



Paul Butler Associates

Planning, Development & Heritage Consultants

6 July 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr/21.1590/rt02

FAO James Hughes

Dear Mrs Roscoe,

Covering Letter, Design and Access, and Heritage Assessment

38 - 42 Mosley Street, Manchester, M2 3AZ

Submission of Application for Planning Permission and Listed Building Consent for 'Replacement of pigeon netting and associated works'.

On behalf of our client Bruntwood we are pleased to submit this application for Planning Permission and Listed Building Consent. The application is for 'Replacement of pigeon netting and associated works.'

The application relates to 38 - 42 Mosley Street which is currently vacant and was last used as a bank (use class E) by RBS in 2018. Bruntwood are currently progressing wider redevelopment proposals for the building to convert the former banking hall to a restaurant and provide high quality office space within the building.

As part of the overall refurbishment works a series of external fabric repairs are being progressed. Correspondence has taken place with Paul Mason (Conservation Officer) and the majority of the fabric repairs have been confirmed as maintenance works / like-for-like repairs not requiring listed building consent or planning permission. During the correspondence it was considered that the approach to pigeon protection could potentially impact on the special character of the building and hence require the submission of an application for planning permission and listed building consent.

This covering letter and heritage assessment has been submitted in support of the application. It provides:

- A description of the application site's location;
- A summary of the heritage planning policy guidance context;
- An overview of the proposed works;
- A summary of the application site's archaeological and historical background;
- An assessment of the relative archaeological, historical and architectural significance of the application building; and
- An assessment of the impact of the proposed scheme upon the significance of the building.

The letter should be read alongside a series of drawings submitted as part of the application which are referenced at the end of this letter.

1. Site Location and Setting

- 1.1 The application site comprises 38 – 42 Mosley Street, Manchester, M2 3AZ. The site fronts Mosley Street (to the east) with West Mosley Street to the rear (west) and York Street to the north. To the east is the 57 Mosley Street office building. 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 1 below.
- 1.2 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.

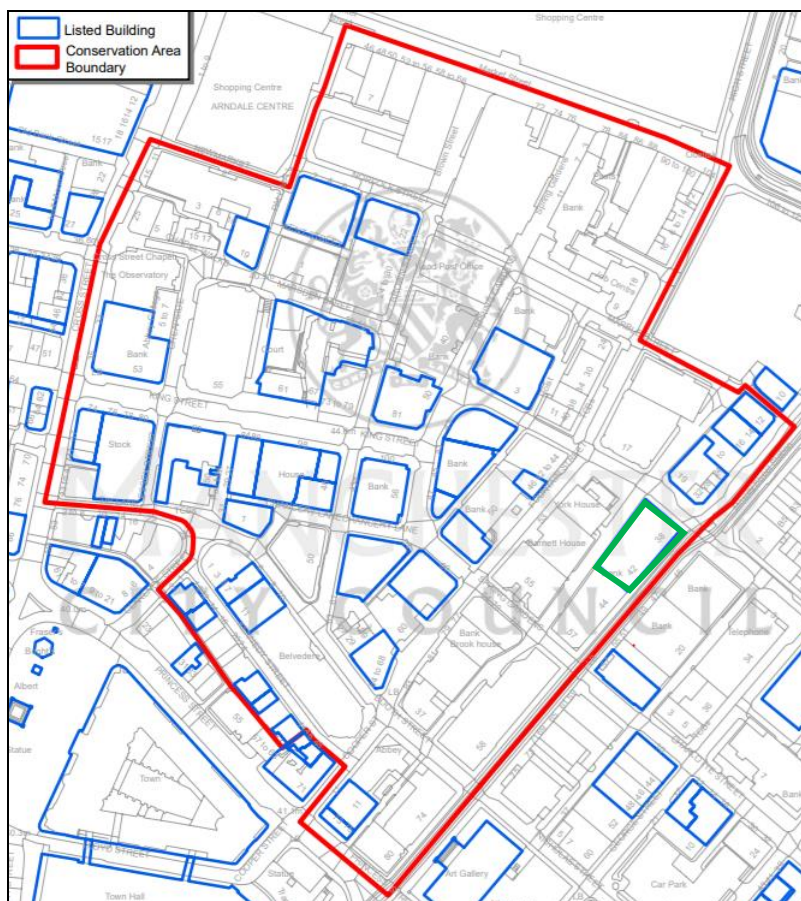


Figure 1: Plan showing the boundary of the Upper King Street Conservation Area and listed buildings. The application site is outlined green.

2. The Heritage Planning Policy Context

- 2.1 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

- 2.2 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

- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 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 6 of this letter considers these impacts.

National Planning Policy Framework (NPPF)

- 2.7 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.

- 2.8 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'.
- 2.9 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).
- 2.10 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.
- 2.11 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'*.
- 2.12 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.'*
- 2.13 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'*.
- 2.14 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'.*

- 2.15 Paragraph 193 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’.*
- 2.16 Paragraph 199 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’.*
- 2.17 Paragraph 200 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’.*
- 2.18 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.*
- 2.19 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’.*
- 2.20 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’.*
- 2.21 Paragraph 206 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’.

- 2.22 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’.*
- 2.23 ‘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’.*

Historic England Guidance

- 2.24 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.

- 2.25 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 (2nd edition)

- 2.26 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.

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

- 2.27 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'

- 2.28 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)

- 2.29 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.
- 2.30 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 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)

- 2.31 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.

3. The Proposed Works

- 3.1 An inspection of the external fabric of the building by abseil has been undertaken by Crown Projects and identified a series of essential fabric repair works to the building. These have largely been confirmed with Manchester City Council as maintenance / like-for-like repairs not requiring listed building consent. During the correspondence it was considered that the approach to pigeon protection could potentially impact on the special character of the building and hence require the submission of an application for planning permission and listed building consent.
- 3.2 During inspection it was confirmed that the netting to the inside of the pediments at first floor level have started to fail in places and appears to be fixed with small pins. These have been fixed closely to the inside edge of the stone canopies, and over time the degradation of the material may lead to the stonework weakening and becoming a fall hazard. As part of undertaking fabric repairs to the building, which tie in with its overall refurbishment by Bruntwood, it is prudent to address and rectify the identified issues with the existing pigeon netting installation.
- 3.3 A netting system is essential to protect the building, and specifically the pediment features which are particularly vulnerable to nesting. The damage that bird fouling causes to historic buildings is well known and can be extensive. Apart from the visual attractiveness and hygiene considerations, the main problem for the building is associated with acids released from their excrement. These can cause irreversible damage to building surfaces resulting in the scarring of building fabric, damaging appearance and, potentially causing extensive damage. Studies have also shown that the corrosive effects can continue for a long time after the stone has been contaminated, even if the fouling is removed.
- 3.4 The proposed works relate to 18 pediments at the first floor of the building which are identified by the submitted application drawings and shown by figures 2 and 3 below.

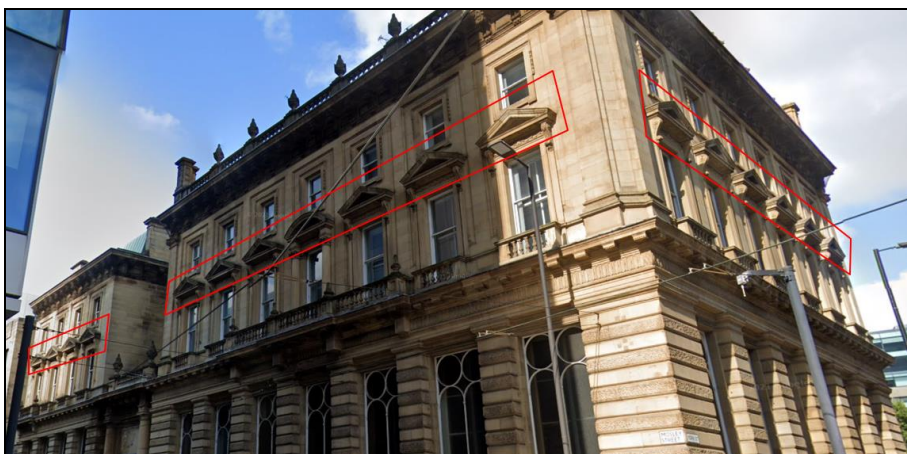


Figure 2: Image showing extent of proposed pigeon netting installation – Mosley Street and York Street.



Figure 3: Image showing extent of proposed pigeon netting installation – West Mosley Street.

3.5 The proposed works will be undertaken by Crown Projects which has extensive experience undertaking stone repairs and associated works to similar listed buildings. The methodology is set out below:

- Drill hole into the middle of the stone canopies (using a 6mm masonry drill), one at each point of the pediment (see figure 4 below).
- Remove the existing corroding fixings and clean the area with a soft brush.
- Apply lime mortar to the open areas in the stone where fixings have been removed. Once the holes have been exposed and brushed clean, lime mortar will be applied using a tuck pointing trowel and struck to a level finish with the sandstone. Link for the data sheet: <https://www.lime-green.co.uk/Documents/Datasheets/140919LimeGreenNaturalMortar.pdf>
- Use chemical anchor resin to secure stainless steel fixings into the wall in the new drill holes. The new drill holes will be brushed clean before resin is installed into the drill hole. A stainless steel fixing with an eyelet is then inserted and left until the resin has cured. The steel wire can be inserted through the eyelets in the fixings once the resin has cured, which will form the triangular shape that the net will be fixed to.
- Feed galvanised wire rope through the new fixings and crimp at both ends with copper ferrules.
- Install a turnbuckle into the crimped ends and turn to apply sufficient tension to the wire.
- Clip the net onto the wire rope with hog rings and pliers.

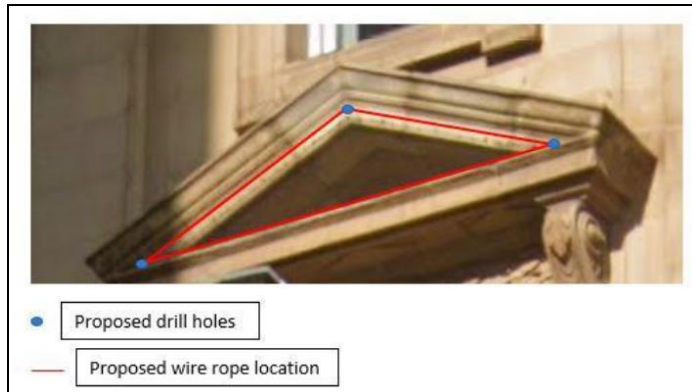


Figure 4: Image showing pigeon netting installation.

- 3.6 These areas will be accessed by abseil on Mosley Street and York Street, and will be completed by MEWP on West Mosley Street.
- 3.7 Two photographs are provided below (figures 5 and 6) from a netting project Crown Projects are close to completing. This shows the wire rope fed through stainless steel fixings, which have been fixed into the substrate with resin. [Please note that there are significantly more fixings in these pictures as this net is designed to be a debris encapsulation net for spalling concrete, but on 38-42 Mosley Street the purpose will be to prevent birds entering the head of the stone canopies].

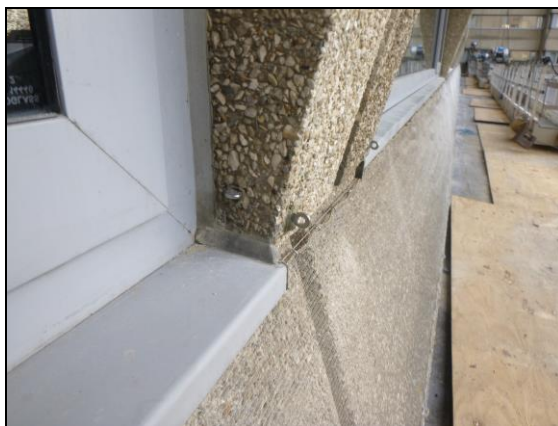


Figure 5: Example of netting installation.



Figure 6: Example of netting installation.

4. Archaeological and Historical Background

- 4.1 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’.

- 4.2 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.
- 4.3 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.
- 4.4 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 adjacent building at number 46-54 Mosley Street / 57 Spring Gardens was entirely demolished and a modern stone clad building erected in 1973 to a design by architects Harry S Fairhurst & Son.

5. Description and Significance of 38-42 Mosley Street

Building Description

- 5.1 The Historic Environment Record describes the building 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.

- 5.2 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. The works relate to the exterior of the building and this is duly described below:

Exterior

South East elevation

- 5.3 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.
- 5.4 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 9th 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

- 5.5 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 6th 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

- 5.6 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.
- 5.7 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.
- 5.8 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.

Heritage Significance

5.9 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

5.10 The building is a good example of a purpose-built bank from the mid-19th 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

5.11 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

5.12 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

5.13 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-19th 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. Through the survey work the issues with the existing pigeon wire installation have been identified.
- 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 20th / early 21st 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 cornicing/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.

6. Heritage Impact Assessment

- 6.1 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.
- 6.2 The proposed works are necessary to maintain the building's protection from pigeons and their associated impacts. Pigeon wire has previously been installed to the identified 18 pediments around the building although fixing pins were installed close to the edges of the pediments and present and potential corrosion of these presents a safety risk of fabric falling from the building, as well deterioration of the building itself.
- 6.3 The identified methodology set out at section 3 of this letter will ensure an appropriate and sensitive approach is taken to the installation of replacement pigeon wire. Appropriate repairs will be undertaken and whilst there is a physical impact this is limited to three holes per pediment. These will be into plain stone and do not affect any decorative engravings.
- 6.4 Based on the identified methodology it is considered that the heritage impact on the building will be **neutral**, although more widely the works will be beneficial ensuring the protection of the building and remedying potential future deterioration and safety risks. Similarly impact on the Upper King Street Conservation Area is **neutral**.
- 6.5 Subject to compliance with the identified methodology, which can be secured by condition, it is confirmed that the proposed works are in accordance with the relevant heritage policy context set out at section 2 of this letter. On this basis we respectfully recommend approval of this application from a heritage perspective.

Submission Information

Alongside this covering letter and heritage assessment, the application should be read alongside the following information, submitted via the planning portal:

- Completed application forms for planning permission and listed building consent, and certificates.
- Site Location Plan.
- Proposed drawings (West Mosley Street, York Street, and Mosley Street)

The application fee of £234 has been paid via the Planning Portal on submission of the application.

We trust that this information is sufficient to enable the positive determination of this application and we look forward to working with you in progressing it through to determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written in a cursive style.

Ralph Taylor BSc MPLAN MRTPI
Associate Director