

Heritage Statement

Proposed New Signage.

Portman Dental Care
31 Booth Street
Manchester
M2 4AW

June 2021

28036

Prepared for:
Portman Dental
The Port
Rosehill
New Barn Lane
Cheltenham
GL52 3LZ

Prepared by:
New Vision
Ventnor Street
Bradford
BD3 9JP

Tel: 01274 728831

1.0 Heritage significance

The Portman Dental practice at 31 Booth Street, Manchester is a Grade II listed building and now a dental surgery.

The Building is used as a Commercial building (offices) and dated 1868.

Consisting mainly Red brick in Flemish bond, with sandstone dressings and slate roof. Having a Triangular plan on acutely-angled corner site, with very narrow 1-bay entrance front at south end. Venetian Gothic style. Four-storey 8-window facade to Fountain Street, symmetrical, with vermiculated rustication to the basement, sill-bands to all floors (the top 2 with saw-tooth bands under them), prominent bracketed cornice, steeply-pitched roof with inserted attic windows; wide segmental-headed arch in centre of ground floor with deeply-recessed window, flanked by 3-light windows which have round-headed lights with 2-centred arched banded extradoses, and shafts with carved capitals, these openings linked by foliated imposts; windows at 1st and 2nd floors in similar style, grouped 3, 2 and 3, those at 1st floor stilted; continuous arcade of stilted windows at 3rd floor. One-bay south end has round-headed doorway in stone surround, with shafts (1 twisted and 1 of polished granite), carved capitals and foliated imposts, 2-centred arched hoodmould, panelled door and plain fanlight; 2-light windows at 1st and 2nd floors, single-light window at 3rd floor. Booth Street facade, 9 windows in matching style and similar doorway at north end, with carved tympanum, and lettered roundels in the spandrels (monogram to left, "1868" to right).

2.0 Assessment of impact of development

The impact on the structure of the building is minimal. There is no internal work being carried out. No structural alterations or changes to the architectural features of the exterior.

3.0 Mitigation strategy

The existing signage will be replaced with minimal new signage.

No large main fascia signage will be installed so not to damage the appearance of the building, instead keeping the signage to a minimum and small scale and all to be non illuminated.

2 No. Non illuminated projecting signs (one on each elevation) with ornate brackets are proposed to allow new and existing patients the location of the new practice.

This also brings the Portman Dental brand up to date with the entire Portman Dental practice estate.

We consider the proposals to be appropriate, in planning terms and sympathetic to the building and surrounding environment.