

Heritage Statement

Site Address:

5 Police Street,
Manchester M2
7LQ, UK

The Application:

RETROSPECTIVE APPLICATION FOR THE RETENTION OF SHOP FRONT,
SHUTTERS AND ILLUMINATED SIGNAGE

Location & Background:

The application site is situated on Police Street in the city centre in Manchester. The retail unit has an established A1 retail permission. Police Street is semi-pedestrianised, with barriers preventing vehicular access during shopping hours.

Surrounding buildings comprise a wide variety of uses and include trade-based units; offices along with many well known retail shops.

The application site, no 5 Police Street is a Ground floor retail shop. The whole building is four storeys located in the St Ann's Square Conservation area. Street view is the most important view for the application as we are showing the changes which have occurred to the shopfront.

Street view - First floor above the shop with four arched sash windows encased with architectural features. These special features are one of the characteristics of the conservation area and exist on first floor windows above all the shops in that row.

Street view - Second Floor repeats the first floor with four windows, this time rectangular, with architectural details. Therefore, any changes on the shopfront have to respect the character of the conservation area on the first and second floor.



Pre-Existing Front Street View – Police Street

Heritage – Conservation area:

St Ann's Square Conservation area

As set out in the Planning (Listed Buildings & Conservation Areas) Act 1990, conservation areas are designated heritage assets that possess special architectural or historic interest that it is desirable to preserve or enhance, through effective management and ongoing maintenance. The concept of protecting areas, as opposed to listing individual buildings, was introduced by the Civic Amenities Act of 1967, and since then over 9,000 such areas have been designated across England. Each conservation area varies in size and will have been identified in recognition of its unique and individual qualities.

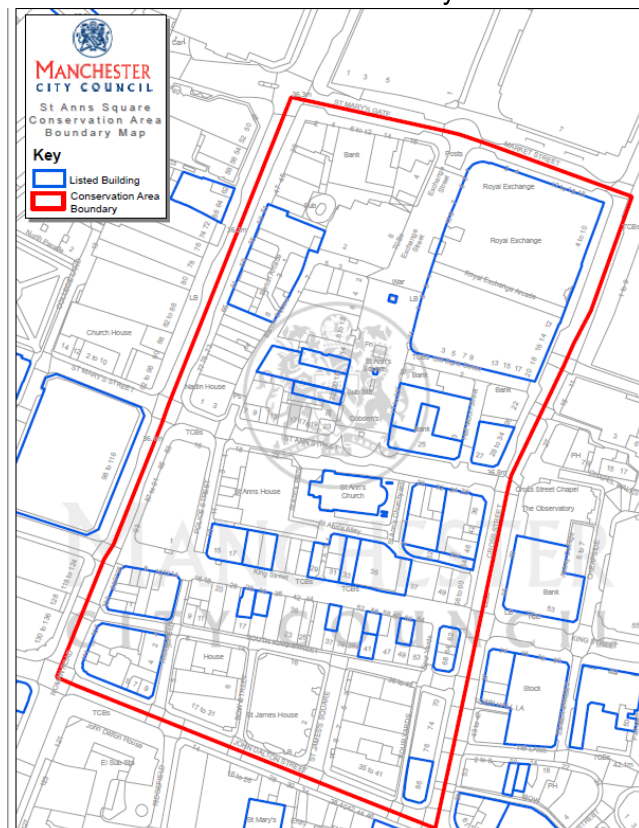
St. Ann's Square was the first conservation area to be designated by Manchester City Council, on 29 July 1970. It comprises an important part of the city centre around St. Ann's Square, extending as far south as John Dalton Street.

The boundaries 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.

Location

The site is located near the west of the conservation boundary. It is bounded by Roman Road to the west. Cross Street to the east, Market Street to the north and John Dalton Street to the south. It is a popular local shopping area. Although located within the conservation area, the building is not listed.

The Conservation Area boundary is as follows:



In terms of work that has been done in the shop from pre-existing to existing phase, the following factors and the matters that might affect the Conservation area were considered, such as:

- **Demolition of buildings:** *There is no demolition of any wall or any structural elements.*
- **Trees:** *There is not any existing tree in our site.*
- **Alterations and additions:** *Alteration to facade. The existing glazed shopfront was set within the pre-existing opening so as not to interfere with the pre-existing shop front opening.*
- **Shopfront:** *Alteration to facade. The existing glazed shopfront was set within the pre-existing opening so as not to interfere with the pre-existing shop front opening.*
- **Pavement and Street furniture:** *Pavement in the ground floor will remain untouched in the front of the building. There is not any existing street furniture.*
- **Car parking:** *there is no parking on Police Street*

Design:

Designation of a conservation area represents an opportunity to formulate positive policies to improve and enhance its environmental quality and to ensure the successful integration of any development or redevelopment necessary for its continued success as a living and working community.

The alteration to facade was applied at ground floor retail level within the pre-existing opening as to not have any adverse impacts or disrupt the continuity to the site or the building street scene as a whole. The proposal of the roller shutter and existing glazing are to match in materiality and colour, to ensure a continuous frontage to the shop.

The proposed buildings overall aesthetics are not going to change too much. The proposal remains at the same scale as the pre-existing facade and is less imposing given the reduced height of glazing used to allow for signage.

All detail architectural qualities on the facade will remain unchanged.