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Heritage Statement

Application for Full Planning and Display of
Advertisements at the ground floor
commercial unit of 58 King Street.

Project Reference:

58 King Street, Manchester

Prepared for:

PRMN Holdings Ltd

Revision:

23rd March 2020

Planning Submission

1.0 Introduction & Context

The heritage statement forms part of an application seeking Full Planning and Display of Advertisements at the ground floor commercial unit of 58 King Street.

It is not a stand alone document and must be read in conjunction with the drawings which form the rest of the information.

2.0 Works

For reference refer to al(05)series drawings.

1. Change of colour of shopfront façade from grey to pink in line with the proposed branding.
2. Introduction of shop front signage and projecting signage.
3. Replacement of current door with full glazed frameless door.
4. Introduction of external wall mounted planters.

3.0 Method Statement of Works

1. Qualified painters and decorators with relevant Health & Safety qualifications to carry out all redecorating works to the shop front fascia, main signage, door, and planters.
2. A scaffolding platform will be erected to carry out the works during quieter trading hours.
3. All works are to be completed in-situ.
4. Existing fascia projecting sign & all other mounted equipment to be carefully removed from the existing façade.
5. New frameless glazed door to be mechanically fixed to existing shop front.
6. Shopfront façade to be sanded and any repairs made before repainting.
7. New new lettering and signage to be mechanically fixed and bonded to existing frontage.

4.0 Heritage Assets of Site

Conservation area

The building is a non-designated heritage asset, set within St. Ann's Conservation Area where there are a range of listed buildings of varying architectural styles – see site plan denoting listed buildings. 58 King Street is centrally located within the conservation area. The tight grid arrangement of buildings on both sides of the street has created a strong established townscape character; this was arguably elevated further when the street was pedestrianised in 1975.

The conservation area was designated on 29th July 1970. The earliest record of the area is dated 1222 when Robert Greslet; the first Norman Baron, settled in what was to become Manchester. The area developed from a field and common land when the village and population grew.

Assessment of Significance

There is little information specifically regarding 58 King Street. It is located to the south east of St. Ann's Church and St. Ann's Square. The church was built in 1709 with the laying out of the square starting in 1720. It is described by historians as the first major planned development outside of the medieval town.

Until the end of the 19th century King Street had been a fashionable residential area occupied by the wealthy of Manchester, but later this changed to a commercial area of banks and insurance buildings. Throughout the 20th century King Street continued to develop and became dominated by the service sector and retail. It became the first city centre street to become pedestrianised in 1976.

No. 58 is of comparable scale to most of the King Street buildings, lots of the buildings were rebuilt or extensively altered in the 1870s and 80s. It is not considered significant enough to be listed but is one of many historic buildings on the street that contribute to the historic importance and character of this area.

Architectural Interest

58 King Street dates from the late 19th century and extends from basement, ground plus four stories. The building is rectangular in plan and perpendicular to King Street and subdivided at ground level into two commercial units, making the shopfront comparatively small in relation to the overall building. It is constructed of stone with decorative fenestration at all levels and a slate roof.

The ground floor façade is a 20th century timber shopfront with two glazed windows, a partially glazed door and decorative cornicing at the head, which has been painted to suit the previous occupiers shop frontage.

The first, second and third floors are stonework with decorative stone mullions surrounding timber sash windows. The fourth floor forms stone dormers within the slate roofscape.

Summary of Significance

Both the interior and exterior of the building at ground floor level have been repeatedly and substantially altered to meet the needs of varying occupiers. However, the external envelope

at the upper levels is comparatively unspoilt and a fine example of late 19th century architecture, this includes the painted cornicing at the head of the shop frontage.

Impact/Harm of the development on the Asset.

The proposals intend to retain what appears to be the only remaining original feature of the ground floor area; the cornicing. All other modifications to the existing frontage form amendments to non-original elements of the asset. The principle change from the existing shop frontage is the change of colour. The colour choice is in line with the proposed end users branding strategy; a principal that has been applied to most retail frontages along King Street. This array of colour and diversity arguably contributes to the animated frontage, and instils the current 'use' of the street.

5.0 Conclusion

The proposed works will both maintain and refresh the shopfront, making a positive contribution to the character of King Street, addressing the points laid out in clause 185, section 16 of the National Planning Policy Framework.

We believe the changes are designed in respect and appropriateness of the setting, character and appearance of the building and will not detract but compliment the other retail frontages on this part of King Street.