



Design, Access & Heritage Statement

25 King Street, Manchester

on behalf of

Yorkshire and Clydesdale Bank Pension Trustee Ltd c/o CBRE Global Investors

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1.0 Introduction

- 1.1 This Design, Access & Heritage Statement has been prepared by Sixteen Real Estate on behalf of ***Yorkshire and Clydesdale Bank Pension Trustee Limited c/o CBRE Global Investors*** in support of an application for Planning Permission to Manchester City Council (MCC).
- 1.2 The application relates to the installation of kitchen extract and intake fan plant to the rear first floor roof of 25 King Street in Manchester City Centre.
- 1.3 The extraction plant is required for a new café/restaurant that will occupy the ground floor and basement unit.

2.0 Site and Context

Physical Context

- 2.1 The property is located at 25 King Street, on the pedestrianised section of the street, in the heart of Manchester City Centre.
- 2.2 The building consists of a four-storey commercial property, with a retail/commercial unit situated to the ground floor/basement and office suites above. It steps down to a single-storey at the rear where there is a flat roof.



Image 1: Existing front elevation

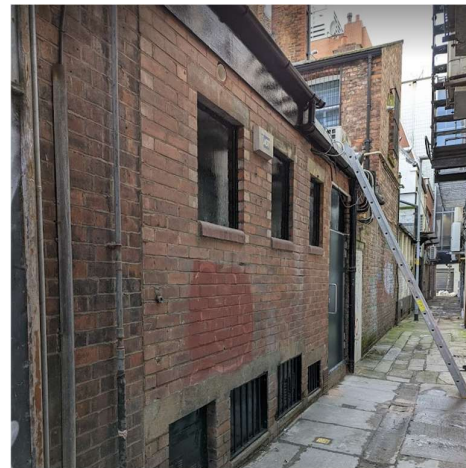


Image 2: Existing rear elevation

- 2.3 The ground floor and basement are currently vacant after previously being occupied as a clothes shop (Phase Eight) under Use Class E. It is in the process of being converted into a café/restaurant.
- 2.4 The main entrance to the unit fronts onto King Street, while to the rear is a pedestrian entrance onto an alleyway known as Mayo Street, providing servicing access for the ground floor and basement unit.

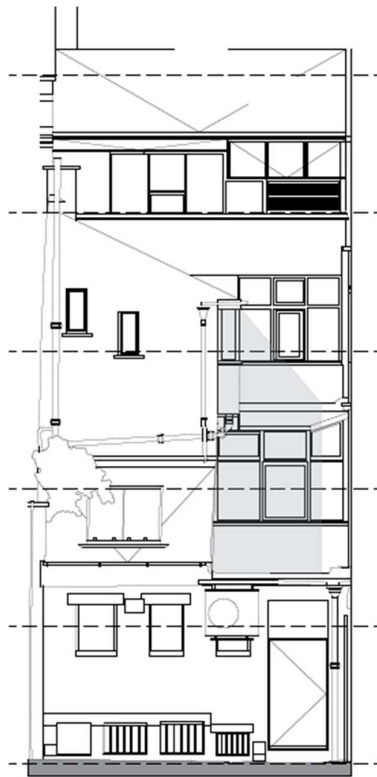


Image 3: Existing rear elevation

- 2.5 The property sits within an area of predominantly commercial, business and service uses, including offices to the upper floors and ground floor/basement retail, restaurants and bars. King Street itself is a busy pedestrian shopping street that leads onto Deansgate to the west.
- 2.6 The closest residential premises is at 33 South King Street.
- 2.7 There are a number of Grade II listed buildings located nearby, including 19 King Street and 15 & 17 King Street to the west, the Old Exchange to the east, and 28 King Street and the Warehouse Shop (19 South King Street) to the south.
- 2.8 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.

Relevant Planning History

- 2.9 The following previous planning application is relevant to the proposal:

- **Proposed elevational alterations to the ground floor unit including installation of new shopfront and signage** (ref: 131764/FO/2021) – Application approved 17th November 2021.
- **Shopfront refurbishment** (ref: 106061/FO/2014/C1) – Application approved 14th August 2014.

Planning Policy

Local Policies

2.10 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

- 2.11 The *National Planning Policy Framework* sets out the Government's planning policies for England and how these should be applied.
- 2.12 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.
- 2.13 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:

“Installation of kitchen extraction plant to rear first floor roof of building.”

3.2 The extraction equipment is required for the future new café/restaurant occupier of the unit, Eden Lounge. It includes kitchen extract and intake fan plant to the first floor roof to the rear of 25 King Street.

3.3 The kitchen will be located within the basement and will include electric griddle plates, charcoal grills and deep fryers.

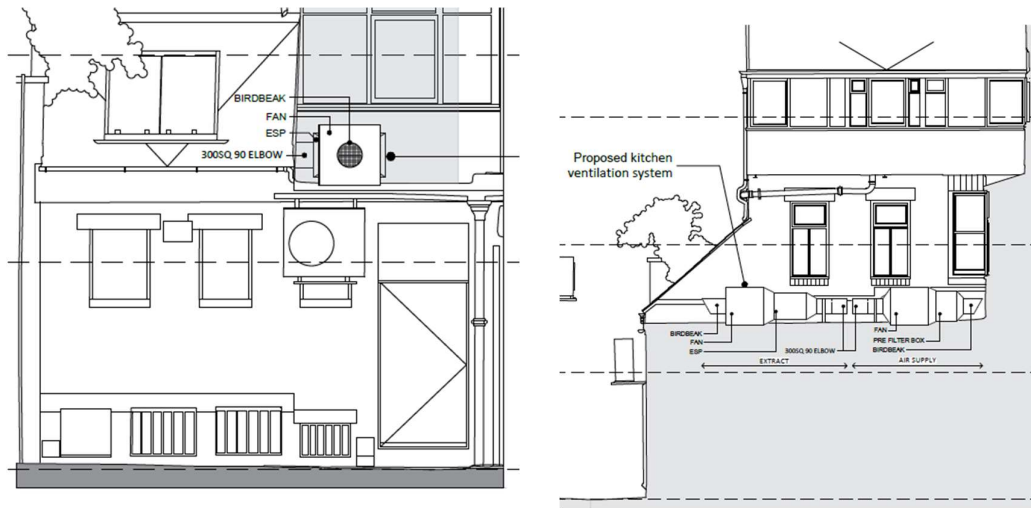


Image 5: Proposed elevations

Odour Impact

3.4 Emissions generated from food preparation activities will be removed via a dual extract canopy system. Associated ductwork will run alongside with in-built fine dust filtration and ozone odour control units. An Air Boos T2002 Electrostatic Precipitator (ESP) units will also be fitted within the ventilation system to assist with collection of particulate phase pollutants from the extract air prior to discharge.

3.5 Emissions will be discharged horizontally into the alleyway to the rear of the property, at approximately 3.5m above the ground level. An Odour Assessment accompanies the application and states that with the proposed mitigation in place, the development is considered suitable with odour impact reduced to an acceptable level.

Noise Impact

- 3.6 A noise impact assessment accompanies the application which has established that noise emissions from the proposed extraction units should meet the requirements of Manchester City Council.

4.0 Access

- 4.1 There will be no impact upon access as a result of the proposals.

5.0 Heritage

- 5.1 The building is not listed but is 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.
- 5.2 There are a number of Grade II Listed Buildings located nearby, including 19 King Street and 15 & 17 King Street to the west, the Old Exchange to the east, and 28 King Street and the Warehouse Shop (19 South King Street) to the south.

Impact upon Conservation Area

- 5.3 The proposed works to the rear of the building and are relatively minimal and include only new extraction equipment which will have minimal impact upon the wider St. Ann's Square Conservation Area.
- 5.4 The Conservation Area was designated due to the high number of buildings of architectural and historic interest. Views into and across St. Ann's Square are of the greatest significance and while the elevation is nearby, it is hidden away and there will be no negative impact upon the significance of the Conservation Area. The alleyway is used primarily for servicing of the buildings along it.
- 5.5 In addition, the extraction equipment will be mostly obscured from view at ground level as it will be located on the first floor roof.
- 5.6 The rear elevation of 25 King Street has no special interest in the context of the historic significance of the Conservation Area and there will be no harm caused by the minor works upon its significance.

Impact upon nearby Listed Buildings

- 5.7 Due to the minor nature of the proposed works, we do not consider that there will be any impact upon nearby listed building their setting.
- 5.8 There proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 Conclusion

- 6.1 The Statement has explained the principles and concepts applied to the proposed works and demonstrates the steps taken to appraise the context of the development.
- 6.2 The development will deliver planning benefits to the area, assisting with bringing back into use a unit that is currently vacant 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.
- 6.3 The proposed works are relatively minimal and include only extraction to the rear of the building, having no impact upon the preservation of the significance of the St. Ann's Square Conservation Area and causing no harm to the nearby listed buildings.