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Heritage Statement

Re: 54 King Street, Manchester, M2 4LY
Date: October 2022
Rev: B

The Site

Address: 54 King Street, M2 4 LY

Listing: Grade II Listed

List No: 1282986 (54 & 56 King Street)

List Wording: GV II Also known as: No.41 SOUTH KING STREET. Town house, now shops and office. c.1700, much altered. Stucco on brick, roof not visible. Rectangular double-depth plan at right-angles to street. Three storey, three window facade, with C20 shops at ground floor, four-pane sashed windows at first and second floors, all with moulded architraves (all flanked by C20 pseudo shutters and those in the centre with C20 balconies); bracketed cornice.

Principal features of interest are in the interior, front room at first floor with fielded panelling, fluted Ionic pilasters and plastered beams; rear room with late C17 or very early C18 moulded plaster emblems on the frieze (portcullis, running deer, flying boar etc), and moulded plaster decoration to the soffits of the beams (foliation with masks); closed string staircase with turned balusters and square newels. Linked by corridors to first floor of No.41 South King Street (q.v.), which contains the entrance.

Listing NGR: SJ8379598284

Site Analysis

As stated in the listing, the property has been much altered over the years, especially the ground floor commercial unit which this application applies to. Principal features in the listing are at first floor level.

The shopfront is constructed of a timber frame with some damage to the timber cornice where external lighting has been installed. The current door is fully glazed with coloured lights, and the timber frames are painted in a rich purple colour. These styles are not original or in keeping with the heritage of the building or the streetscene.

The current signage is quite stylised fretcut stainless steel lettering on a purple fascia with projecting external lighting, adding to the clutter of the shopfront.

Internally, there are a number of modern partitions that have presumably been installed for the purposes of the current tenant. The shopfront has lightweight partitions to create retail displays which adds to the clutter of the shopfront.

There is a suspended ceiling with what appears to be original, or at least traditional, features above.

Proposals

The ground floor retail unit is to be refurbished for the new tenant.

The shopfront proposals aim to de-clutter the facade and create an open, clean entrance to the store, in line with adjacent retail units on King Street. The timber shopfront will generally remain in tact with redecoration to better suit the asset and streetscene. The single door will be modified to a fully glazed unit and decorated to match. New internally illuminated fascia signage and a non-illuminated projecting sign are to be installed.

Internally, the majority of the work will be to remove existing modern partitions, installing new partitions to create fitting rooms as required for the new tenant. The suspended ceiling will be left in tact, although access may be required for running of cables.

Statement of Significance

The building within the City of Manchester (St Anns Square) Conservation Area, located in Manchester's city centre. St. Ann's Square was the first conservation area to be designated by Manchester City Council, on 29 July 1970. It comprises an important part of the city centre around St. Ann's Square, extending as far south as John Dalton Street. The boundaries of the conservation area are Deansgate, St. Mary's Gate, Market Street, Cross Street and John Dalton Street, some of which are common boundaries with conservation areas designated subsequently.

There are a number of listed buildings within the immediate vicinity of the site, including the Grade I listed Church of St Ann, around 60m to the north of the site. The adjacent Upper King Street Conservation Area also has a number of listed building fronting onto King Street and form the streetscene the site sits within.

Sculpt

As outlined in the listing of the property, the key features of significance are to the first floor front room, although this is not exhaustive. The ground floor retail unit is of modern design and construction with a shopfront that likely dates only to one of the recent applications listed below. Externally there is little visible to identify the historic value of the building at ground level.

Internally, there are some features to the rear staircase which provides access to the upper floors from South King Street. This area is common to the building and outside of the scope of works. The retail unit in question is of modern construction. Internally the only evidence of historic fabric is within the ceiling void, clear of any areas of development.

Apart from the historic and architectural merit of the building, the site is not known for any social or scientific interests.

Please refer to images on the last page of this Heritage Statement.

Impact

The proposals to the shopfront are to modify the door to be similar to other units on the street, redecoration and new signage. The existing door will be modified to allow for a single glazed pane within the existing rails and stiles. The simple, cleaner construction and help to declutter the facade, removing the coloured lights in the existing leaf which are not significant to the historic value of the building.

The signage will be replaced to align with the new tenant's branding, utilising individually illuminated letters in a brushed brass finish. The existing projecting sign was installed by a previous tenant without permission and is not an acceptable design for the area. The new sign will be a slim, non-illuminated hanging sign.

There is existing damage to the timber cornice above the shopfront, which will be repaired as part of the works.

Internally, the proposals to remove modern internal partitions and install new ones in different locations, have no impact on the historic fabric of the building.

Any remaining historic features within the unit, both in the rear area and above the suspended ceiling, are to remain untouched. There is minimal fitout works being undertaken in the rear area and the ceiling of the front of house area will offer protection.

There are no proposals for new routes for services, the existing AC units are to be replaced, utilising existing pipework.

Relevant Planning History

060155/AO/CITY1/00 - Approved

Externally illuminated fascia name sign and projecting sign, August 2000

060158/LO/CITY1/00 - Approved

LISTED BUILDING CONSENT Installation of new shop front and internal alterations, August 2000

059468/FO/CITY1/00 - Approved

Installation of a new shop front, June 2000

048993/AO/CITY1/95 - Approved

Erection of a non-illuminated double sided projecting sign, December 1995

047065/AO/CITY1/95 - Refused

Erection of a non illuminated projecting sign on front of shop, January 1995

Reason for refusal - The proposal is unacceptable by reason of its position on this listed building and the fact that it is therefore, contrary to policies in the Draft Unitary Development Plan for Manchester, the proposed sign would also produce a sense of visual advertising clutter and would have a negative impact on the appearance of the listed building, the streetscene and in the wider conservation area.

036754 - Approved

Installation of a new shop front, April 1990

034547 - Approved

Installation of a new shop front, June 1989

031043 - Approved

Installation of a new shop front, March 1988

028756 - Approved

Construction of a new shop front, March 1987

028712 - Approved

Illuminated double sided projecting box sign, March 1987

F/AD04249 - Approved

Illuminated Double Sided Projecting Box Sign on Front Elevation of Shop/ Offices., September 1983

The applications listed above are taken from the Council's website where there are no drawings available.

Summary

As can be seen from the planning history, the site has had a number of shopfront replacements, internal alterations and signage replacements owing to the fact that it is a retail unit on a thriving high street.

The only planning refusal that can be found online was justified as the proposed signage would create visual clutter to the streetscene. The proposals within this application aim to simplify the shopfront and reduce the amount of clutter.

Generally the proposals aim to:

- Simplify the shopfront and reduce clutter to the facade
- Create an elegant and welcoming experience for visitors in keeping with the other offerings on King Street
- Create a high quality interior, making good damage and maintaining the property



Existing shopfront



Shopfront with context of upper building/s



Ceiling details in rear communal staircase



Ceiling details within rear area of unit - to remain untouched