ATELIER.MB

HERITAGE STATEMENT

35A KING STREET, MANCHESTER

REVISION	
DATE ISSUED	JULY 2026
PROJECT REF.	2139

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

CONTENTS

1.0 INTRODUCTION 4
2.0 LOCATION + DESCRIPTION 6
3.0 HISTORY + SIGNIFICANCE 9
4.0 PROPOSALS + IMPACT 11
5.0 PLANNING CONTEXT 13
6.0 CONCLUSION 15



Image: Contemporary photograph showing the front elevation of 35-37 King Street.

The text in this report is copyright of Atelier MB. and may not be reproduced without permission. ©Atelier MB Ltd. 2026. All rights reserved.

1.0 INTRODUCTION

1.0 INTRODUCTION

This Heritage Statement accompanies a Listed Building Consent Application for the shop unit at 35A King Street, Manchester. It was produced by Atelier MB in July 2026 and its author is Laura Jessup, MA History and Theory of Architecture, PCert. Conservation of the Historic Environment.



Image: Existing elevation showing the modern wing extension at 35a King Street dating from the 1990s.

2.0 LOCATION + DESCRIPTION

2.0 LOCATION + DESCRIPTION





Images: Aerial photographs showing the rear (above) and front of 35-37 King Street with 35a to the east.

The site is an extension to the original Georgian building at 35 King Street. It forms one of two flanking sides added to the original property in the 1990s, replacing older structures.

The building's main entrance is located on King Street, Manchester's pedestrianised shopping street which runs between Deansgate and Cross Street. The rear of the building faces a part of St Ann's Square known as St Ann's Place. it sits within the Upper King Street Conservation Area.

As an extension to the historic building, the site falls under the listing for number 35 which is currently Grade II, having been downgraded from Grade II*. An extract from the description is included here.

This List entry was subject to a Minor Amendment on 08/11/2017
SJ 8398 SE
698-1/27/185
MANCHESTER,
KING STREET (north side),
Nos. 35 and 37 and attached railings
(Formerly Listed as: National Westminster Bank and attached railings, previously Listed as: KING STREET (North side) Nos.35 AND 37 (Odd) District Bank)
25/02/52
GV

II
Range of shops and attached railings, formerly town house, later converted and extended to form bank premises. 1736, converted to bank c.1788, extended late C19, and remodelled late C20. C18 work in red brick laid to Flemish bond, with sandstone dressings and a hipped, slated roof with side wall chimneys. C19 work in ashlar sandstone, and late C20 additions in steel and glass.

PLAN: double depth centre block of five bays, flanked by two-storeyed replacements for the former flanking wings. To the right of the right-hand replacement wing, a single storeyed flat-roofed porch, now overbuilt by late C20 development.

FRONT (south) ELEVATION: the centre block is symmetrical, with stone basement and moulded eaves cornice with blocking course; segmental headed basement windows with triple keystones, and basement area protected by railings on a stone plinth. Central doorway, approached by flight of three steps with pedimented architrave, panelled door and plain overlight. Glazing bar sash windows to all floors, those to the upper floor smaller than those below, all with moulded architraves and triple keystones. Ground floor windows have raised cills.

Late C20 wings to either side are substantially glass fronted with slender metal posts and a broad metal fascia which aligns with the cornice of the attached porch to the right. This projects beyond the earlier building line, with pilasters supporting a frieze and a rusticated semi-circular arch below a deep cornice supported on console brackets. The frieze bears the lettering 'BANK'.

INTERIOR: completely remodelled to form shop units, but with compartments respecting the spatial arrangement of the former plan. Original fixtures retained in entrance hall and to front window openings, including doors, plasterwork and window shutters.

HISTORY: the house was built for a Dr Peter Waring, and was used as banking premises from c.1788. Much internal remodelling took place in several major phases, the most recent in the 1990s.

A substantial and finely detailed early C18 town house, which despite internal remodelling retains much early fabric, and which continues to make a major contribution to the richly-varied street scape of central Manchester.

Listing NGR: SJ8379798316

This application relates to works to the eastern flanking unit only and does not involve works to the main historic building.





Image, above: East flanking wing extension from King Street.

Image, right: East flanking wing extension from St Ann's Place.

3.0 HISTORY + SIGNIFICANCE

3.0 HISTORY + SIGNIFICANCE







Images: Historic photographs showing former wings, 1890, 1910 and 1914 (Manchester Archives).

The building was originally constructed in the 1730s as a townhouse for Dr Peter Mainwaring, a medical doctor, Justice of the Peace, and later the President of Manchester Literature and Philosophical Society. Given his profession, the house most likely acted as both a dwelling and consulting rooms. Around the 1770s/1780s, the building was converted to a bank, continuing in this use until 1993.

The extension replaced two wings which had themselves been altered in the 19th century, possibly again in the 20th century, and were removed and replaced completely in the 1990s. In the past 2-3 years 35a has been separated from the main historic building and functions as an independent unit.

Following its original purpose, the building functioned as a bank for two centuries, finally closing and being oput into new use by a variety of businesses including a tea shop/café with an outdoor roof terrace, a bridal shop and, between 2010 and 2020, retail premises for Jack Wills clothing brand. The flanking wings were connected to the house via door openings, which were later infilled to create three seperate units. The main house is currently tenanted by a luxury watch brand and the extension at 35a remains vacant.

Although the property at 35a is a distinct address, it is attached to, and forms part of, 35-37 King Street and has therefore been be assessed within this context.

The main historic house has been altered, with many of the original internal features now stripped out. As a consequence of these losses, the listing grade was downgraded from II* to II in 1994.

35-37 King Street does retain a degree of historical significance as an example of Georgian architecture in the city and through its connection to a prominent local individual. It is one of only two remaining properties from this period on King Street and, despite alteration and loss of fabric internally, the two main elevations are of high aesthetic significance, and the building retains elements of its plan form. It holds evidential value in the context of King Street's development and offers insight into the city's changing focus from the 1700s to the present day. It is considered a positive contributor to the wider street scape and Upper King Street Conservation Area.

Number 35a is of low heritage value and, although it is considered to be an acceptable addition to the original house, its construction has resulted in the loss of historic form. As King Street has developed, and with the addition of the modern wings, the building now sits as a component part of the longer run of properties lining the street. To some extent the definition of the property as a distict building has been compromised, however the use of glass and modern form does allow for a clear visual reading of the original Georgian building.

4.0 PROPOSALS + IMPACT

4.0 PROPOSALS + IMPACT





Image, above: Photograph showing the interior of the unit, looking towards King Street, with modern walls.
Image, below: Photograph showing frame for new roller shutter.

Proposals relate to areas within 35a and its associated roof only. They are limited in scope; the existing site already having been designed for modern-day use.

Proposal: New internal roller shutters.
An existing double height roller shutter is already in place to the rear elevation, positioned behind the glass facade with a bulkhead covering the workings. The existence of a replica to the other end infill extension wing would indicate these were potentially fitted as part of the refurbishment into retail use in the late 1990s, although this can not be confirmed.

A new roller shutter to front is to be installed in a position set back from the glazed frontage. The full double height of the unit necessitates a tall supporting frame to be inserted. Initially, the fame has been constructed from two side members topped with a horizontal, all in metal. The frame is fixed to non-original concrete floor. To achieve stability, the upper member has been fixed to walls either side. To the right hand side this has penetrated non-original fabric, with four fixings drilled into an inserted piece of modern wall, which is clearly identiable as a later addition from the King Street facade.

To the left hand (west) side, four fixing limited in size,, have penetrated the wall adjoing the original house. Upon inspection it would appear that the fixings penetrate various historic surfaces. The mix of materials present and the unfinished nature fo the brick header course indicate this area has been infilled in the past, though it is acknowledged that this cannot be proven.

In order to mitigate any harm, the horizontal member will be removed and all holes carefully infilled with a mortar, colour matched to existing background material (four infills to each side). An alternative form will retain the side pieces which do not touch historic fabric, and add a horizontal which is fixed back to the concrete slab at first floor level, thus avoiding any interaction with fabric of the historic house and avoiding any impact or harm to the significance of the asset.

The roller shutters are required in order to provide security during closed hours. The positioning, well behind the glass, ensures the elevation retains its existing aesthetic. There is not considered to be any level of harm resulting from this addition, which offers protection to the premises with minimal aesthetic change.

4.0 PROPOSALS + IMPACT





Image, above : Existing screening, behind which a new condensor will be fitted, unseen from stret level.
Image, below: Example of existing services, infront of historic brick, to remain as exists.

Proposal: New condenser fitted to roof, behind the existing acoustic screen.
The existing 2.2-metre-high acoustic screen will ensure the condenser is not visible from street level. Penetrations through fabric will involve modern material only. There is no impact upon heritage significance as a result of this change.

Proposal: Ladder frame fitted to internal walls.
The frame does involve penetration in to historic fabric and involves later added surfaces only. Any impact on views from the street is mitigated by the positioning of the ladder framing at a point that is clearly set back from the front elevation by almost 2 metres, behind the line of the roller shutter. The visual impact is limited to such an extent that it is considered to be negligible, without any degree of resulting harm to significance.

New duct work will be required. It will be surface mounted, will connect to existing systems, and will not interact with historic fabric.

Where existing services have been fitted within niches, exposing historic brickwork to the eastern wall (in the basment and at ground floor, no proposals are made to alter the exising situation in any way, with no level of additional harm resulting.

It is not considered that any element of the proposal will result in a negative impact upon heritage significance of the existing listed building, or the Conservation Area. Appropriate mitigation measures have been taken to minimise impacts and where fixings points have been made to create the security shutter frame, these will be infilled and an alternative methodology used to avoid any potential harm to historic fabric.

The changes are considered necessary to meet the requirements of the tenant. It is, on balance, of greater public benefit to see this section of a listed building in a key city centre Conservation Area, back in viable and sustainable end use.



Image: Showing bolts fixed to western wall, to be removed and holes carefully infilled.

5.0 PLANNING CONTEXT

5.0 PLANNING CONTEXT

National Policy

National policy for planning, including legislation related to heritage is contained within the NPPF (National Planning Policy Framework).
Paragraph 207 states that in determining applications, local authorities should require an applicant to describe the significance of any heritage assets. This statement meets that requirement.

Paragraph 210 states that 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 viable 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.

212 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Local Policy

Local policy reflects 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.'

Proposals are considered to accord with both local and national planning policy.

6.0 CONCLUSION

6.0 CONCLUSION

35A King Street is a late 20th century addition to the original Georgian building, replacing earlier wings. It forms part of the Grade II listing and as such is offered a degree of protection in planning terms.

Proposals contained within the application seek to implement a number of minor changes to enhance the lettable space for a new tenant.

Changes comprise new security roller shutter to the front and rear elevations, set behind existing glazing in a modified design with infill to holes made in side walls; new internal ladder framing fixed to modern wall surfaces to allow for shop display units and a new condenser unit added at roof level set behind an existing screen.

Mitigation has been applied to minimise the visual impact of changes, which avoid junctions with historic fabric. Proposals are considered necessary, appropriate, do not represent any harm to the heritage significance of the asset or wider Conservation Area and are a positive response to both national and local planning policy.

OLD PLACES • NEW STORIES

ATELIER.MB

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW