

Heritage Statement
to support a Listed Building Application for
28 King Street, Manchester

November 2023

New Fascia and projecting signage, general works.

Proposal

28 King Street is listed Grade II and the proposals are largely related to the shop signage as works to ground floor and basement of the shops are generally decorative in nature and do not offer material alterations to the building or its compartmentation.

History

King Street today is a well-established shopping street in central Manchester. It is located within the St Ann's Conservation Area and is linked to St Ann's Square via St Ann's Passage. The Conservation Area has defined characteristics, which are described fully on the Manchester City Council website.

The interior of 28 King Street has undergone a number of changes over time and the shop frontage has also been subject to some previous alteration.

Shop front:

A comprehensive refurbishment programme was carried out in 2015 when occupied by Mint Velvet, a ladies fashion retailer. The work to this Grade II listed building was approved by Manchester City Council and forms the basis of the application on behalf of Whistles, also a ladies fashion retailer. The only change to the external appearance is the signage. In all other respects this application does not vary from the existing shop front.

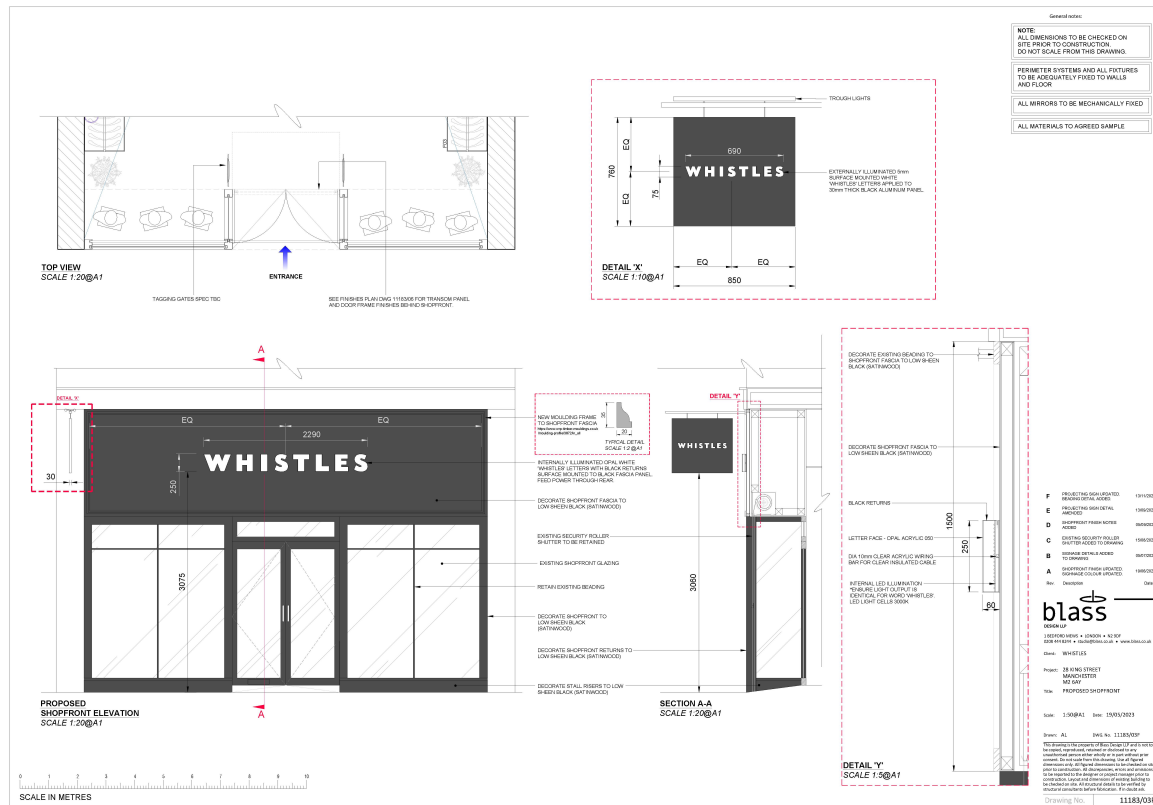
As indicated on drawing no. 11183/03F proposed shop front, comments made on site by the planning and conservation officers have been fully adopted in respect of size and method of illumination for the projecting sign together with beading applied to the fascia panel.

The shop front is not original in its form. This is evident by the previous application in 2015 however the design respects the period character of the street and the proposed black decoration to the shop front and fascia is entirely in keeping with its current finish and the character of the streetscape in general.

Whistles trades in several listed buildings and conservation areas. This design approach has been well received in all cases.



Existing shopfront



Proposed Shopfront

General Works:

The proposals maintain all the existing stud wall linings and false ceilings from the previous fitout (and approved scheme) and therefore cannot comment on any possible original features as none have been exposed.

No fixtures or fittings will be affixed to the property's original walls.

We cannot comment on how the previous shopfit has protected the original walls as it will not be disturbed by any of our works and is a matter for the previous approvals.

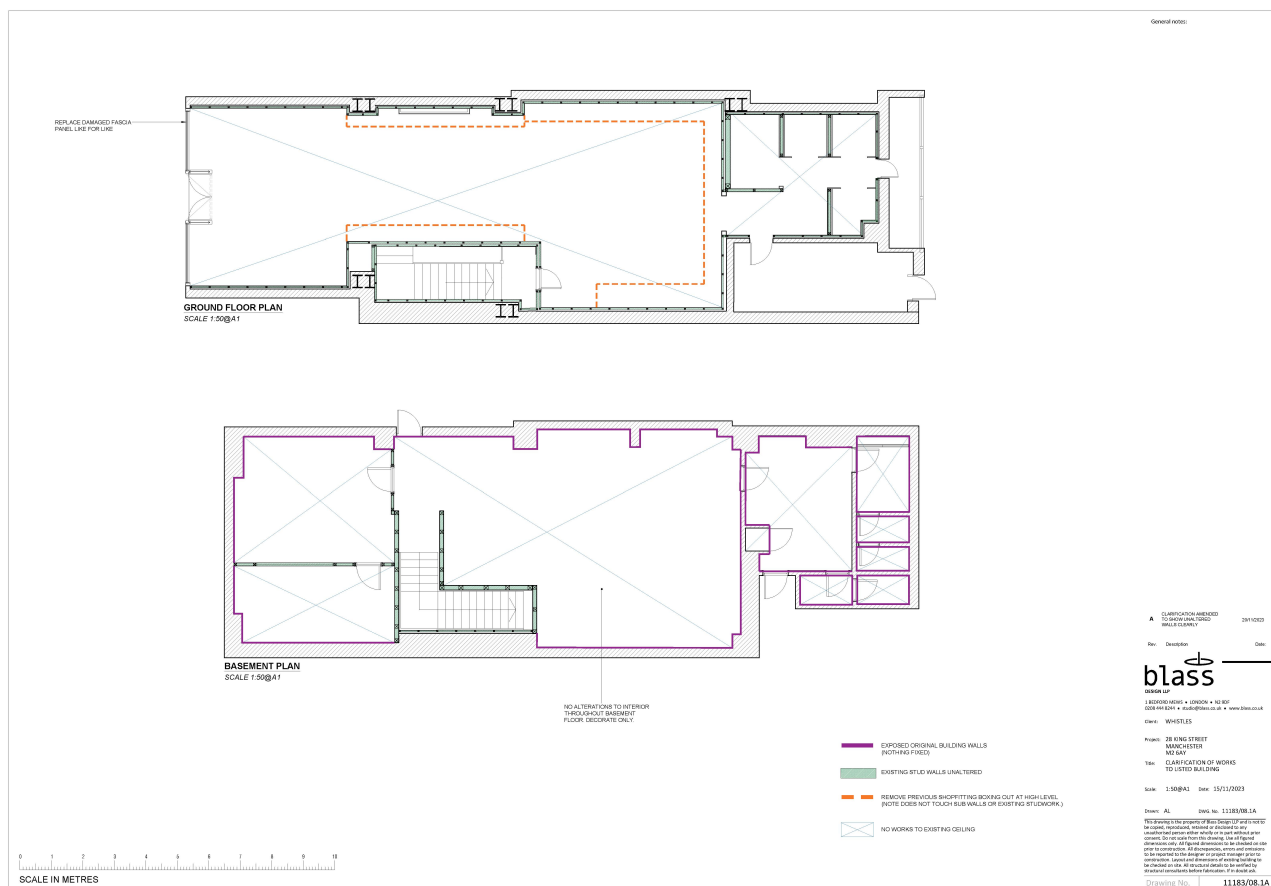
There are no new penetrations through the existing linings and therefore nothing could disrupt the original walls or ceilings (notwithstanding the previous approvals where applicable).

The extent of the additional linings are identified on the attached drawing no. 11183/08.1. Any interventions relate to the previous shop fit additional boxing out and does not remove or penetrate the previous shop fits general wall linings, therefore having no impact on the fabric of original building.

No new penetrations are proposed for the M&E installation and all existing ductwork and routeways will be used, avoiding any work to the fabric of the original building.

For the sake of clarity it is our belief that the only works visibly affecting the appearance of the original building is the shop front and projecting signage which we believe correctly address your requirements.

The internal works have had no impact in respect of original walls or ceilings.





Location plan