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10 King Street, Manchester, M1

Heritage Asset Statement

September 2022

On behalf of

Petit Paris Deli LTD

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1 INTRODUCTION

- 1.1 This proportionate heritage assessment (HA) has been prepared by Lambert Smith Hampton (LSH) on behalf Petit Paris Deli LTD to support an application for listed building consent to install a new fascia advertisement board, hanging sign and internal window decals.
- 1.2 The property is a currently vacant unit ground floor shop unit, towards the western end of King Street within a Grade II listed building.
- 1.3 The application includes existing and proposed elevations, sections, detailed drawings of proposed signage and a photo of the existing unit.
- 1.4 The application is submitted alongside an application for advertisement consent (PP-11528375), the details of which are also presented below.

2. DEVELOPMENT PROPOSAL

- 2.1 The proposed new fascia board will be aluminum Colour RAL 7021 (3520x850x25mm) with PVC white gloss lettering mounted flat to the fascia, over the ventilation louvres.
- 2.2 Remediation work will take place above the proposed advertisement board, to repair any holes and imperfections in the sandstone.
- 2.3 The proposed hanging sign will be white coated aluminum with black acrylic lettering. It will be mounted between vertical stone mullion sections with white powder coated arm and wall plates. It will project 680mm from the existing wall.
- 2.4 The internal window decals will be silver etch on a frosted background, approx. 800. In diameter.
- 2.5 The design has evolved to reflect that of the surrounding units, particularly 12-14 King Street (Castle Fine Art), with the proposed new fascia boards in the same colour scheme and at the same height.
- 2.6 Access to the unit will remain the same and no internal alterations will be made.

Commented [SP1]: There is no policy section, NPPF and the Core Strategy

3. HERITAGE ASSESSMENT

NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 National planning policy guidance is set out in the Revised National Planning Policy Framework (NPPF, July 2018) which is the second iteration of the NPPF. The main theme of the document continues to state that there should be a '**presumption in favour of sustainable development**'.
- 3.2 **Paragraphs 184, 185, 189, 190, & 192-202 – Conserving and Enhancing the Historic Environment:** These paragraphs set out the LPA's responsibility to protect the historic environment with the importance of conservation but also allowing enjoyment of these areas. The significance of heritage assets related to a development must be stated along with their contribution made by their setting; these should be assessed using appropriate expertise where necessary. New developments should be seen as desirable providing they make a positive contribution to local character and distinctiveness. Substantial harm to a heritage asset will only be allowed in exceptional circumstances, with more minor harm

requiring clear and convincing justification. It is important to note that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

MANCHESTER CORE STRATEGY 2012-2017 (CS)

- 3.3 Manchester's Core Strategy sets out the statutory local plan for the City, detailing the overall approach to development up until 2027.
- 3.4 **Policy CC 9 – Design and Heritage:** This policy specifically focusses on the design and heritage aspects of city centre developments, stating that the centre has 14 Conservation Areas and numerous Listed Buildings that provide a sense of place, with their aesthetic quality and strong references to the City's past. Due to this it is essential that any proposed development considers the heritage aspects of the city and the specific design challenges that come with this.
- 3.5 **Policy EN 3 – Heritage:** This policy deals more broadly with heritage aspects of development, detailing that the re-use of heritage assets will be encouraged providing that they remain consistent with the significance of the historical context. Any new or significant development must seek to preserve, and where possible enhance the character, setting and accessibility of an historic asset. Re-use of empty listed buildings is encouraged and is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets.

RELEVANT HERITAGE ASSETS

- 3.6 The application site is a Grade II listed building located within the St Ann's Square Conservation Area, the first conservation area to be designated by MCC in 1970.
- 3.7 The Conservation Area forms an important part of the city centre. As stated in the conservation area appraisal by Manchester City Council, *"St. Ann's Square is in the commercial heart of the City, where almost every building accommodates shops on the ground floor. Encouragement of this variety will help maintain the character of the area. Where buildings need to be replaced, historic copies are not encouraged; instead high quality modern design, taking cues from the remaining historic buildings is promoted. Building proposals should be designed to enhance the existing quality of the built environment"*
- 3.8 On a smaller scale, King Street is referenced within the Conservation Appraisal, *"King Street in particular has the rich variety that comes with renewal and repair of individual properties over a long period. Most have narrow frontages, so if one is replaced the street still manages to retain its character"*.
- 3.9 The subject site itself was listed as a Grade II building in 1974 (Historic England List Entry Number: 1210004) along with the rest of the single city block which is bounded by South King Street, Deansgate and Ridefield. The Historic England entry details the Sandstone ashlar facades and Gothic features which characterise the building.

Commented [SP2]: Need to reference the Listed building reference on heritage England website there should be a listing number. You can confirm what the listing building was listed for.

HERITAGE ASSESSMENT

- 3.10 The historical significance of the building is clear; however, the Conservation Appraisal acknowledges a building that needs refurbishment or reconstruction, and this provides an opportunity to create a design that positively contributes to the character of the Conservation Area.
- 3.11 The proposals involves no external alterations, and has been designed to minimize visual impact with inspiration drawn from surrounding ground floor commercial units in terms of its

colouring and letter style. This is to ensure local consistency in shop front design is retained and narrative is maintained.

- 3.12 The proposed advertisement signage will sit within an existing area of the building that has been used for varying advertisement over the duration of the property existence since circa.1870. As such the location of advertisement is a clear acceptable location and there is a precedent that this has been accepted and is not going to lead to a substantial harm to the listed building of the adjacent conservation area (see Appendix 1).
- 3.13 The proposal involves no internal alterations, with the client confirming none of the intended furniture is to be fixed to the walls or floors. Therefore, it is not considered to adversely affect the character of the external conservation area. It is also considered that the proposed works will fall well below the NPPF's threshold of *'less than substantial harm'*.
- 3.14 Decision notes for similar applications in the surrounding King Street (092324/FO/2010/C1) area have been in approval based on the fact that there would be 'no detrimental impact upon the amenity within the surrounding conservation area or upon the character of the listed building', which has been emulated in this proposal.

4. CONCLUSION

- 4.1 The listed building consent sought in this application, alongside advertisement consent (PP-11528375) proposes less than substantive development and is in accordance with NPPF guidance on conserving and enhancing the historic environment and Manchester CS policy's CC9 and EN3.

Appendix 1- photographs of site



10 King Street, 2019 (Google Maps)



10 King Street currently (Client image)



10 King Street proposed signage (further details on drawing PL100)