

29<sup>th</sup> May 2025

Manchester City Council  
Planning Department  
PO Box 532  
Manchester  
M60 2LA.

Dear Team,

**Site: PIZZA EXPRESS, 3A THE TRIANGLE, EXCHANGE SQUARE, MANCHESTER, M4 3TR.**  
**HERITAGE STATEMENT**

**ASSESSMENT**

This building is currently occupied by Pizza Express and has been operating for a several years. The building is in a conservation area and is a Grade II listed building.

**EVALUATION**

Given the general commercial make-up of this site and building we do not foresee any detrimental impact by installing replacement signage that has received previous consent to the existing building along with new signage that bodes well with the Listed building.

Regarding the signage behind the glazing, the original applications in 2017 were granted for two large hanging signs to either side of the entrance and smaller text. We have removed the two large signs and to minimize the heritage assets we have proposed slightly larger text to the central window glazing only. This outweighs the original harm to the building if at all. There is less signage and less impact on the heritage assets of the building. We have also included a small takeaway sign because Pizza Express offers this service, and we do not want to clutter the building and entrance area with a large sign to the pavement. This would cause health and safety issues and may be stolen or damaged. The sign is smaller and less discreet, and we feel this has minimal impact on the heritage assets of the building overall.

**PROPOSAL / SETTING**

The proposal is for the change of signage on an existing 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 work.

#### **AMOUNT OF IMPACT / DEVELOPMENT**

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

#### **LAYOUT**

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

#### **SCALE**

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

#### **LANDSCAPING**

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

#### **APPEARANCE**

The building will remain existing, namely due to the upgrade of the existing signage on an existing building and inclusion of new signage. Where possible all fixtures and fittings will be re-used.

#### **SUSTAINABILITY**

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

#### **ACCESSIBILITY**

The building will generally remain as if it exists, and this is not an issue.

#### **CONCLUSION**

Because the building is being upgraded with signage that already exists and has been for several years, we foresee no detrimental impact on the building with regards to our undertaking the above works. There is less harm to this signage scheme than previously approved as mentioned above. The signage bodes well with the setting of the Conservation area and the listed building. The signage conforms to the Conservation area appraisal and is in line with Manchester City Council's Shopfront and Advertising Guidelines. Full details of the works are clearly annotated in our drawings that have been submitted with our advertisement application.