

29TH October 2021

Manchester City Council
Manchester Town Hall
Albert Square
Manchester

Dear Team,

Site: PIZZA EXPRESS, UNIT B. ST JAMES BUILDING, 79 OXFORD STREET, MANCHESTER, M1 6FQ.
HERITAGE STATEMENT

ASSESSMENT

This building is currently occupied by Pizza Express and has been for a vast number of years. The building is located in the Conservation area and is a Grade II listed building.

The application is currently seeking advert consent for signage to the building. The majority of signage is like for like (and has previous consent) and we are merely doing a refurbishment and refresh of the signage to bring it up to date and attract custom to the area.

EVALUATION

Given the general commercial make up of this site and building we do not foresee any detrimental impact by installing replacement signage on the building. The signage is like for like and where possible all existing fixtures and fittings will be re-used.

PROPOSAL / SETTING

The proposal is for the change of signage on the building. The works proposed would generally be of a decorative nature and to the frontage of the building. We do not envisage any detrimental impact on any areas of historical interest.

CONTEXT / SIGNIFICANCE

No change of use is proposed and therefore no general contextual issues would be affected.

CONSULTATION

No consultation has been carried out due to the nature of the proposed works.

AMOUNT OF IMPACT / DEVELOPMENT

The building is remaining as existing and therefore not an issue in this instance.

LAYOUT

The building is remaining as existing and therefore not an issue in this instance.

SCALE

The building is remaining as existing and therefore not an issue in this instance.

LANDSCAPING

The building would generally remain as existing and therefore not an issue.

APPEARANCE

The building will remain existing namely due to the retention of the existing signage and inclusion of new signage that is being replaced like for like. Where possible all fixtures and fittings will be re-used.

SUSTAINABILITY

The proposals are generally contained with the existing building fabric and therefore have no / very limited bearing on the external environment.

ACCESSIBILITY

The building would generally remain as existing and this is not an issue.

CONCLUSION

Because the building is being upgraded with signage that already exists and has been for a number of years we foresee no detrimental impact on the building with regards to our undertaking the above works. The signage bodes well with the setting of the listed building and conservation area. As mentioned above all fixtures and fittings where necessary will be used. The signage conforms to the Conservation area appraisal and is in line with the Council's Shopfront Advertising for Historic Buildings. Full details of the works are clearly annotated in our drawings that have been submitted with our advertisement and listed applications. Please refer to all details in our Design and Access Statement.