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HERITAGE STATEMENT ADDENDUM

**77-79 MOSLEY STREET
MANCHESTER**

REVISION

B

DATE ISSUED

MARCH 2026

PROJECT REF.

1995

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

CONTENTS

INTRODUCTION	3
PROPOSALS + IMPACT	4
PLANNING CONTEXT	6
CONCLUSION	7



Image: 77-79 Mosley Street, as seen from Princess Street.

1.0

INTRODUCTION

This is an addendum to the existing Heritage Statement prepared for 77-79 Mosley Street, Manchester, M2 3LQ, Listed Building Consent Ref. 139184/L0/2024, and relates to amendments to that application.

77-79 Mosley Street is a former combined use home trade warehouse, office and retail premises dating from the mid-1860s. The building entrance on Princess Street served the warehousing to the rear of the upper floors, the 79 Mosley Street entrance served the office premises and the shop units were accessed directly from Mosley Street.

The building is Grade II listed, and is a good example of multi-purpose commercial premises. Its original red brick and stone composition in the Italianate style give it a distinct character and presence within the wider George Street Conservation Area. A set of alterations in 1955 for Huddersfield Building Society added cladding and decorative internal features to the St Peter's Square corner.

A more detailed History and Significance of this Grade II listed asset are set out in the original Heritage Statement. This document concerns the proposals and impact on specific elements only. Refer to drawings accompanying the report.



Image: 77-79 Mosley Street, with the former building society premises to the rounded corner, and elevation stretching down Princess Street.

2.0 PROPOSALS + IMPACT



Image: Photograph of existing altered entrance to former barbershop unit, Princess Street.



Image: Princess Street elevation, showing current situation with existing (altered) doorway to right hand side of stepped doorway, and window opening to left hand side of stepped doorway, currently boarded over.

Proposals relate to changes to existing Listed Building Consent ref. 139184/LO/2024

EXTERNAL CHANGES

Proposal: Alternative location for the platform lift serving the left-hand side ground floor commercial unit. Required associated changes to the Princess Street elevation to provide accessible doorway, involving removal of existing historic window and railings and insertion of door opening with adequate head height. Glass double-door with metal frame to be fitted within opening. Stone cladding to reveal of doorway, to match existing elevation. Fixed by resin bonded dowel system- to details to be provided by Structural Engineer.

Impact upon Significance: Minor adverse. Changes require alteration of elevation design and limited loss of original fabric (window and railings at street level), both of which hold a limited degree of heritage value, there being no special qualities to these elements, nonetheless, they are part of the original composition.

In mitigation, the revised location avoids the alternative of breaking up the existing internal stair and removing historic internal steps. On the basis that level access is a requirement, retaining the more significant and complete entrance is of greater public benefit, and the lesser degree of harm is considered justified.

The use of a simple glazed design, as agreed with Conservation Officers, will identify the change as a contemporary addition and will not distract from the overall character of the listed building. Setting the door back and using stone cladding to the reveal will maintain the aesthetic qualities of the existing facade.

There is no true symmetry to the existing situation on this elevation; the right hand side opening is already a doorway. Changes will result in a balance to the facade.

Proposal: Removal of non-original signage and stone-clad lintel added to match elsewhere, insertion of alternative door design within existing non-original opening, right hand side commercial basement unit.

Impact upon Significance: Neutral. The proposed glass double doors will improve the existing situation and maintain a degree of elevation symmetry. The simple design of the doors will not distract from the overall elevation and can be clearly identified as a contemporary addition.



Image: Proposed Princess Street elevation, showing the location of new entrance doors to either side of the existing main entrance.

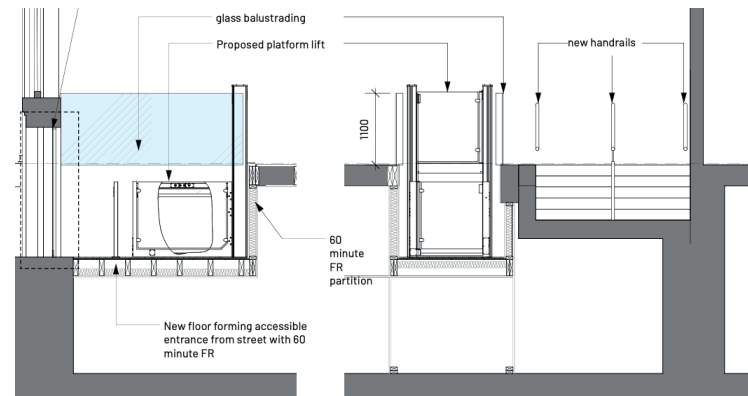


Image: Proposed new platform lift with glass balustrade.



Image: Showing proposed areas of removal of historic fabric (in red) and proposed areas of removal of non-historic fabric (in blue).

INTERNAL CHANGES

Proposal: Fitting the new platform lift will require a section of existing floor to be removed, between ground and basement levels. The floor is standard timber construction with plaster board to the basement ceiling (in poor condition) and has no specific features.

Impact Upon Significance: Negligible. The extent of loss is limited and will not result in harm to the overall significance of the listed building. The removal of the floor piece is considered preferable to the loss of the existing historic stair (alternative).

Proposal: Addition of surrounding walls to form the lift housing and a glass balustrade around the opening at ground floor level.

Impact upon Significance: Negligible. The walls are placed to the edge of the floor plan, limiting interruption to the main spaces. The use of glass for the balustrade further limits the visual intrusion. These items are essential components of the lift and required if access is to be provided for those unable to use stairs. There is not considered to be any discernible level of harm to significance resulting from these changes.

Proposal: Retain existing historic staircase down to the Princess Street entrance.

Impact upon Significance: Positive. Retaining the original layout and historic feature is considered a positive.

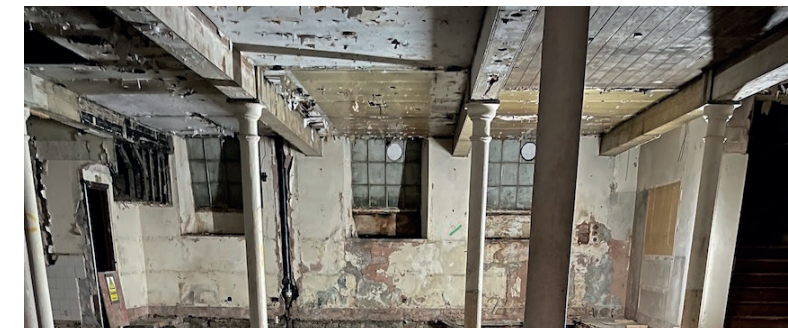


Image: Showing proposed area for new platform lift with section of ground floor/ basement ceiling to be removed.

3.0 PLANNING CONTEXT

The main heritage planning considerations affecting this site are its Grade II listed status and its position within the George Street Conservation Area.

Statutory legislation states that special regard should be given to 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.' Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

This report meets the requirements of NPPF, 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'.

Paragraph 210 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 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.'

The high significance of this building will be retained and enhanced through ongoing improvement. Works are considered appropriate and do not equate to harm to significance.

Paragraph 212 states, 'When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Proposals seek to address access issues whilst minimising harm to the overall significance.

Sustainability is a key overarching aim of NPPF and this application is a positive response to that, seeking to protect significance through the long term viable re-use of the asset.

Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance listed assets; and EN3 which states the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods.

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.'

The proposals are considered to accord with local and national policy.

4.0 CONCLUSION

77-79 Mosley Street is a Grade II listed building within the George Street Conservation Area. It has historic and architectural significance as a good example of its type and a typical commercial building from the mid-1860s.

Proposals relate to alterations to existing two openings on Princess Street, to form access points with matching glazed double doors. The approved internal platform lift location is also to be re-positioned, avoiding the need to alter the existing stairs.

It is acknowledged that the replacement of the existing window opening with a doorway causes a minor level of harm, however level access is a requirement for the building's re-use and alternative positions for the doorway will result in a greater degree of harm to significance. The use of plain glazed doors is considered appropriate in this location and the benefit or preserving the existing stepped entranceway and internal stairs is considered a benefit.

The proposals are considered to be appropriate and to meet the requirements of heritage policy.

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