



Urban Design and Conservation Consultation Response

Address: Basement And Ground Floor, 28 King Street, Manchester, M2 6AY

Application Ref.: 138053/LO/2023

Proposal: Listed Building Consent for internal works, including shopfitting, lighting and fire alarms, together with installation of illuminated fascia sign and projecting sign.

Case officer: Michael Pearson

Consultee: Paula Burbicka

Site Visit: 23rd October 2023

Date: 23rd October 2023

1. Introduction

The building under consideration is a Grade II listed asset, located within the Upper King Street Conservation Area and in the setting of a number of listed buildings, including the Grade II listed 30 King Street, 19 King Street, 15-17 King Street and the Old Exchange.

The promises, constructed in the late 19th century in an eclectic style, present a prominent and ornate frontage to the high street, making an important and positive addition to the character and appearance of the conservation area and the setting of the aforementioned listed buildings. The shopfront is modern but well-balanced and traditional in construction, form and proportion, considered a good example of its type.

2. Policy Context

2.1. National Planning Policy Framework (NPPF) (2023)

Para 130 - Planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, and establish or maintain a strong sense of place.

Para 189 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 194 - Local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 195 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 197 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets.



Para 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.

Para 200 - Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Para 202 - Proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Para 206 - Local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance.

2.2. Manchester City Core Strategy

Policy CC9 – Design and Heritage

Policy EN3 – Heritage

2.3. Citywide Development Control Policies

DC14.1 – Design of shopfronts and signage

DC14.5 – Impact of new shopfronts and signage on local amenity

DC18.1 – Conservation Areas

DC19.1 – Listed Buildings

3. Discussion

The information presented to date as part of the Heritage Statement and the Design and Access Statement is not sufficient to meet the requirement of paragraph 194 of the NPPF. Further information would be required to understand the potential impact of the proposal the assets' significance. For more details, please see comments below.

3.1. External Alterations and Signage

The information submitted for the proposed new signage – as per drawing no. 11183/03D – is incomplete.

Please confirm the width of the proposed new projecting signage. The signage should be non-illuminated – to match existing and preferred - or externally illuminated, and have a max width of 30mm.

I recommend that the proposed fascia signage is non-illuminated, either painted – to match existing and preferred – or in the form of individual letters of a min. width and projection required (to be confirmed). Discrete external illumination (i.e. through lights) could be support contingent on design, form and location.

Please note that the backing board and the pilasters should be retained/reinstated on a like-for-like basis. A metal panel or similar, as implied on site, will not be acceptable.

The proposed signage would fail to replicate the positive aspects of the existing signage. It would fail to be entirely sympathetic in relation to the existing building and the local streetscene, failing to preserve or enhance the designated assets and causing harm to their special significance. Although the harm would be less than substantial, it would nonetheless be material, and has not been justified or otherwise outweighed by the public (rather than private) benefits.

3.2. Internal Works

Please note that the heritage statement does not discuss the internal works' impact on the Grade II listed building. Yet, there are core elements of original/historic fabric and construction that survive internally, including the staircases and original internal walls. These features and finishes must be repaired, protected and left exposed. For example, the 20th century paintwork and overlays to original wall finishes in the basement should be carefully removed/stripped. No new furniture/installations should not be affixed to original walls, with any harm to original/historic fabric not permissible unless agreed as part of the application. Further information is required prior to determination. The scope of works to the area needs to be clear.

The proposed demolition works at the ground floor level are acceptable and supported, as these would remove modern fabric and not affect the special interest of the listed building. However, the recent unauthorised works have missed an opportunity to restore the proportions, appearance and appreciation of the Grade II listed building, as new plasterwork ceilings and walls have been added. As a minimum, I would seek further information/safeguards on how these works have protected underlying original/historic fabric. Please confirm the full scope of the new dry-lining and interventions undertaken and proposed (i.e. annotated floorplans; photographs pre and post construction). An existing columns also appears to have been missed – please confirm.

Although the proposed M&E plans are informative (drawings no. 11183/04A), further information on internal manifestation and impact on original/historic fabric would be required (i.e. proposed cross-sections). For example, please confirm whether new penetrations are proposed.

4. Position

Amendments, further information and safeguards, as outline above, are required in order to support the application on heritage grounds.

Reason – In the interests of visual amenity and in order to protect the character and special significance of the Grade II listed building and the Upper King Street Conservation Area, in accordance with saved UDP policies DC14.1, DC14.5, DC18.1 and DC19.1, Core Strategy policies CC9 and EN3, Sections, 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance within Chapter 16 of the NPPF (2021).

Paula Burbicka

Planning Officer (Heritage and Urban Design)