

Investigation of recent planning and advert consent applications for external signage within the Upper King Street Conservation Area, Manchester.

To support the full planning and advert consent application for the alterations to the fascia of the commercial unit, installation of new windows and glazing, and proposed external fascia and protruding signage

At

6-12 Fountain Street, Manchester, M2 2AA

On behalf of

Grandstream Properties Ltd

Prepared by:

Sophie Cragg
Fisher German LLP
International House
Kingsfield Court
Chester Business Park
Chester
CH4 9RE

August 2024

Introduction

Over the past two years, there have been a large number of planning applications for new signage on buildings within the Upper King Street Conservation Area. Recent examples of approved applications have been gathered and presented within this document.

The proposed signage for 6-12 Fountain Street will be created using powder coated stainless steel, a durable material that will not fall into disrepair, leading to an unkempt appearance.

The proposed signage is similar to others within the area, with back LED lighting present to illuminate the sign so passersby can spot the restaurant as they walk past after sunset.

Within this document, a range of planning applications have been presented, all of which have been granted permission within the last two years. Each application is for a property within the Upper King Street Conservation area and therefore are extremely relevant when deciding on the planning proposal being brought forward on behalf of Grandstream Properties.

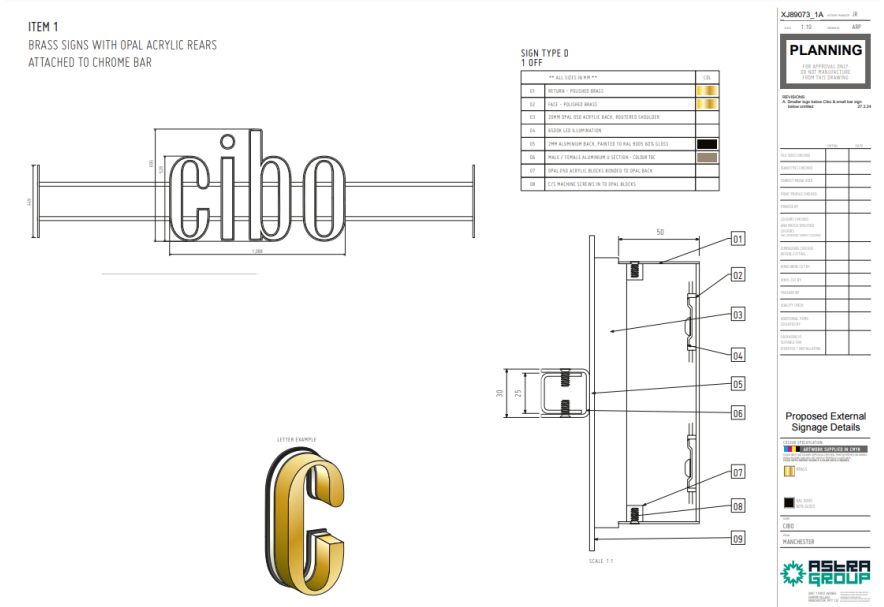
6-12 Fountain Street is not a listed property, however it could be considered to be a non-designated heritage asset. There are a large number of listed properties and heritage assets within the immediate area, some of which are included in the following list for new signage.

Grandstream Properties Ltd are opening up a new restaurant in 6-12 Fountain Street called Six Twelve, which has distinctive branding. The proposed signage reflects this branding while also being sympathetic to the character of the property and the wider Conservation Area.

139441/LO/2024 – 43 Spring Gardens, Manchester, M2 2BG

Listed building consent for proposed external signage to the Spring Gardens elevation with internally illuminated individual lettering sign set back at high level within arched restaurant entrance, and brass plaque signs at low level to each side of the restaurant and 2no. menu boards with retention of lighting, window boxes and CCTV equipment. Approved, May 2024.

Signage granted consent:

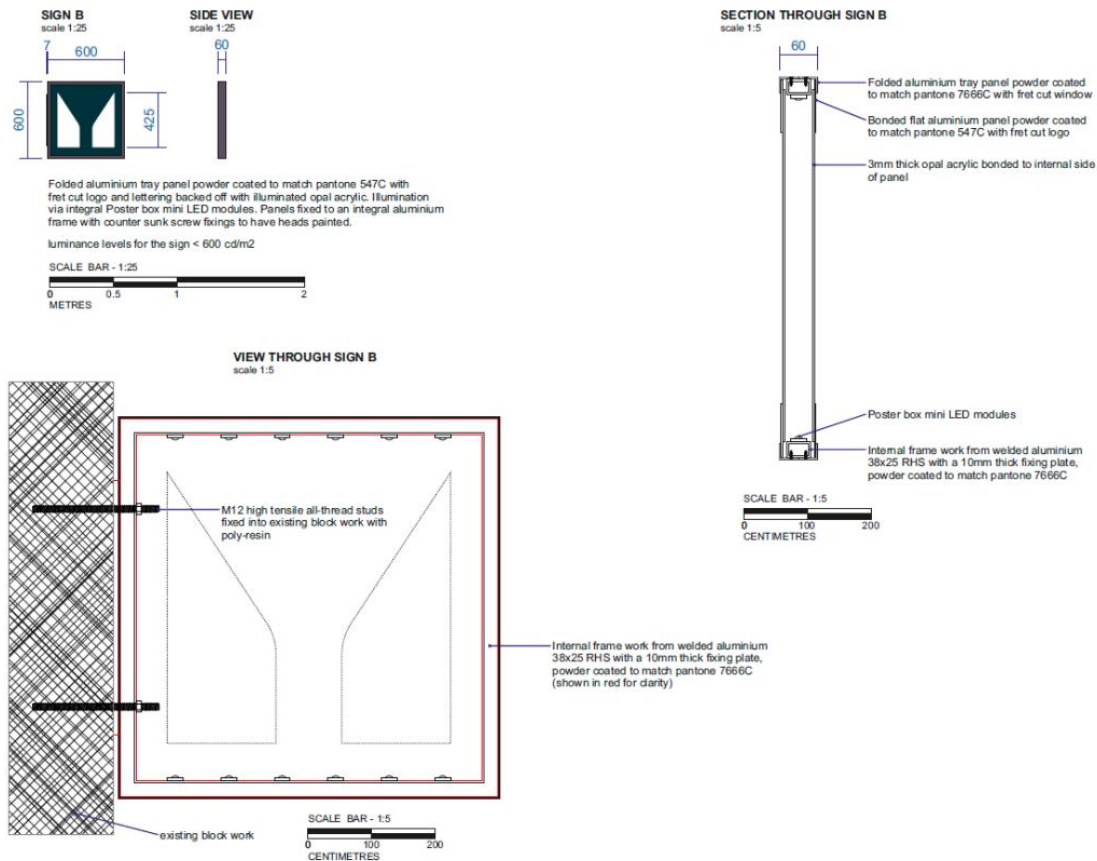


139632/AO/2024 – Abbey House Mosley Street Manchester M2 3LW

Retention of 1 no. illuminated fascia sign and the installation of 1 no. illuminated projecting sign.

The retention of the sign was refused but the installation of a new sign was permitted in June 2024.

Signage granted consent:



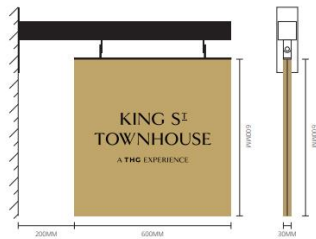
138872/LO/2023 – King Street Townhouse 10 Booth Street
Manchester M2 4AW

Listed Building Consent for new external signage consisting of 2no. non-illuminated plaque signs and 1no. non-illuminated projecting sign. Approved February 2024.

Signage granted consent:



EXT 02 - PROJECTING SIGN (X1)
 DOUBLE ENDS FABRICATED FINISHED BRASS PROJECTING SIGN 600MM X 600MM
 X 30MM DEEP OVERALL BRASS TO HAVE MATT LACQUER
 30MM ALUMINIUM LETTERS TO FACE COATED RAL 9005 MATT KING ST TOWNHOUSE, GYM & SPA AND A THG EXPERIENCE MASKED AND PAINTED IN RAL 9005 MATT.
 INTERNAL ALUMINIUM BOX SECTION FRAME COATED RAL 9005 MATT ALL OVER WITH A 6MM MILD STEEL FABRICATED
 60MM WIDE X 60MM RECESSED BAR WITH 50MM HIGH LEG DETAILS WITH 10MM HOLES SIDE ON @ 40MM CENTRES COATED RAL 9005 MATT
 WITH A NEW FABRICATED 70MM X 70MM X 3MM X 800 MM MILD STEEL PROJECTION BRACKET WITH A 10MM MILD STEEL WALL PLATE,
 COATED RAL 9005 SATIN ALL OVER LUGS TO SUIT SIGN.
 SCALE 1:10 @ A3
NOTE: AS PREVIOUS SIGNS AT GYM AND SPA.



INSTALL LOCATION



KING STREET
TOWN HOUSE
MANCHESTER

PROJECTING SIGNS

lakesidesigns

UNIT 15, HETHER GREEN INDUSTRIAL ESTATE
 CROFTON, WILMINGTON, WEST SUSSEX
 TEL: 01404 751 112
 WWW.LAKESIDESIGNS.COM
 REF: 9240 - REV 04 - 25/01/2024

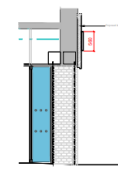
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LAKESIDE SIGNS LIMITED
 (COMPANY NUMBER: 05428482)
 48-48 STATION ROAD STATION ROAD,
 LANGSHEN, CARDIFF, WALES, CF14 3DD

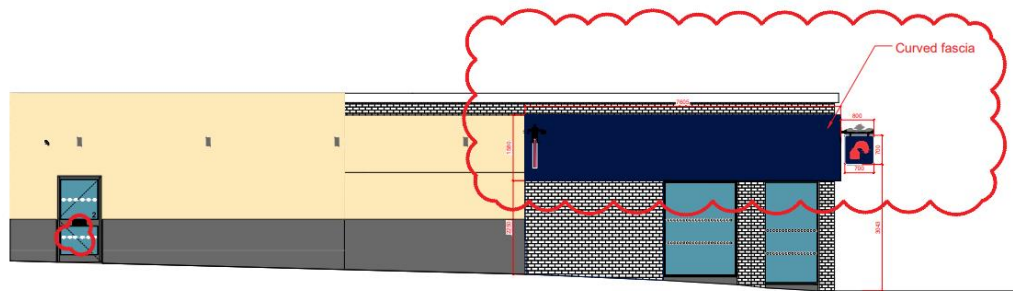
138281/AO/2023 – 74-76 Market Street Manchester M1 1PN

Retention of 2no externally illuminated projecting signs and 1no internally illuminated fascia sign.

This application was refused and approved, with the below plans being those approved in February 2024.

Signage granted consent:





Heritage ^(Illuminated) Projecting Sign

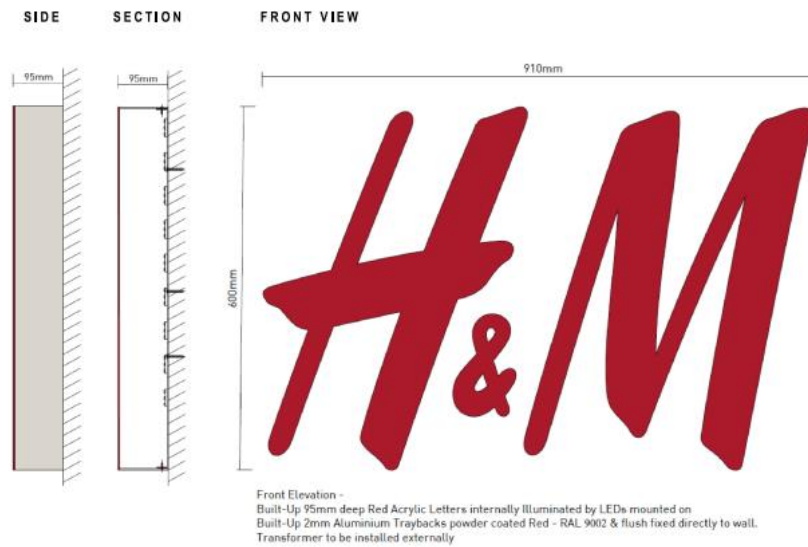
1. **Internally Illuminated**
2. Illuminated Signage
3. Internally Illuminated Tablet
4. Illuminated Tablet Spec/Sizes
5. 'Building Society' text
6. 'Building Society' Spec/Sizes
7. Internally Illuminated Projecting Sign
8. Illuminated Projecting Sign Spec/Sizes
9. **Non-Illuminated Tablet**
10. Non-Illuminated tablet
11. Non-Illuminated Tablet Spec/Sizes
12. **Heritage**
13. Heritage Flat-Cut Letters
14. Heritage Built-Up Letter
15. Heritage Letters Spec/Sizes
16. Heritage Stacked Layout
17. Heritage Stacked Layout Spec/Sizes
18. Illuminated Heritage Projecting Sign
19. Illuminated Projecting Sign Spec/Sizes
20. Non-Illuminated Heritage Projecting Sign
21. Non-Illuminated Projecting Sign Spec/Sizes
22. **ATM**
23. Illuminated ATM Halo
24. Illuminated ATM
25. Non-Illuminated
26. Halo ATM Tablet
27. Non-Halo Tablet
28. **Tablet & Projecting Sign Principles**



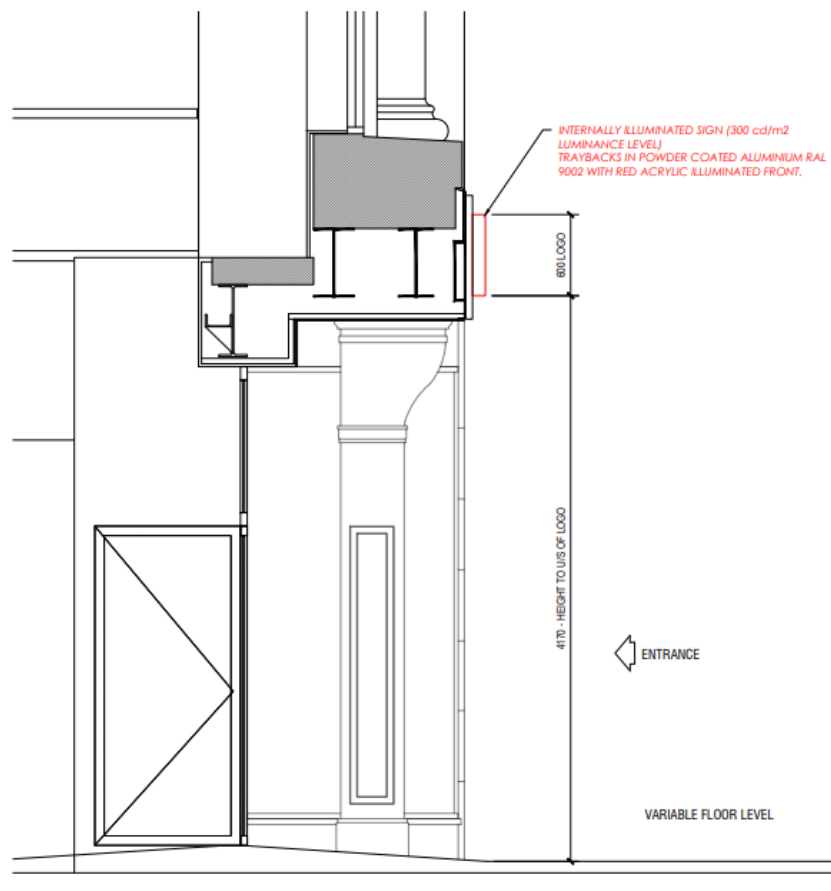
138328/AO/2023 – 68-70 Market Street Manchester M1 1PW

Installation of 1no internally illuminated fascia sign and 3no internally illuminated projecting signs. Approved and refused (fascia sign approved and projecting signs refused) December 2023.

Signage granted consent:



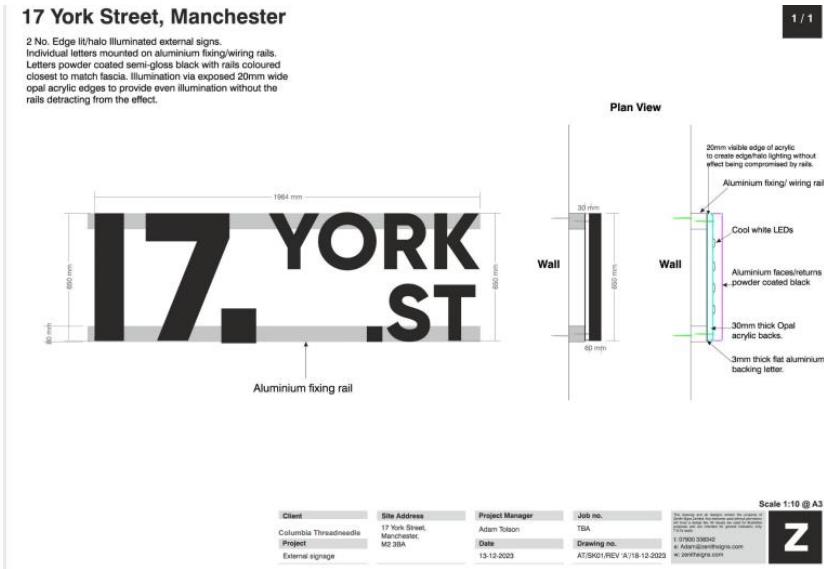
SIGN #1 - FASCIA SIGN
 SCALE: NTS



138447/AO/2023 – Ground Floor 17 York Street Manchester M2 3BA

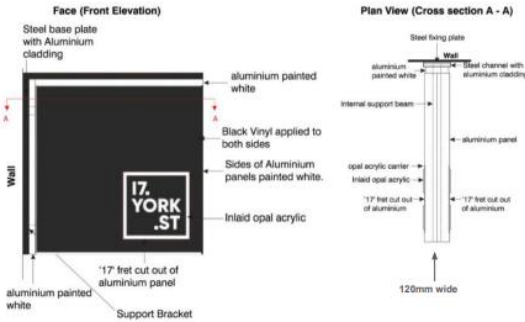
Installation of 2no halo illuminated fascia signs. Approved January 2024.

Signage granted consent:



17 York Street, Manchester

2. External Non-Illuminated Projecting Signs
2 No. - 650mm x 650mm Double sided Non-illuminated projecting sign with internal steel framework with 2mm thick aluminium cladding.
Aluminium panels with 60mm deep built up returns to be fret cut out with '17' on both sides.
Inset 5mm thick opal acrylic.
Sides of aluminium panels to be painted white with black vinyl applied to both faces.
Steel fixing plate with aluminium shroud with continuation to form top.
30mm thick aluminium painted white to be fitted between shroud and display panels.



Client	Site Address	Project Manager	Job no.	Scale 1:10 @ A3
DS.Erection	17 York Street, Manchester, M2 3BA	Adam Tolson	TBA	
Project		Date	Drawing no.	
Internal signage		10-07-2023	AT/SK01-REV 'A'/17/10/23	

Z

136856/LO/2023 – 47 Spring Gardens, Manchester, M2 2BG

Listed Building Consent for installation of an individual letter sign. Approved June 2023.

Signage granted consent:

ILLUSTRATION NTS

1328 OVERALL

1646 OVERALL

360 PREEZE

342 LETTER

5390

Vivienne Westwood

Individual fabricated metal letters with 60mm returns
Powder-coated black RAL 9005

Letters to be spaced off from sandstone frieze by 25mm
box section frame - see section A-A

Letters will be halo illuminate via enclosed 12v LED's

2mm THK steel letters
with 60mm
return and
powder-coated
in RAL 9005

60 25

360 342

25mm SQ box frame
in RAL 1001 to match
sandstone colour

Frame fixed with Dia.
M8 Chemi-resin
to sandstone frieze

FASCIA

SEE ELEVATION A DETAIL
DWG. 95117-04

SECTION A-A - 1:4

[illegible]

Signage granted consent:



REF 1



REF 2



REF 3



REF 4

ALL SIZES ARE IN MM



PLEASE CHECK TO BE COMPLETELY REMOVED AND REPLACED TO THE ORIGINAL PRODUCTION

DATE / TIME CHECK	
INSPECTION PRODUCTION	TABLE PAGE 1 / TOTAL
DATE	15
DATE	15

THE FOLLOWING CHECKS ARE:

ON COMPLETION THE SIGNAGE MUST BE CHECKED AND GIVEN TO THE SIGNAGE MANAGER FOR APPROVAL

SIGNATURE AND DATE:

RECEIVED FROM:

BY: 13/06/2020 - METAL SIGNAGE CHECK TO PRODUCTION

LOCATION: SPECIFICATION

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FROM: BOND SIGNAGE PLANNING APPLICATION

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