

Heritage Statement

77 Mosley Street

Manchester, M2 3FX

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Contents

1.	Introduction	1
2.	HERITAGE POLICY CONTEXT	2
	National Policy.....	2
	Planning (Listed Buildings and Conservation Areas) Act 1990	2
	Revised National Planning Policy Framework 2024.....	2
	National Planning Policy Guidance 2019	3
	Manchester City Council Policy	3
	Core Strategy 2012 - 2027	3
	Places for Everyone Joint Development Plan 2022-2039	4
	George Street Conservation Area.....	4
3.	HISTORIC DEVELOPMENT, DESCRIPTION AND SIGNIFICANCE OF THE SITE	5
	Historic Development.....	5
	Listed Building Description.....	6
	Heritage Value of the Listed Building	7
	George Street Conservation Area.....	8
4.	IMPACT ASSESSMENT AND JUSTIFICATION	9
	Extent of the works	9
	External	9
	Internal.....	9
	Design Justification and Impact Assessment	10
	Conclusions	12
	APPENDIX 1: HISTORIC MAPPING	14

1. Introduction

This Heritage Statement has been prepared to support an application for a *“Full Planning Application and Listed Building Consent for internal fitout works and external alterations associated with the Use Class E operations”* at 77 Mosley Street, Manchester. The proposed development site is part of a Grade II listed building (statutory address 77 and 77A Mosley Street, 14 and 16 Princess Street) and in the George Street Conservation Area.

- 1.1 This document will set out the policy context, summarise the history and significance of the site, assess the impacts of the proposed works on the listed building, and provide a justification for the proposed works.
- 1.2 The document is intended to be read alongside the drawings submitted with this application.

2. HERITAGE POLICY CONTEXT

National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 Section 66 of the Act establishes a general duty for a planning authority, in considering whether to grant consent for a development which affects a listed building, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historical interest which it possesses. A building is listed by virtue of its special architectural or historical interest (Section 1(1)).
- 2.2 Section 72 of the Act establishes a duty in the exercise of any function under the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. A conservation area is an area of local interest designated principally by the Local Planning Authority.

Revised National Planning Policy Framework 2024

- 2.3 The revised National Planning Policy Framework (NPPF) was published in December 2024. Section 16 of the NPPF deals with the consideration of heritage assets and sets out the importance of being able to assess the impact of a development on the significance of heritage assets. Significance is defined as the value of an asset because of its heritage interest. The setting of an asset can contribute to this interest. The setting of a heritage asset is defined 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. A designated heritage asset is recognised by the NPPF to be a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation; of these, World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings and Parks and Gardens, Protected Wreck Sites and Registered Battle Fields are noted in paragraph 213 as being of the 'highest significance'.
- 2.4 The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, paragraph 212 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance. As per paragraph 213, Grade II listed buildings are not of the highest significance.

- 2.5 The NPPF identifies harm as being either substantial or less than substantial. Paragraph 214 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, paragraph 215 requires that this harm should be weighed against the public benefits of the proposal. In respect of non-designated assets, paragraph 216 requires a balanced judgement having regard to the scale of any harm or loss and the significance of the asset.
- 2.6 In accordance with the NPPF, this Heritage Impact Assessment sets out the significance of heritage assets likely to be affected by the proposed works. The information provided in this assessment conforms to paragraph 207 of the NPPF, thus the level of detail provided is proportionate to the significance of the affected heritage assets and no more than is sufficient to understand the potential impact of the proposal on that significance.
- 2.7 Guidance on the application of heritage policy within the NPPF is provided within the Historic England 'Good Practice Guides' and the on-line National Planning Policy Guidance (NPPG) for the Historic Environment.

National Planning Policy Guidance 2019

- 2.8 The NPPG provides guidance as to the application of policy related to heritage assets and defines the qualities of a listed building.

Manchester City Council Policy

Core Strategy 2012 - 2027

- 2.9 The Core Strategy was adopted in 2012 and updated in 2024. Policy CC9 relates to design and heritage and states that development should preserve or enhance identified heritage assets, including listed buildings and conservation areas.
- 2.10 Further heritage related policy is contained in EN3; relevant to this application, the policy states that proposals which enable the reuse of a listed building "will be encouraged where they are considered consistent with the significance of the heritage asset".

Places for Everyone Joint Development Plan 2022-2039

- 2.11 The Joint Development Plan for the Greater Manchester combined authority was adopted in 2024. Policy JP-P2, 'Heritage', sets out the approach to the historic environment, advising that it should be conserved, sustained and enhanced. The key elements of heritage assets should be protected from harm. The policy discusses the benefits of development involving heritage assets, including heritage related benefits and economic viability. It is noted that all proposals involving a heritage asset will be considered with regard to national policy.

George Street Conservation Area

- 2.12 The George Street Conservation Area was designated in June, 1985. The conservation area is based around a number of city centre streets set on a grid, with Mosley Street being to the northern part of the area and forming part of the northern boundary. The area is characterised by its predominant commercial uses and building types, as well as being the location of Manchester's China Town; in addition, the listed buildings containing Manchester Art Gallery are also located along the northern boundary of the area.
- 2.13 A short appraisal is available online which gives some guidance regarding the approach to development in the area. The focus is on the continued use of buildings, and the development of businesses to keep the area commercially vibrant. Proposals for development will be considered in context, and opportunities for enhancement encouraged. The text notes that the Georgian and Victorian architectural proportions are important to the character of the area, and that new design should take this into account. It is recognised that due to the presence of China Town, lit signage is more prevalent in the area, though signage should not compete with or disrupt existing architectural details.

3. HISTORIC DEVELOPMENT, DESCRIPTION AND SIGNIFICANCE OF THE SITE

Historic Development

- 3.1 Mosley Street is located within the city centre of Manchester, in a location which was originally a planned Georgian residential area laid out on a grid pattern in the 18th century. Over time several institutional buildings were added to the area, including the Institute of Fine Arts and the Atheneum, now both part of Manchester Art Gallery and located to the north-east of 77 Mosley Street. Historic mapping of 1851 (Appendix 1, Map 1) shows the layout of a previous building on the site at 77 Mosley Street which may have been a house; the Manchester Royal Institution and Atheneum are both already present, and further afield the Mechanics Institute and the Union Club.
- 3.2 The mid to late 19th century saw a surge in the commercial activity of the area related to the Industrial Revolution, though historic mapping of 1888 (Appendix 1, Map 2) shows that the majority of the area around Mosley Street had remained in a similar form to its earlier origins. However, in the mid-1860s the building now part occupied by 77 Mosley Street was redeveloped to house a home trade warehouse at Princess Street with retail units facing Mosley Street at 77 and 77A; the building itself now showed a rounded corner. The retail was occupied by a tailor in the 1880s and until the early 20th century, and a shop front reading 'Macbeth Brothers' remains at 77A. Mapping of 1915 (Appendix 1, Map 3) illustrates the continued changes in plot size and form in the wider area, as commercial, institutional and civic uses took over from the previous residential character.
- 3.3 By the 1930s the retail units at 77 and 77a Mosley Street, and the basement of the building, were occupied by the Huddersfield Building Society. The company undertook a comprehensive refurbishment in 1955 which introduced a new stone clad frontage to the ground floor of 77 Mosley Street and the corner to Princess Street, and over-clad the earlier Macbeth Brothers sign. The interior of the retail units was also changed with columns and beams being clad, and new decorative ceilings introduced; this appearance is little changed since the mid-20th century, though a recent consent for the renovation of the whole listed building has allowed for changes to internal finishes and also the refurbishment of the early shop-front to Mosley Street.

Listed Building Description

- 3.4 The proposed development site at 77 Mosley Street is a ground and basement floor retail unit. The listed building description is for '77 AND 77A, MOSLEY STREET, 14 AND 16, PRINCESS STREET', as added to the National Heritage List for England in October 1974 at Grade II (ID 1271097):

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

- 3.5 The listed building description only relates to the external appearance of the building – its key features – at the time of listing. The present building is broadly as described within the listed building description though as discussed above, a recent consent has allowed for alterations and refurbishment which have resulted in some changes to its appearance. The unit under consideration in this document is specifically that at 77 and 77A Mosley Street, which sits to the north-eastern corner of the building at ground floor and basement level. The setting of the listed building comprises the busy and vibrant commercial and institutional streetscape at this location, including Manchester Art Gallery, and the building itself forms part of a varied streetscape along Mosley Street and Prices Street reflecting the evolution of plots which now contain buildings of different scales and styles, including the tall, modern Clarendon House immediately to the south-west.

- 3.6 Only the ground floor and basement of 77 and 77A Mosley Street, and a small section of ground floor area beyond the southern wall of the unit, are subject to the current proposals. The upper storeys of the listed building, in separate use, are of red brick with sandstone window surrounds and other decorative dressings. The Princess Street facing ground floor elevations are consistent with this materiality; those at 77 and 77A are as noted different due to the 1950s recladding and the later restoration of the earlier shop front at 77A.

- 3.7 As a result, the ground floor retail units have the following appearance: To Mosley Street at the right-hand side is the older shop front which has three bays under a stone cornice and narrow fascia. The restored fascia sign reads: "HABIT MAKER – MACBETH BROTHERS – BOYS CLOTHES". Under the fascia are slim columns with decorative capitals, and timber framing and stall risers. The glazing is modern, but the wide plates are in keeping with the style of the shop front.
- 3.8 To the left and running around part of the Mosley Street and Princess Street sides to encompass six wide bays in total including the entrance on the corner, the 1950s shop front is broadly Art Deco in style, with a heavy stone fascia and pilasters above a marble stall riser. The pilasters around the recessed doorcase have some vertical reeded decoration. The three corner bays have a later and narrower fascia band over the central timber entrance doors, and to the upper windows there are louvres which appear to have been inserted much later and are out of character with the rest of the shop front.
- 3.9 Internally the retail unit has at ground floor level the interior remaining from the 1955 scheme, with modifications to floors, walls and partitions as per the recent approved renovations. The ceiling to the former bank at 77 Mosley Street is deeply corniced and decorated to the edges of the coffered effect caused by the encasing of beams; there is a grid of simple, slim columns corresponding to the beam pattern, some of which are still encased. The rooms at ground floor have plastered walls and at present the floor has a solid finish which has been prepared for a retail fit-out.
- 3.10 The stair to the basement is of timber and is modern. To the basement, there are a number of bulkier columns with square heads, and the roof is plain. There are a number of existing partitions throughout, with the section beneath 77 Mosley Street being more open and having a brick wall finish with infilled former lightwell windows to the outer walls.

Heritage Value of the Listed Building

- 3.11 The whole listed building at 77 and 77A Mosley Street and 16 and 18 Princess Street is of moderate historic and architectural interest which is recognised in its Grade II listing. The architectural form and survival of the exterior, which has retained the appearance of a high-quality commercial building of the 19th century, is key to the value of the building, and indeed an approved application in 2018 (118399/LO/2017) sought to retain only the façade of the building within the streetscape, and replace its interior in its entirety.

- 3.12 At ground floor level the architectural interest of the building is more mixed; the shop front at 77A Mosley Street is of significant interest and provides rare legibility of use dating to the 19th century. In its restored form the shop front contributes well to the vibrancy of the building façade. The later 1950s bank frontage, whilst being of good quality, is not in keeping with the style of the wider elevation and appears heavy in comparison. However, this scheme is also a legible part of the commercial history of the building and therefore has some heritage value as part of the whole.
- 3.13 Internally there are no finishes which date to the 19th or early 20th century in situ, and the main decorative scheme, restricted to the ceiling of 77 Mosley Street, also dates to the 1955 refurbishment. The over-cladding of beams has caused some loss of the earlier appearance of the ground floor and appears in contrast to the relatively slim columns; however, the ceiling does again illustrate the later commercial use of the unit and therefore has some heritage value as well as an inherent artistic value due to its attractive decorative style. Otherwise, stairs, partitions and floors are modern which is normal within a commercial space which has been continuously used over time. Historic brick walls line the basement areas and whilst not rare there is some interest in the legibility of former openings.

George Street Conservation Area

- 3.14 The site is located in the George Street Conservation Area which is not large and has defined boundaries along a number of streets including Mosley Street to the north. It is noted that the area has uses ranging from the earlier institutional uses to later commercial concerns, and the architectural character has developed over the Georgian and Victorian periods as a result of these changes in use with the key character being that of 19th century commercial endeavour. The character of the area is fairly high density, with streets set on a grid pattern, and buildings tend to have four or five storeys. The Manchester Art Gallery, an amalgamation of the former Royal Institution and Athenaeum, presents a dominant contrast to the many commercial buildings in its early 19th century grandeur.
- 3.15 The listed building at 77 and 77A Mosley Street is set on a prominent corner and is as a result relatively imposing, though due to the presence of many grand commercial buildings it is not dominant within the streetscape. The former banking frontage at 77 Mosley Street is not out of character in its use; ground floors of the buildings in this location hold a mixture of retail and office uses, except in cases like the Art Gallery and most shop fronts are modern. The historic shop front of 77A makes a stronger contribution to the character and appearance of the area due to its rarity and contrast.

4. IMPACT ASSESSMENT AND JUSTIFICATION

Extent of the works

- 4.1 Full details of the scheme can be found in the submitted drawings. It should be noted that works to refurbish the ground and basement floors of the building to ready them for commercial fit-out have been previously approved and undertaken.

External

- In location of existing stone fascia over corner entrance, install acrylic lettering and illuminated logo sign.
- Remove existing louvres above corner bays and replace with weather louvres to accommodate internal HVAC installation.
- Other external features to be cleaned and retained.

Internal

- Install flooring finishes throughout, tiled in wet areas, timber to rest.
- Install new partitions to form WCs and stores as per drawings, in a demountable dryline partition system, and finish as appropriate.
- Install steel counter with timber front; behind this a demountable wall panel to be finished in ceramic tiles.
- Install internal glazed lobby door to ground floor corner entrance.
- Refurbish existing columns, ceilings and brick wall finishes as required.
- Install two internally illuminated signs hung behind window glazing (one to Princess Street, one to Mosley Street)
- Install HVAC system throughout, with new ducting and units fixed to rail system, in turn lightly fixed to flat ceiling finish with M8 fixings.
- Install lighting and CCTV as required fixed to flat surfaces of ceiling.

Design Justification and Impact Assessment

- 4.2 The alterations to the ground floor and basement of 77 Mosley Street have been designed to create a flexible and functional retail unit, which will meet the current and future needs of the tenant, a café business, whilst retaining the key features of the listed building. As noted above, the listed building is a former office and warehouse which has recently gained approval for a comprehensive refurbishment including to the former retail units at 77 and 77A Mosley Street. This application seeks to define the detail of the retail fit out and therefore includes all operational and decorative requirements.
- 4.3 As discussed, the existing façade of the retail unit at ground floor consists of a historic shop front to Mosley Street which has been uncovered and refurbished having been hidden for many years; to the rest of Mosley Street and rounding the corner into Princess Street is a commercial front dating to the 1950s which was installed during former use as a bank. The interiors of the unit, where they have not been reinstated or refurbished recently (for instance in the case of the stairs, wall plaster and underlying floor finish) also date to the 1950s or are uncovered structure such as the brick walls to the basement and columns throughout. The key qualities and heritage interest of the ground and basement floors of the building have been set out above, and the current design has been mindful of the heritage value of the building as it stands today and as it was at time of listing, and also of the need to ensure that the character and appearance of the George Street Conservation Area is retained.
- 4.4 The external alterations to the ground floor retain the existing form of the shop fronts except where the louvres above the outer bays of the corner entrance arrangement are to be removed and replaced with new weather louvres to allow the installation and operation of an HVAC system within the building. The existing louvres are not of high quality or attractive, and their appearance suggests that they have been retrofitted into the 1955 frontage; their removal is not considered to harm the heritage value of the listed building. In addition, the louvres are barely visible as they are set back and partially hidden, certainly from ground level, by the secondary fascia below. The new louvres will be of better quality and in the same position as those which exist; their installation will cause no harm to the appearance of the building or change the perception and legibility of the ground floor frontage. No important historic fabric will be removed as a result of these works.
- 4.5 The stone fascia on the corner of Mosley Street and Princess Street has clearly carried some lettering previously as fixing marks are still evident. Signage in this location would be normal and characteristic of a commercial building, and simple standing letters and small logo proposed are appropriate and acknowledge the surrounding architectural features. An element of illumination is also in keeping with

commercial fronts within the surrounding streetscapes, and as note in the conservation area guidance this is characteristic within the George Street Conservation Area due to the presence of China Town. It is considered that the presence of signage to the fascia, which was likely constructed for that purpose, would not detract from the architectural interest or commercial character of the listed building and would cause no harm to its heritage value.

- 4.6 The light cleaning of external metalwork and general maintenance of the existing frontages is a heritage benefit, particularly following a long period of disuse, and is fully in line with the approved Class E use of the building and need to present an attractive and high-quality appearance to customers.
- 4.7 The reconfiguration of the internal spaces at ground and basement floors to provide open and functional commercial areas alongside necessary stores and WC areas has been designed to reflect the spaces and features which already exist within this part of the listed building. All partitions will be constructed using demountable dryline partition systems to avoid permanent and intrusive works to the internal finishes of the building. In fact, the majority of finishes within the spaces will be retained and made good, reducing the need for intervention. The counter area, important to the Class E use approved, will be within the main ground floor room and again readily removable; behind will be a demountable wall lining carrying ceramic tiles which will allow the tenant to appropriately brand the space without intervention into more permanent finishes.
- 4.8 Flooring finishes will be added which are appropriate to wet and dry areas of the retail unit, namely tiles to the counter, storage and WCs, and timber elsewhere to acknowledge the probably former finish within the historic building. Alongside, existing finishes will be retained, made good and painted. Where necessary and appropriate plasterboard finishes will be applied where no finish currently exists. These elements of the works are neutral; necessary for the use and operation of the unit within the listed building, and causing no harm to the character of the interior or any historic fabric.
- 4.9 A glazed lobby door will be installed to the corner entrance to allow this to be used in all weathers, for the comfort of customers and staff, as well as to provide additional security. The outer doors, which date to the 1955 scheme, will not be affected. The lightweight and minimally fixed design of the lobby partition and its fully glazed form will reduce visual impact within the unit and ensure it is a reversible change. The benefit conferred by its presence for the user of the listed building outweighs the minor change in the plan form of the ground floor that will occur. Overall, the heritage value of the building, or the legibility of the interior, will not be harmed.

- 4.10 The small internally illuminated signs which are proposed in two locations behind the glazing of the ground floor windows are appropriate advertisements to enable the tenant to effectively attract customers to its brand in this location. The signage will present a slight change, but will remain in character to the approved Class E use of the unit and former commercial use of the listed building. As noted above, illuminated signage is more common within the George Street Conservation Area due to China Town; the proposals take this into account whilst recognising that such signage must not be dominant on the frontage and detract from the historic detailing of the building. It is considered that the proposals achieve this and will cause no harm.
- 4.11 To allow the comfortable and safe operation of the unit, an HVAC system, lighting and CCTV is proposed. Various options were considered, particularly for the HVAC system and its ducting. The use of the landlord's riser has been examined and found to be unsuitable for the ducting, and therefore an honest approach has been taken which avoids undue intervention into walls, floors or ceilings, and allows the fittings and fixtures to be fully reversible, recognisably modern and easily maintained. All fittings including lighting will be on rail fixtures, and M8 fixings will be made to the flat face of the ceilings only and only as required. Where there is decoration to the ceiling, dating to the 1950s, this will be avoided. As the fixings will only be to the flat plaster face, it will be easily repairable on removal. Ducting from the HVAC system will be routed to meet the new louvres at wall mounted units. The harm presented by these works is aesthetic and is not permanent. The decorative ceilings will still be visible, no decoration will be lost, and the legibility of the spaces within the unit will remain. The works are necessary to allow the full operation of the unit in line with its approved use.
- 4.12 Overall, the works proposed are minimal and appropriate, seeking to create a functional commercial space within the internal area and an attractive frontage, whilst retaining the existing fabric of heritage interest. It is considered that there will be no permanent harm as a result of these works to the heritage value of the listed building of 77 – 77A Mosley Street.
- 4.13 The proposals are in keeping with the character and special interest of the George Street Conservation Area. Therefore, there will be no impact to the conservation area and its special interest as a heritage asset.

Conclusions

- 4.14 In general, it is considered that the proposals for the ground floor and basement will cause no harm to the listed building, or to the George Street Conservation Area. The overall character, appearance

and value of the building is retained through retention of its appearance at ground floor level and much of its interior, and the continuation of its ground floor retail use and character. The legibility of the historic building, and the narrative of its use and development – especially the early shop front and the later bank frontage - will remain. There will be an improvement in the functionality of the unit as flexible commercial space, without the need to make significant permanent intervention to the building either internally or externally. The key architectural interest of the historic building and its significance and value will not change, and the character and appearance of the conservation area will be retained. The changes presented by minimal partitioning, HVAC systems, lighting and security features are reversible and appropriate to the continued use of the building.

- 4.15 The design adheres to national policy in that the listed building is preserved, and the conservation area preserved or enhanced, as per the 1990 Act. The asset is not harmed as per the NPPF, and there are public benefits, both economic and heritage related, to justify the reversible changes proposed. The proposals ensure that the benefits of the heritage asset are secured for this and future generations.
- 4.16 The design has taken full account of the policies within the Core Strategy in that the proposals preserve or enhance the heritage assets identified. As per policy EN3 the reuse of the unit has considered the significance of the heritage asset within which it is located.
- 4.17 The design also adheres to policy JP-P2 of the Places for Everyone Joint Development Plan in that it conserves and sustains the historic environment. The key elements of the historic building have been [protected from harm. The signage and proposed advertisements demonstrate a balance between the protection of the historic environment and the needs of the occupier. No dominant or inappropriate signage is proposed.
- 4.18 The proposed works will allow the ground and basement floors of the listed building to be retained and improved in commercial use as intended, securing the safe use and maintenance of this part of the listed building for the foreseeable future, whilst retaining its heritage value and architectural interest.

APPENDIX 1: HISTORIC MAPPING

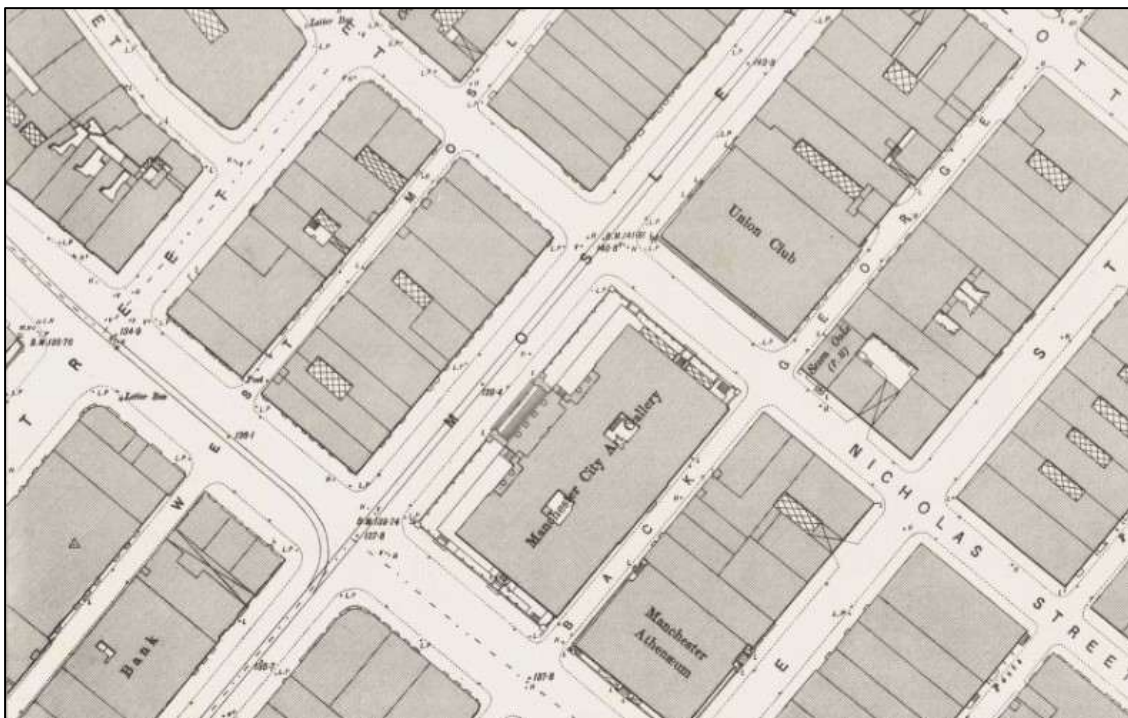
Map 1: Ordnance Survey Town Plans: 1851

(National Library of Scotland, 2026)



Map 2: Ordnance Survey: 1888

(National Library of Scotland, 2026)



Map 3: Ordnance Survey: 1915

(National Library of Scotland, 2026)

