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

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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) and the Heritage Statement relating to the fitout of Levels 9 & 10 of Pall Mall (Application PLA-2026-000084), dated May 2026. That statement provides a full account of the history, significance, and heritage impact assessment of Pall Mall Court as a whole, the fitout of Floors 9 and 10 and its conclusions and methodology are not repeated here in their entirety. This addendum focuses specifically on the signage proposed 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 signage to 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, 2026), 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 wider 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.

The additional works to include signage within the landlord lobbies have been agreed in full with the landlord and is critical to provide a positive and clear arrival sequence and wayfinding for all building users, guests and clients. Noting the heritage significance of mosaic clad lobbies, the strategy for the signage follows the strict requirements in regards to the scale, finishes and, most importantly, fixing strategy of the signage, as set out in the Tenant Fitout Guide and aligning to the strategies for signage already installed within these areas.

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, whilst Level 9 accommodates the primary working studio. The signage in the lobbies reflects this relationship between the floors.

The specific works proposed include the installation of signage to the lobby area of both floors, specific to the studio.

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 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 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. Whilst these elements are located within the landlord areas beyond the boundary of the tenant demise, the landlord has agreed that limited signage can be introduced to assist with wayfinding and arrival sequence to the studio. The interventions are minimal and where signage is installed to walls containing mosaic tiles, the fixings are limited and installed to the grout lines, not the tiles, as setout in the Tenant Fitout Guide.

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 lobbies of the central tower block, the elements of greatest heritage significance are the mosaic tile clad walls, these are only present on the 10th Floor Lobby (the 9th Floor lobby mosaic tiles have been overclad due to the damage caused by previous works). The mosaic tiles have been restored, replaced and refurbished to ensure they maintain a high quality appearance, that celebrates the original heritage elements of the building. In order to preserve the heritage mosaic tiles, items being fixed to these walls are limited to avoid unnecessary disruption to and where fixings are required, it is essential that the fixing points are located in grout lines not through the tiles themselves to further avoid damage to the heritage elements.

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, 2026) 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, 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 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 stair and lift cores:

Limited works are proposed to the stair and lift core areas, which are located within the landlord boundary beyond the tenant demise. Sensitively designed and installed signage is to be installed in one location to the mosaic tiled walls, with fixings to be aligned to grout lines, avoiding the tiles, as setout in the TFOG. The blue brick paved floors, original balustrades and handrails, and all other associated fabric of high significance are entirely unaffected. The proposed works result in negligible direct impact on the stair and lift cores.

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 signage installation on 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 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 impact on the heritage mosaic tiles, arising from the necessary and proportionate introduction of internal signage to enable the building's sustainable occupation in its original office use. This impact is substantially mitigated by the reversibility of all interventions, the scale and materiality of interventions and the disciplined setting-out of all signage fixings.

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 heritage mosaic tiles.

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 (2026), Policies CC9 and EN3 of Manchester's Core Strategy (2012), and the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enquiries@sheppardrobson.com
www.sheppardrobson.com

77 Parkway
London NW1 7PU
T: +44 (0)20 7504 1700

City Tower
Piccadilly Plaza
Manchester M1 4BT
T: +44 (0)161 233 8900

93 West George Street
Glasgow G2 1PB
T: +44 (0)141 285 3100

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