George Duffield
E: george.duffield@savills.com

33 Margaret Street London
W1G 0JD
T: + 44 (0) 2074 098 092
M: +44 (0) 7813 997 165
savills.com

July 2026

HERITAGE STATEMENT: 102 Market Street, Manchester

Savills Heritage and Townscape has been instructed by Wasabi Ltd (hereafter 'the client') to provide a Heritage Statement in relation to a planning application at 102 Market St, Manchester M1 1PB (hereafter, 'the Site'), denoted in **Figure 1**. The Local Planning Authority (LPA) is Manchester City Council (MCC).

The Site is located within the north-eastern boundary of Upper King Street Conservation Area and immediately adjacent to 106-122 Market Street, a non-designated heritage asset (NDHA). It is also within the setting of the Grade II listed Rylands Building, which is located to the north-east of the Site, outside the boundary of the conservation area. The Site is shown within this context in **Figure 2**.

The heritage assets scoped into this Heritage Statement are therefore Upper King Street Conservation Area, the NDHA of 106-122 Market Street and the Grade II listed Rylands Building.

The proposals comprise the installation of louvres to the shopfront and associated works. Wasabi's occupation of the store requires the installation of additional louvres in order to allow kitchen operations to be carried out at the Site.

This follows a previous planning application that was refused on 29th June 2026 due to the scale of the louvres and lack of decorative screen (planning ref. 145601/FO/2026). The proposals have since been updated to respond to the concerns raised in the Officer's Report as part of a new planning application.

This Heritage Statement should be read alongside the Drawings produced by Wasabi Ltd and the Design Appraisal by Savills.

Historic development

The area now occupied by Upper King Street lies immediately to the south-east of Manchester's medieval settlement. During this period it formed part of the open meadows and agricultural land beyond the limits of the town. The gently rising ground was crossed by a number of natural springs, which provided an important source of fresh water for the growing settlement. These springs became integral to Manchester's early water supply and are commemorated today in the names Fountain Street and Spring Gardens. In 1557, a piped water supply was constructed to carry water from these springs to the medieval market place near the present site of the Old Shambles. This remained Manchester's principal public water supply for more than two centuries, with a reservoir established close to the present alignment of Norfolk Street.

Urban expansion into the area began during the late 17th century as Manchester's population and commercial prosperity increased. One of the earliest permanent buildings was Cross Street Chapel, completed in 1694 for the town's Presbyterian congregation. Its construction reflected the growing influence of Nonconformity following the religious upheavals of the 17th century, when many ministers and congregations separated from the established Church. The chapel became one of Manchester's most significant religious and intellectual institutions, attracting members of the town's mercantile, industrial and professional elite. Throughout the 18th and 19th centuries it played an important role in the city's civic and cultural life, hosting meetings of the Manchester Literary and Philosophical Society and counting prominent figures such as Elizabeth Gaskell and Sir William Fairbairn among its congregation. Although the original chapel was destroyed during the Second World War, its successor continues to occupy the historic site.

By the early 18th century, the area surrounding King Street had become one of Manchester's most fashionable residential districts. Wealth generated through trade encouraged prosperous merchants and manufacturers to commission elegant Georgian townhouses, extending the pattern of high-quality development established around nearby St Ann's Square. The street acquired the name King Street following the defeat of the Jacobite Rising of 1745, reflecting contemporary expressions of loyalty to the Hanoverian Crown. Its broad layout, generous plots and substantial brick houses distinguished it from the denser medieval town and established it as one of Manchester's most prestigious residential addresses.

During the later 18th century the district also emerged as an important centre for Manchester's cultural life. Between 1775 and 1777 Manchester's first purpose-built Theatre Royal and an adjacent concert hall were constructed near the upper end of King Street. Together they established the area as the city's principal focus for theatrical performance, concerts and public entertainment until the mid-19th century. Although neither building survives, Concert Lane preserves the memory of this important phase in Manchester's cultural development.

The Industrial Revolution transformed the character of the area. As Manchester developed into the world's leading centre for textile manufacture and international commerce, commercial activity increasingly displaced residential use. By the early 19th century many of the former Georgian houses had been converted into offices, warehouses and professional premises before eventually being replaced by purpose-built commercial buildings. This transition reflected the wider movement of affluent residents towards newly developed suburbs while the town centre evolved into a place of business, finance and civic administration.

A significant milestone was the construction of Manchester's first purpose-built Town Hall on the corner of King Street and Cross Street in 1825. Designed by Francis Goodwin in the Classical style, the building accommodated the expanding functions of local government during a period of unprecedented urban growth. Following the opening of Alfred Waterhouse's new Town Hall in Albert Square in 1877, the former municipal building became Britain's first free public reference library supported through local taxation, demonstrating Manchester's longstanding commitment to civic improvement and public education.

The opening of the Bank of England's Manchester branch at 82 King Street in 1845 marked the beginning of the area's transformation into the city's principal financial district. Designed by Charles Robert Cockerell, the building established a precedent that encouraged banks, insurance companies and commercial institutions to locate along King Street and its adjoining streets. During the second half of the 19th century, many Georgian houses were replaced by imposing commercial buildings designed to project permanence, prosperity and institutional confidence. Their monumental stone façades and Classical detailing reflected both the economic success of industrial Manchester and the prestige associated with the city's financial institutions. The development of the area as a financial and commercial district is reflected on the Ordnance Survey map dating to 1851 (**Figure 3**), with several banks, warehouses and administrative buildings surrounding the Site.

Development extended towards Mosley Street during the 19th century, where substantial warehouses and commercial premises reflected Manchester's role in international trade. In contrast, nearby Market Street retained its historic function as one of the city's principal retail thoroughfares. Although rebuilt many times, it has served as an important commercial street since the medieval period and continues to contribute to the historic urban structure of central Manchester.

The Site is understood to have been constructed in the 1890s in the Italianate style, with an empty plot to the south infilled as part of the wider redevelopment. These changes are shown on the 1891 Ordnance Survey map with limited change to the general street layout or the uses of the surrounding buildings (**Figure 4**).

Redevelopment in the early 20th century included many of the buildings that define the character of Upper King Street today. Architects including Edward Walters, Charles Heathcote and Sir Edwin Lutyens contributed distinguished commercial buildings in Classical, Edwardian Baroque and Beaux-Arts styles. The concentration of banking headquarters, insurance offices and commercial premises created one of Britain's finest ensembles of late 19th- and early 20th-century financial architecture.

To the north-east of the Site, the Rylands Building was constructed in 1932 as a textile warehouse, designed by the architect Harry S.Fairhurst. This is shown on the 1949 Ordnance Survey map (**Figure 5**), with the Mosley Buildings and Meal Street infilled immediately east of the Site by 106-122 Market Street, now comprising a Primark. The bank to the south-west of the Site was also extended by this time, resulting in the truncation of the northern portion of Milk Street and the removal of the buildings south of Phoenix Street. To the west of the bank, the post office was demolished by 1968 (**Figure 6**) and was later redeveloped into modern commercial buildings.

Despite suffering bomb damage during the Second World War, much of the area's historic commercial architecture

survived. Later 20th-century redevelopment altered parts of the surrounding city centre, but Upper King Street retained its distinctive architectural character and concentration of high-quality commercial buildings.

Today the area provides a record of Manchester's evolution from a small medieval market town into one of the world's leading industrial, commercial and financial centres.

Assessment of significance

Upper King Street Conservation Area

Description

The Upper King Street Conservation Area occupies the heart of Manchester city centre and encompasses the city's historic financial district centred on the eastern section of King Street. It was designated by Manchester City Council on 4th November 1970, and was subsequently extended on 26 June 1985 to incorporate additional properties along Market Street and Mosley Street.

Significance

The Upper King Street Conservation Area is indicative of the evolution of Manchester from a small market town into a major commercial and financial centre. Originally open fields with important water sources in the medieval period, development began in the late 17th century with the construction of Cross Street Chapel and accelerated during the 18th century as King Street became an area of fashionable residences. By the early 19th century, these houses had largely been replaced by commercial premises, banks and professional offices, illustrating Manchester's rapid economic growth during the Industrial Revolution. The conservation area also retains evidence of the city's cultural, civic and financial development, including the sites of Manchester's first Theatre Royal, the former Town Hall, and the Bank of England, which established King Street as the heart of Manchester's financial district. This is derived from the survival of much of the historic townscape, despite wartime bombing and post-war redevelopment proposals. Fountain Street contributes to the historic interest of the conservation area through its commercial buildings ranging from 19th and 20th centuries, as well as the 16th century public house called The Shakespeare, indicative of the wider Upper King Street area.

The architectural interest of Upper King Street Conservation Area is derived from the quality and the diversity of its commercial buildings, which date from the 19th and early 20th centuries. The area contains a rich collection of Classical, Italianate, Gothic, Baroque and early 20th-century commercial architecture, demonstrating the changing architectural styles associated with Manchester's commercial prosperity. Landmark buildings, including the former Bank of England, the Manchester Club, Lutyens' Midland Bank and the Italian Palazzo-style warehouses on Mosley Street, exemplify high standards of architectural design and craftsmanship. Although the area has experienced successive phases of redevelopment, the buildings collectively form a cohesive townscape through their consistent scale, strong building line and varied yet complementary materials, including sandstone, brick, terracotta and Portland stone. The dramatic skyline of pediments, cupolas and chimneys, together with the broad proportions of Upper King Street, creates a distinctive and highly legible historic urban environment. Fountain

Street is indicative of the architectural interest of the wider conservation area, illustrating its range of architecture. This includes the timber-framed public house of The Shakespeare, built in the 16th century, the late 19th century Italianate style of the Site, and the early 20th century Baroque style of the NDHA of 106-122 Market Street.

The Site's contribution to the significance of the conservation area

The Site is located at the junction of Market Street and Fountain Street. Constructed in the 1890s, the upper storeys retain their Italianate architectural style, a form widely adopted for commercial buildings during the late 19th century, reflecting the character of the wider conservation area. With the exception of the doorway onto Fountain Street, the ground floor was entirely rebuilt in the late 20th century or later, incorporating a fully glazed modern shopfront. The contribution that the Site makes to the significance of the conservation area is therefore derived almost entirely from its upper floors, with no positive contribution made by the modern ground floor frontage.

106-122 Market Street (NDHA)

Description

106-122 Market Street was constructed in 1915 and extended in 1929. Primark acquired the building in 2001 and still occupies it today. It is likely that this is when the modern ground floor shop front was constructed. The building has been identified by the LPA as a NDHA in the Officer's Report relating to the aforementioned planning application 145601/FO/2026.

Significance

The significance of the building is derived almost entirely from its upper storeys, retaining its Baroque architectural style, a form widely adopted for commercial buildings during the early 20th century. The building illustrates the Upper King Street area's continued commercial and financial expansion into the 20th century. The building exemplifies early 20th century Baroque style architecture through its symmetrical façade, classical ornamentation, and monumental proportions. The exterior of the ground floor was completely rebuilt in the late 20th century or later, comprising a fully glazed modern shop front, and is not considered to contribute to the significance of the NDHA.

Setting

The setting reflects Manchester's wider commercial and financial district, particularly the Upper King Street area. Whilst this does provide relevant historic context, many buildings are of a separate development phase and architectural style, including several modern buildings to the north. On the other side of Market Street to the north-east is the Grade II listed Rylands building, complementing the NDHA through its use of Portland stone and reflecting elements of its architecture. Collectively, the setting provides relevant historic context rather than a direct historic association to the NDHA, and its contribution to the significance is judged to be minor.

Any contribution that the Site makes to the significance of the building is limited, forming part of the historic context within its setting. It holds no direct historic relationship with the NDHA, constructed in a distinct phase of development in the late 19th century.

Rylands Building (Grade II listed building)

Description

The Rylands Building comprises a former textile warehouse dating to 1932, and was designated as a Grade II listed building on 6th June 1994. It is located at the junction of High Street and Market Street, and most recently housed Debenhams department store.

Significance

The Rylands Building is indicative of Manchester's continued prominence as an international centre of the textile trade during the early 20th century. Constructed between 1929 and 1932 for Rylands & Sons Ltd., one of Britain's largest textile merchants, it represents one of the last major purpose-built warehouses erected during the city's commercial expansion. The building reflects the evolution of Manchester's warehouse / commercial district in response to changing trading practices, combining wholesale showrooms, offices and warehousing within a single modern commercial building. Its scale and quality demonstrate the confidence of Manchester's textile industry during the inter-war period. As one of the final phases of warehouse development in Manchester, the Rylands Building makes an important contribution to understanding the city's commercial and industrial heritage.

The architectural interest of the Rylands Building is derived from its monumental scale, high-quality craftsmanship and refined inter-war commercial design. Designed by Harry S. Fairhurst, the building combines a restrained Classical composition with Art Deco detailing, reflecting contemporary developments in commercial architecture during the late 1920s and early 1930s. Its Portland stone elevations are characterised by strong vertical piers, regularly proportioned window bays and decorative spandrel panels, while the distinctive canted corner towers provide prominent architectural focal points within the surrounding streetscape. The use of a steel frame allowed for expansive floorplates suited to warehouse and showroom functions, demonstrating the integration of modern construction techniques with a carefully composed architectural expression. Despite alterations to the ground floor and interior, the principal elevations remain largely intact, preserving the building's imposing civic presence.

Setting

The setting reflects Manchester's wider commercial and financial district, particularly the Upper King Street area. Whilst this does provide relevant historic context, many buildings are of a separate development phase and architectural style, along with modern developments to the north of Market Street. Adjacent-south is the NDHA of 106-122 Market Street, complementing the listed building through its use of Portland stone and reflecting elements of its architecture. Collectively, the setting provides relevant historic context rather than a direct historic association to the listed building, and its contribution to the significance is judged to be minor.

Any contribution that the Site makes to the significance of the listed building is limited, forming part of the historic context within its setting. It holds no direct historic relationship with the listed building, constructed in a distinct phase of development in the late 19th century.

Proposals and Assessment of impact

The proposals comprise the installation of louvres to the shopfront and associated works. Wasabi's occupation of the store requires the installation of additional louvres in order to allow kitchen operations to be carried out at the Site.

A previous planning application was refused on 29th June 2026 due to the scale of the louvres and lack of detailing in relation to the NDHA and conservation area, specifically noting that no decorative screen was proposed (planning ref. 145601/FO/2026). As a result, the scale of the louvres have been significantly reduced with the larger of the two repositioned over an existing vent. Decorative perforated panelling has also been introduced over the louvred grilles to mitigate against potential adverse visual impact. The geometric pattern of the screen ties in with the window surrounds above the door on the Fountain Street elevation, as well as the detailing on the adjacent NDHA of Nos 106-122 Market Street (Primark). This ensures greater aesthetic coherence with the NDHA and wider conservation area, mitigating against any potential adverse visual impact. The proposals are therefore considered to be sympathetic and seen within the existing context of modern ground floor frontages along Fountain Street, including the adjoining disused premises of Nos. 6-12 (previously a Pizza Hut), and the adjacent NDHA (Primark). The full frontage of The Shakespeare public house building is not appreciable with the Site along Fountain Street, with the proposals contextual to the existing modern ground floor frontages that adjoin it within its setting, including the Nos. 6-12, and any adverse visual impact is mitigated against by the decorative screen. Furthermore, the proposed louvred grilles behind decorative panelling is in keeping with a number of examples within the wider conservation area, as set out in **Savills Design Appraisal**. The proposals are therefore judged to cause no adverse visual impact to the NDHA and wider conservation area, resulting in **no harm** to their significance.

The proposals are unlikely to be appreciable from the Grade II listed Rylands Building due to intervening visual clutter and busy flow of people and trams along Market Steet / High Street. If appreciable, the proposals would be absorbed within the existing modern context of the modern ground floor frontages of Primark and the Site, and therefore contextual to the setting of the listed building. Any adverse visual impact is mitigated against by the use of decorative screen over the grilles. It is therefore judged that the proposals would cause **no harm** to the significance of the Rylands Building, by way of a change to its setting.

Conclusions:

Any contribution that the Site makes to the significance of the Grade II listed Rylands Building and NDHA of 106-122 Market Street is limited, forming part of the historic context within its setting. It holds no direct historic with the listed building, constructed in a distinct phase of development in the late 19th century. The contribution that the Site makes to the significance of Upper King Street Conservation Area is derived solely from its upper floors, with no positive contribution made by the modern ground floor shop front.

The proposals are contextual to the modern ground floor shop fronts along Fountain Street within the conservation area and the setting of the NDHA. Any adverse visual impact is mitigated against through the use of decorative perforated panelling. This also ties in with the geometric detailing on the adjacent NDHA and the window surrounds of the Site above the larger of the proposed grilles. Furthermore, the proposed louvred grilles behind decorative panelling is in keeping with a number of examples within the wider conservation area, as set out in **Savills Design Appraisal**. The proposals are therefore in keeping with, and sympathetic to, the Upper King Street Conservation Area and setting of the NDHA of 106-122 Market Street, causing **no harm** to their significance.

The proposals are contextual to the setting of the Grade II listed Rylands Building, absorbed into the existing modern context of the modern ground floor frontages of Primark and the Site, and unlikely to be appreciable from this heritage asset. It is therefore judged that the proposals will cause **no harm** to the significance the Grade II listed Rylands Building.

The proposals have positively responded to the feedback received from the LPA, reducing the scale of the proposed louvres and introducing decorative panelling. This ensures that the proposals are compliant to MCC's Shopfront and Signage Design Guide, including the requirement that decorative grilles are employed when large prominent louvres are proposed (Section 6.2.6). As a result of the design revisions, the proposals are also compliant to local policies relating specifically to visual amenity and the historic environment. This includes *DM1 Development Management* and *EN3 Heritage* (Manchester Core Strategy, adopted July 2012), *JP-P2 Heritage* (Places for Everyone, adopted March 2024), and *DC18 Conservation Areas* (Saved UDP Policies, adopted 1995). This Heritage Statement meets the requirements of the NPPF and provides sufficient information in regards to heritage considerations relating to the proposals, as currently known.

References:

English Heritage, 2008. *Conservation Principles, Policies and Guidance,* York: English Heritage.

Historic England, 2019. *Statements of Heritage Significance: Analysing Significance of Heritage Assets, Historic England Advice Note 12*.

National Heritage List England: https://historicengland.org.uk/listing/the-list/

Ministry of Housing, Communities & Local Government, 2024. *National Planning Policy Framework,* s.l.: MHCLG

Ministry of Housing, Communities & Local Government, 2019. *Planning Practice Guidance: Conserving and enhancing the historic environment,* s.l.: MHCLG

Manchester City Council, Upper King Street Conservation Area: https://www.manchester.gov.uk/parks-leisure-and-the-arts/parks-playgrounds-allotments-and-open-spaces/conservation-areas/introduction4

Manchester City Council, July 2012, Manchester Core Strategy

Manchester City Council, March 2024, Places for Everyone

Manchester City Council, 1995, Saved UDP Policies

National Library of Scotland, Ordnance Survey Maps, accessed July 2026:

https://maps.nls.uk/os/

Figures:

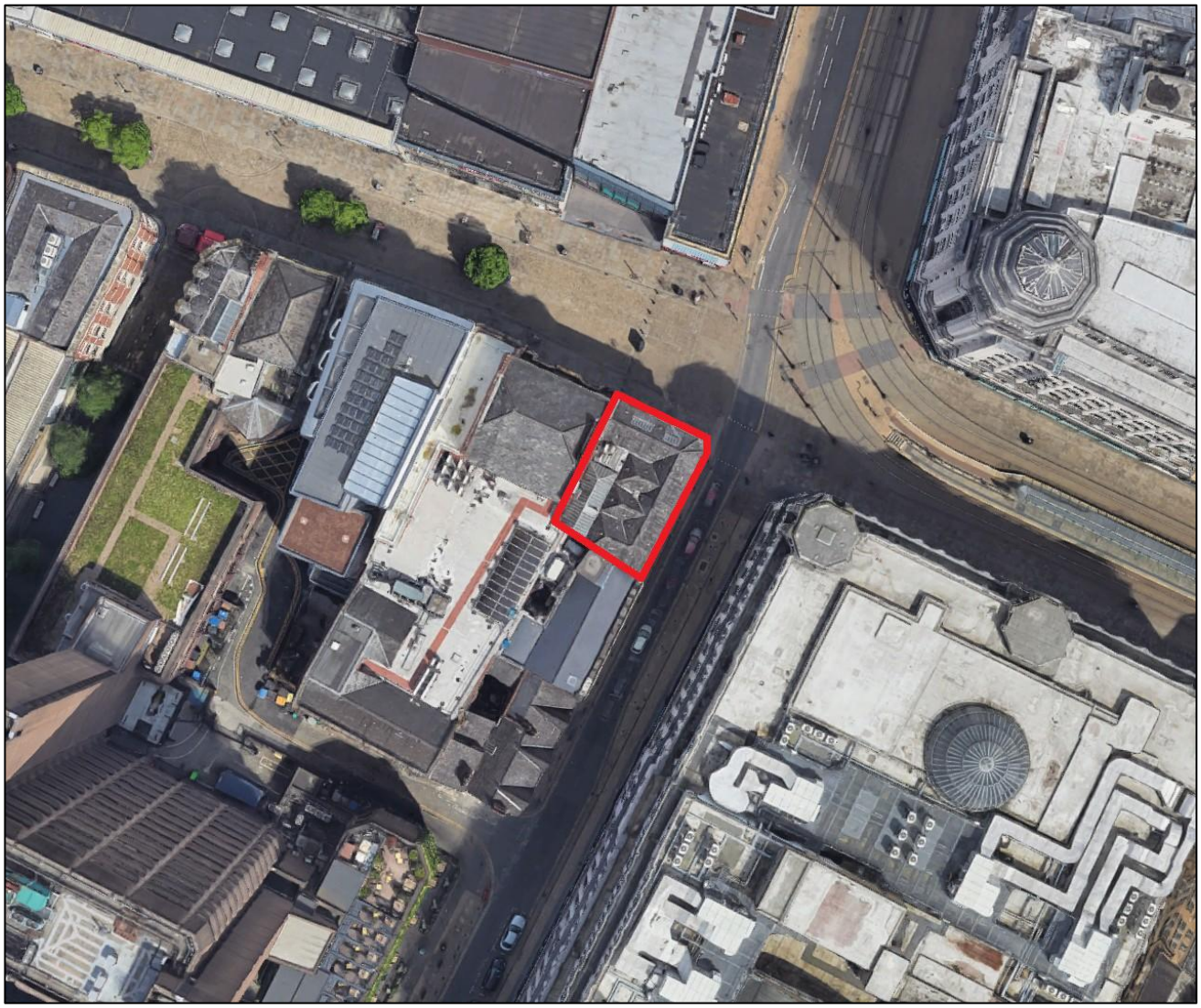


Figure 1 – Aerial view of the Site, with its approximate boundary highlighted in red

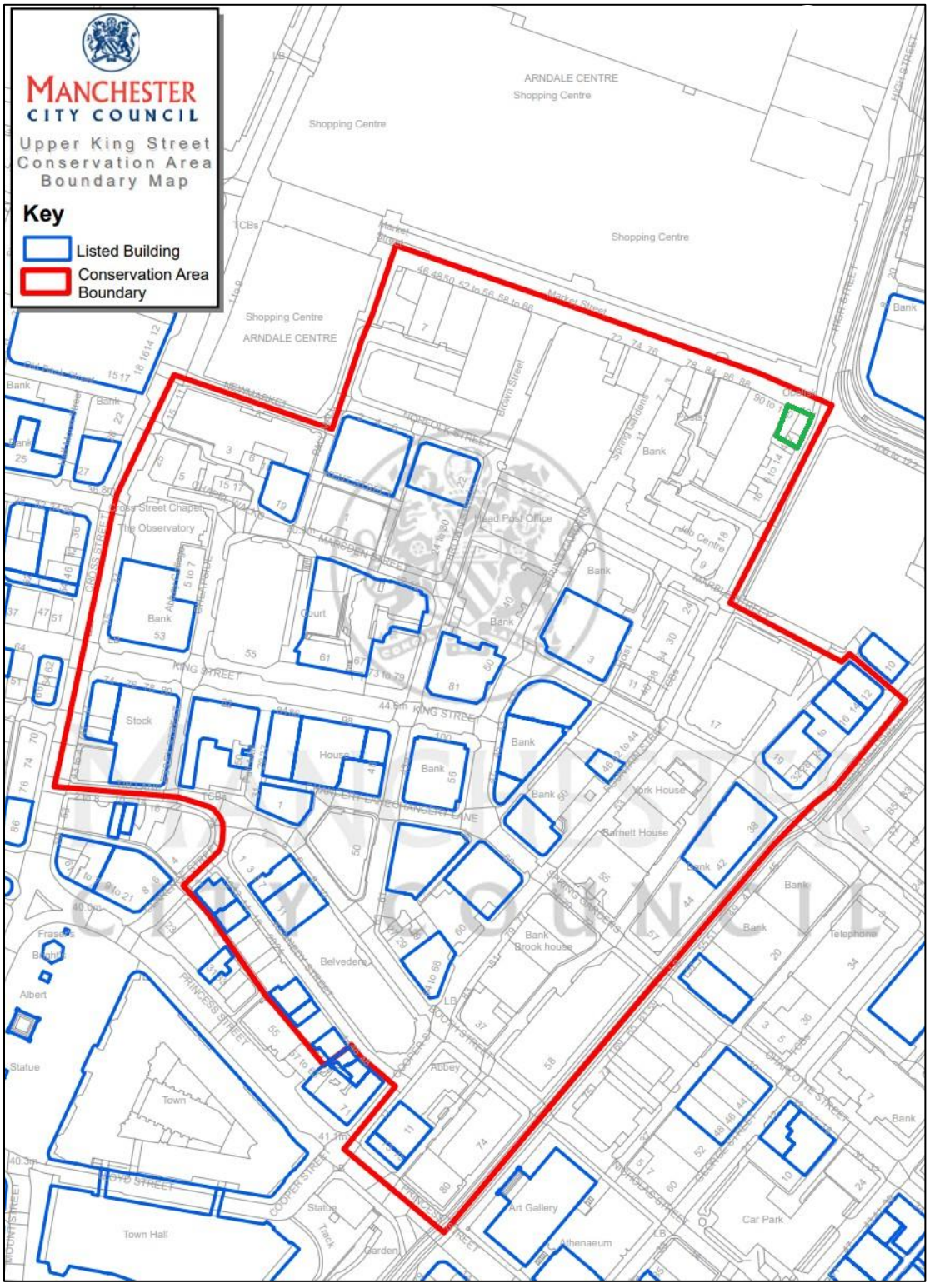


Figure 2 – Upper King Street Conservation Area boundary with listed building outlined in blue and the approximate Site boundary highlighted in green

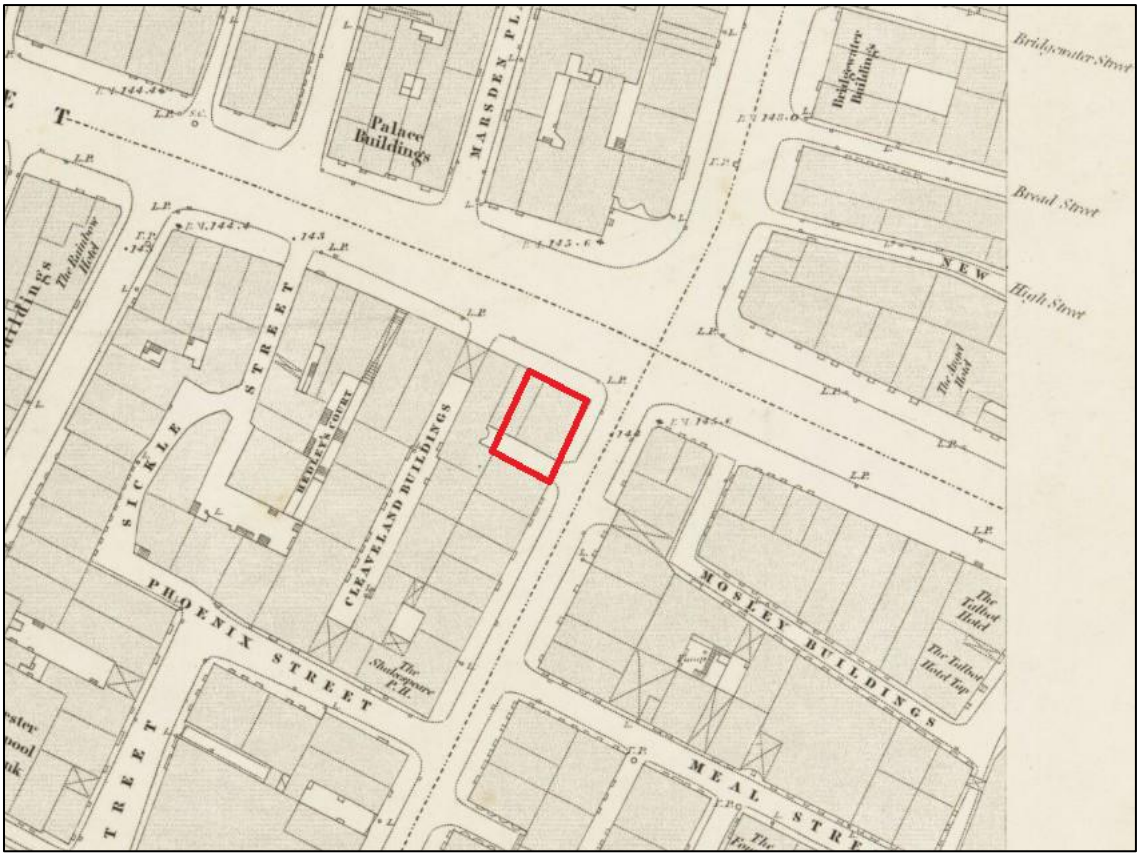


Figure 3 - 1851 Ordnance Survey map with the approximate Site boundary highlighted in red



Figure 4 - 1891 Ordnance Survey map with the approximate Site boundary highlighted in red

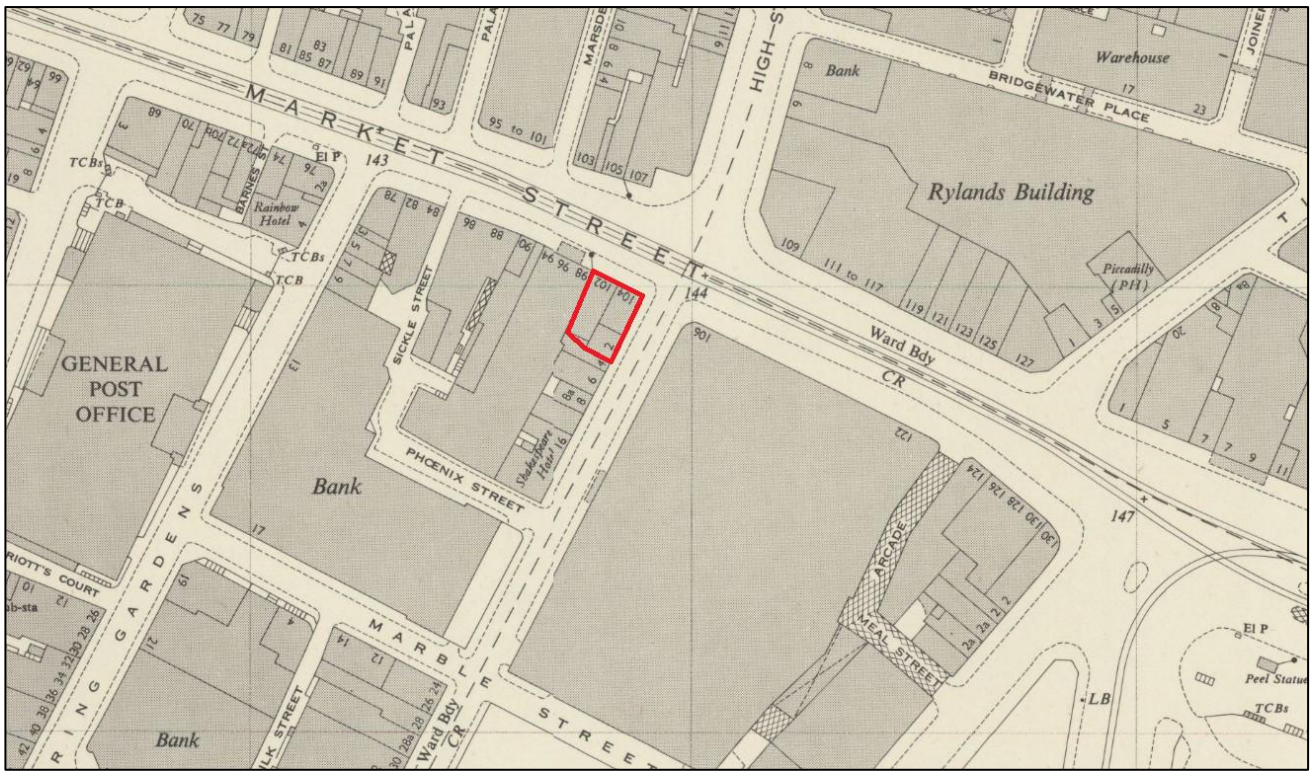


Figure 5 – 1949 Ordnance Survey map with the approximate Site boundary highlighted in red

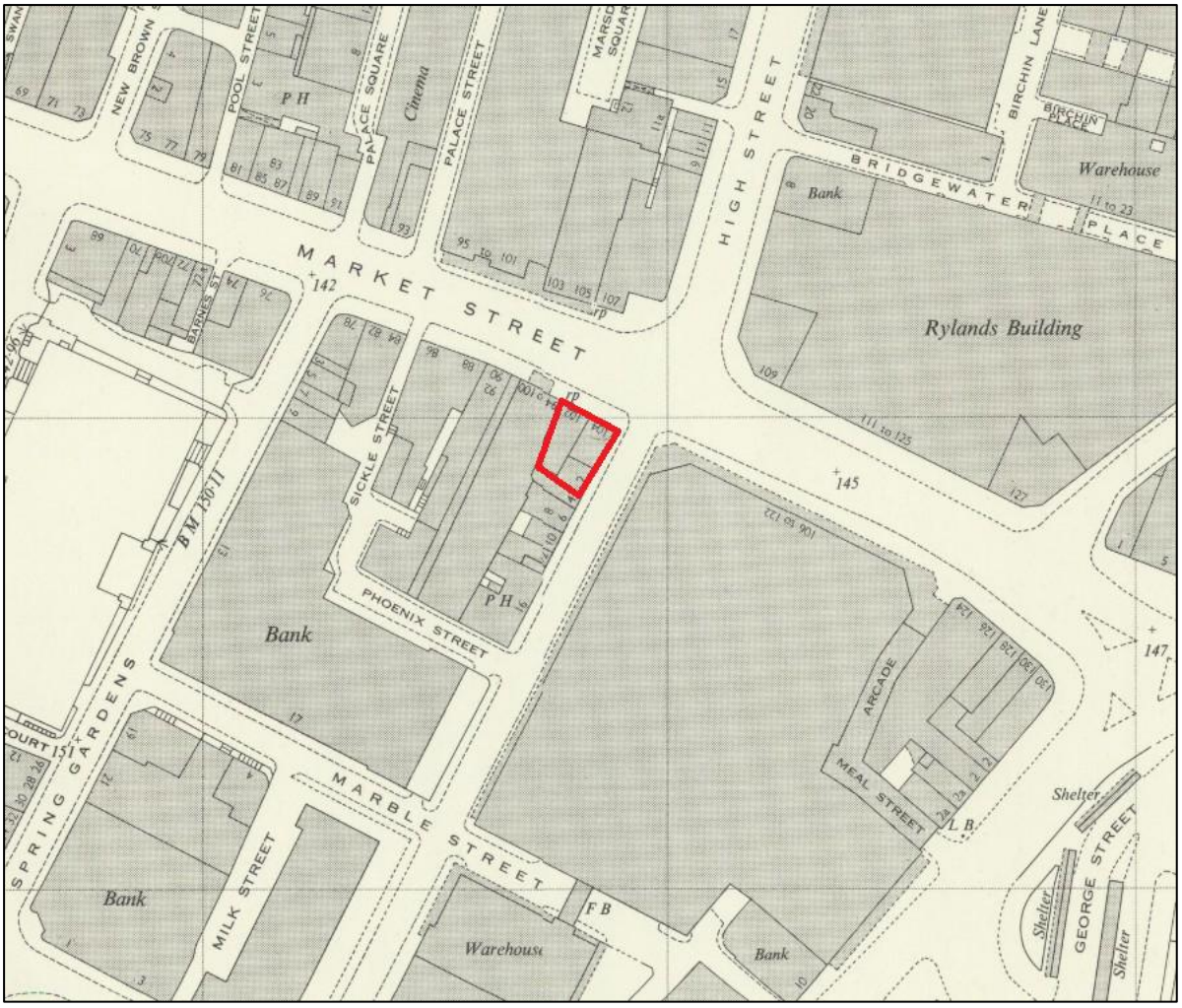
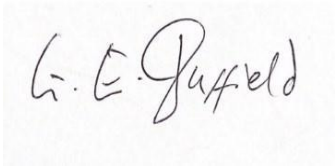


Figure 6 - 1968 Ordnance Survey map with the approximate Site boundary highlighted in red

Prepared by:



George Duffield
Senior Consultant – Heritage and Townscape