



Paul Butler Associates

Planning, Development & Heritage Consultants

28 March 2022

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

FAO James Hughes

21.1658

Dear James

Application for Planning Permission Kings House, King Street West, Manchester City Centre

On behalf of our client Bruntwood Estates Limited, we have pleasure in submitting an application to seek approval for a proposed scheme which will enable the re-use of the office parts of the Kings House building on King Street West, Manchester City Centre.

The project involves the comprehensive internal refurbishment and reconfiguration to upgrade the office space and facilities. The affected part of the building will continue to be in office use (Use Class E(g)(i)) at ground and upper floors including. The proposals also include external works to entrances, the replacement of the eastern part of the building's windows, a façade lighting scheme, and the replacement of plant.

Description of Development

The works which form part of the project and require planning permission are set out within the description of development as follows:

'External works including works to existing entrances, replacement of existing windows including introduction of vents to lightwell windows, reconfiguration of existing plant including creation of plant enclosure, removal of small roof extension and restoration of tiled roof pitch, installation of dry riser panel, installation of façade lighting scheme, installation of 6 rooflights, creation of ground level plant enclosure, and associated works'.

Supporting Documents

The application is supported by a series of planning drawings prepared by EPR Architects (please refer to attached drawing schedule), along with the following technical reports:

- Design & Access Statement undertaken by EPR Architects.
- Heritage Statement undertaken by Paul Butler Associates.
- Planning Statement undertaken by Paul Butler Associates.
- Noise Impact Assessment undertaken by DBX Acoustics.

- Structural Survey prepared by Crown Services.
- External Lighting Statement and plans prepared by Artin.
- Bat Survey prepared by Tyler Grange.
- Energy Statement prepared by Ramboll.
- Ventilation Statement prepared by Ramboll.

The application fee of £462 has been paid via the Planning Portal.

Scheme benefits

The proposed development will provide a series of economic, social and environmental benefits. These include:

- The refurbishment of an existing office building, providing additional facilities for office employees at basement level, and undertaking internal and external improvement works which will enhance the building's visual contribution to this part of the City Centre, whilst also making it attractive to high quality office occupiers.
- The reuse of currently mostly vacant floorspace, leading to the creation of new jobs both within the office spaces, and creating further employment during the construction stage of the project.
- The necessary replacement of the building's windows with like-for-like double glazed timber frames. Alongside other elements of the sustainability strategy, these works will enable the building to achieve net zero carbon, ensuring it can continue to be sustainable for decades to come.
- The re-use of a building in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area, including the adjacent Kendal Milne development.
- Through undertaking enhancement works to the building's main entrances on King Street West, the proposed scheme will significantly improve the relationship between the building and King Street West, creating a focal point fitting of its prominent location and the historic significance of the building.
- The installation of a façade lighting scheme, and other works which will improve the environmental performance of the building including replacement plant and air source pumps.
- Securing direct investment into the City through the provision of jobs during the refurbishment and construction stage and the creation of additional employment associated with the office space once operational.
- The encouragement of further investment into this key location within Manchester City Centre.

- Taking advantage of the site's easy access to public transport linkages, and its proximity to the multitude of services offered within the City Centre. The works will also result in significant improvements to how the buildings are accessed, and to access within the buildings.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application on behalf of Bruntwood Estates Limited and look forward to working with officers in progressing the application through to a positive determination. If you require anything further, please let me know.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Don Murphy', with a stylized flourish at the end.

Don Murphy MPLAN MRTPI
Director

Architectural Plans Schedule

Site Location Plan		11176-EPR-00-XX-TP-A-00-2001	P01
Existing Site Plan		11176-EPR-00-XX-TP-A-01-2201	P01
Proposed Site Plan		11176-EPR-00-XX-TP-A-01-2201	P01
Existing Basement 02 Plan		11176-EPR-00-XX-TP-A-02-2097	P02
Existing Basement 01 Plan		11176-EPR-00-XX-TP-A-02-2098	P02
Existing Lower Ground Floor Plan		11176-EPR-00-XX-TP-A-02-2099	P02
Existing Ground Floor Plan		11176-EPR-00-XX-TP-A-02-2100	P02
Existing First Floor Plan		11176-EPR-00-XX-TP-A-02-2101	P02
Existing Second Floor Plan		11176-EPR-00-XX-TP-A-02-2102	P02
Existing Third Floor Plan		11176-EPR-00-XX-TP-A-02-2103	P02
Existing Fourth Floor Plan		11176-EPR-00-XX-TP-A-02-2104	P02
Existing Roof Plan		11176-EPR-00-XX-TP-A-02-2105	P02
Proposed Basement 02 Plan		11176-EPR-00-XX-TP-A-02-2137	P02
Proposed Basement 01 Plan		11176-EPR-00-XX-TP-A-02-2138	P02
Proposed Lower Ground Floor Plan		11176-EPR-00-XX-TP-A-02-2139	P02
Proposed Ground Floor Plan		11176-EPR-00-XX-TP-A-02-2140	P02
Proposed First Floor Plan		11176-EPR-00-XX-TP-A-02-2141	P02
Proposed Second Floor Plan		11176-EPR-00-XX-TP-A-02-2142	P02
Proposed Third Floor Plan		11176-EPR-00-XX-TP-A-02-2143	P02
Proposed Fourth Floor Plan		11176-EPR-00-XX-TP-A-02-2144	P02
Proposed Roof Plan		11176-EPR-00-XX-TP-A-02-2146	P02
Existing Longitudinal Section AA		11176-EPR-00-XX-TP-A-05-5100	P01
Existing Longitudinal Section BB		11176-EPR-00-XX-TP-A-05-5101	P01
Proposed Longitudinal Section AA		11176-EPR-00-XX-TP-A-05-5140	P01
Proposed Longitudinal Section BB		11176-EPR-00-XX-TP-A-05-5141	P01
Existing North Elevation		11176-EPR-00-XX-TP-A-04-4100	P02
Existing South Elevation		11176-EPR-00-XX-TP-A-04-4101	P02
Existing East & West Elevation		11176-EPR-00-XX-TP-A-04-4102	P02
Existing Lightwell Elevations		11176-EPR-00-XX-TP-A-04-4103	P02
Proposed North Elevation		11176-EPR-00-XX-TP-A-04-4140	P02
Proposed South Elevation		11176-EPR-00-XX-TP-A-04-4141	P02
Proposed East & West Elevation		11176-EPR-00-XX-TP-A-04-4142	P02
Proposed Lightwell Elevations		11176-EPR-00-XX-TP-A-04-4143	P02
King Street Ground Floor Detailed Elevations		11176-EPR-00-XX-TP-A-31-2201	P01
Back Bridge Ground Floor Detailed Elevations		11176-EPR-00-XX-TP-A-31-2202	P01