



Design and Access Statement

39-43 King Street, Manchester

on behalf of

37 KS GP Limited on behalf of 37 KS LP

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1.0 Introduction

- 1.1 This Design & Access Statement has been prepared by Sixteen Real Estate on behalf of **37 KS GP Limited on behalf of 37 KS LP** in support of an application for Planning and Listed Building Consent to Manchester City Council (MCC).
- 1.2 The application is for the change of use of the basement from retail (Use Class E) to a bar (Sui Generis) at 39-43 King Street in Manchester City Centre. The description of development as stated on the application form is:

"Change of use from retail (Use Class E) to a bar (Sui Generis) together with associated elevational alterations."
- 1.3 The basement currently comprises vacant retail space which is being extensively refurbished along with the wider property. The proposed operator of the bar is Sonata Piano & Cabaret Lounge.
- 1.4 The Statement should be read in conjunction with the Heritage Statement which accompanies the application.

2.0 Site and Context

Physical Context

- 2.1 The property is located at 39-43 King Street, on the pedestrianised section of the street, in the heart of Manchester City Centre.
- 2.2 The buildings consist of a five-storey mixed-use property which was subject to a partial façade retention redevelopment following planning approval in 1993. A section of the original former bank entrance façade was retained, with the remainder demolished and reconstructed.
- 2.3 The former bank entrance (which is not affected in any way by this application) is referred to in the listing entry of the adjacent 35 King St (listing entry no. 1282985). It is considered that this semi-circulate arch is the only remaining feature of heritage significance at the subject property.
- 2.4 The lower three storeys of the building are of stone construction to the frontage, with stone detailing and pillars which add visual interest, and more simple brickwork to the rear on the elevation subject to alterations within this application. The upper two storeys have a standing seam cladding system.
- 2.5 The property is currently vacant and at an advanced stage of extensive refurbishment following planning approval in July 2020 (ref: 125675/FO/2019) which included its extension and remodelling.
- 2.6 The building consists of office units to the upper floors. The ground floor and basement (subject to this application) was previously occupied by Google UK as a 'Digital Garage' (previously Use Class D1 and now Use Class F1) for a temporary period before this permission expired in June 2019. The lawful use of both floors therefore then reverted back to retail (Use Class E). It is the intention for the ground floor is currently to be fitted out as a restaurant.



Image 1: Existing vacant basement

- 2.7 The property sits within an area of predominantly commercial, business and service uses, including offices to the upper floors and ground floor retail/restaurants.
- 2.8 The adjoining building to the west (known as 35 King Street) is a Grade II Listed Building, while the Grade I Listed St. Ann's Church is located to the north-west.
- 2.9 It is also located within the St. Ann's Square Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest.
- 2.10 The main entrances to the property front onto King Street, with a double fire door to the rear onto St. Ann's Alley which will be utilised for the proposed bar.

Relevant Planning History

- 2.11 The following previous planning applications are relevant to the proposal:
- **Retrospective temporary change of use of ground floor from shop (Use Class A1) to 'digital garage' (Use Class D1)** (ref: 118221/FO/2017) – Application approved 2nd February 2018.
 - **Continued use of ground floor as a 'Digital Garage' (Use Class D1) for a further temporary period of 6 months** (ref: 121747/FO/2018) – Application approved 12th December 2018.
 - **External modifications to existing 5 storey mixed use building to include new shopfront and entrances to ground floor shop unit, modification of office entrance to King Street, extension and remodelling of existing 3rd and 4th floor office floors following demolition of existing 'turret' feature, provision of 3 no. external terraces at 4th floor level to front and rear of building (to be used in conjunction with adjacent office space), replacement windows to ground to 2nd floors, new rear entrance into building for cycle access, painting of brickwork at ground level to front elevation and provision of roof top plant area** (ref: 125675/FO/2019) – Application approved 10th July 2020.
 - **Listed Building Consent for external modifications to existing 5 storey mixed use building to include new shopfront and entrances to ground floor shop unit, modification of office entrance to King Street, extension and remodelling of existing 3rd and 4th floor office floors following demolition of existing 'turret' feature, provision of 3 no. external terraces at 4th floor level to front and rear of building (to be used in conjunction with adjacent office space), replacement windows to ground to 2nd floors, new rear entrance into building for cycle access, painting of brickwork at ground level to front elevation and provision of roof top plant area** (ref: 125736/LO/2019) – Application approved 10th July 2020.

Planning Policy

Local Policies

2.12 The following policies from the *Manchester Core Strategy* and the *Saved Policies of Unitary Development Plan (UDP)* have been considered in relation to the proposal design:

- **Policy SP1:** Spatial Principles
- **Policy CC1:** Primary Economic Development Focus: City Centre and Fringe
- **Policy CC8:** Change and Renewal
- **Policy CC9:** Design and Heritage
- **Policy EC8:** Central Manchester
- **Policy EN1:** Design Principles and Strategic Character Areas
- **Policy EN3:** Heritage
- **Policy DC18.1:** Conservation Areas
- **Policy DC19.1:** Listed Buildings
- **Policy DM1:** Development Management

National Policy

2.13 The *National Planning Policy Framework* sets out the Government's planning policies for England and how these should be applied.

2.14 Section 6 relates to "***Building a strong, competitive economy***" and states that decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and take account of local business needs.

2.15 Section 12 relates to "***Achieving well-designed places***" and states that decisions should ensure that developments are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change. It adds that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

3.0 Application Proposals

- 3.1 The description of the development as stated on the application form is:
- “Change of use from retail (Use Class E) to a bar (Sui Generis) together with associated elevational alterations and Listed Building Consent”***
- 3.2 The proposed end user for the unit is Sonata Piano & Cabaret Lounge, a music-led venue in the heart of Manchester, inspired by the cabaret clubs of New York and Berlin.
- 3.3 It will provide live entertainment every night of the week, along with drinks in a bar/lounge setting.
- 3.4 There will only be a limited food offering and there is therefore no requirement for external ventilation.
- 3.5 The basement of 39-43 King Street will provide a self-contained space with an entrance on St. Ann’s Alley. This location lends itself to the bar’s concept, with a unique alleyway leading to the basement entrance and stairs.
- 3.6 In terms of employment, a number of positions will be created including a bar manager, bar and service staff, host, door staff and cleaners.
- 3.7 There will be only minor changes to the external elevations as a result of the development, including new double doors and external lighting as follows:
- Double doors: Metal faced doors (RAL 7021) set within existing opening, with porthole vision panels in toughened/laminated glass.
 - Lighting: External black caged bulkhead downlight.
- 3.8 Internally the proposed basement floorplan shows a bar, manager’s office, store room, unisex toilets, stage and customer seating areas.
- 3.9 The basement is currently in a shell condition so there are minimal strip out requirements within the basement to facilitate the works. There will be minor alterations internally at the entrance area leading to the stairs to the basement.

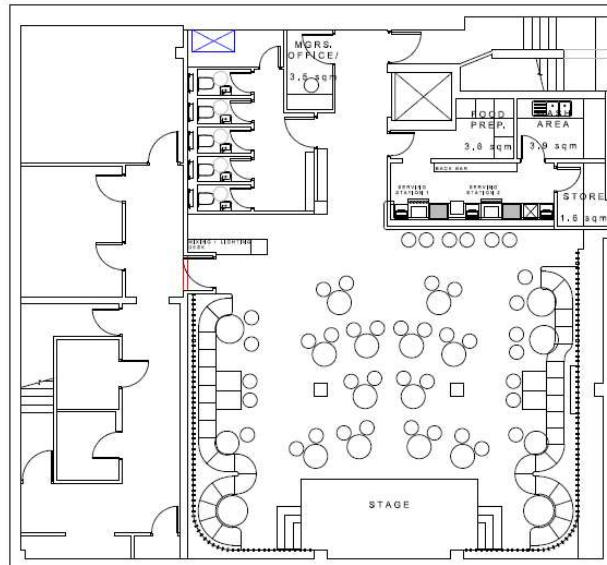


Image 2: Proposed basement floorplan

- 3.10 The proposed opening hours are 12pm to 2am, 7 days a week. The unit is located within a commercial area with other bar premises nearby. There are no residential properties within the immediate vicinity of the site and therefore no amenity impact upon residential occupiers as a result of the proposal, in compliance with Policy DM1.

Operations, Servicing and Waste Management

- 3.11 An Operating Statement accompanies the application and also incorporates a Dispersal Procedure.
- 3.12 Deliveries will occur during business hours and are able to utilise the designated loading bay nearby on Cross Street.
- 3.13 Waste is to be managed according to the landlord refuse strategy for the wider building. Waste storage areas within the bar and store areas are referred to on the accompanying Refuse Strategy Plan. Pre-paid bags from New Look Waste Disposal are utilised, who then collect the bags from the kerbside 7 days a week before 10am.
- 3.14 Recycling will be prioritised, with separate collection bags for paper/cardboard, mixed recycling and general waste. Glass recycling will be arranged with New Look to be collected from inside the premises.
- 3.15 These waste management procedures have worked for the landlord for a number of years without any negative impact, with no accumulation of waste inside or outside the building.

4.0 Access

- 4.1 The existing exit at the rear of the property will be utilised to provide access to the basement bar with new doubles doors proposed.
- 4.2 It is a self-contained unit, with the offices to the upper floors and a vacant retail unit on the ground floor having separate entrances on King Street, therefore minimising any impact upon the amenity of occupiers.



Image 3: Location of proposed new double doors

- 4.3 There are no designated car or cycle parking proposed as most customers and staff will travel by foot or public transport given the highly accessible location of the site within the city centre.
- 4.4 The building benefits from a loading bay on Cross Street and there are also strips of metred parking bays on King Street.

5.0 Conclusion

- 5.1 This Statement has explained the principles and concepts applied to the works and demonstrates the steps taken to appraise the context of the development.
- 5.2 The development will deliver planning benefits to the area, including bringing back into use a unit that has been vacant for approximately two years within a prominent location, adding to and complementing the existing leisure offer in this part of Manchester City Centre, and providing job opportunities for local people.
- 5.3 Only minor external alterations are proposed to the elevations, minimising any impact on the locality, including upon the significance of heritage assets including the St. Ann's Square Conservation Area, nearby listed buildings and the former bank entrance which is referred to in the listing entry of the adjacent building.