



Design and Access Statement

37-43 King Street, Manchester

on behalf of

37 KS GP Limited on behalf of 37 KS LP

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CONTENTS PAGE

1.0	Introduction.....	2
2.0	Site and Context.....	3
3.0	Application Proposals	7
4.0	Access	9
5.0	Conclusion	10

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 relates to works to the rear of 37-43 King Street in Manchester City Centre. The description of development as stated on the application form is:

"Installation of new fire door with external lighting."
- 1.3 The new fire door is required to ensure compliance with fire regulations in relation to the internal works for a new restaurant at the ground floor of 37-43 King Street.
- 1.4 The Statement will explain how design principles and concepts have been applied to the works, and demonstrate the steps taken to appraise the context of the development will illustrate how the final design was achieved.
- 1.5 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 37-43 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-circular arch is the only remaining feature of heritage significance at the subject property.
- 2.4 The lower three storeys 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.

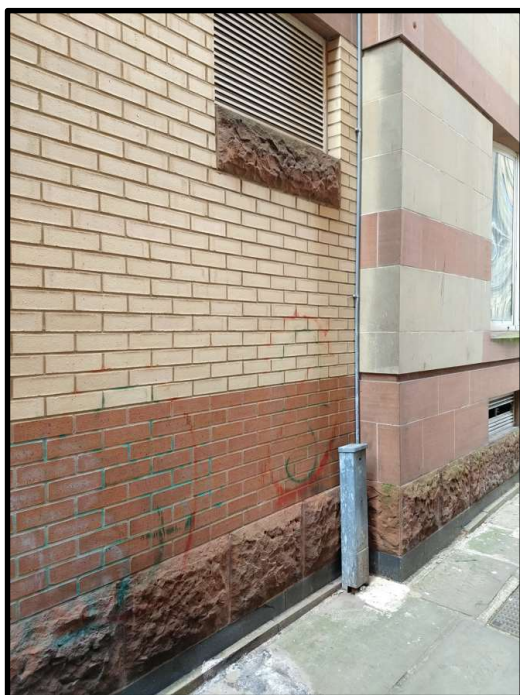


Image 1: Existing elevation in location of proposed fire door and lighting

- 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 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 to be fitted out as a restaurant.
- 2.7 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 basement unit in future.

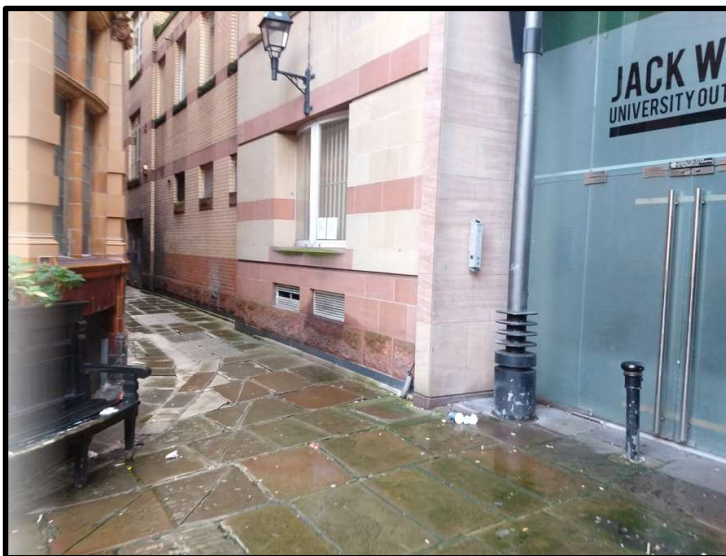


Image 1: View to rear of property on St. Ann's Alley

- 2.8 The property sits within an area of predominantly commercial, business and service uses, including offices to the upper floors and ground floor retail/restaurants.
- 2.9 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.
- 2.10 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

- 2.11 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:

“Installation of new fire door with external lighting”

3.2 The new fire door is required to ensure compliance with fire regulations in relation to the internal works for a new restaurant at the ground floor of 37-43 King Street.

3.3 Due to the change in levels internally and externally, two new steps are proposed. One will be from the internal finished floor level down to the door threshold level, and another from the threshold down to the street level.

3.4 As there is currently limited lighting along St. Ann’s Alley, new lighting is required.

3.5 The door and lighting proposed is as follows:

- Door: Powder coated steel fire (matt black), without a vision panel.
- Lighting: 2 x Manhattan exterior lights located to either side of the existing window. 1 x Opal PC diffuser above the new fire door. See accompanying plans for further details.

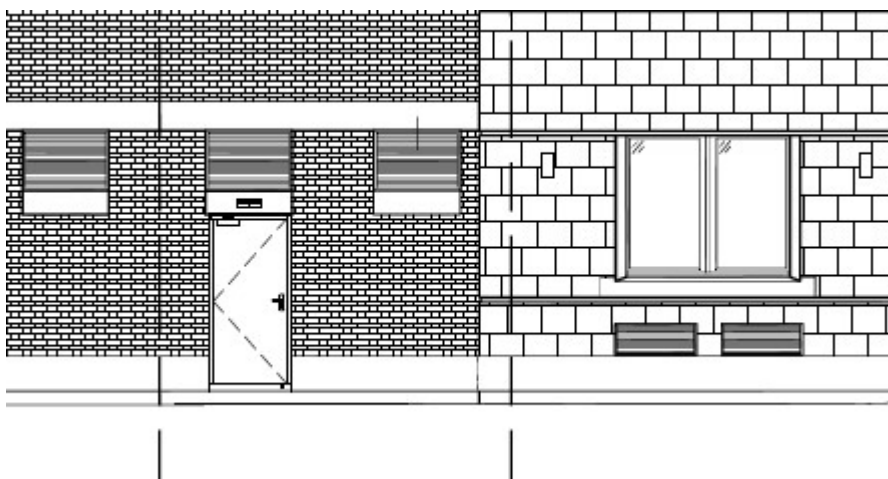


Image 3: Proposed elevation

3.6 To facilitate the formation of the new fire door, various modern finishes are being removed internally including metal stud partitions, suspended ceilings, vinyl floor coverings, sanitaryware and lighting. The formation of the opening will involve the installation of a new lintel and the removal of a small area of blockwork and ashlar stone to the rear elevation.

3.7 The proposal will have minimal impact upon the streetscene, with the elevation not being within a prominent location along the alley at the rear of the building.



- 3.8 As stated within the accompanying Heritage Statement, the proposal will also preserve the St. Ann's Square Conservation Area and cause no harm to nearby listed buildings or the former bank entrance which is referred to in the listing entry of the adjacent building.



4.0 Access

- 4.1 The current pedestrian access arrangements to the frontage of the building are to be retained on King Street, providing level access through the main entrance to the unit.
- 4.2 The proposed development is for a new rear fire exit onto St. Ann's Alley, required in order to ensure compliance with fire regulations. As described above, there is a change in levels internally and externally, meaning that two new steps are required.



5.0 Conclusion

- 5.1 The proposed new fire door and lighting to the rear of the unit is required to ensure compliance with fire regulations in relation to the internal works a for a new restaurant at the ground floor of the building.
- 5.2 There will be no negative impact upon amenity as a result of these minor works, along with only a minimal impact upon the streetscene to the rear given that the elevation is not in a prominent location.
- 5.3 The works will preserve the significance of the St. Ann's Square Conservation Area and cause no harm to the nearby listed buildings or the former bank entrance which is referred to in the listing entry of the adjacent building.