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Listed Building Consent: Heritage Statement
Pall Mall Levels 09-10

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SHEPPARD ROBSON

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1.0 INTRODUCTION

1.1. Relationship to the Principal Heritage Statement

This document is intended to be read as an addendum to the principal Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd (SLHA), dated May 2022, which was submitted in support of the Listed Building Consent application for the comprehensive restoration and refurbishment of Pall Mall Court (LPA Ref: 133880/LO/2022). That statement provides a full account of the history, significance, and heritage impact assessment of Pall Mall Court as a whole, and its conclusions and methodology are not repeated here in their entirety. This addendum focuses specifically on the proposed Category B fit-out works to Levels 9 and 10 of the building's central tower block, being the top two floors of the tenant demise, which are to be occupied by Sheppard Robson as the practice's new Manchester studio. This addendum should be read in conjunction with the principal Heritage Statement, the Tenant Fit-Out Design Guide prepared by Sheppard Robson Architects LLP (hereafter the TFOG), the accompanying Design and Access Statement, and the supporting drawing package.

1.2. Purpose

This Heritage Statement Addendum has been prepared by Sheppard Robson Architects LLP in support of a Listed Building Consent application for the proposed Category B fit-out of Levels 9 and 10 at Pall Mall Court, 67 King Street, Manchester. The application is submitted in the context of the building's Grade II listed status (List Entry Number: 1246934), its position within the Upper King Street Conservation Area, and the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2023), and relevant local planning policy.

The purpose of this addendum is to provide a focused assessment of the heritage significance of the areas directly affected by the proposed works, to describe the nature and extent of those works, and to evaluate their impact upon the special architectural and historic interest of the listed building. The assessment has been prepared in accordance with the methodology established within the principal Heritage Statement and with reference to the guidance contained in Historic England's Conservation Principles (2018), Good Practice Advice Note 2 (GPA.2): Managing Significance in Decision-Taking in the Historic Environment, and Historic Environment Advice Note 2 (HEA.2): Making Changes to Historic Assets (2016).

1.3. Description of Proposed Works

The proposed works comprise a Category B interior fit-out of Levels 9 and 10 of the central tower block of Pall Mall Court, forming the top two floors of the approved tenant demise. The works are entirely internal in nature and are confined within the boundary of the tenant demise zone as defined by the lease plans. No works are proposed to any external fabric, to the curtain wall façade, to the piazza or surrounding public realm, or to any landlord areas beyond the demise boundary. No works are proposed to the restored mosaic tiled stair and lift core areas, to the replica heritage doors, or to any other element identified as being of high significance within the principal Heritage Statement.

The fitout will establish a new studio for Sheppard Robson's Manchester office and is organised across two floors with distinct but complementary functions. Level 10 accommodates client-facing areas including a client arrival zone, meeting rooms of varying scales, a library, a touchdown area, and a dedicated client refresh point. Level 9 accommodates the primary working studio, providing open-plan fixed workstation provision, focus rooms, a four-person enclosed meeting pod, and a staff refresh and collaboration zone. The total net area of the fitout spans approximately 927 square metres across both floors.

The specific works proposed include the installation of non-structural metal stud and plasterboard partitions; internal glazed screens and associated doors; raised access floor modifications; ceiling treatments, including the retention and decoration of the exposed concrete ribbed soffit in open-plan areas and the introduction of acoustic raft and linear slat ceiling elements at selected locations; the installation of fixed joinery and refreshment point assemblies; the application of wall finishes including paint, acoustic wall panels, writeable surfaces, and small-format ceramic tiles at refreshment locations; the installation of floor finishes including carpet tile, engineered timber, woven vinyl, and loose-lay rugs; the installation of lighting to a layout aligned with the approved CAT A setting-out grid; and the

amendment of the existing CAT A mechanical and electrical installations to suit the proposed internal layout.

All proposed works have been developed in strict accordance with the parameters established within the TFOG, which has been formally approved by Manchester City Council as part of the compliance conditions associated with Planning Permission Ref: 133879/FO/2022 and Listed Building Consent Ref: 133880/LO/2022. Works that accord exactly with the TFOG parameters do not require additional listed building consent. This addendum is submitted in the spirit of full transparency and in recognition of the building's statutory designation and the practice's commitment to responsible heritage stewardship.

1.4. Authorship

This addendum has been prepared by Sheppard Robson Architects LLP. The practice served as architect for the comprehensive restoration and refurbishment of Pall Mall Court, completed in 2025 on behalf of Bruntwood SciTech, and was responsible for the preparation of the TFOG. The practice therefore holds detailed understanding of the building's significance, its fabric, and the heritage-sensitive framework within which all Category B works must be developed and assessed. This positions Sheppard Robson as uniquely well-placed to evaluate the impact of the proposed works on the special interest of the listed building.

2.0 RELEVANT HERITAGE SIGNIFICANCE

2.1. Summary of Significance

The heritage significance of Pall Mall Court is established in full within the principal Heritage Statement. The following section identifies and summarises those elements of significance that are directly relevant to the areas affected by the proposed works, drawing on the significance hierarchy and assessments set out within that document. As established by the principal Heritage Statement and confirmed by the statutory list description, the special architectural and historic interest of Pall Mall Court derives principally from its unusual Z-shaped plan form and strong massing and composition; the highly distinctive curtain wall façade system comprising bronze-painted aluminium framing set in projecting oriels with bronze-tinted glass; the grey-bronze handmade ceramic mosaic cladding to the service core towers; the Staffordshire blue engineering brickwork at lower levels; and the surviving original decorative schemes within the stair and lift cores, comprising handmade mosaic tiled walls, blue brick paved floors and skirtings, and original painted metal and hardwood balustrades and handrails.

The principal Heritage Statement assigns the following significance to the components most directly relevant to the upper floor areas of the building, and in particular to the areas within the proposed tenant demise at Levels 9 and 10.

The visual aesthetic appearance of the curtain wall façade, including the bronze-painted aluminium framing, bronze-tinted glass, and the distinctive rhythmic pattern of the oriel-style window bays, is assessed as being of high heritage significance. The significance of the façade lies in its visual appearance and original colour palette as appreciated both from the exterior and as experienced from within the building through the quality and character of light it transmits into the interior. The renewed curtain wall system, delivered as part of the CAT A refurbishment, is confirmed within the TFOG as being considered original fabric for the purposes of listing, and is therefore to be treated with equivalent regard.

The original open-plan spatial quality of each office floor plate is assessed as being of high heritage significance, recognised within the statutory list description as a component of the building's special interest. As the principal Heritage Statement notes, the office floor plates were designed to be flexible and largely uncluttered, and whilst they have been subject to a series of modern refurbishment interventions over the decades, they have broadly retained this open-plan character. This spatial quality is a direct expression of the building's original design intent and of the forward-thinking approach to office planning that characterised the work of Brett, Pollen and Teggin.

The stair and lift cores, comprising the mosaic tiled walls, blue brick paved floors and skirtings, original balustrades and handrails, and concealed smoke vents, are assessed as being of high heritage significance. These elements are, however, located within the landlord areas beyond the boundary of the tenant demise and are not subject to any alteration as part of the proposed works. They are noted here for completeness and to confirm that the proposed works have been specifically designed to avoid any direct or indirect impact upon them.

All modern interventions present within the office floor plates prior to the CAT A refurbishment, including suspended ceilings, stud partitions, flooring and all mechanical and electrical installations were assessed within the principal Heritage Statement as being of no significance. These elements have since been removed as part of the CAT A strip-out, and the areas now present as a clean, neutral shell.

2.2. Significance of Areas Directly Affected

Within the specific context of Levels 9 and 10 of the central tower block, the elements of greatest heritage significance within the proposed demise are the visual aesthetic appearance of the renewed curtain wall façade as experienced from within the interior, and the open-plan spatial quality of the two floor plates. Both elements are of high significance and have directly informed the design approach for the proposed fitout, as described in the following section.

The exposed concrete ribbed soffit, whilst not specifically identified as a separately significant component within the principal Heritage Statement, forms part of the original structural fabric of the building and contributes to the honest expression of its construction. Its retention, celebration, and decoration in RAL 7044 Silk Grey, as established through the CAT A works and required by the TFOG, is considered an appropriate and sympathetic approach that supports the legibility of the original structural form.

3.0 POLICY CONTEXT

3.1. Policy Context

The proposed works are assessed against the following legislative and policy framework, consistent with the approach adopted within the principal Heritage Statement.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be given to the desirability of preserving the building, its setting, and any features of special architectural or historic interest when considering applications for listed building consent. The key test is whether the proposed change makes any difference to the significant fabric or to an appreciation of the special interest of the designated heritage asset.

The National Planning Policy Framework (NPPF, 2023) requires that great weight be given to the conservation of designated heritage assets, and that any harm to the significance of a heritage asset, whether substantial or less than substantial, must be weighed against the public benefits of the proposal. Paragraph 206 of the NPPF is of particular relevance, noting that where a development proposal would 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.

Manchester's Core Strategy (2012), Policy CC9 (Design and Heritage) and Policy EN3 (Heritage), requires that development in Manchester City Centre should preserve or enhance identified heritage assets, including listed buildings and conservation areas, and that new development should be designed sensitively and in a manner that complements the historic and heritage character of the area.

Historic England's Good Practice Advice Note 2 (GPA.2) and Historic Environment Advice Note 2 (HEA.2) together emphasise that the best way to conserve a historic building is to keep it in use, and that a reasonable and proportionate approach to enabling continued use, rather than an inflexible approach that might prevent a building from accommodating new life, is essential. This principle has been a fundamental driver of the design approach for the proposed fitout.

The Tenant Fit-Out Design Guide (TFOG), formally approved by Manchester City Council as part of the compliance conditions associated with Planning Permission Ref: 133879/FO/2022 and Listed Building Consent Ref: 133880/LO/2022, establishes the specific heritage-sensitive parameters within which all Category B fitout works at Pall Mall Court must be carried out. Compliance with the TFOG is the primary measure against which the heritage impact of the proposed works is assessed within this addendum.

4.0 HERITAGE IMPACT ASSESSMENT

4.1. Scope & Methodology

The following assessment evaluates the impact of the proposed works upon the heritage significance of the listed building, focusing on the elements of significance identified in Section 2.0 above. The assessment considers both direct physical impact, arising from physical alteration or change to the historic fabric, and indirect visual impact, arising from any change to the experience or appreciation of the building's special interest. The methodology follows that established within the principal Heritage Statement, with impacts assessed against the criteria set out in Table 2 of that document, ranging from major adverse to major beneficial.

The assessment is informed by the principle, established within both the NPPF and Historic England's guidance, that change does not necessarily equate to harm, and that interventions which are reversible, lightweight, and sympathetic to the character of a historic building may result in neutral or beneficial impacts even where they involve some degree of physical alteration to the fabric.

4.2. Direct Heritage Impact

Impact on the open-plan spatial quality of the floor plates:

The introduction of non-structural metal stud and plasterboard partitions, and internal glazed screens, will result in a degree of subdivision of the open-plan floor plates at Levels 9 and 10. As the principal Heritage Statement acknowledges, this spatial quality is of high significance, representing a direct expression of the building's original design intent. However, a number of factors significantly mitigate the impact of the proposed subdivision.

All partitions have been designed in strict accordance with the TFOG's setting-out hierarchy, with runs aligned to the centrelines of the external curtain wall mullions or structural columns, and no partitions positioned between mullions or fixed into the glazing system. This approach ensures that the internal subdivision is directly responsive to and disciplined by the geometry of the building's most significant façade element, avoiding the ad hoc cellularisation that characterised earlier refurbishment phases and which was assessed as detrimental within the principal Heritage Statement. The TFOG specifically requires that fitouts favour the least degree of cellularisation possible, and the proposed layout has been developed with this principle at its core, with open-plan workstation areas and visually connected settings forming the dominant character of both floors.

Critically, all partitions are non-structural and are entirely reversible without damage to the original fabric. The use of glazed screens further maintains the visual permeability and sense of openness across the floor plates, preserving the relationship between the interior and the distinctive façade when viewed from the street and surrounding context. The proposal therefore results in a negligible to minor adverse direct impact on the open-plan spatial quality of the floor plates, significantly mitigated by the reversibility of all interventions, the disciplined setting-out strategy, and the preference for glazed over solid subdivision.

Impact on the curtain wall façade:

No works are proposed to the curtain wall façade or to the glazing system. All partitions are detailed with anl abutment at the curtain wall mullion centreline using acoustic and intumescent seals, with no fixings made into the glazing system under any circumstances. The TFOG's requirement for single-stud construction at perimeter conditions limits the visible depth of partition from the exterior. The visual aesthetic of the façade, as experienced both from the street and from within the interior, is entirely preserved. The proposed works result in no direct impact on the curtain wall façade.

Impact on the stair and lift cores:

No works are proposed to the stair and lift core areas, which are located within the landlord boundary beyond the tenant demise. The mosaic tiled walls, blue brick paved floors, original balustrades and handrails, and all associated fabric of high significance are entirely unaffected. The proposed works result in no direct impact on the stair and lift cores.

Impact on the exposed concrete ribbed soffit:

The exposed concrete ribbed soffit is retained throughout the open-plan studio areas and painted in RAL 7044 Silk Grey, consistent with the CAT A specification and the requirements of the TFOG. This approach maintains the legibility and material honesty of the original structural form and avoids the introduction of a conventional suspended ceiling that would obscure the structural character of the floor construction. Feature ceiling elements, introduced only at selected locations in direct response to acoustic and functional requirements, are set back from the perimeter façade, and are installed in a manner that does not require any fixings to the underside of the slab. All fixings are made to the face of the ribbed downstand in accordance with the structural parameters set out in the TFOG. The proposed ceiling treatment results in a negligible beneficial direct impact on the appreciation of the building's structural fabric.

Impact on the raised access floor:

The CAT A raised access floor installation, utilising reclaimed panels reinstated to the performance standards of a new system, is retained and worked within throughout the fitout. Modifications are limited to the provision of electrical and data floor boxes at workstation locations and minor adjustments to pedestal heights at refreshment point floor finish transitions. All modifications are carried out in a manner that does not compromise the integrity or warranty of the CAT A installation. The proposed works result in no material direct impact on the raised access floor.

4.3. Indirect Visual Impact

The proposed works are entirely internal in nature and are confined within the tenant demise boundary. No element of the proposed fitout is visible from the exterior of the building or from the surrounding public realm. The visual appearance of Pall Mall Court as experienced from King Street, Marsden Street, the piazza, and the wider Upper King Street Conservation Area is entirely unaffected. The settings of all surrounding listed buildings identified within the principal Heritage Statement are similarly unaffected. The proposed works result in no indirect visual impact on the listed building, its setting, or the character and appearance of the Upper King Street Conservation Area.

5.0 STATEMENT OF HERITAGE IMPACT

The proposed Category B fit-out of Levels 9 and 10 at Pall Mall Court has been developed with direct reference to the heritage significance of the listed building, as established within the principal Heritage Statement and the TFOG. The works are entirely internal, entirely reversible, confined to the tenant demise boundary, and have been designed in strict accordance with the heritage-sensitive parameters approved by Manchester City Council as part of the existing Listed Building Consent conditions.

The assessment concludes that the proposed works will result in, at most, a negligible to minor adverse direct impact on the open-plan spatial quality of the office floor plates, arising from the necessary and proportionate introduction of internal partitions to enable the building's sustainable occupation in its original office use. This impact is substantially mitigated by the reversibility of all interventions, the disciplined setting-out of all partition runs in alignment with the curtain wall mullion grid and the overall reduction in cellularisation relative to the building's earlier refurbishment phases.

In all other respects, the proposed works are assessed as resulting in either a neutral or a negligible beneficial impact on the special architectural and historic interest of the listed building, particularly in respect of the retention and celebration of the exposed concrete ribbed soffit, the preservation of the visual aesthetic of the curtain wall façade, and the avoidance of any works to the landlord areas and the highly significant stair and lift core fabric.

Consistent with the conclusions of the principal Heritage Statement, this addendum finds that the proposed works will result in less than substantial harm to the significance of the Grade II listed Pall Mall Court, falling at the negligible end of that range, and that this limited and well-mitigated degree of harm is clearly and demonstrably outweighed by the public and heritage benefits of securing the active, high-quality, and sustainable occupation of the listed building in its original office use, by an occupier, Sheppard Robson, with a deep understanding of, and commitment to, the building's special interest and long-term conservation.

The proposals are therefore considered to meet the requirements of the NPPF (2023) paragraphs 205 and 206, Policies CC9 and EN3 of Manchester's Core Strategy (2012), and the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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