



'The Aviary' 58 Mosley Street

Heritage Assessment

Buttress

January 2026



Version history

Project name: The Aviary, 53 Mosley Street
Project number: 10330
Client: tp bennett

Rev:	Date:	Status	Name	Description
1	Jan 26	Draft	Jack Tomlinson Assistant Heritage Consultant	Initial Draft
2	Jan 26	Draft	Freya Needham Senior Heritage Consultant	Revision
3	Jan 26	Final	Jenna Johnston Associate Heritage Consultant (IHBC)	Issue

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Contents



1	Introduction	5
2	Understanding the Site	8
3	Proposals & Impact	11

1 Introduction





1.0 Introduction

This Heritage Impact Assessment has been written to accompany a planning application concerning the terrace space of 'The Aviary', 58 Mosley Street, M2 3HZ, Manchester.

1.1 Methodology

The following Heritage Assessment has been written in accordance with the requirements of Chapter 16 of the National Planning Policy Framework (NPPF, 2025).

The document surveys the heritage, providing an overview of important information to foster better understanding of the site and its context. This is followed by an overview of significance, the detail of which is required to be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

An assessment of the potential impacts of the proposed development on the heritage is then provided in-line with the requirements of paragraphs 207-221 of the NPPF (2025).

The document follows best practice guidance, such as Historic England's *Statements of Heritage Significance* (2019), *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets* (2017) and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment* (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

1.2 Authorship

This document has been prepared by Jack Tomlinson MSc, Assistant Heritage Consultant at Buttress and QAd by Freya Needham MA, Senior Heritage Consultant.

1.3 Overview of Proposals

Proposed works are restricted to the terrace area on the West Mosley Street side of the building.

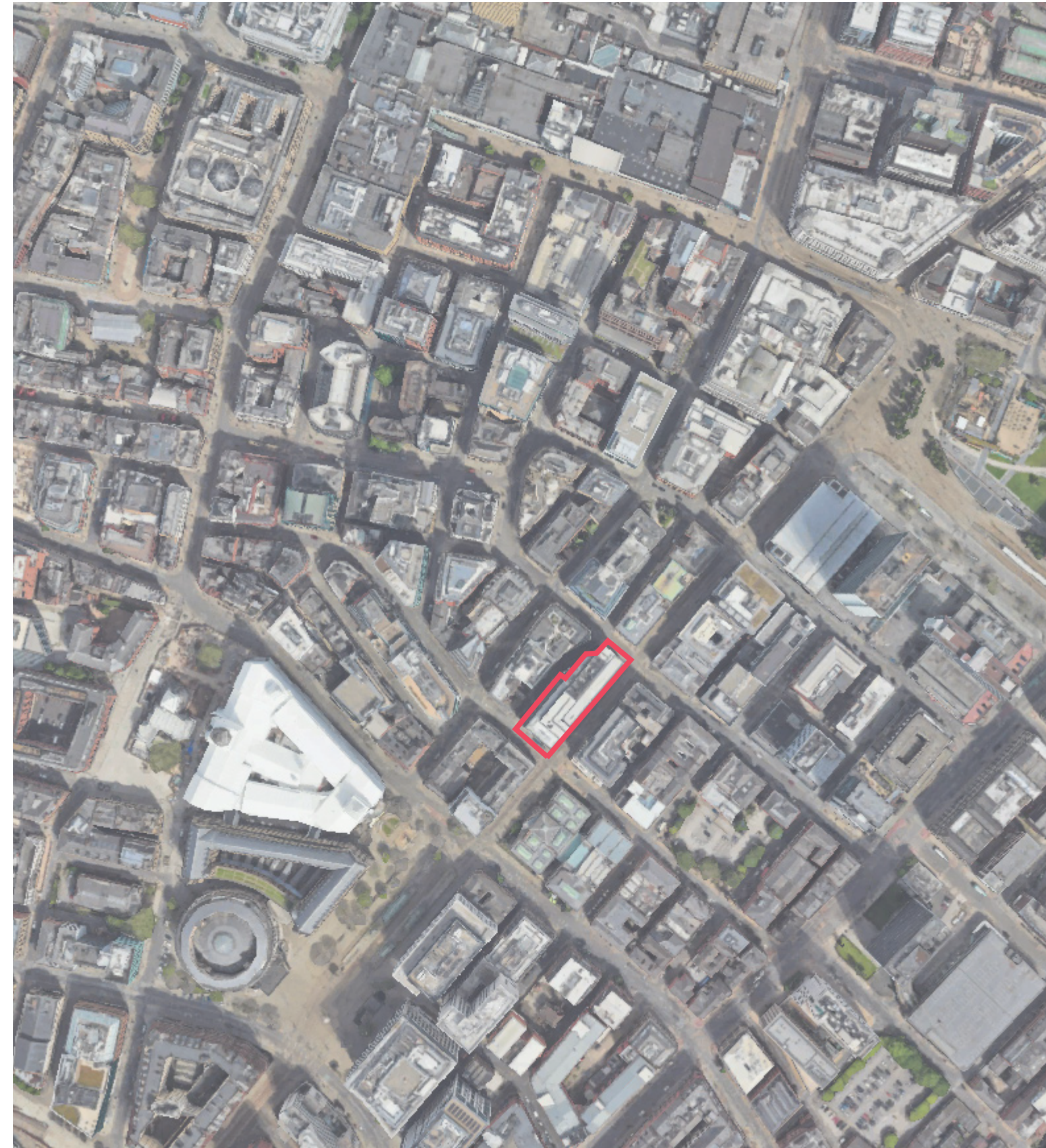
- Add new aluminium framed door (to match existing) to level 6 out to terrace
- 2No. existing doors out to terrace to be swapped to swing inwards not outwards
- Add lighting to external terrace
- Change tiles on terrace for square format stone effect

1.4 Location and Description

'The Aviary' is a 7-storey office building constructed in 2007 and refurbished in 2024. It is located at 58 Mosley Street in Manchester City Centre. The building is bounded by Charlotte Street to the northeast, West Mosley Street to the northwest, Booth Street to the southwest, and by Mosley Street to the southeast. The building constitutes a single block in its entirety, with no directly adjoining buildings.

'The Aviary' is a contemporary, with extensive glazed sections and a mix of white stone and black metal-clad elevations. The terrace is located on the rear (northwest) elevation of the building and currently consists of a glass balustrade, tiled floor, and two doors set within the glazed curtain wall.

58 Mosley Street sits within the Upper King Street Conservation Area.



2 Understanding the Site



2.0 Understanding the Site

2.1 Immediate Heritage Context

The building is not listed; however, it is located within the boundary of the Upper King Street Conservation Area and within the vicinity of several listed buildings. The listed buildings are:

- The Grade I listed Manchester Art Gallery (1824-25)
- The Grade I listed Town Hall (1868-77)
- The Grade II* listed Portico Library and the Bank Public House (1802-06).

The site is also in the immediate vicinity of George Street Conservation Area and the Albert Square Conservation Area. George Street Conservation Area's northmost point abuts the Upper King Street Conservation Area at 'The Aviary', and Albert Square Conservation Area's eastern edge abuts the southeast of the Upper King Street Conservation Area.

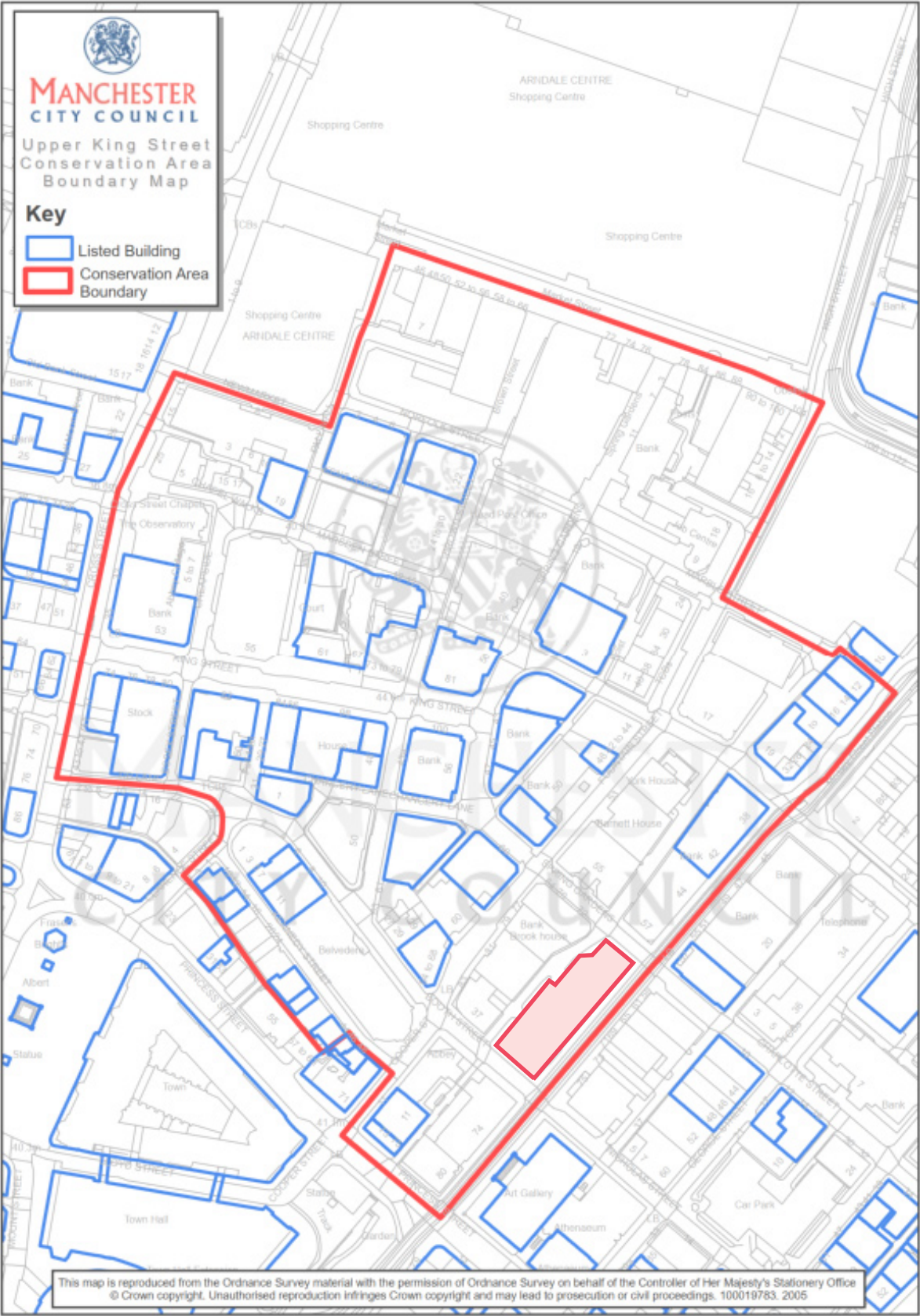


Figure 1 Upper King Street Conservation Area © Manchester City Council with the site coloured pink

2.2 Planning Policy Context

2.2.1 National Policy Context

The site is within the Upper King Street Conservation Area and in proximity to numerous listed assets, which are afforded statutory protection.

National built heritage policy is contained within the National Planning Policy Framework (NPPF). The relevant policies are as follows:

Paragraph 207: “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.”

This Heritage Impact Assessment meets the requirements set in this paragraph.

2.2.2 Local Policy Context

Local planning policy reflects the principles established within the NPPF and is contained within the Local Development Framework Core Strategy 2012, which is the key part of the Manchester Local Plan.

The relevant policy in the framework is:

Policy CC 9 (Design and Heritage): “Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, Conservation Areas and scheduled ancient monuments”.

Places for Everyone is Greater Manchester’s joint development plan.

The relevant policy in the framework is:

Policy JP-P2: The relevant sections of which include, “Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester’s distinctive identity and sense of place are protected from harm.”

“Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy”.

2.3 Significance

‘The Aviary’ is not a designated heritage asset, though it is in the proximity of several listed assets. Due to the scale and nature of the proposed works, the nearby Listed Buildings are not deemed to be relevant for consideration.

The nearby Conservation Areas are of note, though only the Upper King Street Conservation Area, in which the site is located, is considered in the assessment.

2.3.1 Conservation Areas

2.3.1.1 Upper King Street Conservation Area

The site is located along the southeast edge of the Conservation Area’s boundary. Mosley Street is described as a “natural extension of the central financial district” in the History section of the Upper King Street Conservation Area page on the Manchester City Council website. The building materials in the Conservation Area are described as “predominantly yellow sandstone” and “various modern high-tech materials”, the latter of which is relevant to ‘The Aviary’.

2.3.1.2 George Street Conservation Area

The George Street Conservation Area is “principally a busy commercial district”. Key features within the Conservation Area include the Portico Library, Manchester Art Gallery, and Chinatown. Typical building materials include red brick and sandstone.

2.3.1.3 Albert Square Conservation Area

The Albert Square Conservation Area contains many of Manchester’s key civic buildings and spaces, such as the Victorian Town Hall and the Albert Memorial. The brick and stone in the Conservation Area are regarded as typical of the area.

3 Proposals & Impact



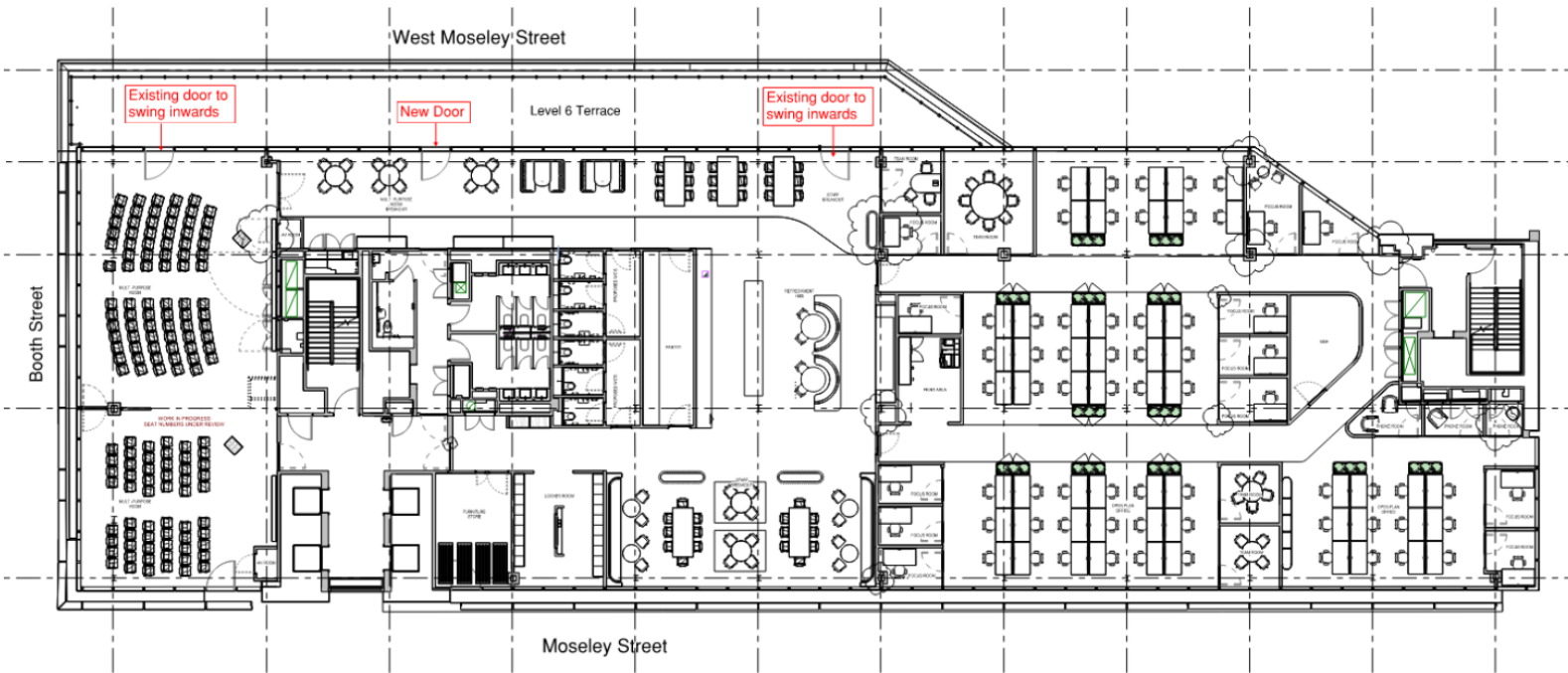
3.0 Proposals & Impact

3.1 Proposals

The proposed development includes:

- The addition of a new aluminium-framed door to level 6, which leads out onto the terrace. The new aluminium-framed glazed door will be of in-keeping materials. The colour will be a 'dark anthracite grey' to match the existing doors. The doors will swing inwards
- Swapping out the two existing doors in order for them to swing inwards, not outwards, to meet fire safety requirements. The new doorsets will be in 'dark anthracite grey'
- The addition of mono-directional uplighters along the perimeter of the terrace. The lights will be of a warm colour temperature and directed inwards to avoid glare
- The western and central doorways will have an illuminated emergency exit sign above the doorways
- The changing of the tiles on the terrace to a square format stone-effect. The existing wood-effect 400x1200mm tiles will be replaced by 1200x1200mm tiles
- The relocation of the fire alarm sounder and break-glass unit from the eastern doorway to the new central doorway

Floor Plan – Proposed L06



Elevation mark up showing location of new door at L06 Terrace

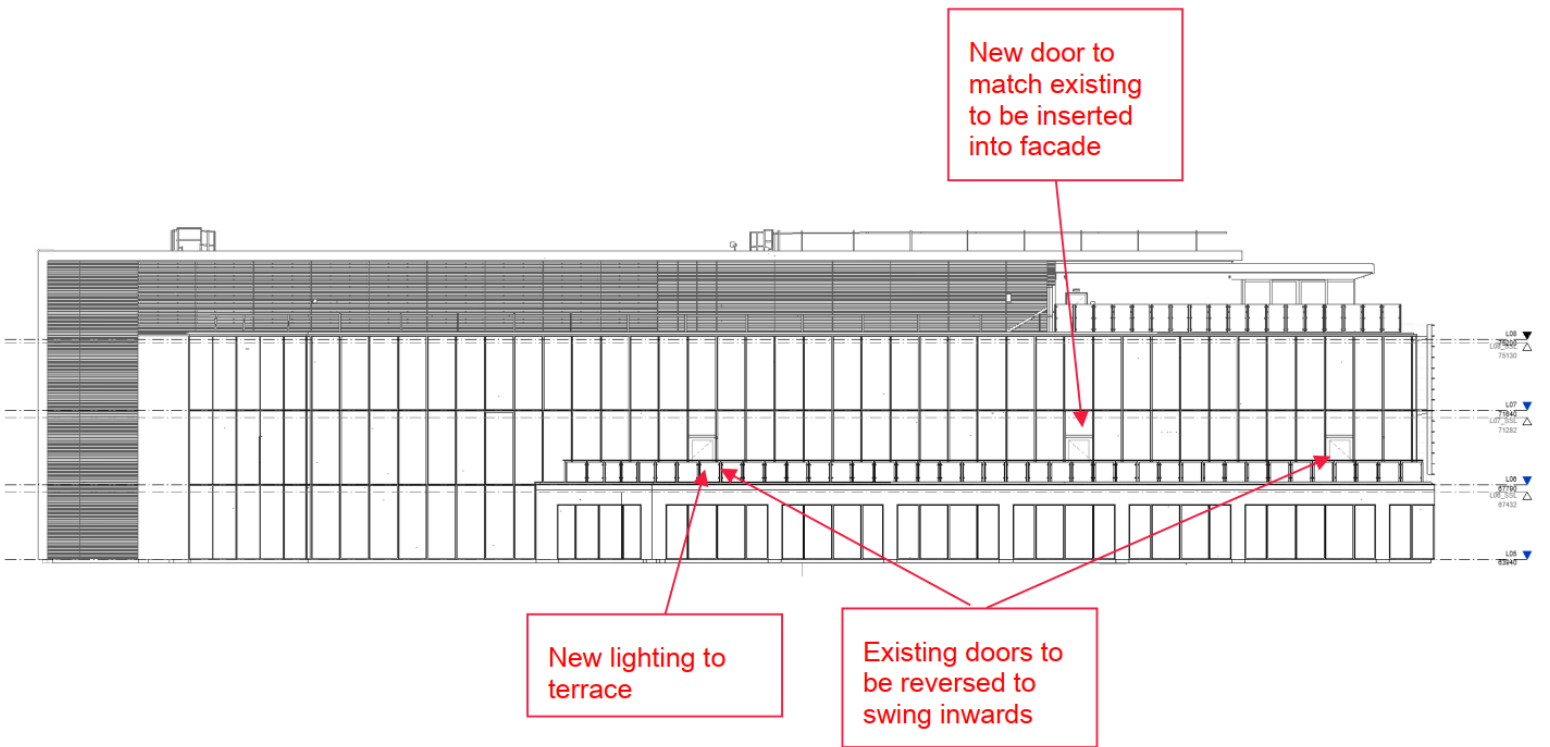


Figure 2 Proposed Works © tp bennett

3.2 Impact

The proposed work is to a contemporary building that makes no contribution to the architectural or historic interest of the Upper King Street Conservation Area.

The position of the terrace on the 6th storey, not visible from the street. The proposed changes to the terrace are minimal and have no impact on the Upper King Street Conservation Area.

- The proposed work will be visually unobtrusive, with minimal change to the building and to the terrace itself. The proposed development will be largely like-for-like in nature, using materials to match or mirror existing ones, and will not alter the overall appearance of the terrace.
- The proposed new central doorway to the terrace will match the materiality of the existing doors and doorways.
- The new doorways to the existing doors will comply with fire safety regulations.
- The proposed new outdoor flooring tiles are different in appearance but remain suitable for the age and style of the building.
- The new uplighters will point inwards and be of a warm tone that will produce minimal glare.

3.3 Conclusion

Overall, due to the small scale and nature of the proposed works, there will be no impact on the special interest of the Conservation Area. The proposed works use in-keeping materials which are appropriate to the age and style of the building and will result in a minimal visual change.

The terrace area currently lacks appropriate provisions for fire safety for a large number of users. There is an opportunity to install a new door to improve access to the terrace, as well as to swap out existing doors to meet fire safety requirements.

The proposed work will introduce appropriate high-quality materials that match the existing doors on the curtain wall of the terrace.

Overall, the proposed works will result in no harm to the appearance of the special interest of the Conservation Area.



Thank you



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