TECHNICAL SIGNS

23rd April 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 for a number of 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. Most signage is like for like and where possible and all existing fixtures and fittings will be re-used.

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.

Registered in England No. 3028486
Hille Business Centre, 132 St Albans Road, Watford, Hertfordshire, WD24 4AE
T 01923 811999 **F** 01923 811998 **ISDN** 01923 226227 **E-MAIL** info@technicalsigns.co.uk

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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 with the existing building fabric and therefore have no / very limited bearing on the external environment.

ACCESSIBLITY

The building would 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. 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.

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