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DESIGN AND ACCESS REPORT

77-79 MOSLEY STREET
CAT B FIT OUT 1st, 2nd AND 3rd FLOORS

REVISION	-
DATE ISSUED	SEPTEMBER 2026
PROJECT REF.	2143

ARCHITECTURE + HERITAGE

SECOND FLOOR • COTTONOPOLIS BUILDING

14 NEWTON STREET • MANCHESTER • M1 2AF

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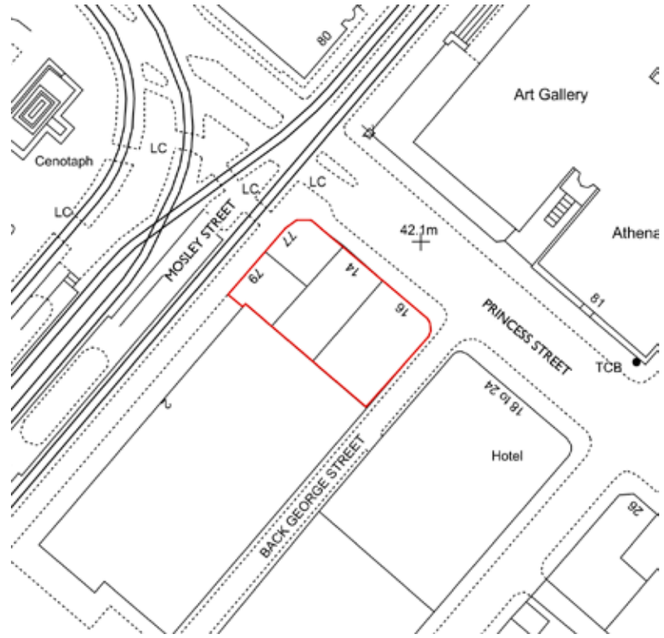
1.0 LOCATION

1.1 LOCATION

The building is in the George St Conservation Area, on a prominent corner plot in the centre of Manchester. The main façades facing both Princess St (facing the Art Gallery) and Mosley St (facing St Peters Square). The area is characterised by a regular grid pattern of streets established in the Georgian era. Although the Italian Palazzo style is typical of the historic and predominantly listed buildings in the Area, the adjacent Art Gallery is stone and built in the Greek Ionic style. The area has undergone significant investment and public realm transformation in recent years, with the refurbishment of the central library, the ongoing Town Hall restoration, and St Peters Square itself. Whilst significant new office developments have been brought forward, this remains one of the few vacant properties not to be brought back into active use.

In the Civic Quarter Regeneration Framework (February 8 1995 - Mosley Street 2010), Manchester City Council described the property accordingly: "The corner of 79 Mosley Street has been vacant for some time and offers no benefit to the area in terms of use, activity or appearance. It is currently being marketed as suitable for A1 / A2 use. Overall, the office space is increasingly outdated." Some 13 no. years later this remains the case for this building. 77-79 Mosley St is Grade II listed, and the building holds a prominent city centre block corner position – facing both the Manchester Art Gallery on Princess St, and Moseley St –facing St Peter's Square. This is a busy thoroughfare and junction for both pedestrian and vehicular traffic, including the trams passing through St Peter's Square. An area predominantly characterised by commercial and civic building, notably the Town Hall (Grade I listed) and Town Hall Extension (Grade II* listed), and Manchester Art Gallery (composed of two former buildings of Grade II* and Grade I listed).

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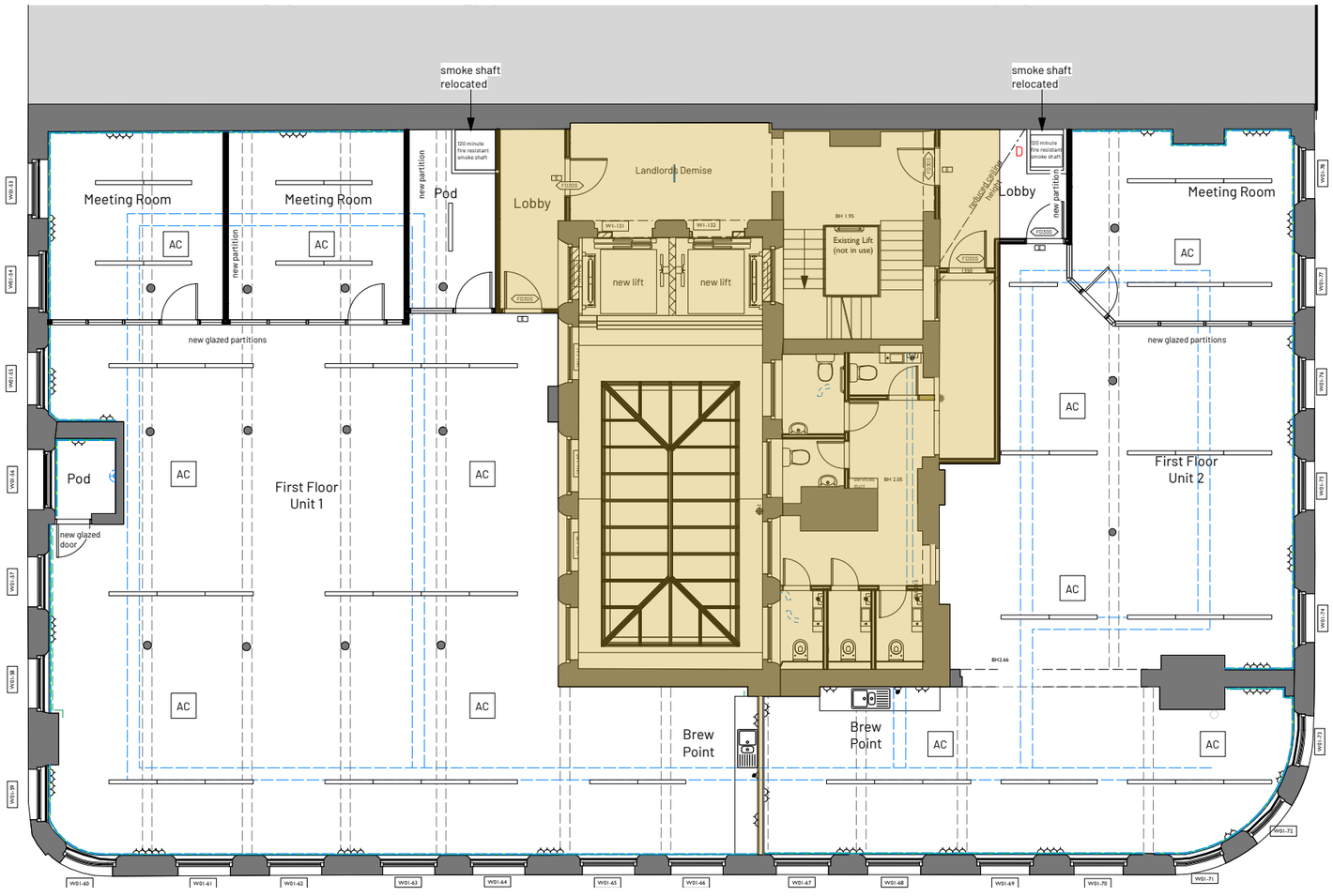


Location Plan

2.0 BUILDING

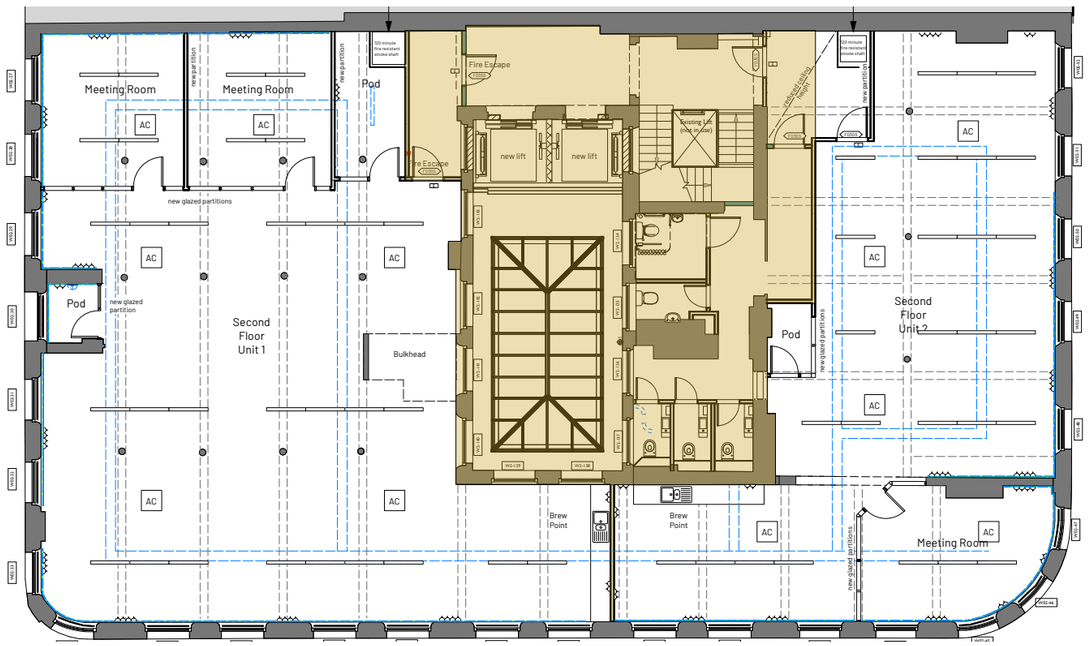
2.1 BUILDING

This building is a Grade II listed former home trade warehouse and shops, in three distinct internal areas, linked yet with different characteristics. Elevations are of typical high quality and design in red brick and sandstone with a parapet to the roof and stone balconies to primary elevations of Princess and Mosley Street.

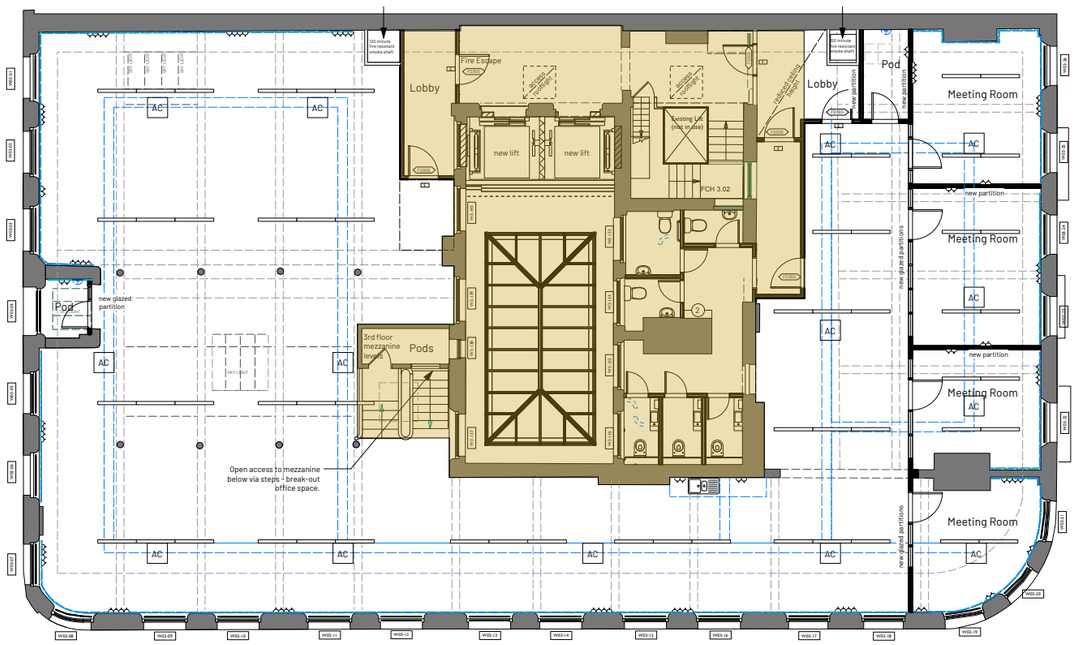


Proposed First Floor Plan

2.1 BUILDING



Proposed Second Floor Plan



Proposed Third Floor Plan

3.0 HISTORICAL CONTEXT

3.1 HISTORICAL CONTEXT

This report is to be read in conjunction with the separate Heritage Statement prepared by Atelier Heritage. An extract is included below:
Constructed as combined use speculative home trade warehousing, offices and retail premises, the building dates from the mid-1860s, likely to have been built as speculative multi-tenanted space, intended to be let on a unit-by-unit basis for warehousing and offices, with retail units at street level.
Warehousing to the rear of the upper floors was accessed via the double doors off 16 Princess Street and an internal decorative cast-iron staircase with polished timber handrail. The front (Mosley Street-facing) side contained offices, accessed via 79 Mosley Street. Retail premises were situated on the ground floor at 77 and adjoining 77a, later to include partial use of the basement. The shop was accessed directly from Mosley Street, taking advantage of the valuable frontage.

The building has undergone a series of changes over time, including more significant loss in internal areas since 2018. Since gaining Planning Permission and Listed Building consent in 2023 work has been carried out on both repairs and alterations. Part of the ground floor fronting on to Mosley Street is now occupied by Joe the Juice while works elsewhere are ongoing.



Photograph of 77-79 Mosley Street

4.0 PLANNING HISTORY

4.1 PLANNING HISTORY

Planning Permission and Listed Building Consent was granted 12th December 2023 covering repairs and alterations to the building. Permission for the works to building, subsequent variations and discharges of conditions have been granted since that date.

118399/LO/2017, 118398/FO/2017: Listed Building and planning consent for internal and external works associated with the creation of one basement unit for A1 (retail), A3 (restaurants/ cafes), A4 (drinking establishments), B1 (offices) and one ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of the building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the facade and windows and exposure / reinstatement of the original shop frontage (77a Mosley Street) and associated works. This application was essentially a facade retention scheme. Approved with conditions - 20/08/18

Our client has retained the building and we have been involved in the following applications:

138239/LO/2023: Application for roof and window repairs approved with conditions 12/12/2023

139183/FO/2024, 139184/LO/2024: Application for the refurbishment and full remodelling of the building approved with conditions 18/09/24

144972/JO/2026: Variation of condition 2 - Listed Building Consent 139184/LO/2024 to allow for elevational and internal alterations to provide an accessible entrance to Princess Street approved 25/03/26

This application seeks consent for the CAT B fit out of the offices on floors 1-3.

5.0 PROPOSALS

5.1 PROPOSALS

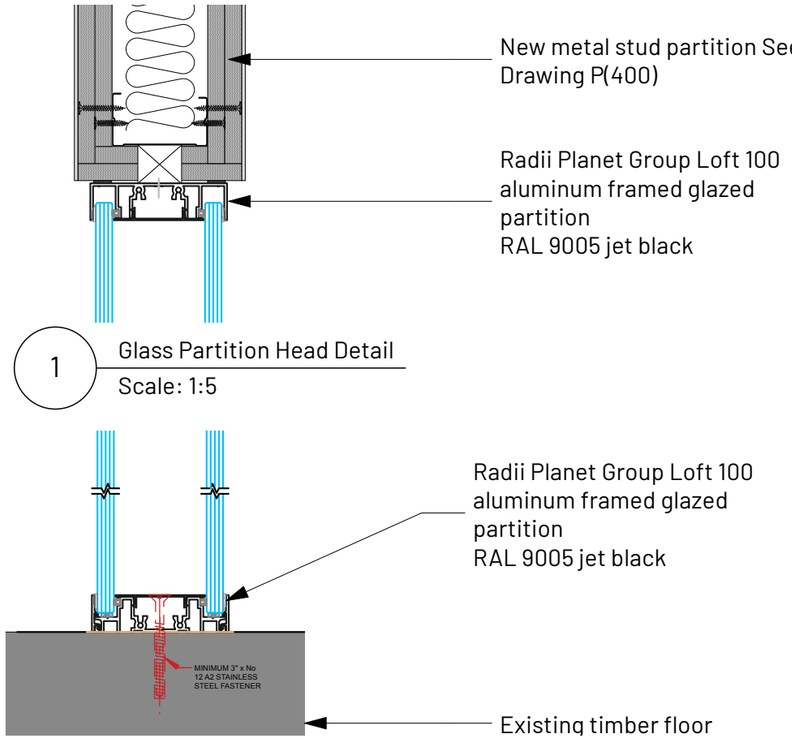
The intention is to provide the services and layouts for offices on the First, Second and Third floors. These currently read as large open plan spaces. However, to make the spaces work better for general office use, meeting rooms and booths are to be provided to allow smaller groups and individual working to be carried out within the same office space. To maintain the open plan feel of the floors, glazed partitions are to be provided. The solid partitions will terminate with a shadow gap detail against the existing building fabric. The plans include what was formerly a hoist shaft on the Back George Street elevation.

This space will be utilized on each floor as a personal working pod.

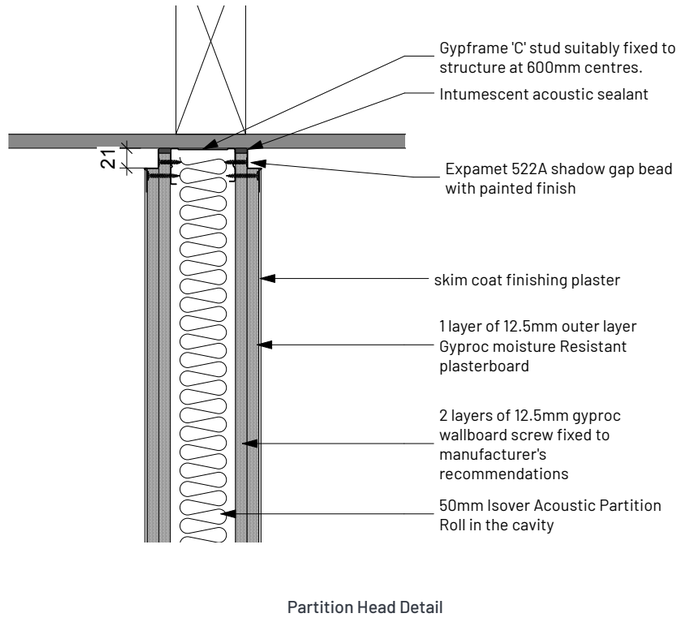
Services will be distributed on each floor via galvanised steel services trays suspending from the ceiling. Coming off this will be air conditioning units and galvanised steel conduit. The conduit will run round the interface face of the external walls below window cill level connecting to metal power outlets. Lighting will be provided by suspended linear LED luminaires switched by PIR sensors.

The locations of the smoke shafts have moved since the original application. This is a result of a lengthy design process of extensive CFD modelling and by fire engineers to find a solution that meets the current regulations and guidance for fire safety and at the same time minimises disruption to the existing building. This has resulted in minor layout changes to the protected lobbies on each floor.

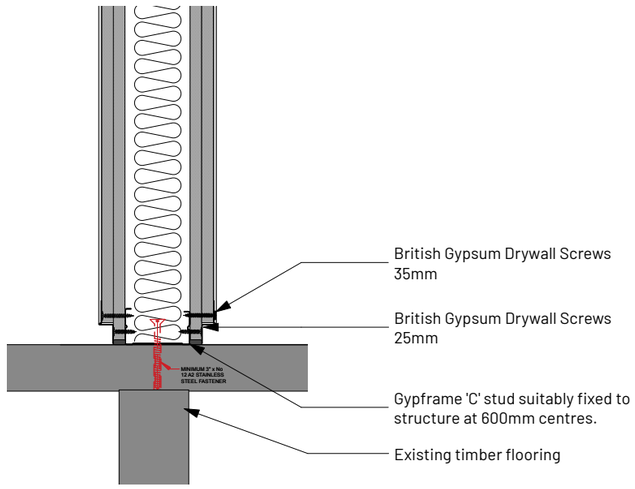
5.2 TYPICAL DETAILS



Glass Partition Head Detail



Partition Head Detail



Partition Base Detail

5.3 FIRST FLOOR PHOTOGRAPHS







5.3 SECOND FLOOR PHOTOGRAPHS









5.3 THIRD FLOOR PHOTOGRAPHS











6.0 ACCESS

6.1 ACCESS

Level access is achieved from the office entrance on Mosley Street. A platform lift enables full access to the lifts, allowing wheelchair persons onto each floor. Doors to all the spaces are of sufficient width to allow wheelchair access. Accessible toilets are also available. Glazed partitions will include manifestation for safety. Fire refuges will be present on each floor to allow safe escape in the event of evacuation.

7.0 CONCLUSION

7.1 CONCLUSION

The proposed internal layouts make use of each floor without taking away from the overall sense of space. The new construction is clearly distinct from the original materials and the connection between the two is marked by a shadow gap, visually separating the two. Services are exposed and honest. All additions are readily reversible with a minimum of disruption to original building fabric.

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