

DESIGN & ACCESS /HERITAGE STATEMENT

LASS O GOWRIE
36 CHARLES STREET
MANCHESTER
M1 7DB

Introduction;

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

The statement is to accompany the Advertisement and Listed Building application for the above site for the owners for the installation of replacement

A little about the asset

The Lass 'O' Gowrie pub occupies a site on Charles Street beside the bridge that carries the street over the River Medlock and between the street and the railway viaduct. This area was once one of the poorest in the city which, based upon the origin of many of its residents, was known as "Little Ireland". The pub website says of its history: "***Legend has it that the original landlord of the pub was not an Irishman, but a proud, homesick Scotsman who named the pub in honour of his favourite poem - 'the Lass O'Gowrie' written by the celebrated Scottish poet Lady Carolina Nairne.***"

Heritage Entry

Details

MANCHESTER

SJ8497NW CHARLES STREET 698-1/32/45 (North side) Lass O'Gowrie PH II Public house. Mid C19 altered c.1900. Red brick with dressings of deep red, orange and green glazed terracotta, slate roof. Rectangular plan on island site with chamfered corners to west end. Two storeys over basement, a 6-window facade to Charles Street and 2-window west end, the ground floor with richly-decorated tiled cladding including pilaster panels with debased Ionic caps which have pendants with bell-flower decoration, a doorway (offset left of centre) in neo-Baroque style with open segmental pediment, and a frieze of green tiling with raised lettering ("WINES AND SPIRITS" "BOTTLED ALES AND STOUT" at the front, "LASS-O-GOWRIE" at the corner, "ALES AND STOUT" at the west end); windows with engraved plate-glass (3 to the right, one to the left and 2 at the west end); corner window; segmental-headed windows at 1st floor, all with keystones, that over the door blind and the others all recessed 4-pane sashes; prominent modillioned cornice carried round. Hipped roof with ridge chimney. Interior altered but basement still in use as brewery.

Listing NGR: SJ8431397523

Proposal

The proposal is to replace the existing signs due to the age and condition. The new signs have been designed to complement the buildings history and limited the impact on the asset.

Schedule of Works

The existing signs would be removed and any fixing damage made good. The new signs would be manufactured at workshop and fitted on site using existing fixing where possible. The signs have been designed to complement the buildings history and current usage.

The proposed signage is as follows

ITEM 01 (Qty 01) 3D PICTORIAL

Double sided pictorial sign, GK header, gibbet **Featuring:**

- LED Illuminated GK header.
 - Fabricated back to back aluminium box finished RAL 9005 (Gloss) 48mm returns.
 - Small double sided moulded crown finished Lechler MR3310 (Sits 33mm above box on threaded bar).
 - 8 mm acrylic letters finished GK Stone (NCS N9145). • 5 mm acrylic letters finished Lechler MR3310.
 - 40 x 40 mm Mild steel gibbet finished RAL 9005.
 - Small Tetley trim coated to match F&B Stiffkey Blue. • LED Slimline trough lighting.
- This sign would be a replacement for the existing projecting sign in the same location

ITEM 02 (Qty 01) AMENITY

Single sided amenity sign.

Featuring:

- Birch plywood back board finished F&B Inchyra Blue. • 40 x 40 mm softwood trim finished F&B Inchyra Blue. • Hand painted text finished F&B Shaded White / Gold.
- This sign would replace the two existing signs in the same location and incorporate the house name and amenity wording

ITEM 03 (Qty 01) HISTORY

Single sided History board.

Featuring:

- Birch plywood back board finished F&B Inchyra Blue. • 40 x 40 mm softwood trim finished F&B Inchyra Blue. • Hand painted text finished F&B Shaded White / Gold.
- This sign would replace the existing in the same location with the poem by Lady Carolina Nairne displayed

ITEM 04 (Qty 01) NAMEBOARD

Single sided timber nameboard.

Featuring:

- Birch plywood back board finished F&B Inchyra Blue.
- 40 x 40 mm softwood trim finished F&B Inchyra Blue.
- Hand painted text finished in F&B Shaded White / Gold.
- 2No. LED Slimline food lights from below. Warm white illumination.

This sign is a like for like replacement for the existing sign in the same location

ITEM 05 (Qty 1) PLAQUE

Medium antique plaque

Featuring:

- Cast bronze plaque
- Black timber pattress

This sign is a like for like replacement for the existing

ITEM 06 (Qty 1) MENU CASE

Brass A3 menu case.

Featuring:

- 377 x 500 mm A3 menu case.
- Visual area inlined by 10 mm.
- 50 mm frame.
- Internal LED Illumination.

This menu case would replace an existing sign in the same locations

ITEM 07A, 07B, 07C, 07D, 07E, 07F, 07J, 07H, 07I, 07J, 07K, 07L (Qty 12)

50w LED Slim line Floodlights

Featuring:

- Fixed high level externally.

These lights are replacement for existing floodlights in the same locations

ITEM 08 LANTERNS (Qty 01)

Stratford C lantern

Finished brass

This lantern would replace the existing lantern in the same location

Impact :

The impact on the building, and wider street scene will be a positive one. The proposed signage would be mainly like for like replacements for the existing signage which due to age and weathering do not reflect the importance of the asset

Conclusion:

The proposal is considered to cause no adverse harm to the property or the surrounding Conservation Area which would be preserved. The proposals are therefore considered to meet the objectives of the NPPF concerning development in an historic context and meet the requirements of relevant local planning policy.