

Heritage Statement Replacement Signage Application

56 Faulkner Street, Manchester M1 4FH



Site Context

The subject building is Grade II listed and located in the heart of the city centre in the China town district. This proposal relates to Level 1 + 2 of this building, which is currently in use as a restaurant. The ground floor is currently under a separate demise and operate as a restaurant. The basement is also under a separate demise and operate as a restaurant. The surrounding area is predominantly commercial use due to the central location.

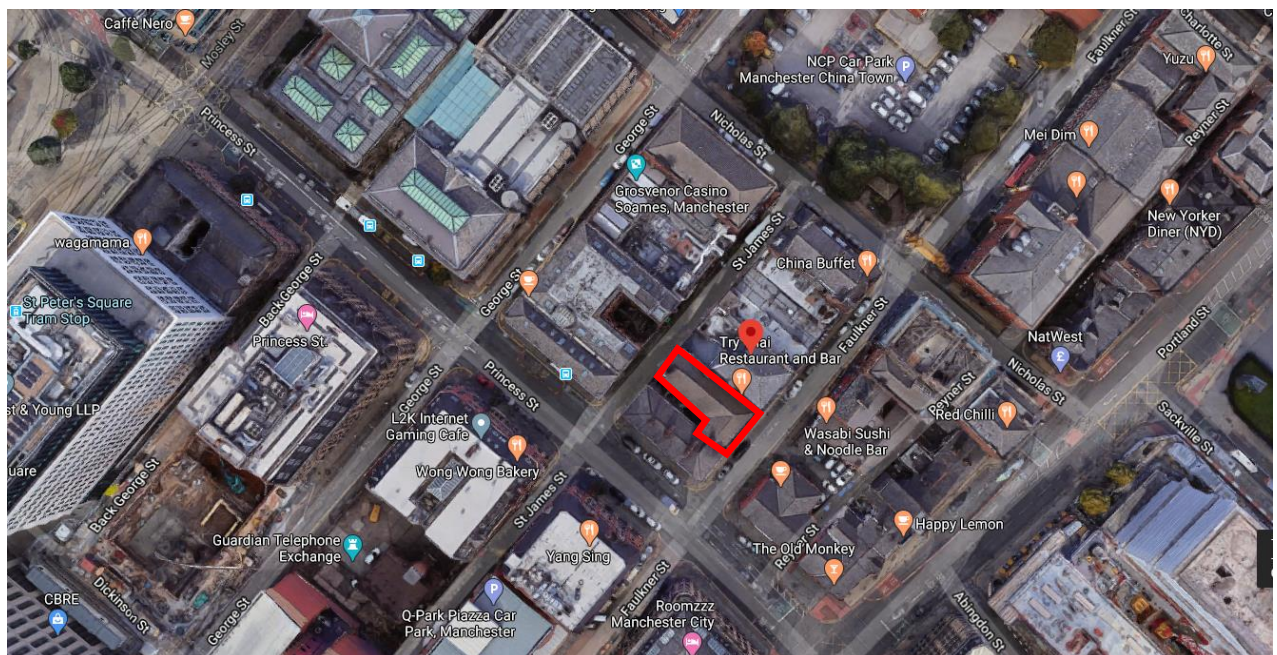
Physical Context

The application site of 56 Faulkner Street is in the heart of the vibrant Chinatown diagonally opposite the Chinese arch.

The site is bounded by Faulkner Street and Princess Street along its main frontages and by a narrower road called St James Street at the rear. The building is built to the back edge of pavement or road on these frontages. The entrance to the building is on Faulkner Street.

On the South the building adjoins onto 91 Princess Street and to the North adjoins onto 54 Faulkner Street. The building steps back at the rear to form a narrow alley between it and the adjacent property which is accessed off St James Street.

The property is shown in context in the location plan and aerial view below:-





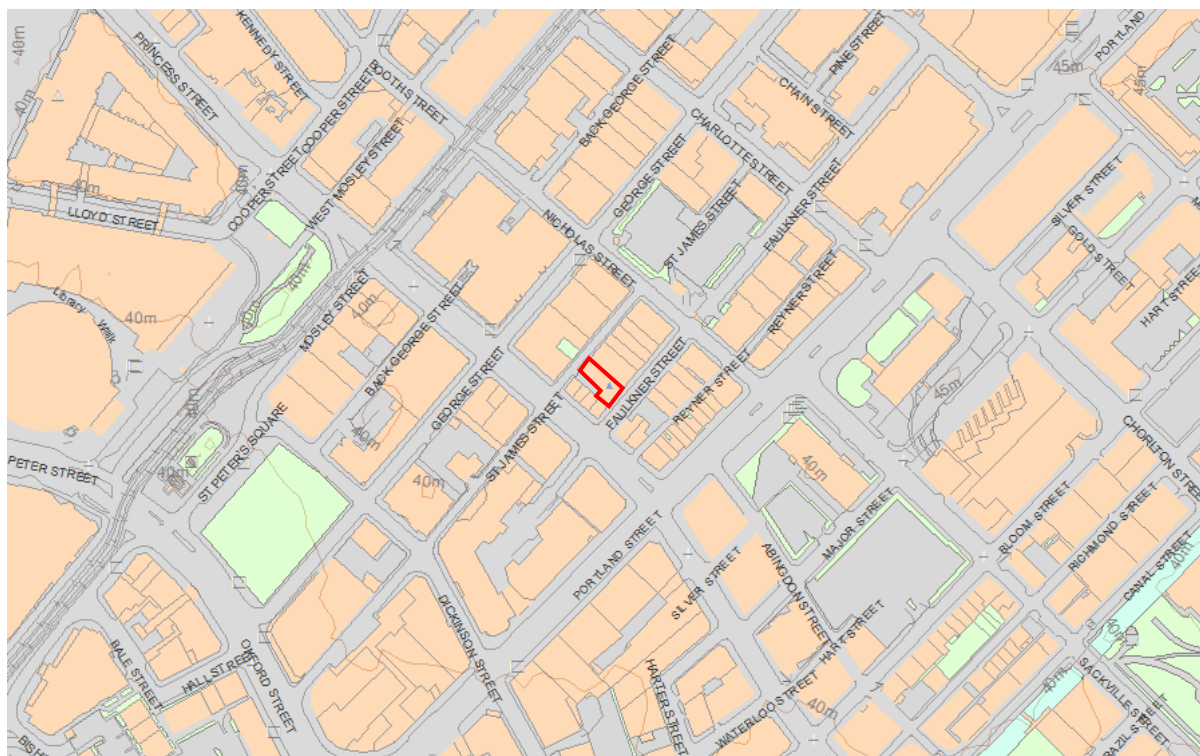
Listed Building

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1200832
Date first listed:	06-Jun-1994
Statutory Address:	56, FAULKNER STREET
District:	Manchester (Metropolitan Authority)
National Grid Reference:	SJ 84135 97952

Details:

Textile warehouse, now restaurant. Said to be 1868, by J. Feer; altered. Red brick in Flemish bond with same sandstone dressings, slate roof.

L-plan formed by range parallel to street with long rear wing. Basement and three storeys, four bays (the first wider and slightly set back), with sandstone plinth, brick pilasters to ground floor and upper floors (except the first bay), moulded cornices over ground and second floors. The ground floor has segmental-headed openings with keystones, the doorway to the left, the 1st window altered as a doorway, and the others sashed; the upper floors have narrow coupled segmental-headed sashed windows (and between the first and second bays a large vertical projecting sign lettered "FUNG SING"). Rear and interior not inspected. Part of a significant group of buildings. Included for group value.



Heritage Statement

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, which must be in accordance with the NPPF. The NPPF is also a material consideration in the determination of all planning applications.

The document sets out a fundamental approach to assessing and determining development proposals, which is that Local Authorities should apply a presumption in favour of sustainable development. The proposal is in strict accordance with Section 16.

Paragraph 186. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

The application will not alter any of the structural and architectural features of the historic elevation and detailing. The change in signage strategy will preserve better and enhance the front elevation. Currently the existing sign extent cover the glass window on the front elevation. The proposal will be to remove this sign and restore the window and the surroundings.

The signage proposals will not alter the exterior of the building but will restore it. This will, therefore, clearly enhance its character and significance. This will also mean that there will be no adverse impact on the character or significance of the conservation area or on the character, significance or setting of any adjacent designated or non-designated heritage asset in the vicinity. The restoration particular detail within the building can only enhance the character of the streetscape”.

Paragraph 190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

The existing building is Grade II Listed Only the facade of the building appears to be original with the interior (probably including the floor plates) being more modern.

The streetscape is within the heart of Chinatown and have over the past 30 years the street and buildings have been subdivided with separate ownership and demise between lower ground, ground and upper floors. This in turn will have created several operating businesses operating within a building width. The signage on the existing building account for a quarter width of the building.

The application will not make any alteration to the architectural and heritage asset of the site. All historic and heritage asset of the premises is preserved and will be maintained by the occupier. However, this is only within the extent of elevation within our demise. The building has 2 other demise where signage (which may not be appropriate) are at close proximity and not under our control for change.