

HERITAGE STATEMENT
27 GUN STREET,
MANCHESTER,
M4 5DN

Location:

The site sits within the Ancoats Conservation at the above address, the site is currently used as a multi story car park that was designed to provide parking for the Daily Express Building which is grade II* listed.

Proposal:

Our proposal is to convert an existing store cupboard within the multi storey car park to provide a coffee shop. The proposal sits at the junction of Gunn Street and George Leigh Street.



The coffee shop will occupy the area in the image above between the blue roller shutter the chamfered part of the building with a yellow and blue sign. Also the first bay adjacent to the sign which is currently infilled with a brick panel. We would be turning what is a blank facade into an active frontage. This will be achieved by glazing the blue shutter door, chamfered corner and the brick infill panel. This will create an active street frontage and articulate the corner.

As part of the proposal an area of external cafe seating is proposed along George Leigh Street, this will include awnings and planters to help soften the streetscene and enjoy The Daily Express Building Opposite

At present George Leigh Street has little to no street life, it is entirely hard landscape and lacks a human scale. The multi storey car park detracts from the area and helps enforce the transient feel of the road. The road offers key views of The National Express Building and the historic terraces further down George Leigh Street.

Great Ancoats Street is a major arterial road which runs through and around the city. Our development will help to define the entrance into the conservation area and make it feel more like a destination with active street frontages. The development will have no negative material impact on the listed building opposite.