



Paul Butler Associates

Planning, Development & Heritage Consultants

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Mrs Julie Roscoe
Manchester City Council
Planning
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Town Hall
Manchester
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FAO Michael Pearson

20.1456

Dear Michael

Blacklock Restaurant, 37 Peter St, Manchester M2 5GB - Applications for Signage

Please find enclosed applications relating to the above site. The works comprise the installation of an over-entrance door sign. The signs display the restaurant's 'Blacklock' brand name. The works require advertisement consent and Listed Building Consent.

Listed Building Consents (LBC) 137821/LO/2023 and Planning Permission 137820/FO/2023 were approved by Manchester City Council on 17 April 2024 and enable the internal refurbishment and change of use of the lower ground floor of the building for restaurant use. External works including new timber doors and external lamps also formed part of the approval.

Extensive discussions were had in relation to the proposed sign, as the signage design was intrinsically linked to the design of the new timber doors, door frame, and arched above door window. The sign has therefore already been agreed in principle with MCC officers, and installed. This application for retrospective advertisement consent and Listed Building Consent is therefore submitted to regularise matters.

The descriptions of development are as follows:

'LISTED BUILDING CONSENT for Installation of illuminated hand-painted over-entrance sign.

'Installation of illuminated over-entrance hand-painted sign'.

Schedule of Documents

In addition to this letter, the applications are supported by the following documents:

- Design and Access Statement by AXI Architects.
- Heritage Statement by Stephen Levrant Heritage Architecture.
- Photographs of installed sign (appended to this letter)

The applications are also supported by the following submitted plans:

- Location Plan (Ref: L00).

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- Existing and Proposed External Elevations (Ref: EL-06)
- Entrance Door Details / Section (Ref: JD-03 Rev D)
- Proposed Entrance Signage (Ref: JD-04 Rev A)

Plan JD-03 identified above was approved as part of approvals 137821/LO/2023 and 137820/FO/2023 but is submitted on an indicative basis as it provides a section through the signage board and trough light.

Application Proposals

The signage proposals consist of a 'Blacklock' sign above the main entrance to the restaurant which faces Peter Street. The text is the standard brand text for Blacklock, but is of a traditional type-face, and in cream coloured text (British Standard colour chart: BS2660-4052 Buttermilk) on a black background, and therefore complementary to the character of the Listed Building. During the hours of opening and within darkness, the sign will be lit by a 'trough light' at the top of the sign, angled towards the lettering, to further enhance the sign's traditional appearance.

The Design and Access Statement submitted in support of the broader shop front proposals is re-submitted in support of this application. This includes consideration of the design approach to the proposed signage. The following is noted:

- The lettering is within a traditional type face and therefore complements the historic character of the Listed Building and its immediate surroundings.
- As is noted below, whilst the above-entrance sign is proposed to be illuminated, the illumination will be subtle and low level.
- The signage lettering is cream in colour, therefore sensitive to the surrounding character and context.
- The sign does not distract from the building's architectural features.

Heritage Statement

The Heritage Statement prepared by SLHA and approved as part of the main LBC and Planning Consent is resubmitted in support of this application. This sets out the relevant policy which has not significantly changed in the intervening period, as well as setting out the history and significance of the Listed Building. This Statement (Refer to Section 14) had considered the replacement of the Listed Buildings glazed east entrance with the timber doorset and frame which have been installed and which the signage forms part of.

The application proposals are effectively for the painting of cream lettering on the central signage board which separates the doors from the arched window, and the design does not depart from that considered within the Statement. The Statement noted that the works would 'partially restore the intended original design intent of the principal elevation'.

The signage is essential to the commercial operation of the approved scheme and is regarded as acceptable in terms of design and heritage impact as well as impact upon amenity. In this regard,

the scheme accords with policies CC9, EN3, and DM1 of the 2012 Manchester Core Strategy as well as the relevant national NPPF policies.

Lighting Statement

The lighting designer has confirmed that the trough light illumination will not exceed 250 cd/m². This is sufficient for twilight and evening illumination externally. In line with the Blacklock branding, the aim is for the lighting to be a subtle element of the design rather than simply lighting up signage during the hours of darkness.

We trust that the submitted information is sufficient to enable the validation of the submitted applications. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Appendix 1: Photos of sign



Photograph 1



Photograph 2