

PROPOSED EXTERNAL SIGNAGE WORKS
CIBO RESTAURANT
43 SRING GARDENS, MANCHESTER M2 2BG

DESIGN & HERITAGE STATEMENT



Mike Macpherson Architects
38 Reynard Road, Chorlton, Manchester M21 8DD
T: 0161 870 6169
E: mail@mikemacpherson-architects.co.uk
www.mikemacpherson-architects.co.uk

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PROPOSED EXTERNAL SIGNAGE WORKS, CIBO RESTAURANT

43 SPRING GARDENS, MANCHESTER

1.0 INTRODUCTION

- 1.1** This Design and Heritage Statement has been prepared to accompany a Listed Building Consent Application for proposed external signage works to the entrance area of 43 Spring Gardens which is a restaurant located in a Grade II Listed Building within the Upper King Street Conservation Area. The basement and ground floor levels have been established as a restaurant and bar use for approximately 30 years and the proposed external signage works are located above the ground floor restaurant entrance area facing onto Spring Gardens. The signage will be very similar to the previous signage which was in use up to September 2023 when the previous restaurant closed and will also include a new flagpole and flag above the entrance.
- 1.2** The Design & Heritage Statement gives an overview of the proposed external signage works in relation to the Grade II Listed Building and demonstrates that the proposed external works do not affect the special architectural or historic interest of the listed building.

2.0 LOCATION & CONTEXT

- 2.1** 43-45 Spring Gardens is a trapezoid shaped site located at the top of King Street with pedestrian access direct from Spring Gardens and staff access/deliveries from Concert Lane at the rear. The existing Grade II listed building is arranged on three storeys with basement and attic facing the Spring Garden frontage with a large single storey former banking hall located at the rear adjacent to Concert Lane originally being top lit by two large circular roof lights. The ground floor frontage originally had offices with views looking down King Street but the original dividing walls have been removed at some time in the past to create a large open plan ground floor space. The basement and ground floor at 43 Spring Gardens has been used as a restaurant and bar for approximately 30 years and following the closure of Rosso restaurant in September 2023, the applicant intends to continue the restaurant use as Cibo Restaurant with some internal alteration works and new external signage above the entrance area which is located to the left hand side of the Spring Gardens elevation below the two storey entrance porch. The St James Club which is a private members club, own and use all the upper floors at 45 Spring Gardens which are above the restaurant and also has a ground floor two storey entrance porch feature to the right hand side of the Spring Gardens elevation which has an existing flagpole and flag above the arched entrance. Refer to Figs. 1 & 2 below for external & aerial views of the building and for additional external photographs of the building refer to Drawing No. P390/32. The proposed external signage works and new flagpole & flag are described in more detail in Items 5.1 & 5.2 below.



Fig. 1 Front elevation to Spring Gardens



Fig. 2 Aerial view from rear of site

3.0 BUILDING HISTORY & UPPER KING ST CONSERVATION AREA

3.1 Building History

The 43-45 Spring Gardens building was designated as a Grade II listed building in October 1974 and is also located within the Upper King Street Conservation Area. Refer to Appendix 7.1 for Historic England National Heritage Official List Entry, which describes the exterior features on the Spring Gardens elevation in detail and notes that *"The lower part, of channelled rusticated masonry, has a 5-bay centre with square giant piers linked at mid level by balustraded balconies, cross-windows to both floors, a large carved cartouche on each pier, and end bays which are 2-storey porches, each with a tall round-headed arch, that to the left containing a round-headed doorway and sculptural tympanum (lions flanking a pedimented plaque)"*.

The building was originally designed for the Lancashire & Yorkshire Bank by the Manchester architect Charles Heathcote and dating back to 1890 it occupies a commanding position at the top of King Street looking down the street from a high point. The premises operated as a bank on the ground and basement floors with separate offices above on the upper floors which were initially occupied by a firm of chartered accountants Broome, Murray & Company.

The building was described by Nikolaus Pevsner in The Buildings of England series as *"Free Renaissance, not yet the fully blown Baroque Heathcote is best known for. Stone, the first two storeys rusticated with a window grid recessed between rusticated piers. A tall Baroque turret gives emphasis to the principal entrance bay, on the left side, and then the roofline shapes diminish in size with smaller shaped gables. The huge and splendid banking hall, with twin saucer domes, polished granite columns and marble lined walls."*

The lower level of the building continued as a bank use for a hundred years having changed to Martins Bank in 1928 and was then merged to be part of Barclays Bank in 1969, which continued trading up to 1990 (refer to Figs. 3 & 4 below).



Fig. 3 Martins Bank in early 1950's



Fig. 4 View of Barclays Bank 1970

In 1994 Planning Permission & Listed Building Consent was granted for a change of use to a licensed premises and the ground and basement floors opened as Rothwells cafe bar which continued up to the early 2000's.

Since that time the basement and ground floor premises at 43 Spring Gardens have operated as a restaurant for 20 years trading as Establishment from 2004 to 2009 and as Rosso from 2009 up to its closure in September 2023.

3.2 Upper King Street Conservation Area

The Upper King Street Conservation Area has numerous listed bank and financial buildings in the vicinity of the 43-45 Spring Gardens (Refer to Appendix 7.2 for Map of the Upper King Street Conservation Area). Interestingly several of the listed buildings also involved the same architect as 43-45 Spring Gardens with Charles Heathcote also designing the following Grade II listed buildings which are located within the Upper King Street Conservation Area:-

- Commercial Union Buildings, 47 Spring Gardens, (1881-82).
- Northern Rock Insurance, corner of Cross Street and King Street (1895)
- Parr's Bank on the corner of York Street and Spring Gardens (1902)
- 53 King Street, Lloyds Bank, 1915

In addition Charles Heathcote also designed a number of other significant Grade II listed buildings located in Manchester city centre:-

- 107 Piccadilly for Sparrow Hardwick & Company, 1898
- Onward Buildings, 205-209 Deansgate, 1903-05.
- Anglia House, 86 Cross Street, 1904.
- Royal London House, 202 Deansgate, 1904.
- Joshua Hoyle Building, 50 Piccadilly, 1904.
- Eagle Insurance, 68 Cross Street, 1911.

Other listed buildings by prominent architects are also in the vicinity of 43 Spring Gardens with adjoining former National Provincial Bank (1890) at 41 Spring Gardens being designed by Alfred Waterhouse and just across the road the former Midland Bank (1929) designed by Sir Edwin Lutyens.

The proposed external signage works on the Spring Gardens elevation will not have any significant impact on the setting and character of the Upper King Street Conservation Area and all signage works are reversible and can easily be changed at any time in the future.

4.0 PLANNING POLICY & PREVIOUS RESTAURANT SIGNAGE

4.1 National Planning Policy Framework

The revised National Planning Policy Framework (September 2023) sets out national policy on conservation and the historic environment. Section 16 of the NPPF (Conserving and Enhancing the Historic Environment) sets out the key issues relating to the proposed internal alteration works as follows :-

PARAGRAPH 194 - Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset & no more than is sufficient to understand the potential impact of the proposal on their significance.

PARAGRAPH 197 - In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

PARAGRAPH 199 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

PARAGRAPH 202 - Where a development 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.

4.2 Previous Restaurant Signage

As the applicant is proposing similar signage to the previous Rosso restaurant signage it is worth reviewing the previous signage with the main restaurant name sign at high level being recessed within the two storey entrance feature with individual letters fixed onto backing bars with a fixing plate on each side of the entrance. At low level there were brass plaque signs to each side column with internally illuminated menu board located to each side of the entrance recess. The existing external up/down type light fittings were surface mounted inside the recessed arch with an up/down wall light fitting at first floor level to each side of the arched entrance. There are also existing Manchester City Council domed CCTV cameras fixed at high level with smaller restaurant CCTV cameras each side of the entrance. For details of previous restaurant signage refer to Figs. 5 & 6 with photographs of the entrance area.



Fig. 5 Photo of former Rosso Restaurant entrance area



Fig. 6 Photo of former Rosso Restaurant signage at night

5.0 PROPOSED EXTERNAL SIGNAGE WORKS

5.1 Scope of Proposed External Signage Works

Following the closure of Rosso restaurant in September 2023 the applicant has taken a lease to operate the ground and basement premises as an Italian restaurant as part of the Cibo group of restaurants. Generally the client wants to keep the external signage similar to the previous restaurant signs with the exception of a new flagpole proposed at high level above the entrance area. The scope of proposed signage works is as follows:-

- The previous Rosso signage removed by the previous owners in Autumn 2023;
- The existing Manchester City Council domed CCTV cameras and restaurant CCTV cameras located at high level and existing internally illuminated menu boards located at low level on each side of the entrance porch are to be retained;
- The 2no. existing up/down type external light fittings on the main elevation to each side of the entrance arch are to be replaced with similar fittings in Black finish & 2no. existing light fittings inside the entrance arch are to be removed;
- Install new 'Cibo' internally illuminated sign approx. 700mm x 1100mm overall size at high level recessed within the arched opening. The sign is to be formed with a polished brass face and sides with opal acrylic backing and 2mm thick aluminium back plate in Black (RAL 9005) with internal LED lamps to backlight the opal acrylic sides. The sign is to be fixed to aluminium support bars with a RAL colour finish to match the existing stonework with fixing plates to each end with bolt fixings into the stonework. Refer to Drawing Nos. XJ89073_1A & 2A for details;
- Remove two sets on '43' numerals at low level above the plinth and install new low level black acrylic and brass plaque at low level to each side of the entrance area in same location as previous brass signage. The signs are approx. 750mm wide x 510mm high with 170mm high brass lettering;
- New 3m flagpole and flag to be installed at high level above the arched entrance area with angled head type flag with Cibo logo on the flag. The 3m fibreglass flagpole will be fitted at 60 degrees to the building face to match the neighbouring 45 Spring Gardens flagpole and will be fixed to the face of the building with a 200x200mm fixing bracket with 4no. anchor bolt fixings. The angled head type flag will be 0.91m wide with a height to the front of 1.97m and 1.45m high to the rear and will have lazy lines fastened to 2no. eyebolt fixings & anti furl bar to ensure the flag does not get tangled with the flagpole in the event of windy conditions.

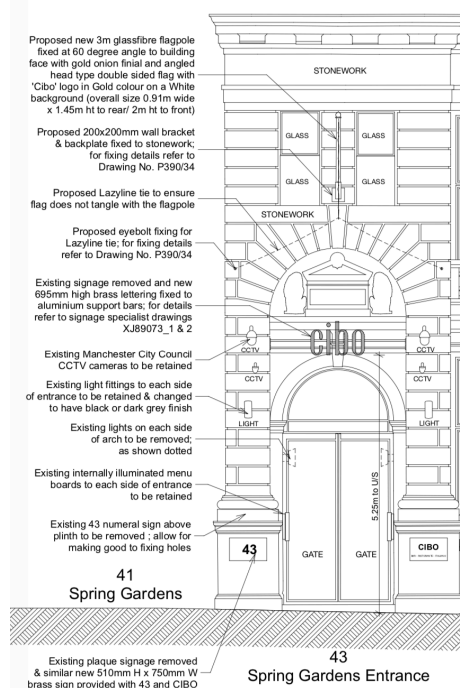


Fig. 7 Proposed Entrance Elevation



Fig. 8 Photorender of Entrance

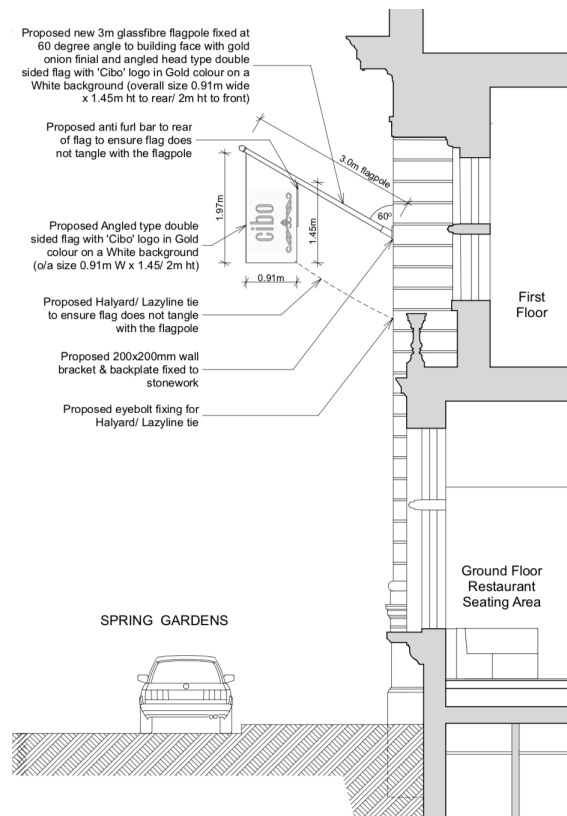


Fig. 9 Proposed Flagpole Elevation

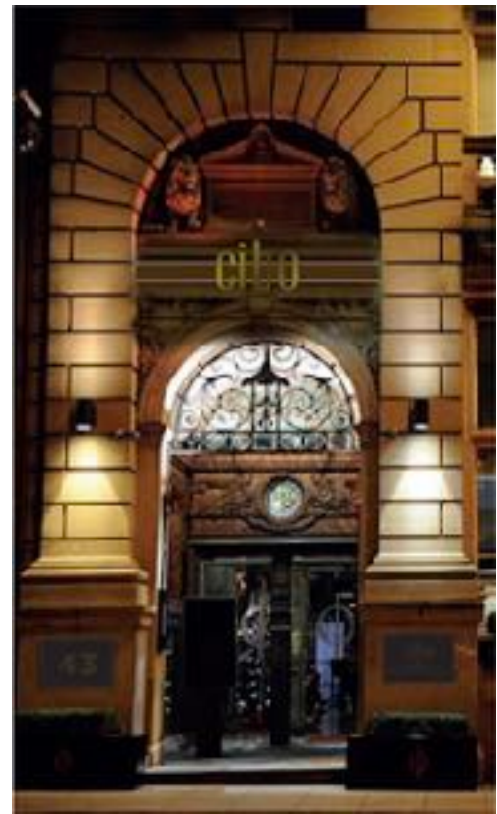


Fig. 10 Photorender of Entrance

5.2 Conserving the historic environment

The impact of the proposed external signage works on the architectural scale and character of 43 Spring Gardens will be low as the signage will be similar in character to the previous restaurant signage that has been in place for approximately 10 years but the size of the proposed Cibo signage is smaller and more discreet as compared to the previous Rosso signage.

In terms of the buildings longevity as a heritage asset, all of the proposed external signage work and the proposed new flagpole work is reversible, so that any of the proposed changes to the external signage can be undone at a future date without harm to the historic fabric of the Grade II listed building.

6.0 SUMMARY

6.1 Heritage Summary

The design proposals for the external signage works and new flagpole outlined in Section 5 above will respect the architectural character of the the main elevation facing and the setting of the Grade II listed building within the Upper King Street Conservation Area.

The impact of the proposed external signage works on the architectural scale and character of 43 Spring Gardens will be low and all of the proposed external signage work and the proposed new flagpole is easily reversible, so that any of the proposed changes to the external signage can be undone at a future date without harm to the historic fabric of the Grade II listed building.

The Design & Heritage Statement demonstrates that proposed external signage works to the restaurant entrance area will have no significant impact on the special architectural features or historic interest of the 43 Spring Gardens Grade II listed building and be will sympathetic to the building and its context.

6.2 List of Drawings/Information submitted with Listed Building Consent Application

P390/ 30	Site Location Plan
P390/ 31	Site Layout
P390/ 32	Existing Plan, Elevation and Signage Photographs
P390/ 33A	Proposed Entrance Plan, Elevation and Signage Photographs
P390/ 34A	Existing and Proposed Sections and Signage Fixing Details
P390/ 35A	Schedule of Works for External Signage
P390/ ES_DHSA	External Signage Design & Heritage Statement (March 2024)
XJ89073-1A	Proposed External Signage Details
XJ89073-2A	Rendered Views of External Signage
XJ89073-3A	Proposed External Low Level Plaque signs

7.0 APPENDIX

7.1 43-45 Spring Gardens Historic England Heritage Official List Entry

43 & 45 SPRING GARDENS, MANCHESTER Historic England National Heritage Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1254639
Date first listed: 03-Oct-1974
Date of most recent amendment: 15-Sep-1995
List Entry Name: 43 AND 45, SPRING GARDENS
Statutory Address 1: 43 AND 45, SPRING GARDENS

Location
Statutory Address: 43 AND 45, SPRING GARDENS
The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84055 98247

Details
MANCHESTER

SJ8498SW SPRING GARDENS 698-1/28/378 (East side) 03/10/74 Nos. 43 and 45

(Formerly Listed as: Nos.43-47 (Odd) Former Barclays Bank (45) (Formerly Listed as: SPRING GARDENS (East side) Nos.41 TO 47 (Odd) Barclays Bank)

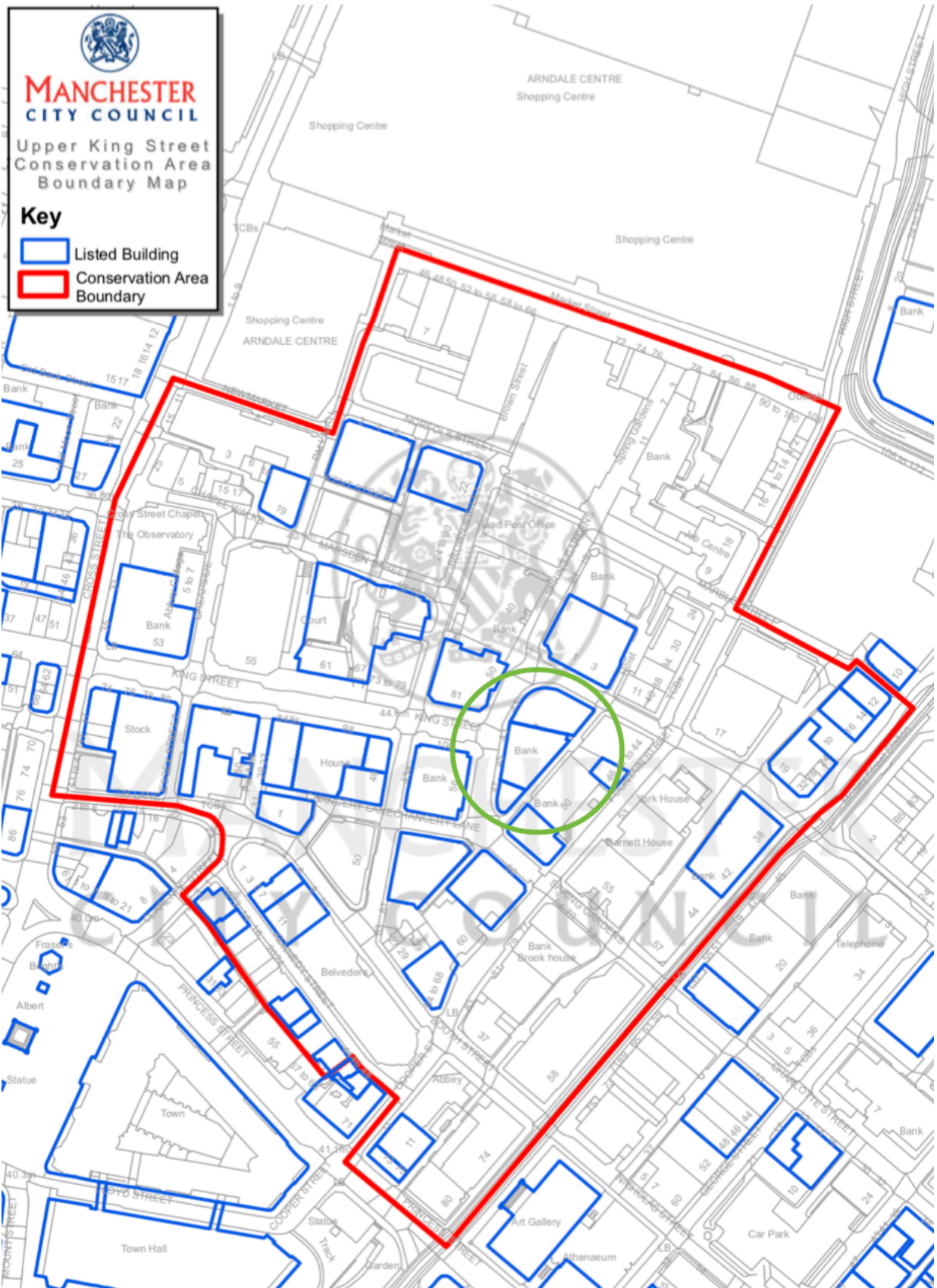
GV II

Former bank. 1890, by Heathcote and Rawle, for the Lancashire and Yorkshire Bank. Sandstone ashlar and Portland stone, slate roof. Trapeziform plan. Baroque style. Three storeys with basement and attic, 1:5:1 bays. Balustraded balconies to the 2nd floor mark a strong horizontal division of the facade. The lower part, of channelled rusticated masonry, has a 5-bay centre with square giant piers linked at mid level by balustraded balconies, cross-windows to both floors, a large carved cartouche on each pier, and end bays which are 2-storey porches, each with a tall round-headed arch, that to the left containing a round-headed doorway and sculptural tympanum (lions flanking a pedimented plaque) and that to the right a square-headed doorway under a pedimented panel and a keyed oculus, and each with 2 small windows at 1st-floor level; all under a deep frieze and prominent mutuled cornice (surmounted by the balconies). In the upper part, the 2nd floor has projected pairs of Ionic columns to the centre, pairs of Ionic pilasters to the end bays, and windows with pedimented architraves; the left bay is surmounted by a 3-stage Baroque turret, the right by a segmental-pedimented parapet, and the centre by a low attic with 2, 3 and 2-light windows under a very tall pedimented gable with Corinthian columns and very large ramped supporters. Good interior. Forms group with No.47 to right (q.v.).

Listing NGR: SJ8404798228

Legacy
The contents of this record have been generated from a legacy data system.
Legacy System number: 457646
Legacy System: LBS

Legal
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



7.2 Plan of Manchester City Council Upper King Street Conservation Area with 43 Spring Gardens highlight in green