Design and Access Statement

25 King Street, Manchester

on behalf of

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

Prepared by
Sixteen Real Estate Limited
2od Floor,
Byron House,
Kennedy Street,
Manchester,
M2 4DE

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Sixteen.

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1.0 Introduction

1.1 This Design & Access 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 and Display of Advertisements to Manchester City Council (MCC).

1.2 The application relates to works for the replacement of the frontage of the ground floor of 25 King Street in Manchester City Centre. The description of development as stated on the application form is:

"Proposed elevational alterations to the ground floor unit, to include new shopfront, retractable awning and signage."

1.3 The alterations are required for the future new café/restaurant occupier of the unit, Eden Lounge. The concept is for a café/restaurant that will focus on Mediterranean dishes.

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 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 and office suites above.



Image 1: Existing elevation of 25 King St



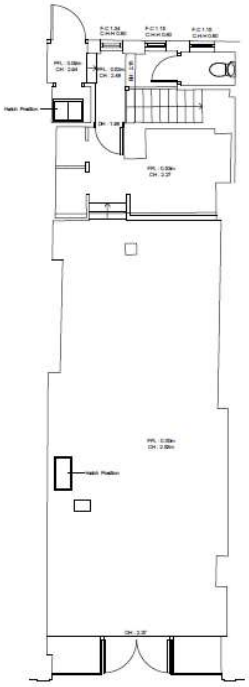
Image 2: Existing signage

2.3 The unit is currently vacant after previously being occupied as a clothes shop (Phase Eight) under Use Class E.

2.4 The outer area of the frontage consists of granite surrounding the existing timber painted shop front which still contains the Phase Eight signage.

2.5 The main entrance to the unit fronts onto King Street, with double-doors set back within a central area of the frontage and windows to either side. There is a short ramp from external street level to internal finished floor level.

2.6 There is also a pedestrian entrance to the rear of the property providing access to the upper offices, as well as servicing for the ground floor unit.



Existing Ground Floor
Scale 1:100

Image 3: Existing ground floor plan

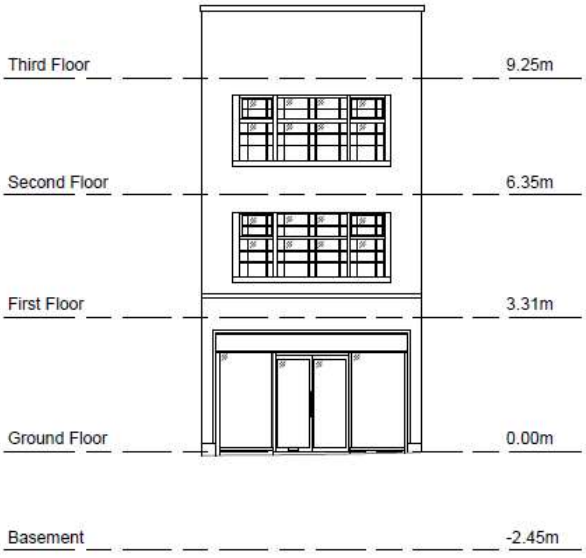


Image 4: Existing elevation

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 and bars. King Street itself is a busy pedestrian shopping street that leads onto Deansgate to the west.

2.8 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.

2.9 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.

Relevant Planning History

2.10 The following previous planning application is relevant to the proposal:

- **Shopfront refurbishment** (ref: 106061/FO/2014/C1) – Application approved 14th August 2014.

Planning Policy

Local Policies

2.11 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

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

2.13 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.

2.14 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:

"***Proposed elevational alterations to the ground floor unit, to include new shopfront, retractable awning and signage.***"

3.2 The alterations are required for the future new café/restaurant occupier of the unit, Eden Lounge.

3.3 The menu of this café/restaurant will focus on Mediterranean dishes, with the space being inspired by the natural beauty of an island holiday. The external alterations are designed to match this theme using forest green and gold colours.

3.4 The application proposes the following:

- Replacement of shopfront to include:
  - Glazed bi-fold doors and separate entrance door with aluminium frames. The new entrance door will be relocated from the central location to the left side of the elevation.
  - New sign tray above the doors wrapped in laminated print (4750x490x50mm). Within this, there will be a circular ACM sign with 3D gold lettering reading "EDEN LOUNGE" (860x860mm) to reflect the branding of the occupier.
- Replacement of existing projecting sign with new projecting sign fitting to the existing granite section to the left of sign tray, as follows:
  - Decorated projection sign bracket (850mm wide) and circular sign with 3D gold lettering reading "EDEN LOUNGE" (740x740mm).
- Retractable black awning to be fitted above the existing granite (5400mm wide). This will be able to retract 2.5m and will not go beyond the pavement line.



Image 5: Proposed elevation



Image 6: CGI of proposed advertising

3.5 The proposed redesign of the shopfront for the new occupiers of the unit will help to make effective use of a vacant premises, bringing the space back into commercial use, adding to and complementing the existing leisure offer on King Street and enhancing the streetscene.

3.6 The retractable awning will assist in guiding visitors to the premises and generating customer footfall. It is in keeping with the commercial setting on King Street, with nearby premises on King Street and Deansgate also having awnings, including El Gato Negro and Tast. The erection of awnings has therefore previously been accepted in principle on neighbouring premises. They will therefore not be an obtrusive feature within the streetscene, in line with policies SP1, EN1 and DM1 of the Manchester Core Strategy.

3.7 While the retractable awnings would project over the public pavement, due to their height they do not cause any conflicts with pedestrians and will therefore no cause impact upon pedestrian safety.

3.8 As stated within the accompanying Heritage Statement, the proposal will preserve enhance the St. Ann's Square Conservation Area and cause no harm to nearby listed buildings.

4.0 Access

4.1 The current access door to the frontage of the building is to be altered with the minor relocation of the door from the central section of the units, to left side of the elevation.

4.2 Internally, there will be a short ramp at the entrance to meet with the internal finished floor level in compliance with Building Regulations.

4.3 There will be no change to the rear access to the building.

5.0 Conclusion

5.1 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.

5.2 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.

5.3 The proposed works will enhance the streetscene on this busy commercial street, ensuring preservation of the significance of the St. Ann's Square Conservation Area and causing no harm to the nearby listed buildings.