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Boodles & Patek Philippe

17 King Street & 13-15 King St, Manchester M2 6AW

Amended 26th June 2025

Heritage Statement

Introduction:

This Heritage Statement has been prepared on behalf of Boodles, and is to supplement the Planning, Listed Building Consent and Advertisement Consent Applications. Boodles occupies an existing unit on 13-15 King Street, and the brand has taken possession of the unit next door – 17 King Street. Patek Philippe will be removed from the 13-15 King Street concessions location and will now occupy to two levels of 17 King Street. The main entrance to the two units will be via the existing Boodles Entrance/Exit. This application is in relation to the works to connect the two units physically and visually and applies predominantly to 17 King Street and outlines the 'White Box' works to be undertaken by Boodles in preparation for Patek Philippe to insert their fixtures, fittings and furniture.

To our knowledge the proposals do not affect any scheduled Ancient Monument or Archaeologically Sensitive Area.

Listed Status:

The site boundary contains a Grade II Listed Building. The external elevation is very prominent, rare and of mock Tudor design. We propose to outline in the following Heritage Statement the proposal for 17 King Street, in relation to the Listed Status and existing elements.

Boodles, 13-15 King Street:

Our Client, Boodles, is an exceptional British jewellery maker, creating outstanding and unique pieces for not only their customers but also the royal family and the likes of the Victoria & Albert Museum, where their Raindance ring can be seen pride of place on display. Some of their values include family, customer relationships, craftsmanship & design.

The foundation of Boodles values started in 1798 and evolved throughout the nineteenth century. Linking the past, present, and future across six generations of one family. Their commitment to these values ensures they remember their heritage, whilst constantly looking to the future. The fit out of 13-15 King Street celebrates the Grade II listed building whilst adding contemporary and iconic Boodles design elements into the space, and our proposal is to bring this vision to life in 17 King Street too. Some prominent design features of the Boodles Store are: Cornicing, decorative mouldings to the ceiling, traditional timber construction shopfront with curved glass sections, set back entrance with tiled pattern floor.

The External Façade:
The upper levels of the Tudor design Grade II listed façade will not be touched and remain fully intact.

The External Ground Floor Shopfront:
To our knowledge the ground floor section of the shopfront is not original and has previously been replaced and amended. Our proposal is based on this not being original, and seeks to replace the lower section of the shopfront to bring the design in line with that of Boodles (13-15 King Street). The extent of the work will remove the lower timber section of the shopfront which consists of two small window displays and a large set back double door with ramped access. This will be replaced with traditional materials of timber stall risers, large glazed section with curved detailing, and a new single door to the right hand side. We have set this back in keeping with Boodles & the other King Street Facades, we have also included the ramp to allow for the level difference, and applied a traditional black and white checker pattern tile with border as can be seen in Boodles. The new Patek Philippe signage is proposed to be the same cap height and detail as Boodles, and a separate Advertisement Consent Application has been submitted for this.

These proposed changes seek to bring 17 King Street in line with Boodles, and feel like a natural extension of their unit, this is strengthened by the upper external mock Tudor façade mimicking this architecture, so we feel that this proposal feels natural and in keeping.

Internal Cornices & Ceilings:
Ground Floor - The existing exposed ceiling and cornicing can be seen on the photographs submitted as part of this application. Whilst these are listed, the existing ceiling doesn't allow for the lighting and M&E requirements to upgrade the space to be integrated in a luxury and considered way, as all elements would need to be surface mounted to now disrupt the listed ceiling. In an attempt to architecturally connect 17 King Street with the Boodles ground floor space, we propose to add a new dropped MF ceiling, that will be fixed with minimal and sympathetic fixings to keep the listed ceiling fully intact. We propose to add heritage and beautiful details to this that align with that of Boodles - heritage cornicing & detailed mouldings. Whilst the original beams are proposed to be concealed, we believe the addition of the new and highly decorative ceiling would be an asset to this space. It also allows us to recess lighting and add A/C in a considered way, so not to detract from the ceiling details but added to it in a very considered way.

Basement – There is currently no evidence of existing features in the Basement space. To bring this in line with the aesthetic ground floor of the space, we propose to add a new MF ceiling, protecting the existing ceiling, and adding heritage cornicing and recessed light and A/C fixtures accordingly.

Internal Structural Opening at Ground Floor:
There is evidence that there has previously been a structural opening between the two units, please see the existing photographs submitted as a part of this application. We propose to add a new opening, in this location. This is to allow customers to access the Patek Philippe store via the Boodles store, as Boodles is the host of the space. The contractor will ensure that all building regulations are adhered to and works completed in line with a structural engineer advise.

Staircase:
The existing staircase is in need of repair and attention to bring this in line with the high finish of the ground floor and basement. Permission dependant, we propose to replace the staircase with new to provide a grander, wider & beautifully detailed staircase in line with the Patek Philippe finish and aesthetic. The existing staircase would be

removed and stored if required to preserve this for future conservation/use. Should the proposal to replace the staircase not meet with approval, we propose to reclad the staircase, keeping the existing staircase intact, but covered architecturally.

Skirtings:

The existing & historical skirtings have been previously removed from the ground floor space, please see existing photographs. The new skirting will be a part of the Patek Philippe fit out and aesthetic and will not affect the existing listed shell.

Summary:

This proposal seeks to bring 17 King Street in line with the beautiful & heritage interior of that of Boodles, which we feel perfectly respects the Grade II Listed status of the building.

Date: 05/06/2025

For further information please contact: Hannah Galloway – gpstudio
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Amendment:

Additional information as requested below.

Existing Façade & Shopfront Assessment:

The site boundary contains a Grade II listed building with a rare Mock Tudor design external elevation. The existing shopfront (as seen in Photograph 2 & 3) to our knowledge was installed in 2010/2011, replacing the previous shopfront (as seen in Photograph 1). The existing shopfront was designed and installed to remove the heavy marble fascia and instead match the adjacent retail unit (as seen in Photograph 3 & 4), with use of traditional timber stallrisers and pilasters, painted to reflect the upper section of the building, match the adjacent retail unit and respect the existing character and fabric of the building. We understand the entrance door was set back from the original façade line for enhanced security due to the nature of the store. A shutter for out of hours trade was also installed.

Ref. NPPF 2024 Para. 203.f): the desirability of new development making a positive contribution to local character and distinctiveness.

Ref. NPPF 2024 Para. 208: 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.

King Street Context Assessment:

The existing streetscape and shopfronts of King St sit within the St Ann's Square Conservation Area. The majority of shopfronts have aimed to enhance the historical and architectural character of the buildings with the use of traditional materials, details and proportion (as seen in Photographs 4, 5, 6, 7). Almost all of the shopfronts have set back entrance doors, owing to the historical nature of the buildings and further enhancing their character.

Ref. NPPF 2024 Para. 210.b): the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

Proposed Shopfront Assessment:

Our proposed shopfront aims to further enhance the character of the building by replacing and upgrading the current timber framed windows and stallrisers with new. Introducing a larger shopfront window with curved section of glass leading to the set back entrance, to mimic the proportions and detail of the adjacent unit, as well as other units along King St. The larger window will also add greater economic viability to the retail unit. We propose to retain a set back entrance door (which will only be used in an event of a fire) to ensure the shopfront is in keeping with adjacent and neighbouring retail units on King St, as well as preserve the buildings existing character. Within the set back entrance we propose to install new decorative marble flooring in keeping with the adjacent unit and others along King St, further adding to the character of the building. The upper levels of the Mock Tudor design Grade II listed façade will not be touched and remain fully intact, preserving the heritage assets.

Ref. NPPF 2024 Para. 203.f) & 210.c): the desirability of new development making a positive contribution to local character and distinctiveness.

Ref. NPPF 2024 Para. 210.b): the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

Summary:

All new works will be restricted, as much as possible, to installation without disturbing or detracting from the original character of the external and internal Grade II listed architectural features. The special architectural interest of the building will therefore be preserved. The proposed works will not only enhance the character of the building but also retain its economic viability.

With the building forming part of the St. Ann's Square Conservation Area, the new traditional shopfront will not only preserve the appearance of the conservation area but also greatly enhance it.

Ref. NPPF 2024 Para. 210.b): the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

Ref. NPPF 2024 Para. 215: proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Supporting photographs:

Below we have provided several photographs, both historic and current, in support of our assessment and proposals.

Photograph 1 - Shopfront in circa 2009/2010.

Photograph 2 - Shopfront as is currently in 2025.

Photograph 3 - Shopfront & adjacent retail unit as is currently in 2025.

Photograph 4 – Adjacent retail unit shopfront as is currently in 2025.

Photograph 5, 6, 7 – Examples of neighbouring retail unit shopfronts as is currently in 2025