted to the size of doorsets to ensure no damage is caused to the original mouldings and cornice details at high level.</p> | <p>The works are required to provide required WC facilities. The works do not affect any decorative fabric and a downstand will be retained with mouldings and cornicing being retained. The heritage impact is <b>minor negative</b>.</p> | <p>No mitigation required</p>        |
| 13. * | <p>2 x no false timber columns to be removed in full by hand to ensure no further damage is caused to the original fabric of the building. Floor and bulkhead finishes to be made good and</p>                                                                             | <p>These are contemporary features. Their removal will have a <b>minor positive impact</b>.</p>                                                                                                                                            | <p>No mitigation required.</p>       |

|       | Proposed Works                                                                                                                                                                                                           | Impact on significance                                                                                                                                                                                                       | Mitigation required to be undertaken |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|       | prepped for decoration.                                                                                                                                                                                                  |                                                                                                                                                                                                                              |                                      |
| 14.   | New metal frame ceiling with plasterboard finish proposed within identified areas of office suite 1 and identified back of house areas.                                                                                  | Previous suspended ceilings have existed in these locations. The heritage impact of installing a suspended ceiling is <b>neutral</b> .                                                                                       | No mitigation required.              |
| 15. * | Existing goods lift (serving ground to basement) to be carefully removed, ensuring no damage is caused to the original structure. Floor infill detail in line with structural engineer's detailed design.                | This is a previous insertion within the main hall space. Removal will have a <b>moderate positive heritage impact</b> .                                                                                                      | No mitigation required.              |
| 16. * | New metal frame ceiling with plasterboard finish within proposed WCs and lobbies to protect ceiling cornice details. Upstand provided to existing windows and existing cornice and ceiling above windows to be restored. | Previous suspended ceilings have existed in these locations. The incorporation of an upstand around windows and repair of the cornice and ceiling will be beneficial. The overall heritage impact is <b>minor positive</b> . | No mitigation required.              |
| 17. * | Reception / lounge area to incorporate a                                                                                                                                                                                 | Existing ceiling finishes are plain and not fitting of the entrance to the building. The principle of providing more decorative finishes which reflect                                                                       | No mitigation required.              |

|                          | Proposed Works                                                                                                                                                      | Impact on significance                                                                                                                                                                                                                                                                                             | Mitigation required to be undertaken |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|                          | new decorative MF ceiling faced in plasterboard. Ceiling to include a feature coffered detail, with ornate cornicework, incorporating feature lighting.             | the character of the building in a contemporary manner will have a <b>minor positive heritage impact</b> .                                                                                                                                                                                                         |                                      |
| 18.*                     | New bulkhead detail incorporating fresh air ductwork faced in decorative grille to supply air changes necessary to banking hall for building regulation compliance. | Grille has been sensitively located and will be discrete element which will not detract from the space. The overall heritage impact is <b>minor negative</b> .                                                                                                                                                     | No mitigation required.              |
| 19.                      | Cat B fit out of Office suite 1                                                                                                                                     | Office suite 1 is in a later part of the building and does not possess heritage features. The fit out has been designed to be sympathetic to the building whilst providing high quality office accommodation required by modern occupiers. <b>Neutral impact</b>                                                   | No mitigation required               |
| 20.                      | Minor adjustments to the WCs / back of house space are identified from the previous approval.                                                                       | <b>Neutral impact.</b>                                                                                                                                                                                                                                                                                             | No mitigation required.              |
| <b>FIRST FLOOR LEVEL</b> |                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                    |                                      |
| 21.*                     | Identified areas of masonry wall to be removed to facilitate reuse.                                                                                                 | The identified areas of masonry wall mainly relate to the later 1970s development of the building and are not of heritage value. A small part identified is historic although not decorative. Removal is required to facilitate the proposed redevelopment. Overall the heritage impact is <b>minor negative</b> . | No mitigation required               |

|       | Proposed Works                                                                                                                                                                                                                                                    | Impact on significance                                                                                                                                                                                                                                                                                                                               | Mitigation required to be undertaken |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 22. * | Additional level of raised access floor to former server room to be removed and stripped back to sub floor. All existing services and cabling to be removed                                                                                                       | This relates to removal of contemporary fabric / fixtures in the 1970s part of the building. Removal will have a <b>minor positive heritage impact</b> .                                                                                                                                                                                             | No mitigation required.              |
| 23. * | Door mechanism to be removed, upper section of door to be fixed mechanically in place, upstand reinstated with 60mins fire stopping between floors. Maintenance access requirement from first floor removed.                                                      | This relates to the removal of non-historic fabric. The works will have a <b>minor positive impact</b> .                                                                                                                                                                                                                                             | No mitigation required.              |
| 24. * | New WCs formed with associated fitout. New metal framed ceiling with plasterboard finish to WCs. Original ceiling features above protected. New ceiling to sit above head of existing windows and to incorporate feature cornice detailing and recessed lighting. | <p>Previous suspended ceilings existed in these locations. The installation of a new suspended ceiling which does not cut across windows, and the incorporation of cornicing will have a <b>minor positive heritage impact</b>.</p> <p>A minor change to the WC layout is proposed from the previous approval but this is of no heritage impact.</p> | No mitigation required.              |
| 25. * | New compartment to be formed to ensure separation achieved between                                                                                                                                                                                                | Lobbies do not affect historic areas. The heritage impact is <b>neutral</b> .                                                                                                                                                                                                                                                                        | No mitigation required.              |

|                           | Proposed Works                                                                                                                                                                                                            | Impact on significance                                                                                                                                                                                                                                                                                             | Mitigation required to be undertaken |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|                           | office and central stair core. Full height stud partitions to receive full decoration with new doorset. New means of escape lobby to be installed to form compliant lobbied staircase as outlined by the fire consultant. |                                                                                                                                                                                                                                                                                                                    |                                      |
| 26.*                      | New MF/plasterboard ceiling to be installed to meeting room and booths                                                                                                                                                    | This fit out relates to 1970s redevelopment and has a <b>neutral heritage impact</b> .                                                                                                                                                                                                                             | No mitigation required.              |
| <b>SECOND FLOOR LEVEL</b> |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    |                                      |
| 27.*                      | Identified areas of masonry wall and stud walls to be removed to facilitate reuse.                                                                                                                                        | The identified areas of masonry wall mainly relate to the later 1970s development of the building and are not of heritage value. A small part identified is historic although not decorative. Removal is required to facilitate the proposed redevelopment. Overall the heritage impact is <b>minor negative</b> . | No mitigation required.              |
| 28.*                      | Riser to be removed subject to co-ordination with services consultants.                                                                                                                                                   | This is non-historic fabric. Removal would have a <b>minor positive heritage impact</b> .                                                                                                                                                                                                                          | No mitigation required.              |
| 29.*                      | New WCs formed with associated fitout. New metal framed ceiling with plasterboard finish to WCs. Original ceiling features                                                                                                | Previous suspended ceilings existed in these locations. The installation of a new suspended ceiling which does not cut across windows, and the incorporation of cornicing will have a <b>minor positive heritage impact</b> .                                                                                      | No mitigation required.              |

|       | Proposed Works                                                                                                                                                                             | Impact on significance                                                                                                                                                                             | Mitigation required to be undertaken |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|       | above protected.<br>New ceiling to sit above head of existing Windows and to incorporate feature cornice detailing and recessed lighting.                                                  |                                                                                                                                                                                                    |                                      |
| 30. * | New lobby and suite entrance to be formed to ensure separation achieved between office and central stair core.<br>Full height stud partitions to receive full decoration with new doorset. | Work relates to 1970s part of the building and is of <b>neutral heritage impact</b> .                                                                                                              | No mitigation required.              |
| 31. * | New doorset within surrounding partition installed within existing reveal.                                                                                                                 | Installation of a door within an existing opening will have a <b>neutral heritage impact</b> subject to appropriate design and fixing details.                                                     | No mitigation required.              |
| 32. * | New bulkhead formed where structural wall removed. Allow for new decorative cornice details to match existing.                                                                             | The retention of a bulkhead allows for the previous layout to be understood. The provision of cornicing to match existing will be beneficial. The overall heritage impact will be <b>neutral</b> . | No mitigation required.              |
| 33. * | New means of escape lobby to be installed to form compliant lobbied staircase as outlined by the fire consultant.                                                                          | Works relate to 1970s redevelopment of the building and will have <b>neutral heritage impact</b> .                                                                                                 | No mitigation required.              |

|       | Proposed Works                                                                                                                                                                                      | Impact on significance                                                                                                                                                                                                                                                                                                                                                                      | Mitigation required to be undertaken |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 34.   | Office suite 3 to receive 'CAT A' finishes, to include new carpet, full decoration to walls, new skirtings, open ceilings with exposed mechanical and electrical servicing.                         | The proposed fitout will update the office space to modern expectations and requirements in order to bring the building back into active use. The redecoration can be regarded as a significant enhancement compared to the dated 1990s interior which has suspended ceilings which hide historic features. Overall the CAT A fitout will have a <b>moderate positive heritage impact</b> . | Detailed design to be provided.      |
| 35. * | New partition and doorset to ensure compliance of fire strategy and part b of the building regulations.                                                                                             | Works relate to 1970s redevelopment of the building and will have <b>neutral heritage impact</b> .                                                                                                                                                                                                                                                                                          | No mitigation required.              |
| 36. * | New compartment to be formed to ensure separation achieved between office and central stair core. Full height stud partitions to receive full decoration with new doorset.                          | Lobbies do not affect historic areas. The heritage impact is <b>neutral</b> .                                                                                                                                                                                                                                                                                                               | No mitigation required.              |
| 37. * | Corridors to include wall lights and recessed spots in ceiling where bulkhead is lower in this area. Mechanical services also to be located within bulkhead with detection allowed for within void. | Installation of lighting to these areas is required. Subject to detailed design the heritage impact will be <b>neutral</b> .                                                                                                                                                                                                                                                                | No mitigation required.              |
| 38. * | New suspended electrical and mechanical services installed to underside of                                                                                                                          | Approach to M+E allows for decorative ceilings to be retained on display, compared to the previous suspended ceilings in these areas. The approach has been designed to have minimal physical and visual impact with installation                                                                                                                                                           | No mitigation required.              |

|      | Proposed Works                                                                                                                                                                                                                                                                                                                                                               | Impact on significance                                                                                                                                                                                                | Mitigation required to be undertaken |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|      | decorative plasterboard ceiling with mechanical and electrical services suspended beneath on threaded rod fixed to structural ceiling/slab and suspended from containment tray where possible. New fittings and service routes aligned and co-ordinated to ensure maximum views of existing architectural detailing. Lights to align centrally to principal window sections. | sprayed out to match the ceiling. Compared to the existing arrangement there is a <b>moderate positive heritage impact</b> .                                                                                          |                                      |
| 39.* | Dome to be refurbished and redecorated throughout. New hidden LED strip lighting concealed behind upstand to wash light discretely and gently up the curve of the dome.                                                                                                                                                                                                      | The refurbishment of the dome together with highlighting the feature with subtle lighting will have a <b>minor positive heritage impact</b> .                                                                         | No mitigation required.              |
| 40.* | 4 x new supply routes to corners in place of existing, to incorporate directional lighting and fresh air supply/extraction.                                                                                                                                                                                                                                                  | Utilising existing corner lighting positions to avoid additional impact on the space whilst accommodating necessary lighting and ventilation to enable the space to function. The heritage impact is <b>neutral</b> . | No mitigation required.              |
| 41.* | New feature pendants installed in area with plasterboard                                                                                                                                                                                                                                                                                                                     | The provision of lighting to this area is appropriate as it will not harm historic fabric. Subject to the lighting design the impact will be <b>neutral</b> .                                                         | No mitigation required.              |

|                          | Proposed Works                                                                                   | Impact on significance                                                                                                                                                                                                                                                                                                                                    | Mitigation required to be undertaken |
|--------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|                          | bulkhead adjacent to the windows.                                                                |                                                                                                                                                                                                                                                                                                                                                           |                                      |
| 42.                      | New MF/plasterboard ceiling to be installed to Corridor and WCs                                  | Works relate to 1970s redevelopment of the building and will have <b>neutral heritage impact</b> .                                                                                                                                                                                                                                                        | No mitigation required.              |
| 43.                      | Cat B fitout of Office suite 4, 5 and 6                                                          | The fit out has been designed to be sympathetic to the building whilst providing high quality office accommodation required by modern occupiers. Furniture is largely free-standing. Details of fixed installations (ie. kitchens and bench style seating) are provided. Through the sensitive design approach the fitout will have <b>neutral impact</b> | No mitigation required               |
| 44.                      | Minor adjustments to the WCs within the previous approval.                                       | <b>Neutral impact.</b>                                                                                                                                                                                                                                                                                                                                    | No mitigation required.              |
| 45.                      | Creation of meeting room                                                                         | The installation of partition walling to create a meeting room within the later extension will have <b>neutral heritage impact</b> . The decision to create a meeting room in the later extension avoids impact on heritage spaces.                                                                                                                       | No mitigation required.              |
| <b>Third floor level</b> |                                                                                                  |                                                                                                                                                                                                                                                                                                                                                           |                                      |
| 46.*                     | Riser to be removed subject to co-ordination with services consultants                           | This is non-historic fabric. Removal would have a <b>minor positive heritage impact</b> .                                                                                                                                                                                                                                                                 | No mitigation required.              |
| 47.*                     | Identified areas of stud walls to be removed to facilitate reuse.                                | The identified areas of masonry wall mainly relate to the later 1970s development of the building and are not of heritage value. A small part identified is historic although not decorative. Removal is required to facilitate the proposed redevelopment. Overall the heritage impact is <b>minor negative</b> .                                        | No mitigation required.              |
| 48.*                     | New full height partitions to create compartmentation between separate suites in accordance with | Work relates to 1970s part of the building and is of <b>neutral heritage impact</b> .                                                                                                                                                                                                                                                                     | No mitigation required.              |

|       | Proposed Works                                                                                                                                                                                                | Impact on significance                                                                                                                                                                                                                                                            | Mitigation required to be undertaken |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|       | fire consultant specification.                                                                                                                                                                                |                                                                                                                                                                                                                                                                                   |                                      |
| 49. * | New bulkhead formed where structural wall removed. Allow for new decorative cornice details to match existing.                                                                                                | The retention of a bulkhead allows for the previous layout to be understood. The provision of cornicing to match existing will be beneficial. The overall heritage impact will be <b>neutral</b> .                                                                                | No mitigation required.              |
| 50. * | New WCs formed with associated fitout. New metal framed ceiling with plasterboard finish to WCs. Original ceiling features above protected.                                                                   | Previous suspended ceilings existed in these locations. The installation of a new suspended ceiling which does not cut across windows, and the incorporation of cornicing will have a <b>minor positive heritage impact</b> .                                                     | No mitigation required.              |
| 51. * | Staircase corridors to include wall lights and recessed spots in ceiling where bulkhead is lower in this area. Mechanical services also to be located within bulkhead with detection allowed for within void. | Installation of lighting to these areas is required. Subject to detailed design the heritage impact will be <b>neutral</b> .                                                                                                                                                      | No mitigation required.              |
| 52. * | Feature corridor to include wall lights and feature pendants in decorative ceiling central to feature panelling.                                                                                              | Installation of lighting to these areas is required. Subject to detailed design the heritage impact will be <b>neutral</b> .                                                                                                                                                      | No mitigation required.              |
| 53. * | New suspended electrical and mechanical services installed to underside of decorative plasterboard                                                                                                            | Approach to M+E allows for decorative ceilings to be retained on display, compared to the previous suspended ceilings in these areas. Subject to the final detailed design the approach to M+E within the historic office spaces has a <b>moderate positive heritage impact</b> . | No mitigation required.              |

|      | Proposed Works                                                                                                                                                                                                                                                                                                                                                 | Impact on significance                                                                             | Mitigation required to be undertaken |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------|
|      | ceiling with mechanical and electrical services suspended beneath on threaded rod fixed to structural ceiling/slab and suspended from containment tray where possible. New fittings and service routes aligned and co-ordinated to ensure maximum views of existing architectural detailing. Lights to align centrally to principal window sections.           |                                                                                                    |                                      |
| 54.* | New MF/plasterboard ceiling to be installed to underside of concrete soffit with mechanical and electrical services suspended beneath on threaded rod fixed to structural ceiling/slab and suspended from containment tray where possible. New cornice installed to perimeter at wall/ceiling abutment. Lights to align centrally to principal window sections | Works relate to 1970s redevelopment of the building and will have <b>neutral heritage impact</b> . | No mitigation required.              |

|                | Proposed Works                                                                                                                                                                                             | Impact on significance                                                                                                                                                                                                                                                                                                                                    | Mitigation required to be undertaken |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 55.            | Creation of meeting room                                                                                                                                                                                   | The installation of partition walling to create a meeting room within the later extension will have <b>neutral heritage impact</b> .                                                                                                                                                                                                                      | No mitigation required.              |
| 56.            | Cat B fitout of Office suite 7, 8 and 9                                                                                                                                                                    | The fit out has been designed to be sympathetic to the building whilst providing high quality office accommodation required by modern occupiers. Furniture is largely free-standing. Details of fixed installations (ie. kitchens and bench style seating) are provided. Through the sensitive design approach the fitout will have <b>neutral impact</b> | No mitigation required               |
| 57.            | Minor adjustments to the WCs within the previous approval.                                                                                                                                                 | <b>Neutral impact.</b>                                                                                                                                                                                                                                                                                                                                    | No mitigation required.              |
| <b>General</b> |                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                           |                                      |
| 58.            | Existing lift serving ground floor and basement to be stripped with lift core retained to create additional riser serving all floors and enabling access to the roof level.                                | Works relate to a lift within the 1970s core of the building. No historic fabric is affected and the heritage impact is <b>neutral</b> .                                                                                                                                                                                                                  | No mitigation required.              |
| 59.            | All existing doors serving risers or store rooms to be removed and replaced with compliant doorsets within existing openings, designed to meet requirements set out in Part B of the Building Regulations. | Existing doors are not historic. Replacement will have a <b>neutral heritage impact</b> subject to detailed design.                                                                                                                                                                                                                                       | No mitigation required.              |
| 60.            | Replacement of existing internal doors with new                                                                                                                                                            | Existing doors are not historic. Replacement will have a <b>neutral heritage impact</b> subject to detailed design.                                                                                                                                                                                                                                       | No mitigation required.              |

|     | Proposed Works                                                                                                                                                | Impact on significance                                                                                                                                                                                  | Mitigation required to be undertaken |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|     | compliant commercial doorsets to achieve building regulations                                                                                                 |                                                                                                                                                                                                         |                                      |
| 61. | Localised repairs to plaster walls where redundant fittings including radiators, CCTV and other services have been removed. Make good walls with skim finish. | These repair works are largely as a result of previous removal of contemporary fixtures. Repair is to be undertaken on a like-for-like basis and will have a <b>moderate positive heritage impact</b> . | No mitigation required.              |
| 62. | Localised repair to timber skirting boards where previous fitout fixtures have been removed.                                                                  | These repair works are largely as a result of previous removal of contemporary fixtures. Repair is to be undertaken on a like-for-like basis and will have a <b>minor positive heritage impact</b> .    | No mitigation required.              |
| 63. | Existing redundant fixtures and equipment to be removed.                                                                                                      | <b>Minor positive impact.</b>                                                                                                                                                                           | No mitigation required.              |
| 64. | New skirting to be provided where missing to match existing.                                                                                                  | Provision of appropriately designed corning to match the existing will have a <b>moderate positive heritage impact</b> .                                                                                | No mitigation required.              |
| 65. | Localised repair to timber wall paneling.                                                                                                                     | These repair works are largely as a result of previous removal of contemporary fixtures. Repair is to be undertaken on a like-for-like basis and will have a <b>minor positive heritage impact</b> .    | No mitigation required.              |
| 66. | Floor repairs to be undertaken where previous redundant services have been removed. Install new substrate to create level                                     | These repair works are largely as a result of previous removal of contemporary fixtures. Repair is to be undertaken on a like-for-like basis and will have a <b>minor positive heritage impact</b> .    | No mitigation required.              |

|     | Proposed Works                                                                                                                                                                                                                                                                                   | Impact on significance                                                                                                                                                                               | Mitigation required to be undertaken                                                                             |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|     | subfloor ready for tenant finishes.                                                                                                                                                                                                                                                              |                                                                                                                                                                                                      |                                                                                                                  |
| 67. | Redecoration of main staircase to comprise removal of carpet finish and installation of a new vinyl. Existing balustrades to be sprayed with new paint finish.                                                                                                                                   | These repair works relate to a principal feature of the building and will have a <b>moderate positive impact</b> .                                                                                   | No mitigation required (details being submitted as part of condition discharge on previous PP and LBC approvals) |
| 68. | Repair any holes exposed within the floor from Removal of mechanical pipework, ensure 60min compartmentation is achieved between floors. Remove redundant mechanical services and infill walls where penetrations cannot be reused. Wall to maintain 60 min compartmentation for fire integrity. | These repair works are largely as a result of previous removal of contemporary fixtures. Repair is to be undertaken on a like-for-like basis and will have a <b>minor positive heritage impact</b> . | No mitigation required.                                                                                          |
| 69. | Existing 2 no passenger lifts to integrate fire shutters within reveals. This will enable compartmentation between floors and will activate on the sounding of the fire alarm.                                                                                                                   | Works relate to 1970s development of the building. The works have <b>neutral heritage impact</b> .                                                                                                   | No mitigation required.                                                                                          |

## Cumulative Impact

- 9.4 The table above has identified the impact of a range of works on the significance of the building. The majority of the works proposed will have positive impacts, generally relating to the refurbishment, repair and restoration of original fabric and decorative features as well as facilitating the reuse of the building. Whilst there are occasional negative impacts these are judged to be necessary in terms of facilitating the reuse of the building. The negative impacts are limited and have been determined through a conservation-led approach to minimise impact on the heritage values of the building / fabric. Furthermore, impactful works are largely reversible and new interventions will be read as later additions in line with heritage principles. The proposals are not associated with any permanent loss of historic fabric.
- 9.5 It has been found that whilst the scheme does have some minor negative impacts on listed fabric these are minimal and are required to facilitate the reuse of the building, whilst not affecting key historic features or decorative fabric. There are also minor positive impacts and cumulatively the works will secure the reuse of the building, removing the possibility of deterioration and decay during vacancy. Positive impacts noted include:
- Removal of previous unsympathetic fitout which largely dates from the 1990s onwards.
  - A high quality CAT A / CAT B fitout which will attract quality office operators to the building and return it to active use. The interior design will be sensitive to the character of the building and celebrate and enhance key architectural features.
  - Enhancements to the M+E system which has been sensitively designed to respond to the architectural character of the building enabling decorative ceilings to be on display.
  - A range of fabric repairs throughout the building including repairs to cornicing, skirtings, panelling and other features which contribute to the heritage significance of the building.
- 9.6 On balance it is considered that the positive aspects of the development will clearly and demonstrably outweigh the negative impacts, particularly when taking account of the conservation-led approach and mitigation that has been identified.

## **Indirect Impact on the Setting of 38 – 42 Mosley Street**

- 9.7 In terms of any indirect impacts it is noted that the setting of the building is defined by its townscape setting which provides built frontage to Mosley Street, West Mosley Street and York Street, and (with 57 Mosley Street) forming an urban block on the north west side of Mosley Street. The property is not associated with a curtilage or defined grounds.
- 9.8 As confirmed by the 'direct impact' table the extent of external alterations is minimal with the proposed scheme mainly relating to internal refurbishment and alteration to bring the building back into active use. The proposed scheme is not associated with any extensions, demolitions or other external works that would indirectly affect its setting. The creation of a roof terrace above the main entrance involves some change, however this is minimal with the area set back from the edge of the building being enclosed by the building itself, and mainly affecting later fabric. Overall indirect impact on the building's setting is neutral.

## **Impact on the setting of nearby listed buildings**

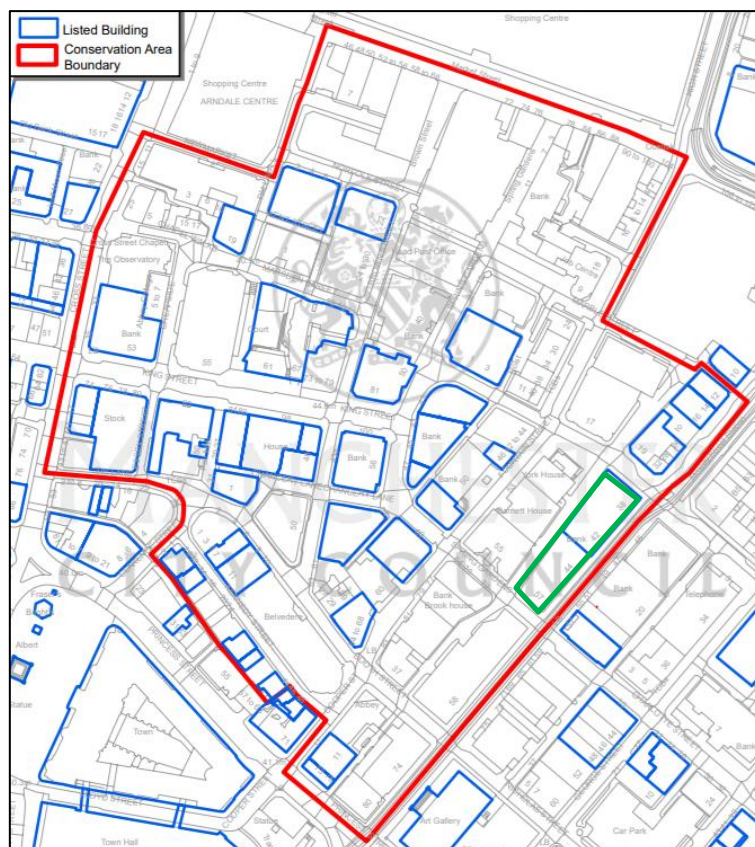
- 9.9 As noted previously 38 - 42 Mosley Street is located in part of the City Centre where there are numerous listed buildings as identified by the plan below. Those nearest to the subject property are Colwyn Chamber (Grade II), Harvest House (Grade II), 12 Mosley Street and 10 Mosley Street (Grade II) located to the north; Estate Exchange (Grade II\*), 60 and 62 Spring Gardens, and 49 Spring Gardens located to the west; and The Portico Library and The Bank Public House (Grade II\*) located to the east.



Plan 1: Plan identifying listed buildings in the vicinity of the site (blue triangles). The subject property is outlined red.

- 9.10 The internal works proposed will not affect the setting of nearby listed buildings although clearly the proposal will facilitate the reuse of the building which will be positive and will enhance the wider environment in which the other listed buildings are experienced. Again external works proposed are limited in scope and retain the existing facades of the building. The main external changes that will alter the appearance of the building relate to proposed terrace and the entrance on the West Mosley Street elevation. Subject to design detail the proposed works represent visual enhancements to the subject building, improving its appearance. The upgrading of the building's appearance will indirectly enhance the wider environment in which proximate listed buildings are experienced. Moreover through facilitating the active economic reuse of the building this will have a significant beneficial impact on this part of the City Centre and again enhance the wider general setting of nearby listed buildings. In summary and for the reasons above the proposed scheme will have a positive impact on the setting of nearby listed buildings.

## Impact on the character and appearance the Upper King Street Conservation Area



Plan 2: Plan identifying the site (outlined green) in relation to the boundary of the Upper King Street Conservation Area.

- 9.11 For reasons previously discussed the proposed works are considered to have a positive heritage impact on the building, mainly internal but also enhancing the external appearance of the building. As such the scheme will have a positive impact on the character and appearance of the Upper King Street Conservation Area. Crucially the scheme also facilitates the reuse of the building which will have a positive influence on the conservation area. On the basis of the above the proposed development will have a positive impact on the character and appearance of the Upper King Street Conservation Area.

## Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.12 This Heritage Statement has concluded that the scheme will be associated with mainly positive impacts as well as some negative impacts although these have been minimised and mitigated. As such it is demonstrated that the proposal is consistent with paragraph 195

of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.

- 9.13 Given the minimal heritage impact and having regard to the relevant planning policy tests, the proposed works would be associated with less than substantial harm to the significance of the building. Having said this, mitigation identified within this report will help to lessen the harm as far as possible. Paragraph 202 of the NPPF 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'*.
- 9.14 Aside from the positive heritage benefits associated with restoring and repairing the fabric of the building and visual improvements; the proposal will be associated with a series of other public benefits which should be weighed against any harm caused. The main public benefit relates to returning the building to active use and providing a high quality refurbishment to facilitate modern office space and a possible F+B operator within a historic listed building in Manchester City Centre.
- 9.15 The scheme will also ensure the future maintenance of the building and upkeep of the site which will enhance the wider environment including the Upper King Street Conservation Area and the setting of other proximate listed buildings. Finally, occupation will also improve security and safety on surrounding streets by providing passive surveillance. It is our considered view that the public benefits of the proposed scheme outweigh the less than substantial harm caused, therefore the policy tests provided by Paragraph 195 and 202 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

## 10. Planning Assessment

10.1 Planning law requires that applications for development are considered against the Development Plan, taking account of relevant material considerations. The Development Plan comprises the Core Strategy Development Plan Document (2012) and Saved policies of the Unitary Development Plan for Manchester (1995). The National Planning Policy Framework (NPPF) is a key material consideration at a national level. Key policies / provisions of these documents are discussed below where applicable.

### The National Planning Policy Framework (NPPF)

10.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The latest version was updated 20 July 2021. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. Of relevance it states:

- The objective of sustainable development is summarised as meeting the needs of the present without compromising the needs of future generations to meet their own needs (Paragraph 7).
- So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 10).
- Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise (Paragraph 47).
- Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 81).
- Planning should achieve high quality design for all developments. Developments should: function well and add to the overall quality of the area; be visually attractive as

a result of good architecture; be sympathetic to local character and history; and, maintain a strong sense of place (Paragraph 130).

- Planning policies and decisions should also ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should, amongst other things, mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life (Paragraph 185).

## The Core Strategy Development Plan Document (July 2012)

10.3 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Planning policies of particular relevance include:

- Policy SP 1 ‘Spatial Principles’ which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment.
- Policy CC 9 ‘Design and Heritage’ states that development in the City Centre should preserve or enhance heritage assets, including conservation areas.
- Policy EN 3 ‘Heritage’ sets out that new developments must be designed so as to support the Council in preserving/enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including conservation areas.
- Policy DM 1 ‘Development Management’ sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; and effects on amenity including noise and vibration.

## Saved Policies of the Unitary Development Plan for Manchester (July 1995)

10.4 The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP of relevance include:

- Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.
- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.

## **Planning Appraisal**

10.5 The application does not involve any change of use of the floorspace within the buildings. Only limited external alterations are associated with the development. The scheme will deliver clear economic, social and environmental benefits through the sensitive adaption and reuse of a currently vacant Grade II\* listed building to provide high quality employment space.

10.6 In terms of specifics, the main aspects of the proposal which require consideration from a planning perspective relate to the installation of replacement mechanical plant on the roof of 57 Spring Gardens, and the creation of a terrace on the existing flat roof above the building's main entrance. These elements are considered below:

## Mechanical Plant on the Roof of 57 Spring Gardens

10.7 The key issues associated with mechanical plant on the roof of 57 Spring Gardens relate to any visual impact and noise.

10.8 The mechanical plant is associated with improvements to the building services. Existing plant space on the roof of 57 Spring Gardens will be utilised. The position on the roof of No. 57 avoids installation on the listed building, whilst plant is positioned centrally or within the existing plant room to mitigate any visual impact.

- 10.9 In terms of noise, the application is supported by a Noise Impact Assessment prepared by Hilson Moran. This establishes current background noise levels and assesses potential noise associated with the new plant having regard to MCC's requirements. The NIA confirms that noise criteria will be met and there will be no adverse noise impact on the surrounding environment. It is anticipated that a standard planning condition requiring verification testing will be applied by MCC as per the previous planning permission.
- 10.10 On the basis of the above the proposed roof plant is acceptable having regard to Core Strategy policies SP 1, CC9, EN 3 and DM1; and Saved UDP policy DC26; and relevant provisions of the NPPF.

#### Creation of Terrace on the Flat Roof above the Building's Entrance

- 10.11 The key issues associated with the terrace relates to visual impact and amenity. The design and visual impact of the terrace has been considered within the heritage assessment section of this Statement and is confirmed to be sympathetic to the heritage value of the building, whilst having limited impact on its appearance including views from within the Upper King Street Conservation Area. The design approach is also addressed and justified within the Design and Access Statement submitted as part of the applications.
- 10.12 The proposed terrace will be used as an office break-out space and is ancillary to the office use. The area would be used by office occupiers and will not be associated with disturbance or increased noise generation, whilst the space will be subject to terms within a lease with Bruntwood, ensuring that were any issues to arise they could be swiftly remedied. The terrace will not be associated with a loss of privacy for any nearby uses, whilst it is confirmed that there is office use located directly on the opposite side of Mosley Street which is not as sensitive as a residential use for instance. Taking the above into account it is confirmed that the terrace is acceptable in amenity terms.
- 10.13 On the basis of the above the proposed terrace is acceptable having regard to Core Strategy policies SP 1 CC9, EN 3 and DM1; and Saved UDP policy DC26, and relevant provisions of the NPPF.

## 11. Conclusion

- 11.1 This Planning and Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of 38 – 42 Mosley Street, a vacant Grade II\* listed bank with offices. It has also considered the potential impact on the setting of nearby listed buildings and impact on the Upper King Street Conservation Area.
- 11.2 The report has established that the proposed development has been designed to be sensitive to the heritage significance of the building. Importantly the scheme allows the application building to be brought back into active use and make a positive contribution to the Conservation Area and the wider City Centre environment. The proposed scheme will save the building and preserve it into the future, whilst high quality office accommodation and a potential F+B operation will be delivered in a manner which is sensitive to the built fabric and characteristics of the site. Relevant planning matters have also been appropriately considered. Through this report it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance.
- 11.3 As part of the determination process we are keen to avoid any planning or listed building consent conditions requiring the submission of further information which would delay the delivery of the development. We would therefore welcome early engagement with the Council regarding conditions during the determination period.

## **Appendix 1: Plates**



Plate 1: General shot of building showing corner of Mosley Street and York Street



Plate 2: Southern end of elevation showing bays 1 - 4



Plate 3: Ground and first floor detail of above



Plate 4: Second and third floor details



Plate 5: Second floor window detail



Plate 6: Bay 1 detail showing former doorway



Plate 7: Main entrance to bay 5



Plate 8: Recessed second and third floors at bay 5

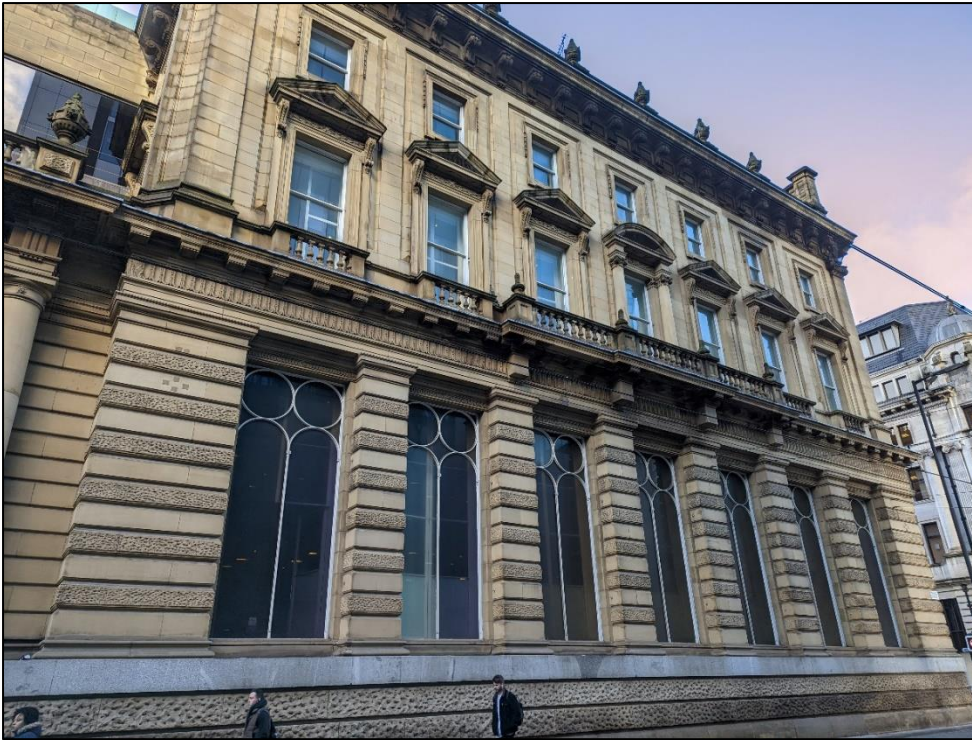


Plate 9: Bays 6 – 12 showing the original building



Plate 10: Ground and first floor window detail



Plate 11: Second and third floor windows



Plate 12: Bays 6 – 12



Plate 13: Second floor windows showing differing central window



Plate 14: Elevation to York Street



Plate 15: As above from West Mosley Street



Plate 16: Doorway in bay 6



Plate 17: Elevation to West Mosley Street



Plate 18: Bay 1 shown above



Plate 19: Bays 2 – 4 with rounded face and recessed brick section above

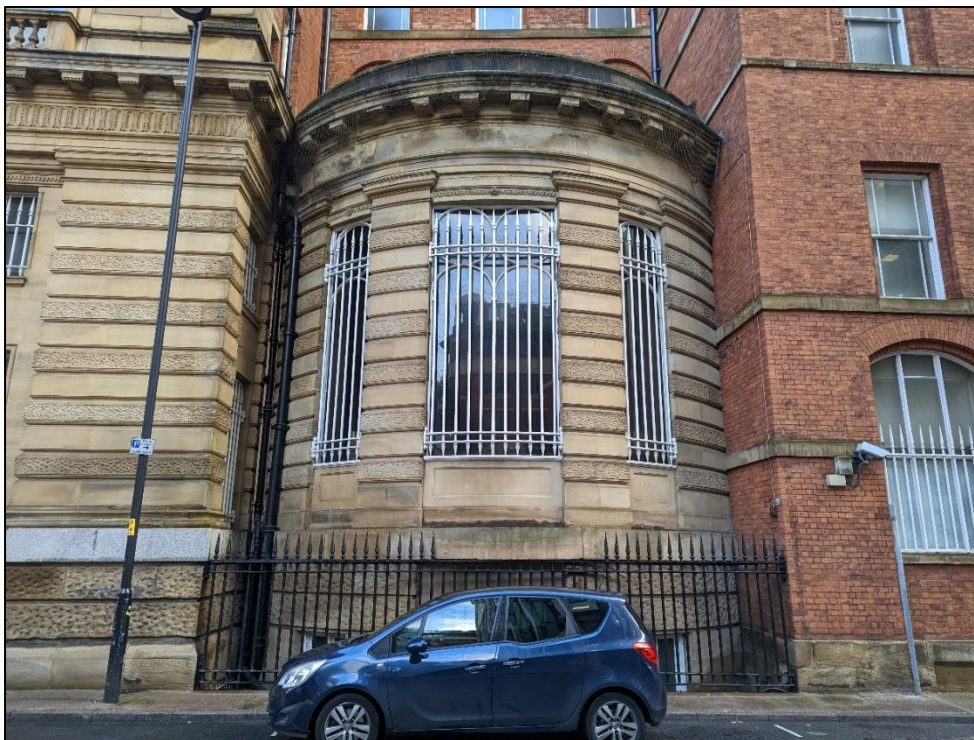


Plate 20: Detail of ground and first floors



Plate 21: Detail of second and third floors



Plate 22: Bays 5 - 8



Plate 23: Ground floor detail



Plate 24: Upper floor windows in bays 5 and 6



Plate 25: Bays 5 – 8 looking north



Plate 26: Bays 9 - 12

Ground Floor



Plate 27: Southern Room showing windows to Mosley Street



Plate 28: Room to the north of the above, showing offices close to lifts



Plate 29: Inserted lifts



Plate 30: Interior of main entrance showing sliding door



Plate 31: Main banking hall



Plate 32: As above



Plate 33: Panelling detail on timber at base of wall and base of columns



Plate 34: Window details



Plate 35: Ceiling detail



Plate 36: Banking hall looking towards the corner of York Street and West Mosley Street



Plate 37: Curved wall to West Mosley Street



Plate 38: Goods lift to basement



Plate 39: Staircase in northwest corner of building



Plate 40: Room to south of curved wall



Plate 41: As above showing cornice



Plate 42: Corridor along west end of the building, running south



Plate 43: Store room in northern end of extension



Plate 44: Large room towards southern end of extension

First Floor



Plate 45: Southern room of extension facing Mosley Street



Plate 46: Stripped out WC no north end of extension



Plate 47: Wall of bay 5 to Mosley Street showing mechanism for opening the sliding doorway below



Plate 48: Inserted lift block



Plate 49: Corridor to northwest corner of extension



Plate 50: Inserted kitchen in first floor of original building



Plate 51: Detail of ceiling showing cornice in room show above



Plate 52: Room to southwest corner of extension



Plate 53: Detail of concrete ceiling construction throughout extension

Second Floor



Plate 54: Staircase in southwest corner of original building



Plate 55: Open area to southeast corner of extension showing windows to Mosley Street



Plate 56: Recessed second floor to bay 5 showing large window



Plate 57: Subdivided room to south end of original building



Plate 58: Windows to Mosley Steet in south end of original building



Plate 59: Room as above showing doorway to main central office room



Plate 60: Main central office



Plate 61: Ceiling detail



Plate 62: Doorway detail



Plate 63: Northern room of original building



Plate 64: eastern end showing cornice



Plate 65: General shot of room



Plate 66: Detail of damaged cornice



Plate 67: Staircase at northwest corner of building



Plate 68: Western corridor linking office rooms



Plate 69: Doorway to main central office detail



Plate 70: General shot of corridor looking north



Plate 71: WC to west side of original building



Plate 72: Continuation of corridor shown above to the south, into extension

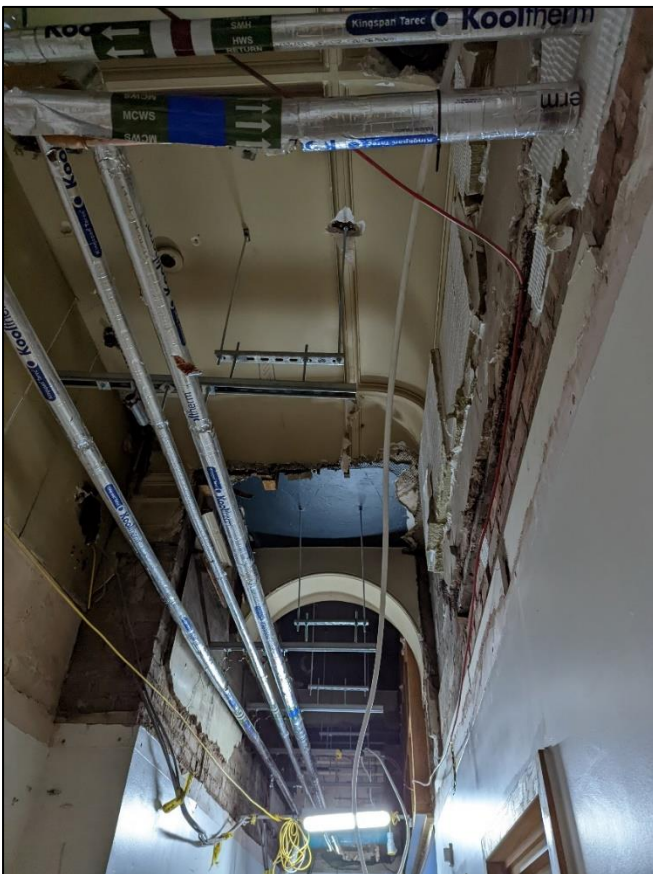


Plate 73: Detail of ceiling showing damaged cornice in corridor above



Plate 74: WC off corridor above showing cornice



Plate 75: Inserted lift bank to extension



Plate 76: Room to northwest corner of extension



Plate 77: Room to southwest corner of extension

Third floor



Plate 78: Room to southeast corner of extension



Plate 79: Room above bay 5 to Mosley Street showing large window



Plate 80: Detail of concrete ceiling construction



Plate 81: Sandstone lintel of former external window of original building



Plate 82: Room to southeast corner of original building



Plate 83: Detail of visible window lintel in former external wall



Plate 84: General shot of room shown above



Plate 85: Office to east side



Plate 86: Corridor linking inserted offices to east side



Plate 87: Detail of office window showing surround



Plate 88: Ceiling detail of inserted office, showing cornice



Plate 89: Large open space to north side of original building



Plate 90: As above



Plate 91: Ceiling detail of room above showing cornice indicating former corridor



Plate 92: General shot of room shown above



Plate 93: Metal staircase to roof access



Plate 94: Corridor to west end of original building



Plate 95: Staircase in northwest corner



Plate 96: Corridor continuing south from corridor shown above



Plate 97: Stripped out WC in southwest corner of original building

Basement



Plate 98: Corridor in southwest corner of original building looking north



Plate 99: Corridor into rooms below arched wall area



Plate 100: Arched wall with alcove



Plate 101: Corridor into vault area



Plate 102: Northern vault area of original building



Plate 103: Staircase in northwest corner



Plate 104: Northern area of original building



Plate 105: As above showing vault door



Plate 106: Further vault door



Plate 107 as above showing arched ceiling



Plate 108: Central room of original building showing inserted wall and plasterboard ceiling



Plate 109: Eastern end of room shown above



Plate 110: Southern room of original building



Plate 111: Room to northeast corner of extension



Plate 112: As above showing decaying plasterwork



Plate 113: Detail of glazed bricks



Plate 114: Corridor to west end of extension



Plate 115: Glazed brick behind plasterboard in room to southeast corner of extension



Plate 116: Inserted kitchen to southwest end of extension

## **Appendix 2: Figures – Heritage Significance Plans**

Ground floor plan

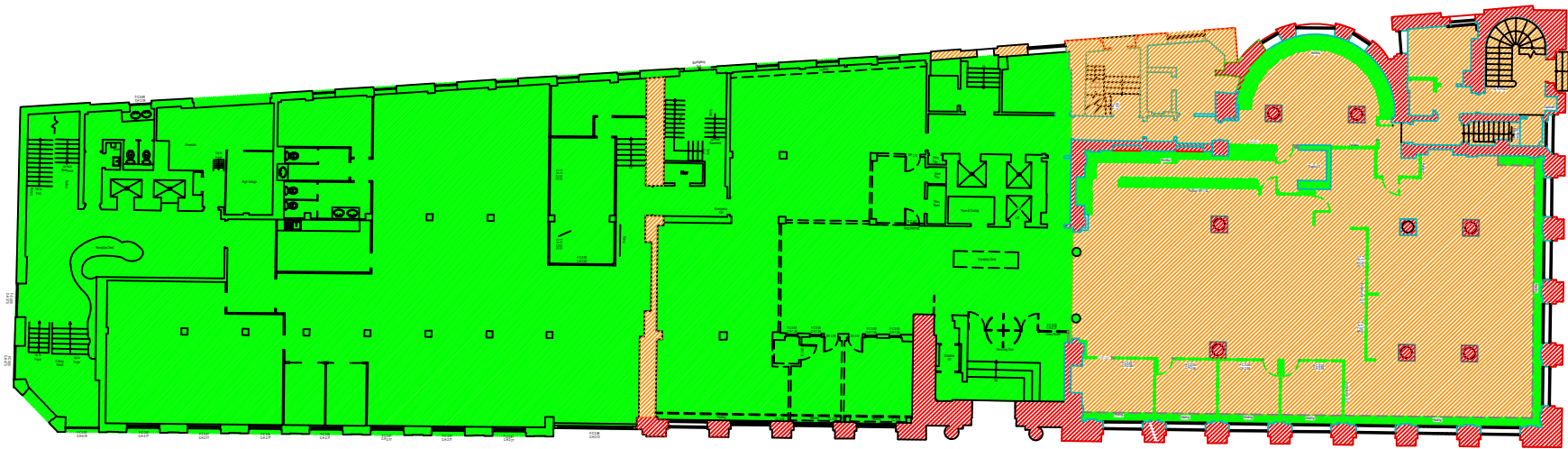


**Paul Butler Associates**  
Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ  
t. 0161 835 3530  
e. pba@paulbutlerassociates.co.uk  
f. 0161 835 3531  
w. www.paulbutlerassociates.co.uk

Key

-  High significance
-  Medium significance
-  Low significance



|              |               |
|--------------|---------------|
| client:      | Bruntwood     |
| job no.:     | 21.1590       |
| fig no.:     | 1             |
| scale:       | Not to scale  |
| date issued: | December 2021 |

First floor plan



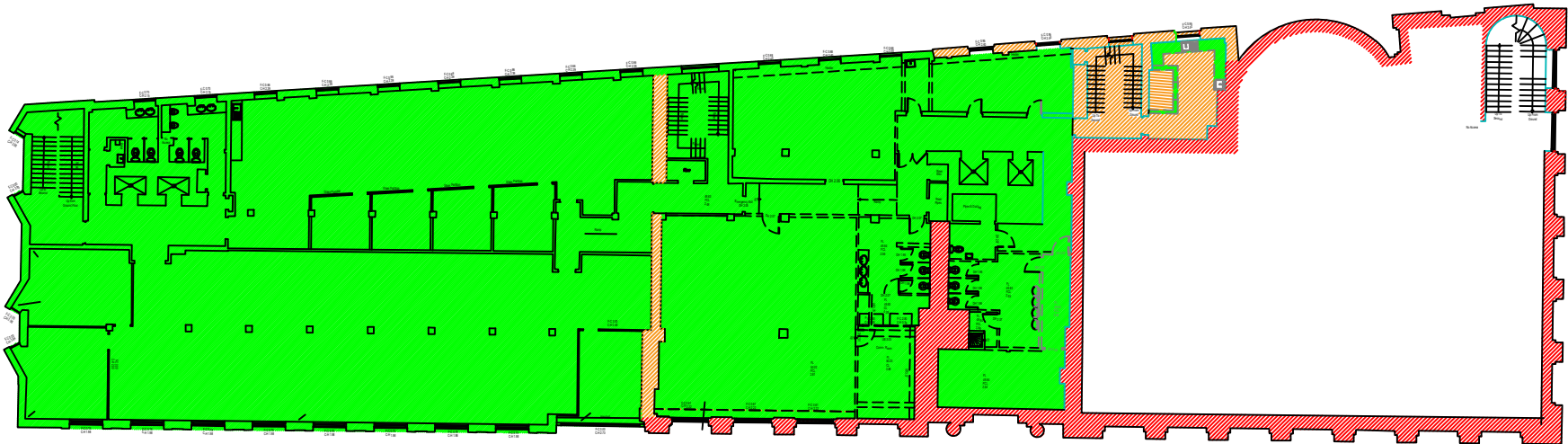
Paul Butler Associates

Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ  
t. 0161 835 3530  
e. pba@paulbutlerassociates.co.uk  
f. 0161 835 3531  
w. www.paulbutlerassociates.co.uk

Key

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| job no.:     | 21.1590       |
| fig no.:     | 2             |
| scale:       | Not to scale  |
| date issued: | December 2021 |

Paul Butler Associates

Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ

t. 0161 835 3530

e. pba@paulbutlerassociates.co.uk

f. 0161 835 3531

w. www.paulbutlerassociates.co.uk

#### Key

High significance

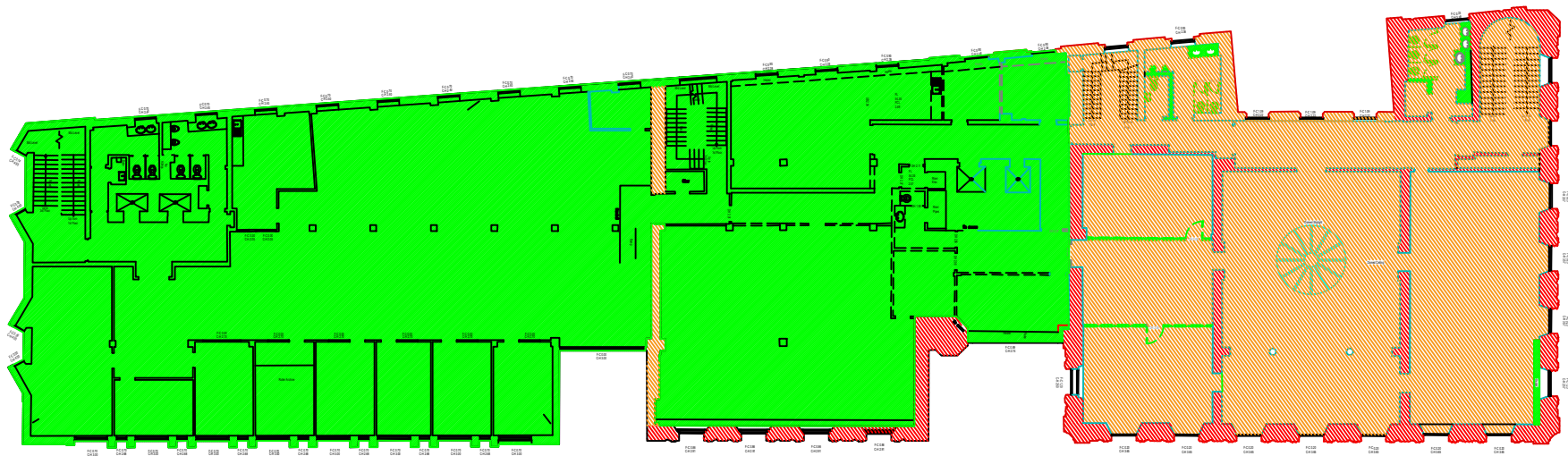
Medium significance

Low significance



Key

-  High significance  
 Medium significance  
 Low significance



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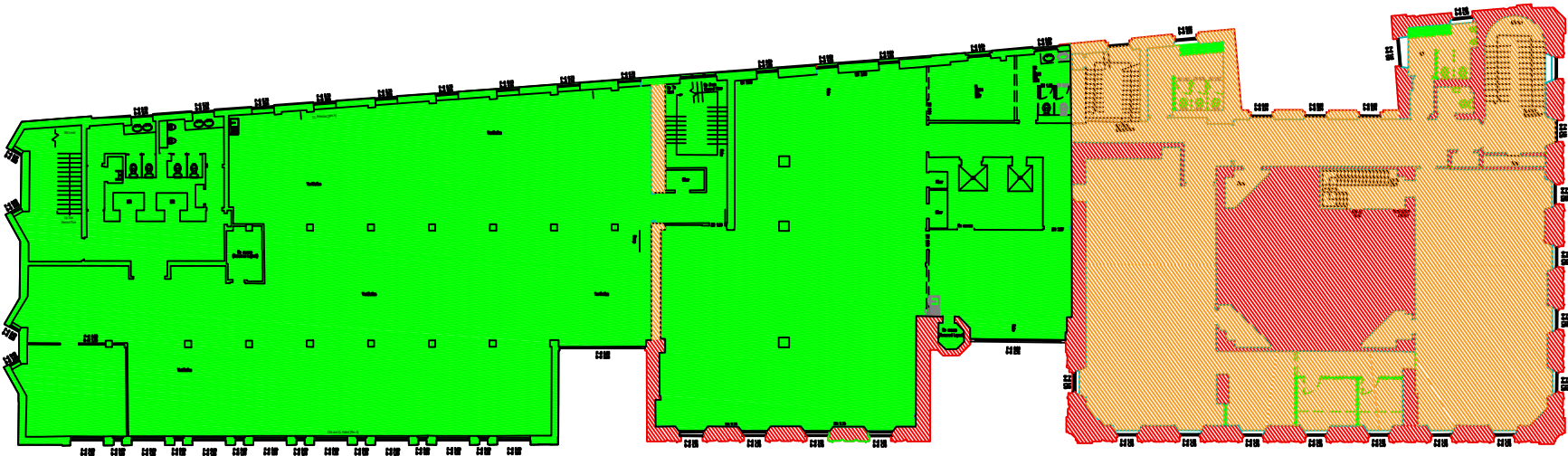
Third floor plan



Paul Butler Associates  
Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ  
t. 0161 835 3530  
e. pba@paulbutlerassociates.co.uk  
f. 0161 835 3531  
w. www.paulbutlerassociates.co.uk

- Key
- High significance
  - Medium significance
  - Low significance



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|--------------|---------------|
| client:      | Bruntwood     |
| job no.:     | 21.1590       |
| fig no.:     | 4             |
| scale:       | Not to scale  |
| date issued: | December 2021 |

## Basement plan



Paul Butler Associates

Planning, Development &amp; Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ

†. 0161 835 3530

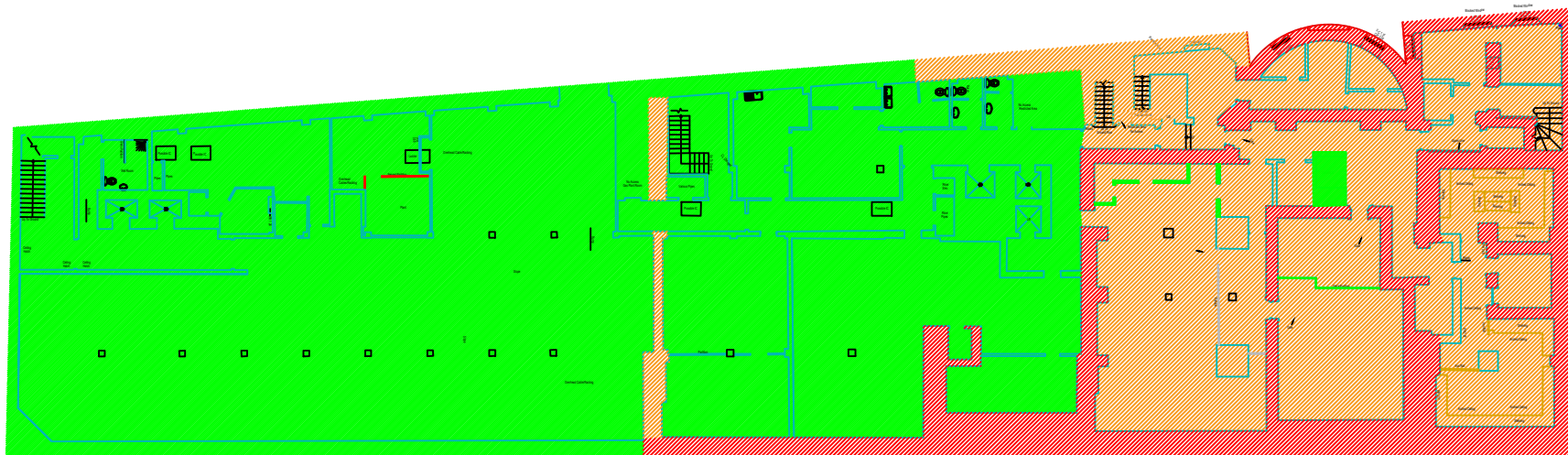
e. [pba@paulbutlerassociates.co.uk](mailto:pba@paulbutlerassociates.co.uk)

f. 0161 835 3531

**w. [www.paulbutlerassociates.co.uk](http://www.paulbutlerassociates.co.uk)**

Key

-  High significance  
 Medium significance  
 Low significance



client: Bruntwood  
job no.: 21.1590  
fig no.: 5  
scale: Not to scale  
date issued: December 2021