

Blacklock



External Shopfront Study

15.12.2023

Fretrade Exchange
37 Peter Street
Manchester
M2 5GB

1.0 Introduction

This document has been prepared by Other Side. The statement acts as a description of the design process to accompany the drawings submitted with this application and to demonstrate the thought process behind the design strategy for the external shopfront.

2.0 Existing Building

The existing building into which the proposed Blacklock restaurant is to be located is a Grade II Listed Building, the significance of which is discussed in detail within the Design & Access and Heritage Statements.

There are 6no. contemporary globe lights fixed to the exterior shopfront columns with exposed cabling. The current basement entrance from Peter Street comprises of a modern, full-height glass door/margin light/fanlight. The current ground floor entrance to the offices above compromise of a modern, full height glass door and powder coated metal framework (refer to Figure 1).



Figure 1: Existing Peter Street wall lights and glazed shopfront entrances

3.0 Design Development

Following the initial rectangular panelled entrance door submission, a new proposed octagonal panelled door is proposed, referencing and inspired by the original 1860s timber door (refer to Figure 2). The detailing will follow closely to the original reference image. The proposal is to hand paint the door in a gloss, black finish to reflect the traditional style of door. A solid timber door was considered the most practical to establish a secure entry point whilst enhancing the character and heritage of the entrance in a sympathetic way.

The existing glazed fanlight above will be retained and a new painted timber panelled fascia and surrounding frame will be fixed to the existing glass to link the new doors to the existing opening, an approach similar to the 1860s door arrangement (refer to Figure 3). A new internal door and timber lobby arrangement will be set back behind the proposed exterior octagonal doors (refer to Figure 4).

A new sign is proposed to be handpainted onto the timber panelled fascia in white paint, reflective of a traditional style sign. Illumination will be offered in the form of discrete linear LED above the Blacklock sign. The LED will be discretely housed as part of the timber fascia to blend with the painted timber shopfront. Any cabling will be concealed within the framework and hidden from view. The overall intention is to install a sign which raises awareness to Blacklock from a commercial and guest perspective but in a sympathetic way which suits the significance of the building.



Figure 2: Existing 1860s octagonal panelled door

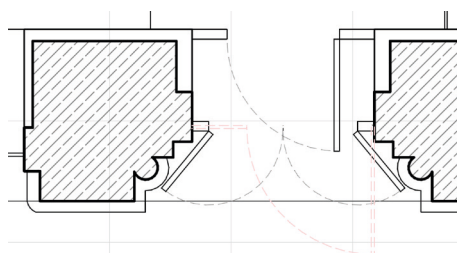


Figure 4: Proposed Entrance Doors / Internal Door

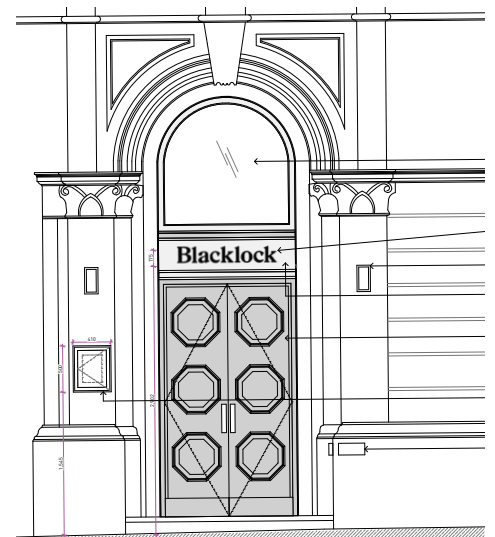


Figure 3: Proposed Blacklock Entrance

The current contemporary globe lights installed to the Peter Street elevation are not in-keeping with the overall character and heritage of the building. Alternative contemporary fittings were considered but didn't sit well with the overall design of the entrance or Blacklock brand. Following research of traditional lights reflective of the history of the building (refer to Figure 5) and the previous fittings (refer to Figure 6) a lantern-style wall light was initially considered and proposed (refer to Figure 7). However, whilst suitable for the Blacklock entrance, the intention for these lights is to continue down the Peter Street elevation replacing all 6no. existing globe fittings (ensuring continuity and consistency across the elevation) posed issues as the columns narrowed for the other entrances (refer to Figure 8).

As a compromise, we have proposed a narrow wall light reflective of the history whilst improving the overall visibility and lending itself to the more traditional doors and signage proposed. The fitting proposed will be in an antique brass / renovated finish (refer to Figure 9). The narrow width suits the proposed locations (refer to Figure 10).



Figure 5: Lantern to Adjacent Building



Figure 6: Previous Traditional Lights on Peter Street



Figure 7: Previously Proposed External Wall Light



Figure 8: Traditional Style Lights to Ground Floor Entrance on Peter Street

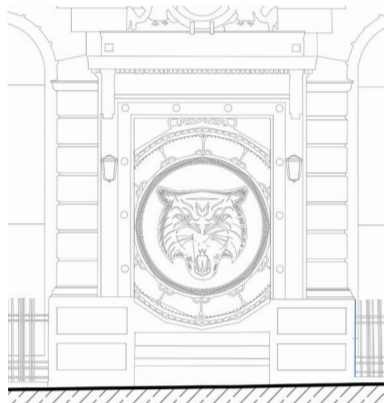


Figure 9: Proposed External Wall Light

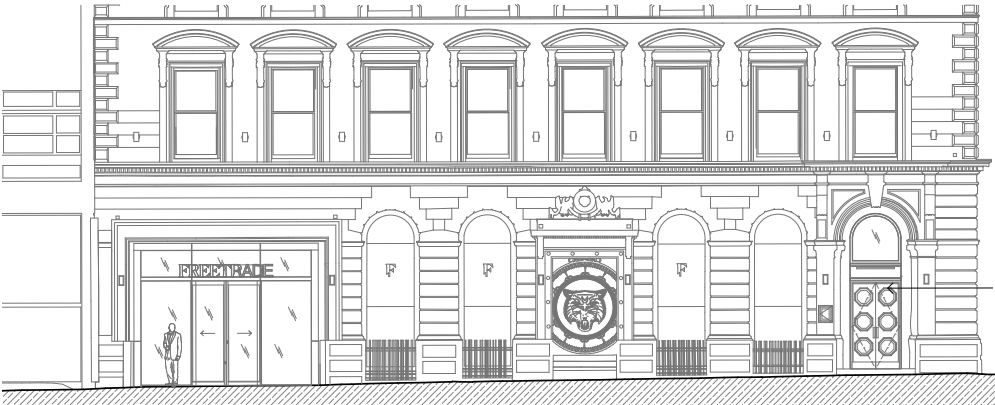


Figure 10: Proposed Peter Street Elevation

<https://www.broughtons.com/store/product/212995/deco-small-bulkhead-light-polished-brass-unlacquered/>

4.0 Heritage Analysis by SLHA

As illustrated in the submitted SLHA Heritage Statement, the current entrance from Peter Street comprises of a modern, full-height glass door/margin light/fanlight, which replaced a sash window installed in the 1920s, which in turn replaced the original panelled double timber doors dating to the 1860s.

As part of the c1990s scheme to fully glaze the ground floor level of the building each entrance was treated separately. The original gated cartway was glazed at full height so as to allow for the original, large opening to be expressed (as gates were lost). The central 1920s doorway had its original 1920s hardwood panelled doors retained in-situ and left open with new full height glazing to encapsulate the original doors so they could still be seen and understood from both inside and externally.

The original entrance (now Blacklock unit entrance) was not treated with the consideration the other two entrances received, and instead an unsympathetic glazed door was introduced. As previously assessed in the submitted Heritage Statement, the current, modern glazed doors of no significance and are of a detriment to the understanding and appreciation of the listed building's special interest. Now the design of the new panelled doors has been refined, they will remove the current, modern glazed doors and to reintroduce a pair of solid timber panelled doors that match as close as possible the unusual original octagonal panelled design of the 1860s doors using the only known historic photo of the doors as a template. This is considered to be of a moderate beneficial impact to the Grade II listed building, resulting in a considerable improvement to the overall character and appreciation of the listed building with clear beneficial enhancement of its heritage interest and an enhancement of its character, thus yielding a heritage benefit to the wider listed building as well as the unit forming the Site itself.

As part of the high quality branding of Blacklock, it is proposed to replace the current inappropriate, modern globe lighting units to the ground floor piers of the Peter Street elevation with new units that take inspiration and design cues from traditional external wall lighting but reimagined in a contemporary style. The design of the new lanterns is a modern take on this traditional design, which allows for them to not be mistaken as original lighting units, but instead will be understood as a contemporary design that also echoes the age, type and design of the former warehouse.

The chosen units will replace all lighting units across the Peter Street elevation, helping to greatly improve the character and street presence of the building which has been in part lost by unsympathetic recent alterations, and will allow for the ornate decorative stone doorcase to once again be viewed and appreciated as part of a complete doorset, which at present with the use of modern glazing is entirely overlooked, and its focus greatly lessened.

In conclusion it is considered that along with the wider scheme, the inclusion of new timber doors of a matching design using a historic image as a template will enhance the building's special character and the ability to appreciate its use, as well as enhancing the character and appearance of the Peter Street/Deansgate Conservation Area. It is also considered that the introduction of replacement external lighting of an appropriate design and quality will enliven and give much needed street presence to the principal elevation and Blacklock entrance.