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15th June 2026

Our Ref: 9112 – Zambrero Cross St

HERITAGE STATEMENT
(Prepared in accordance with DCLG 01/06, CABE Guidance Notes & Section 16 of the National Planning Policy Framework)

CLIENT	Zambrero UK
LOCATION	59 Cross Street, Manchester, M2 4JW.

Introduction:

This statement is submitted to support the listed building & full planning applications for the new retail unit (ground floor and basement level) along with new external signage and light decorative works in line with the local SPD - Supplementary Planning Document, and Section 16 of the National Planning Policy Framework (NPPF). Conserving and enhancing the historic environment, providing a positive strategy for the conservation and enjoyment of the historic environment (NPPF para 196).

The heritage assets have been assessed during the design process, with much care taken to ensure that the historic fabric of the building has been retained. It is considered that this substantiates a conservation-led approach, in line with both local and national planning policies.

In line with the council guidelines on listed buildings conservation areas and buildings of historic value, careful consideration has been taken to ensuring that the character of the building is not only retained, but enhanced within the proposals. The Proposed works will have a negligible impact upon any historic features of the building, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF para 195). The proposals have a negligible impact on the surrounding area and is felt will improve the building, and provide a positive contribution to local character and distinctiveness (NPPF para 196).

It is considered that the proposal will have negligible effect on the historic character of the building and no impact upon the surrounding conservation area.

COMPONENT		STATEMENT
1.01	**Context**	59 Cross Street is located within Manchester's busy City Centre. The proposed project comprises of a new ethically produced Mexican food offering over ground floor and basement levels only, supplying wholesome meals to the busy consumers of Manchester City Centre. The building is listed and consideration has been made along with the assistance of Manchester City Council as to existing elements which should be retained within the building, along with suitable materials and finishes specified to enhance the buildings features.
1.02	**Use**	This external proposal is to add new signage in place of the old utilizing a timber back board and ornate bracketry for the hanging sign along with refurbishing and reusing the historic door to the side of the building (this door was discovered within the building). Internally the intention is to refurbish/re-use & fit new customer facing surfaces (where possible to re-use existing flooring in the customer area, provide modern, clean decorations, install timber furnishing and elements internally). A new free-standing servery is to be installed within the customer area providing visual food choices to customers along with clean and clear visible food preparation areas. A new food preparation/kitchen area will be created behind an enclosed stud wall (no extraction systems proposed, all food is heated via warm water). A small staff facility will be created within the basement area along with refrigeration and limited storage. No structural changes are proposed within these works. We do not intend to alter any listed elements on or in this building in any way, no significant heritage assets will be affected within this proposal.
1.03	**Amount**	The demise is small, the proposals are over Ground floor and basement levels only.
1.04	**Layout & Appearance**	The layout within will be changing a little (as plans) to suit the building's new use, this will only be new stud walls and partitions as indicated however the intention is to keep the customer facing area as open planned as possible, with the focus on being able to see inside as much as possible to show off the buildings features and also promote the Zambrero offering. The proposals do not intend to alter any listed elements on or in this building in any way.
1.05	**Scale**	The scale & proportion of the new installation will suit the building envelope and will be in harmony and in keeping with surrounding shopfronts along this road. It will provide occupation to the currently vacant property and promote more activity to this area with its busy day-to-day operation.

COMPONENT		STATEMENT
1.06	**Listing Review**	Grade 2 Listed Building. "Red brick with sandstone dressings, red tiled roof. Curved trapeziform plan on end-of-block site. Gothic style. Four storeys and attic, eight windows including corner and Cross Street side; stone ground floor and frieze with Tudor-flower and grotesque ornament; slender chamfered shafts of brick and stone rising to a large gable in each main facade and two small gables over the corner, all with tourelles and finials and linked by open-work parapets, stone spirelet to end of Cross Street facade, steeply-pitched roof with small hipped dormers and large clustered chimneys. Ground floor of each facade has two wide elliptical-arched windows with moulded heads, a 2-centred arched doorway to the left of the Princess Street facade, with carved enrichment and traceried over light (C20 shopfronts inserted in corner); 1st and 2nd floors have tiered mullion-and transom windows to the gabled bays, those in the main facades canted and those at the corner bowed, all with terracotta traceried panels between the floors and elaborately traceried open-work parapets, and various other transomed windows; 3rd floor has mostly 2-light windows with Gothic enrichment, including 2 in the Princess Street facade with carved stone gablets; gables have 2-centred arched windows with tracery." *(NPPF para 200)*. **Historic England Listing NGR: SJ8384798200**
1.07	**Summary**	In considering this design all aspects of local & national policy have been considered for retail regeneration in the area. Further to this, we have considered the surrounding finishes, designs & materials & have proposed all architectural form, material, colour & texture to be visually impressive & not the least to function clearly for the purpose intended. We have worked closely with Manchester City Council's Assistant Planning Officer and provided numerous revisions to ensure that the designs are in keeping with the requirements of local authority. Our belief is that this new retail offering will serve to benefit the local area, providing a socially conscious offering with a sustainable approach with good quality food and good quality surroundings to local business users and employees along with visitors to this busy area and will enhance any future plans for development within the immediate area.

Impact of the proposed changes on the listed building:

We have carefully considered this proposal in relation to the listed building / conservation area during the design process. Whilst we recognise that the building is indeed listed, these changes are not expected to have any negative impact on the historic value and relate to the existing modern features within the building.

Zambrero UK Ltd recognise that historic features of important buildings and the surrounding conservation areas should be preserved and has a history of working within historic and listed buildings in other city centres.

If left as it is currently, the existing features would appear dated and would not be in line with the new SPD and remaining historic character of the building. During the conservation-led design process, careful consideration was taken not to impact upon the existing historical features of the building.

Overall, we feel we have carefully considered the amount and location of the proposed work in relation to the historic elements within the building. In the light of this, the proposals comply with planning policy and there is no adverse impact on the historic character of the building.

We would appreciate your consideration for this proposal.