Ben Train,
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24th March 2025

6367 Machester Oxford St Express – Heritage Statement

Introduction
This Heritage Statement has been prepared to support the proposal for the installation of a digital/connected screen within the Tesco Express premises at Oxford Street, Manchester. The statement assesses the potential impact of the proposal on the heritage significance of the surrounding area and demonstrates how the proposal aligns with national and local heritage policies.

Site and Heritage Context
Oxford Street, Manchester, is a prominent commercial area with a mix of historic and modern buildings. The site is situated within a developed urban setting that has undergone significant change while retaining elements of its historic character. While the premises are not themselves a designated heritage asset, it is important to consider any potential impact on nearby listed buildings or conservation areas.
A review of local planning records and heritage designations confirms that the proposal site does not fall within a conservation area. However, given its location in a historically significant part of Manchester, the proposal has been designed to ensure compatibility with the surrounding architectural character.

Design and Impact Assessment
The proposed digital screen will be housed within a mild steel framework finished in RAL9005-S (black) to provide a high-quality, unobtrusive aesthetic. The screen will be positioned behind the glazing, ensuring it remains an integral part of the existing storefront without intrusive structural alterations.
Key considerations include:

- **Visual Impact:** The design respects the character of the existing building and integrates modern technology in a manner that does not compromise the architectural integrity of the area.
- **Material and Finish:** The use of RAL9005-S for the frame ensures a sophisticated and neutral appearance that complements the existing shopfront.

- **Lighting and Illumination:** The internal illumination has been designed to comply with local policies regarding light levels, ensuring no excessive brightness or disruption to the streetscape.
- **Preservation of Views:** The screen is positioned to provide visibility without obstructing significant architectural features or negatively impacting the wider setting.

Compliance with Heritage Policies

The proposal aligns with national and local planning policies related to heritage conservation. Specifically:

- **National Planning Policy Framework (NPPF):** The design respects the local historic environment while supporting the commercial function of the premises.
- **Local Manchester Planning Policies:** The proposal is sympathetic to its surroundings and maintains the visual quality of the area.
- **Best Practice Guidance:** Careful consideration has been given to materials, lighting, and placement to ensure minimal impact.

Conclusion

The proposed installation of the digital/connected screen at Tesco Express, Oxford Street, Manchester, has been carefully designed to balance modern business needs with respect for the surrounding heritage context. The screen's positioning, material choice, and illumination levels ensure that it integrates seamlessly into the existing environment without causing harm to any heritage assets.
Given these considerations, the proposal is in accordance with relevant heritage and planning policies, and it is anticipated that it will be viewed positively by the planning authorities.

Prepared by,

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