



DESIGN, ACCESS & HISTORICAL STATEMENT

FOR THE PROPOSED RESIDENTIAL DEVELOPMENT

62 KING STREET

MANCHESTER

FOR

AVIVA

PREPARED BY R. LEWIS (RIBA)

FOR THE R.G. PARTNERSHIP LTD



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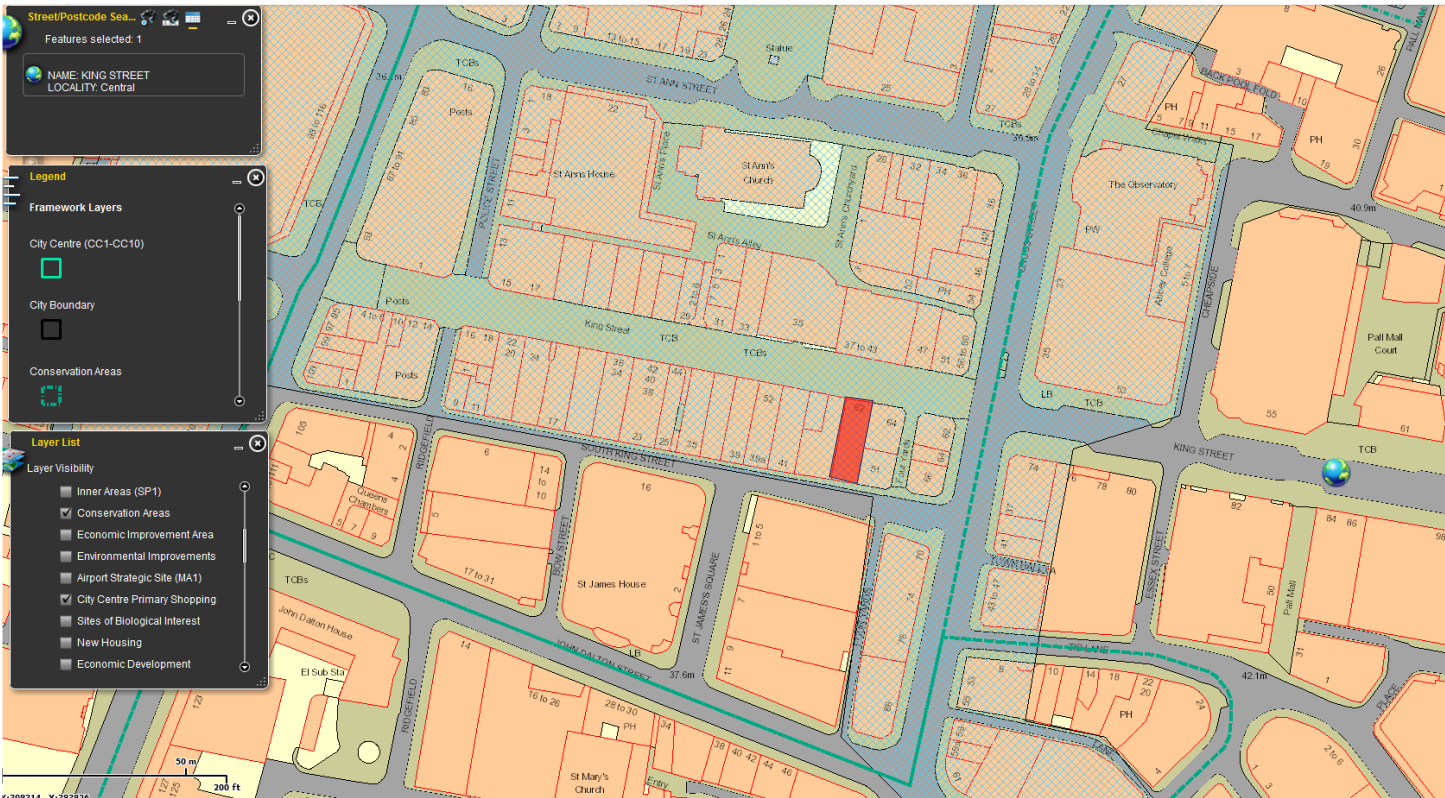
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1. Introduction

- 1.1 Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 as amended March 2010 requires the submission of a Design & Access Statement alongside applications for planning and listed building consent. A Design & Access Statement is a report which is measured against CABE's Design & Access assessment. It is intended to illustrate the process that has led to the development proposal, and to explain and justify the proposal, in a structured way.
- 1.2 The following Design and Access Statement supports a full planning and listed building application for change of use, and minor alterations to 62 King Street, Manchester.
- 1.3 As the building is Grade II listed, a statement of significance has also been provided.



Location Plan



UDP plan

2. Background

2.1 R.G. Partnership have been commissioned by Savills on behalf of Aviva, in May 2014, to prepare details for a planning application and listed building consent, for a change of use and minor alterations to 62 King Street, Manchester.

The application should be read in conjunction with the prior approval application for 58-60 King Street to the west, and 64-66 King Street to the east, of 62 King Street.

Both applications deal with the change of use from offices to residential.

R. Lewis has completed the RIBA conservation course, and is a RIBA Conservation Registrant. In addition to the conservation qualification, the author can also demonstrate conservation experience, having worked on many listed buildings, including the Former Hahnemann Hospital, 65 Hope Street, 26 Rodney St, Liverpool, The Posting House, Southport, Lea Hall Farm on the Duke of Westminster’s Estate in Cheshire, and 19 Fulwood Park, Liverpool.

2.2 The Site

62 King Street, is located in the Manchester City centre Conservation Area. It is also designated in the adopted UDP as city centre primary shopping.

2.3 62 King Street is located at the very heart of Manchester. Manchester itself can trace its heritage back to 80AD during the Roman occupation. After the withdrawal of the Roman Army in 407AD the fort fell into ruin in 919 the structure was repaired as a defence against the Danes. It gave its name to Castlefield. From this time the city grew through the Norman invasion and the Middle Ages to 1301 when Manchester was granted a charter. The city grew further through the 16th and 17th centuries, surviving the plague and civil war and by the end of the 18th century the population had soared to 70,000. The Industrial Revolution created vast wealth in the area, with the increasing profitability of the textile and cotton industries, which prompted the setting up of banking facilities. The first true bank was the “Bank of Manchester” established in 1829 and later in 1834 the Manchester and Liverpool District Bank was established, with others following close behind. The area of Spring Gardens in Fountain Street, and King Street, became the banking centre of Manchester. King Street developed into two distinct districts. To the east of Cross Street the banking houses and to the west of Cross Street, the retail district, although there are one or two exceptions. To this day, the scale of the buildings reflect this distinct separation.

The majority of the buildings west of Cross Street were developed as retail to the ground floor with general offices, law offices or residences above.

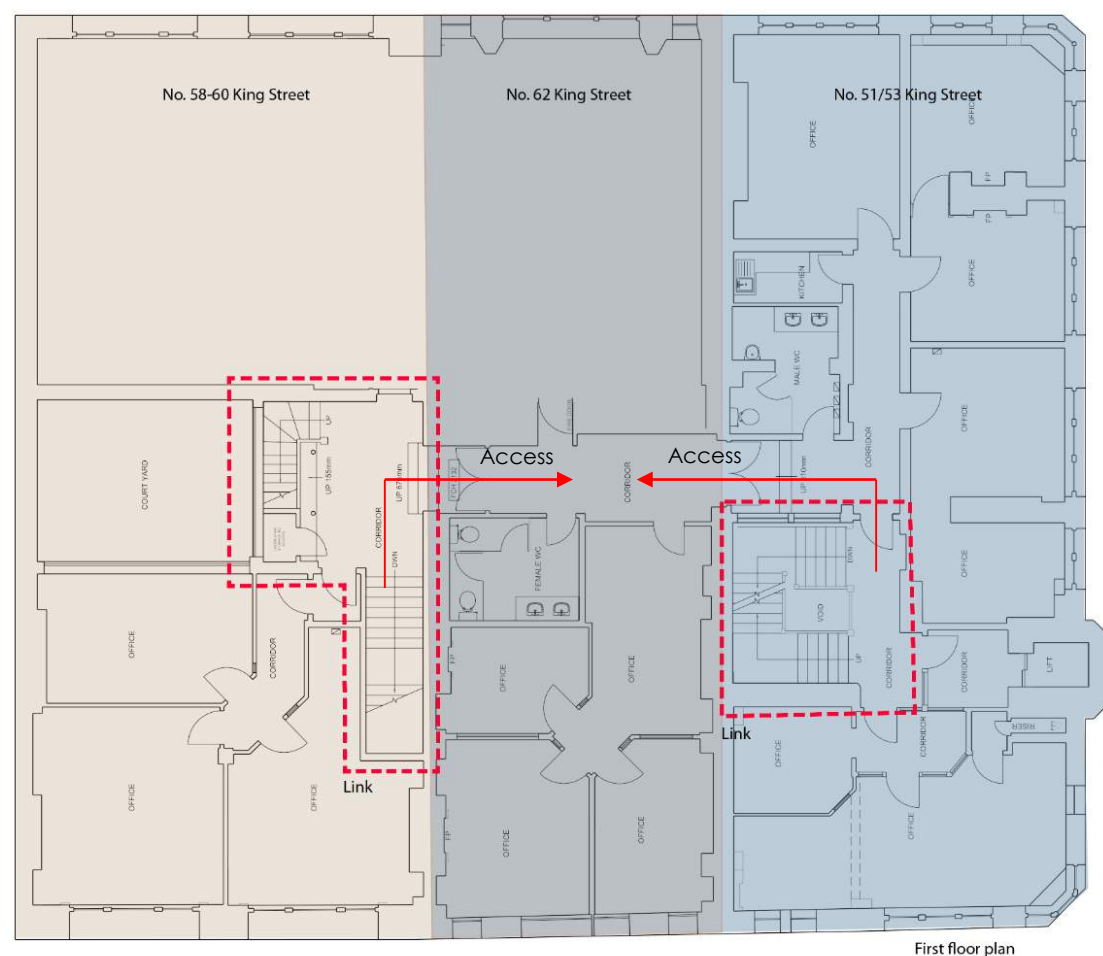


Fig.1

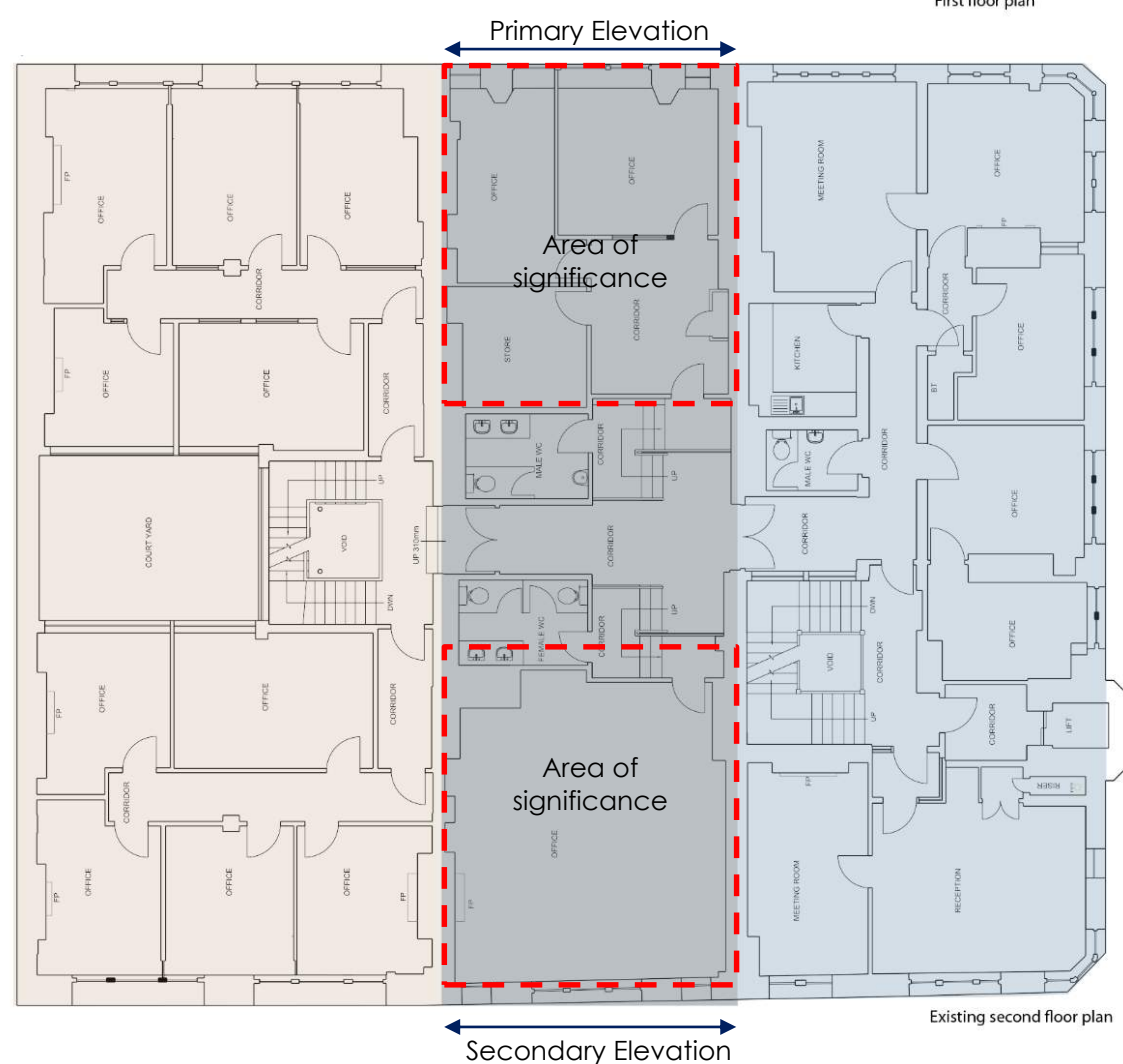


Fig.2

2.4 62 King Street is Grade II Listed English Heritage, entry number 1219154.

The listing text notes the following features:

Shop. Late C19, altered. Painted stone and stucco, hipped slate roof with central gable. Rectangular plan at right-angles to street. Three storeys and attic, symmetrical, with a wide gabled centre and very narrow side bays, 1:3:1 windows at 1st Floor. The ground floor has an original (or restored) 3-bay shop-front with central entrance and flanking windows framed by slender columns and wide simple tracery forming arched heads to the openings with dagger spandrels: the 1st floor has 3 windows to the centre with ogee cresting and tall poppy-head finials rising into enriched panels; the 2nd floor has windows with rounded corners; the 3rd floor has a false balcony of stone pierced with quatrefoils and a large 2-centred arched window of 3 cusped lights with fleur-de-lys blind tracery in the head, surmounted by a gable with inverted-sword motif (the point which formerly provided the finial now missing). Narrow windows to the outer bays: cartouches with escutcheons at 2nd floor

The features noted above are all contained within the King Street elevation.

The Grade II listing applies to the whole building, however the reason for the listing seems to only relate to the King Street elevation.

2.5 The Building

62 King Street has a retail unit at the ground floor with offices above.

There are no vertical access points within the whole building. Access to each floor above the ground floor is via either 58-60 King Street, or via 51/53 King Street.

This leads to the conclusion vertical circulation within the building has been stripped out prior to the listing on the 3rd October 1974. (Fig.1)

2.5.1 The external appearance of the structure is significantly different to the building either side, and together with the parapet walls projecting above the roof have led the author to conclude that 62 King Street was entirely independent from the structures either side, which together with the current access arrangements show that the building has been altered significantly in the past, and as such only the external elevations and the first 7 meters in can be considered as significant. (Fig.2) The rear elevations subservient to the frontage onto King Street.



Fig 3. Front elevation



Fig. 4 Birds eye view

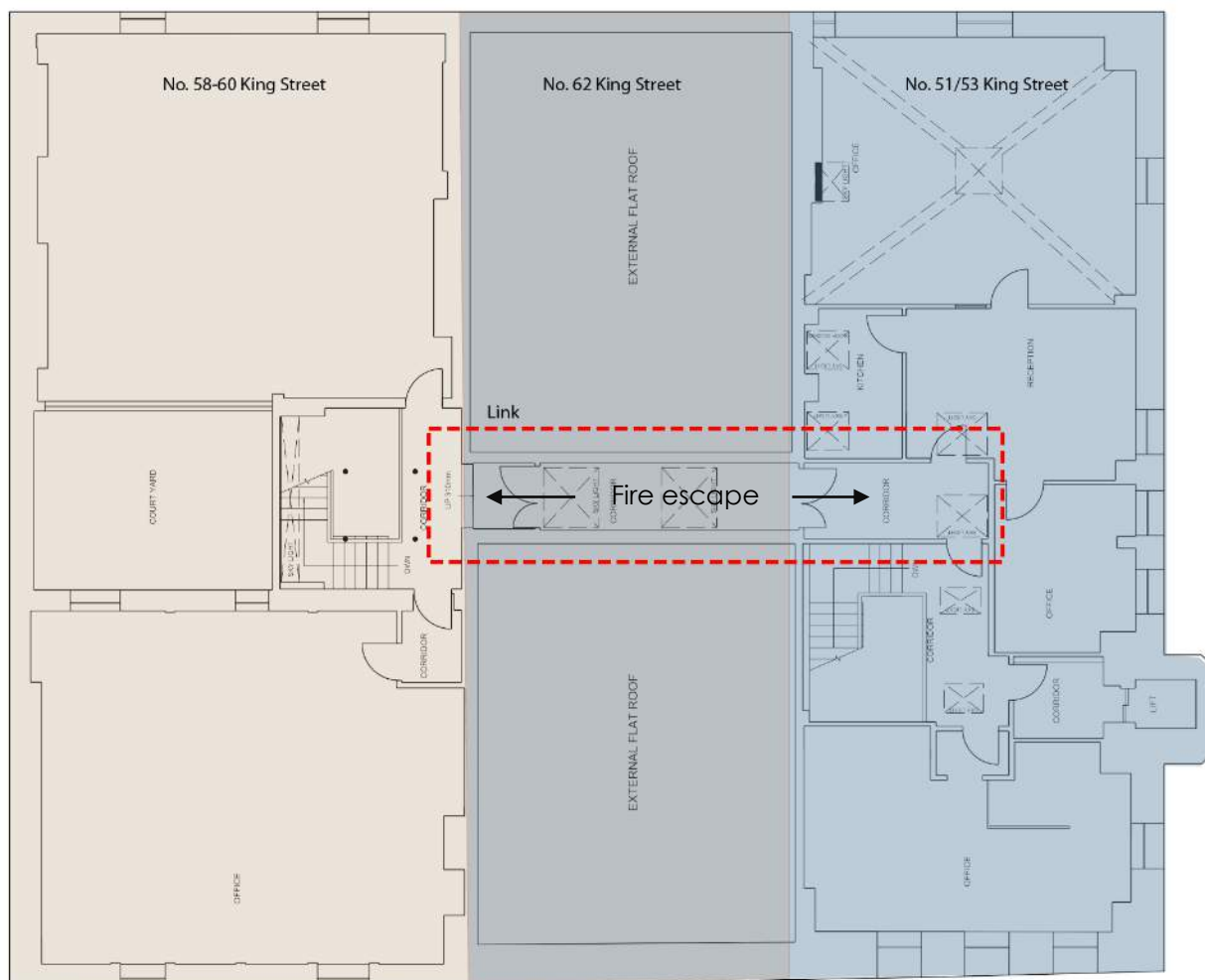


Fig 5. Existing fourth floor plan



Fig 6. Rear elevation

2.5.2 The front elevation adjacent, is accurately described in the EH Listing section 2.4 (Fig. 3)

2.5.3 The roofscape is likely to have changed over the buildings history. Surrounding structures such as 58-60 King Street to the west utilise a mansard roof design with an internal light well. Whilst the author cannot be definitive about a light well it seems likely that internal roof structures with mansard roofs were more likely than the large flat roof and six roof lights, which is likely to have been constructed to provide a fire escape, linking the two buildings either side of 62 King Street. (Fig.4 & Fig 5)

2.5.4 The rear elevation to King Street south, is less distinctive however it is well maintained and echoes some of the features of the main King Street elevation, such as the quatrefoil window on the centre gable. I believe it does not command as much respect as the buildings either side to the east and west, which leads to the conclusion that the significant features to be considered are onto King Street itself. Fig. 6

2.5.5 Internally there are very few features that have been retained throughout its history, and multitudes of refurbishments. These are listed below, per floor:

Ground Floor

Retail units with no vertical access to the floors above. Due to the concealment of the shop fixtures and fittings, nothing significant is apparent.



View 1



View 2



View 3



View 4



View 5



View 6



View 7

First Floor

The north side of the structure is within the demise of the retail unit below, therefore the south side could only be investigated.

All partitions appear to be contemporary and none load bearing with a suspended grid ceiling throughout

View 1 illustrates the access corridor to the room - no visible features of note.

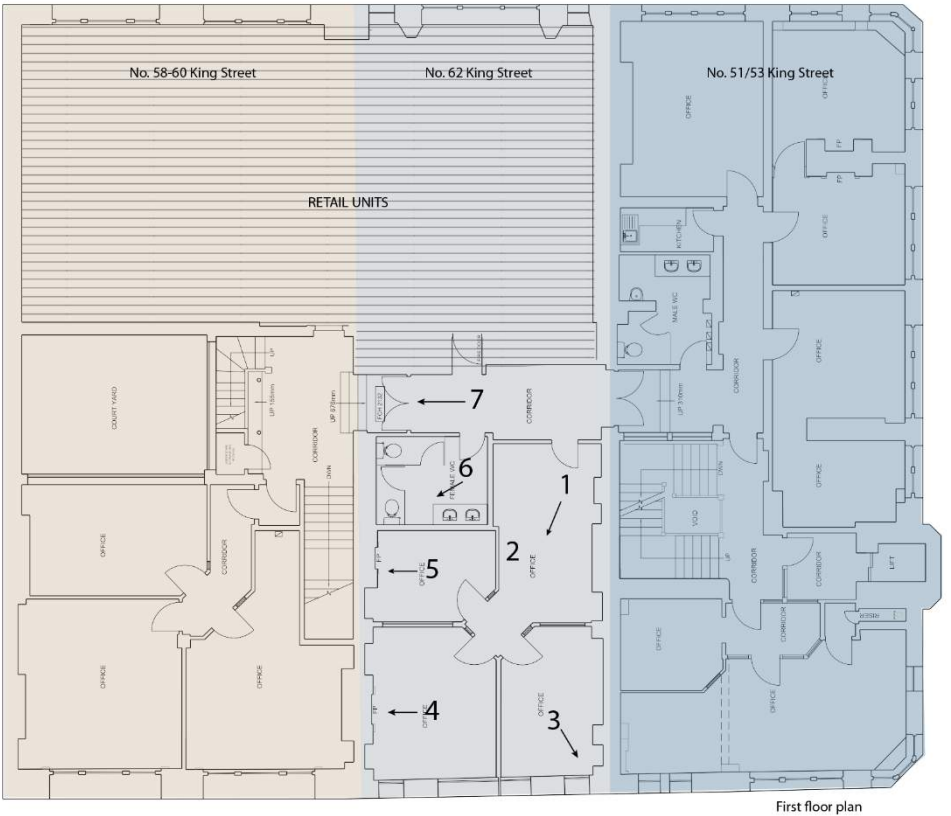
View 2 the ceiling above the suspended grid has been under-drawn, with taped and fill plasterboard, no doubt for fire separation purposes. The rear elevation has been split into two offices utilising a mullion in the 3 bay windows as the separation point.

View 3 illustrates the east office. The windows appear to be original.

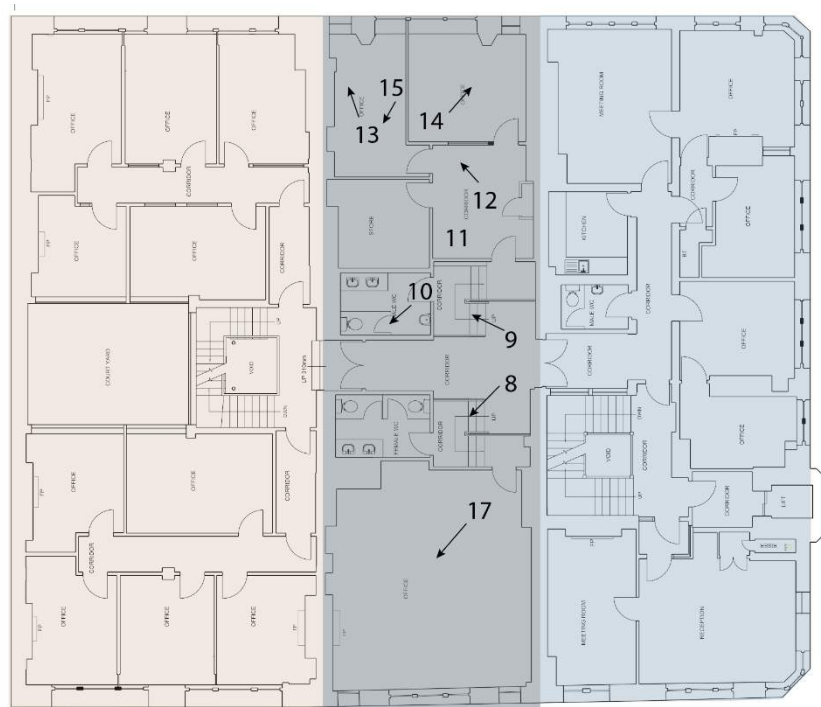
View 4 illustrates the west office which has the same window system as the east office, but incorporates what appears to be an original fire surround which has been painted.

View 5 illustrates the internal room with painted fireplace surround.

View 6 & 7 illustrates the corridor wc respectively where no existing features and very little fabric is visible.



First floor plan



Existing second floor



View 8



View 9



View 10



View 11



View 12



View 13



View 14



View 15



View 16



View 17

Second Floor

To avoid the need for a large number of steps to access 62 King Street from either side it appears a lowered floor section has been inserted with internal staircases incorporating mezzanine toilet accommodation.

View 8 & 9 illustrate the internal stairs.

View 10 illustrates the wc accommodation and view 11 illustrates the plasterboard fire protection above the suspended ceiling.

The offices to the north and south appear to be the original floor levels, although there may be a degree of acoustic separation already constructed in the form of a floating floor.

The office to the north is divided into two sections, again on a mullion line, No features were visible in the reception area view 12.

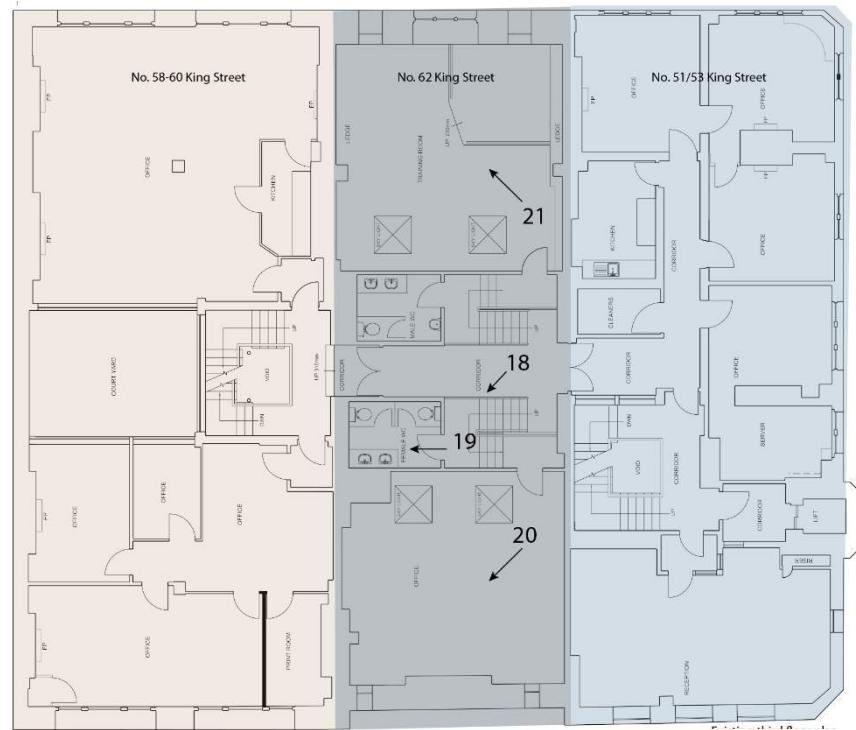
Office 1 to the east appears to have the existing windows intact either side of a significant mullion with possibly existing decorative glass in one upper panel. See view 13.

Office 2 to the west is very similar. See view 14. The only feature is a semi-circular arch to the side of the former chimney breast. View 15.

View 16 is taken from what is believed to be the existing floor level across the lowered corridor section.

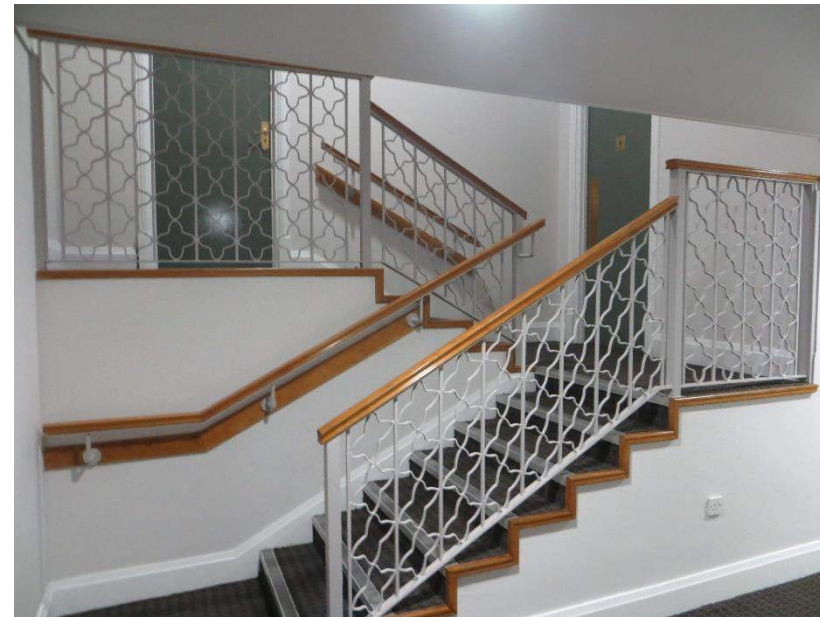
Office 3 to the south is a large open plan space (view 17) with a single semi-octagonal shaped fire place. Again the windows appear to be original without secondary glazing.

No other features were evident.



Existing third floor plan

View 18



View 19



View 20



View 21

Third Floor

The arrangement is very similar to the second floor with a lowered access corridor and internal access steps, thus reinforcing the concept of a central light well and stair, which has been enclosed, from the original construction.

View 18 illustrates the stepped access arrangement corridor with mezzanine.

View 19 illustrates w.c location on mezzanine level.

View 20 illustrates the large double storey height open plan office to the south.

Whilst there is no internal features, it is the opinion of the author that this is likely to be the original mansard roof scape with an unusual 4 over 2 dormer window arrangement.

As it is likely that the current flat roof is contemporary, the 2 sky lights are not original, but do provide a valuable source of light for the rear of this office.

View 21 illustrates the open plan office to the third floor to the north of 62 King Street.

This again appears to be the original face of the mansard roof with the main central 3 bay, 2 mullioned arched window with the fleur-de-lys tracery to the head with coloured glass.

As the window is high level the originality of the glass cannot be verified. The three cusped light windows appear to be original.

In addition, there are two high level dormer windows to either side of the feature central window.

No other features are visible, however the double storey height should be considered a feature in itself.

There are two contemporary skylights on the south office.



Existing fourth floor plan

Fourth floor

View 22 illustrates the link corridor with flat roof skylights, which connects the upper floors of the two buildings to the east and west. The section clearly shows the link corridor and its relationship to the two double height spaces to the north and south. (Fig. 7)



View 22

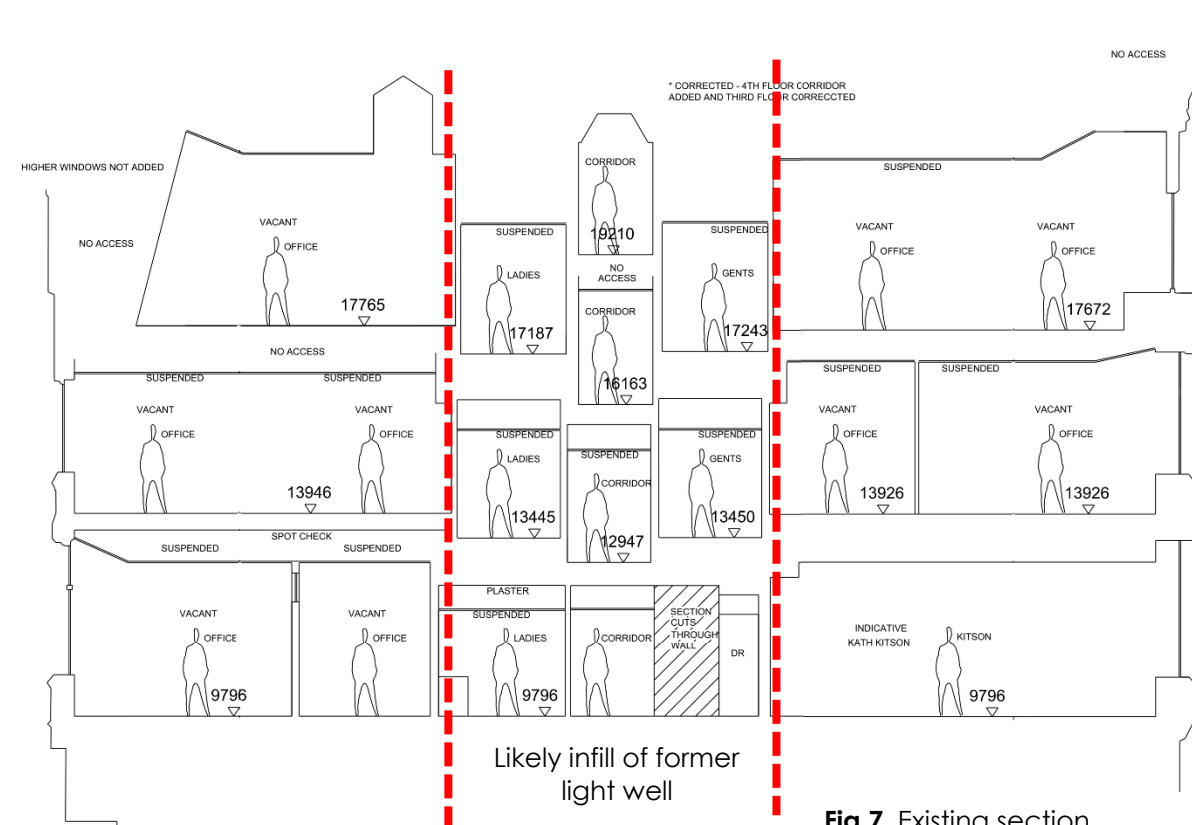


Fig 7. Existing section



Extract of historical map 1848

3. Understanding

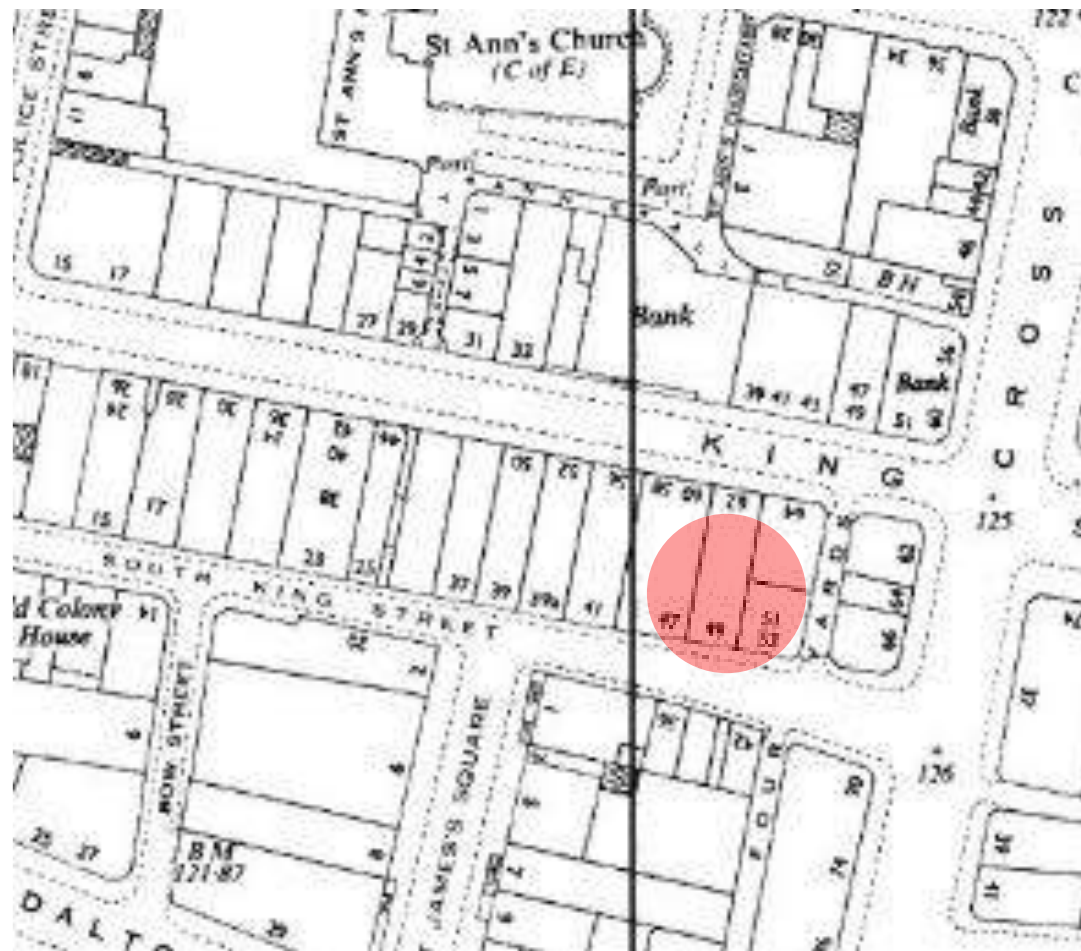
- 3.1 The building and surroundings have been discussed in Section 2.1 and 2.2. It is almost certain that the central fabric to the building and its flat roof are not original to the structure.
- 3.2 This appears to be borne out by our observations in Section 2.5.3 and validated by the 1848 historical map, whilst very small in scale, appears to show a central light well to the building.
- 3.3 Whilst the actual construction date is not known it is established that the 1848 map shows the shape of a building and the structure to the east Diocesan Chamber was, according to the date stamp, constructed in 1884. All we can be sure of, is it is circa 19th century.
- 3.4 Whilst some of the buildings on King Street may have had residential uses in the past, it seems likely that 62 King Street was always offices above the ground floor due to the large open plan spaces uncluttered with loadbearing internal walls.
- 3.5 The 1908 - 1:2500 historical map below or the 1933 - 1:2500 map do not give us any further information.



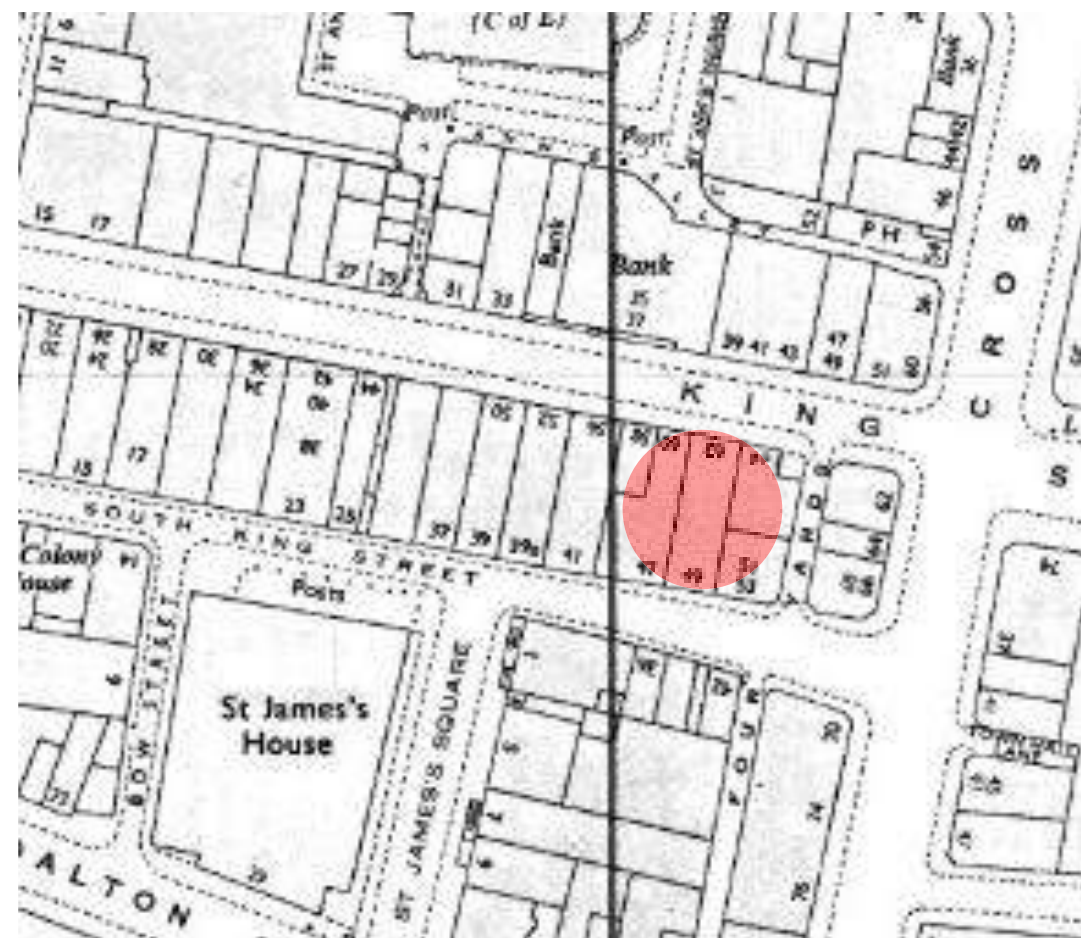
Extract from historical map 1908



Extract from historical map 1922-1933



Extract from historical map 1951 - 1964



Extract from historical map 1962 - 1973



Extract from historical map 1985 - 1990

However it is interesting to note that on the 1964 1:2500 historical map the south King Street elevation is given separate address (No. 49) which may suggest the ground floor and upper floors were given separate addresses, although there is no evidence to support this theory.

3.6 The 1962 and 1985 historical extracts show no further changes to the structure.

4. Significance

- 4.1 The original structure stood at what was considered the financial and retail centre of Manchester.
The architectural style is unclear but not untypical of the era that blended Classical, Gothic revival, Italianate Old English Queen Ann, Aesthetics, Arts and Crafts, Art Nouveau and Neo byzantine styles, all into one century and is considered the richest Profusion of architectural styles prior to the 1900's.
62 King Street from the north, evokes details from the Gothic revival (Fig 7), the fireplaces internally from the Arts and Crafts Movement with a much simplified rear elevation, (Fig 8) seemingly to blend the Gothic revival with the Arts and Crafts.
The mixture of styles within this time period is reflected in the neighbour to the west 58-60 King Street, which is in the classical Italianate style. (Fig 9)
- 4.2 These descriptions only really apply to the upper storeys, as the ground floor retail units have been influenced by changing fashions over the years.
- 4.3 The grade 2 listing can be justified through the Gothic tracery to the King Street elevations but this is a façade, to a heavily modified interior and a rather lacklustre rear onto South King Street, where its neighbours command an increased presence. (Fig 10)



Fig 7.



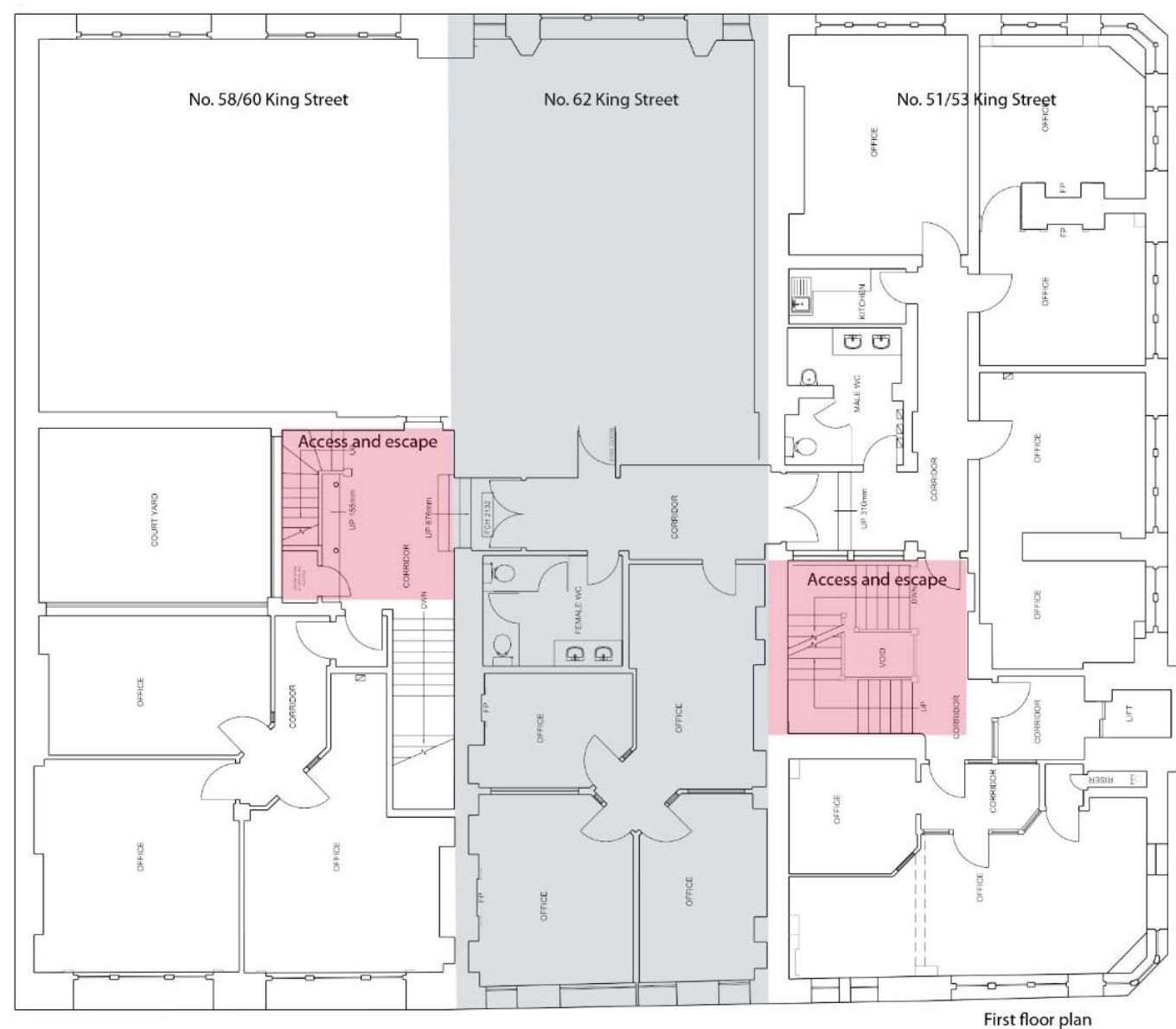
Fig 8.



Fig 9.

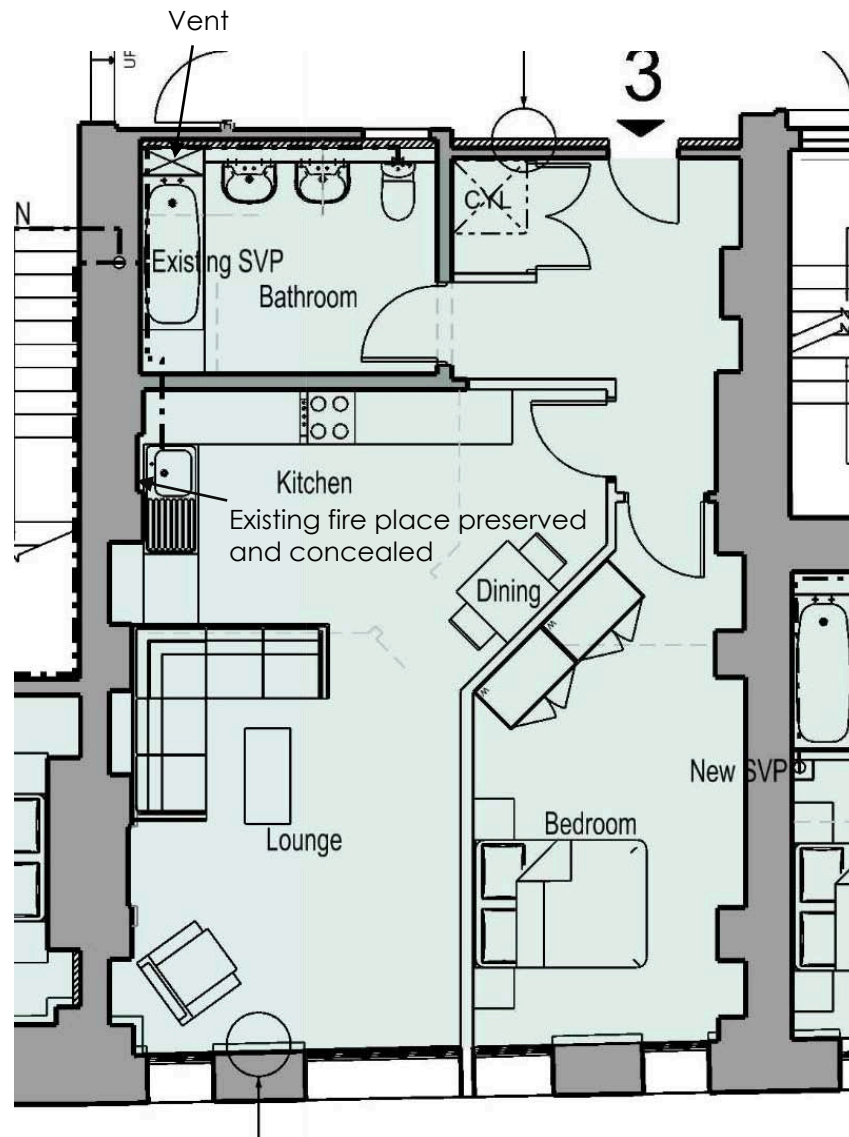


Fig 10.



5. Impact on proposals

- 5.1 The proposals seek to change the upper 3 storeys of 62 King Street from B1 Business use to C3 Residential. Its immediate neighbours to the east and west enjoy prior approval, planning use changes from B1 to C3 as they are not listed.
- 5.2 The proposals follow the principle of fabric first not only from a listed building perspective, but also from a thermal, energy conservation viewpoint.
- 5.3 The access arrangements cannot be changed due to the retention of the retail unit at ground floor. This means access and egress must be from either 66 King Street or 58-60 King Street or both.
- 5.4 The existing arrangement of access and escape from both ends of the building is to be retained. However it is possible to access 62 King Street from only 66 King Street as the escape distances of 7.5m in one direction only are achievable.



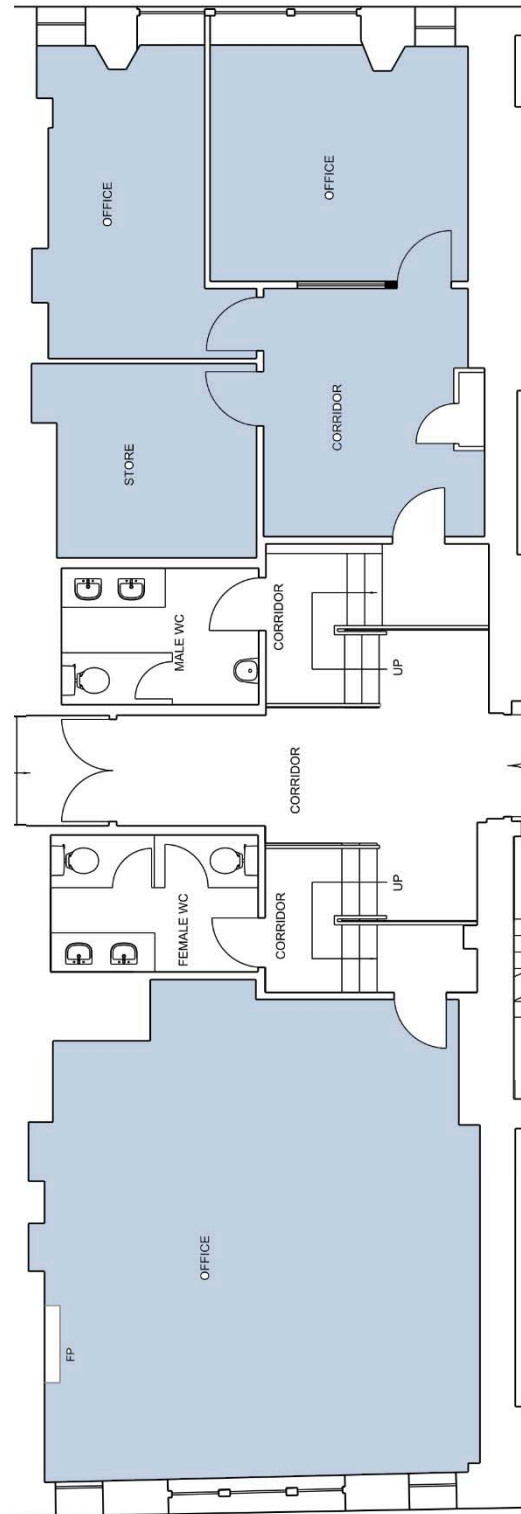
5.11 The significant internal features such as fireplaces and windows are to be retained with the once exception of the rear fireplace (view 5) which will be preserved but concealed behind the kitchen units.

The third floor ceiling heights are to be retained to ensure the character and appeal of the space is retained.

5.12 The majority of the original internal fabric has been removed in previous refurbishments and the proposals seek to retain what remains. The addition of the 5 no. 1 bedroomed apartments does not conflict or compromise the existing fabric, and is compatible with the ICOMOS principles for listed buildings to provide a sustainable long term use for the building, rather than a steady decline due to lack of use

5.13 In 5.2 we note the fabric first principle. By this we mean the design and layout follows the fabric and structure rather than trying to impose an idea upon a significant building.

The proposals, presented, fit well into the structure without compromising either the layout of the apartment or the fabric of the structure.



6. Use

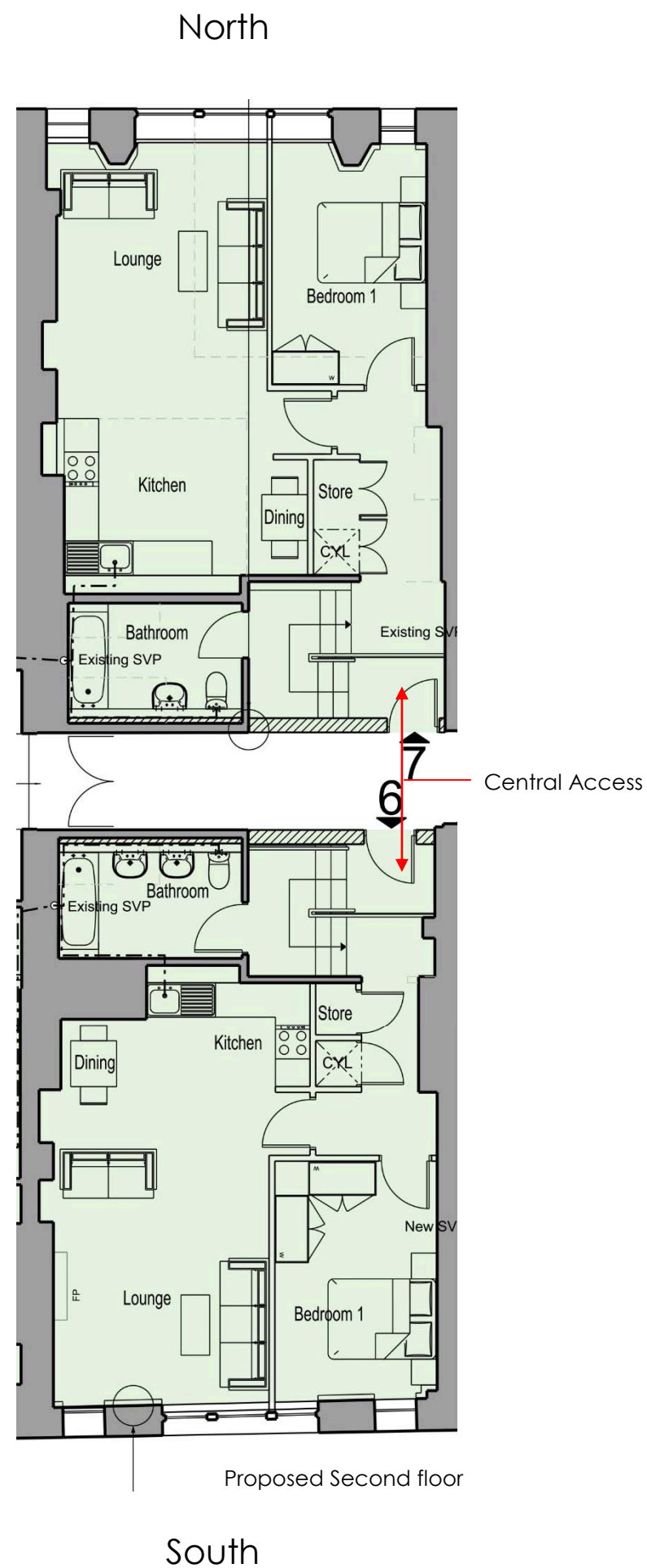
- 6.1 62 King Street is currently Class B1 office use and the proposals are to change the use to C3 Residential.
- 6.2 It has been accepted in the pre-application consultation on 4th December 2014 that the structures to the east and west enjoy a prior approval status allowing the conversion from B1 to C3, without planning permission so long as the external appearance is not affected.

The property is located outside of the area exempt from office to residential change of use permitted development rights. Core Strategy Policy H1 'Overall Housing Provision' sets out the overarching strategy in relation to housing development in the City. It seeks to concentrate 90% of the planned 60,000 new dwellings required over the plan period on previously developed land. Policy CC3 'Housing' states that the city centre is expected to provide a minimum of 16,500 new units between 2010-2027. Further detail is provided in the Planning Statement by Savills.

- 6.3 The surrounding area is classified as city centre conservation area and is predominantly a retail and commercial area with some residential accommodation and it is essential for the diverse fabric of the city, to encompass living, working, eating and leisure within the city centre.
Therefore there will be no conflict with the surrounding uses, provided that the proposals match the expectation of Manchester City Council's policies regarding listed buildings, waste, highways and sound environmental impact.
- 6.4 Although the current use is B1, the building has remained empty apart from one unit on the 3rd floor for 3/2 years.
The change to residential will decrease the number of occupants, and therefore reduce the impact upon the city's infrastructure in terms of waste management and foul water drainage.
Potentially there could be 15-43 persons occupying the office areas based upon the British Council of Offices Guidance of occupancy of 12-17m² per person and the Building regulations Pt B @ 6m² per person (see table below). This will reduce to a predicted 10 occupants based on 5 no. 1 bed 2 person apartments.
- 6.5 The reduction in intensity of the use of the building is beneficial to the building fabric and the city's infrastructure, as well as providing a long term sustainable future in accordance with the ICOMOS guidelines for listed buildings.

62 KING STREET – SCHEDULE OF THE OFFICE AREAS	
FIRST FLOOR	56
SECOND FLOOR	98.36
THIRD FLOOR	99.7
TOTAL	254.06

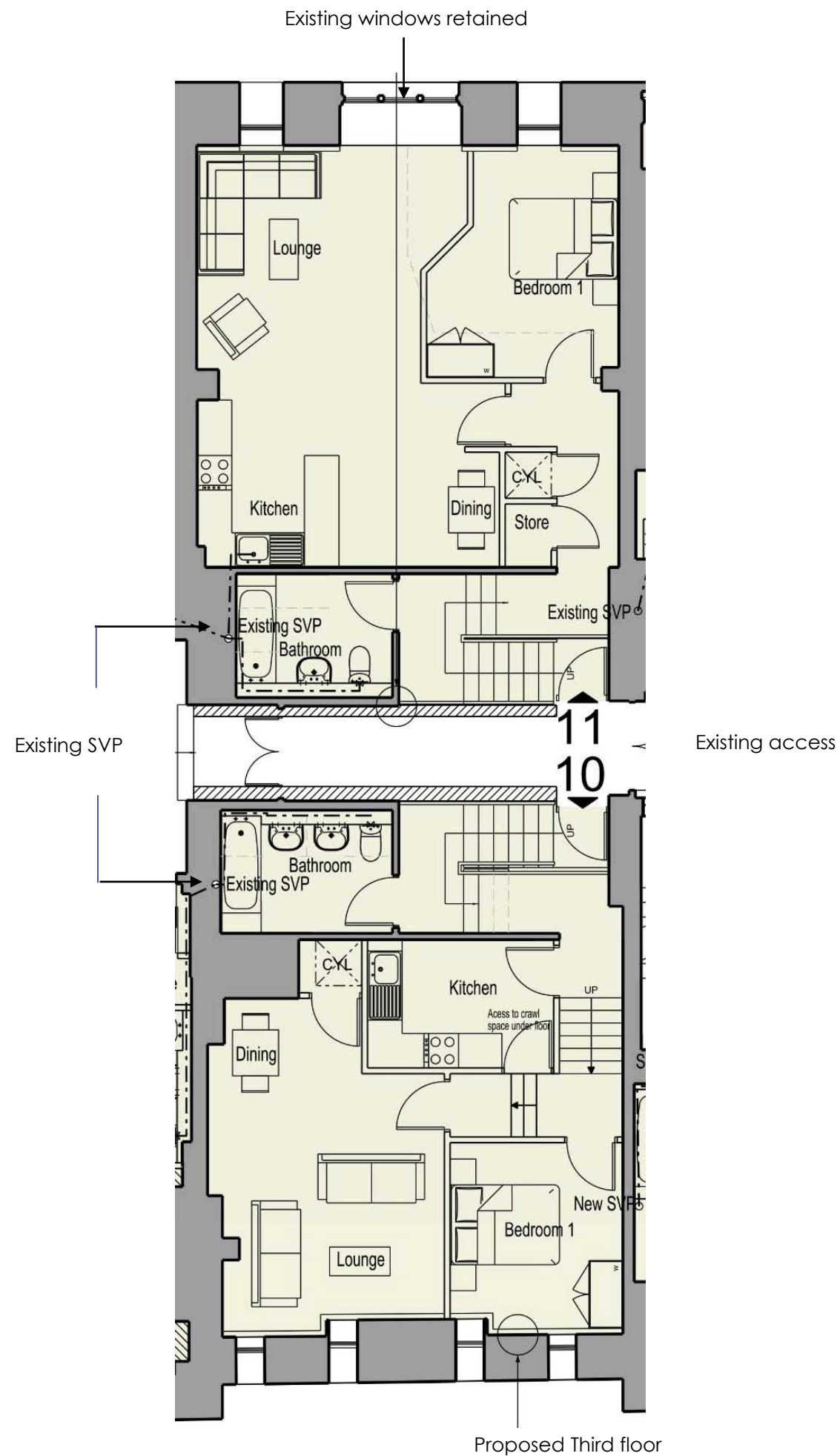
Potential Occupancy		
	British council for offices @ 12-17 m2/PP	Building regulations Pt. B @ 6m2/PP
Total area 254	15-22 people	43 people



7. Amount

- 7.1 The proposals do not seek to intensify the use of the building, only decrease it as discussed in section 6.4.
- 7.2 The fabric first approach described in 5.2 and 5.13 which have described how the amount of apartments has been derived. The single aspects to both the north and south, together with the restricted access arrangements have led to a very simplistic layout of a one bedroomed apartment to each side of each floor serviced from the central access point.
- 7.3 It is not considered viable to try and “squeeze” more accommodation into this restricted significant space and the only restrictions lie with the disposal of residual waste, recycling and highways.
- 7.4 Waste management facilities are to be located on the ground floor of 66 King Street. The facilities are to be shared with both 58-60 and 66 King Street. A contract for collection will be arranged by the landlord, to ensure regular refuse collection.

The site is located within a highly accessible and sustainable location within the city centre. The property benefits from access to all modes of transport within the city centre, including Metrolink, rail and bus. The proposal also provides bicycle storage within 66 King Street.



8. Layout

8.1 To maintain the maximum original fabric of the listed structure, it has been determined that the existing access and egress arrangements, together with the internal stairs and soil vent pipe positions are to be retained and adapted for a future residential use.

8.2 The key significant elements identified are to be retained, such as:

1. Existing windows
2. Existing fireplaces
3. Double height spaces

The key service elements identified are to be retained such as:-

- A) Existing access arrangements from 66 King Street
- B) Existing vertical foul water soil vent stacks
- C) Existing floor levels
- D) Natural light

8.3 From this starting point a very simple and sympathetic solution has been derived.

A Single 1 bedroomed 2 person apartment to each side of the structure, enjoy appropriately sized apartment spaces, at the heart of a vibrant city, to ensure the long term sustainable use of an almost empty structure.

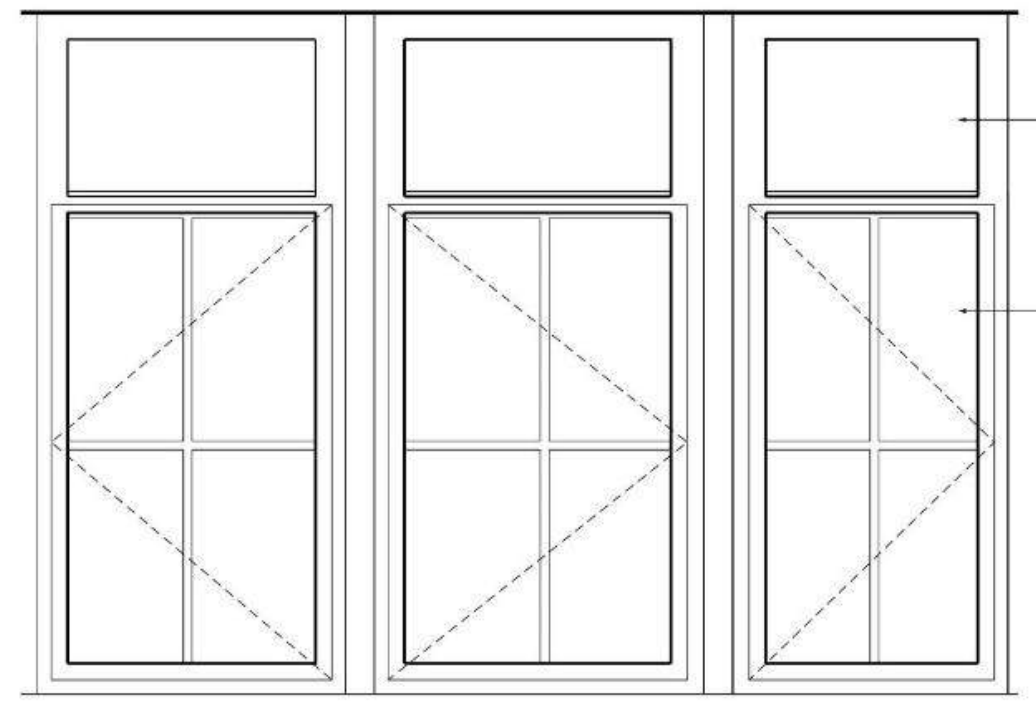
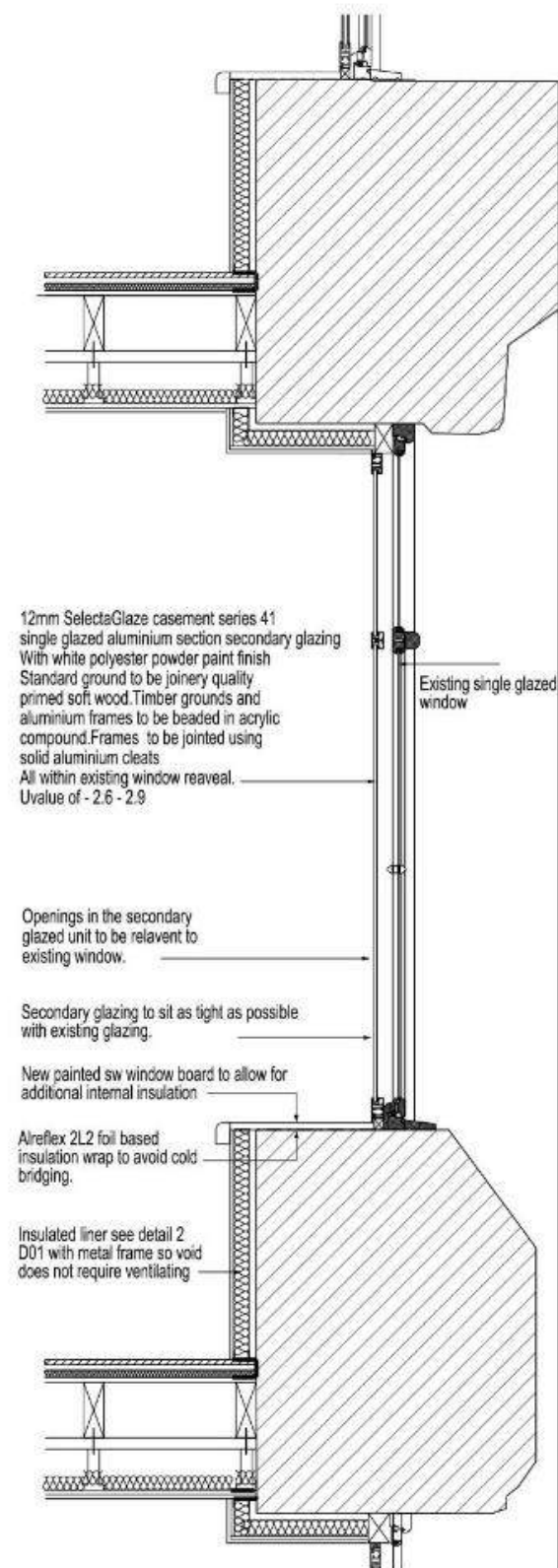
8.4 As discussed previously the existing structure and fabric have determined the layout through the retention and enhancement of the items 1-3 and A-D in section 8.2.

8.5 All service areas are located over each other to make the functionality as simple as possible and bedrooms are not located above or below living areas, kitchens or wc's to minimise sound transmission.

We can confirm a suitable acoustic strategy has been considered, and will conform with Approved Document E Table 0.1a Dwelling Houses and Flats - Performance Standards for separating walls, floors and stairs that have a separate function.

Dwelling houses and flats formed by a material change of use.

	Air bourn Sound	Impact Sound
Walls	43	-
Floor & Stairs	43	64



INDICATIVE INTERNAL ELEVATION

9. Scale

9.1 The proposals do not seek to alter the scale of the existing structure in any way only sub-divide the internal spaces with lightweight non loadbearing partition walls that are easily removed and do not compromise the fabric of the structure.

9.2 The double glazed secondary glazing will utilise large panes of glass with appropriate mullions and transoms which follow the existing window fenestration.

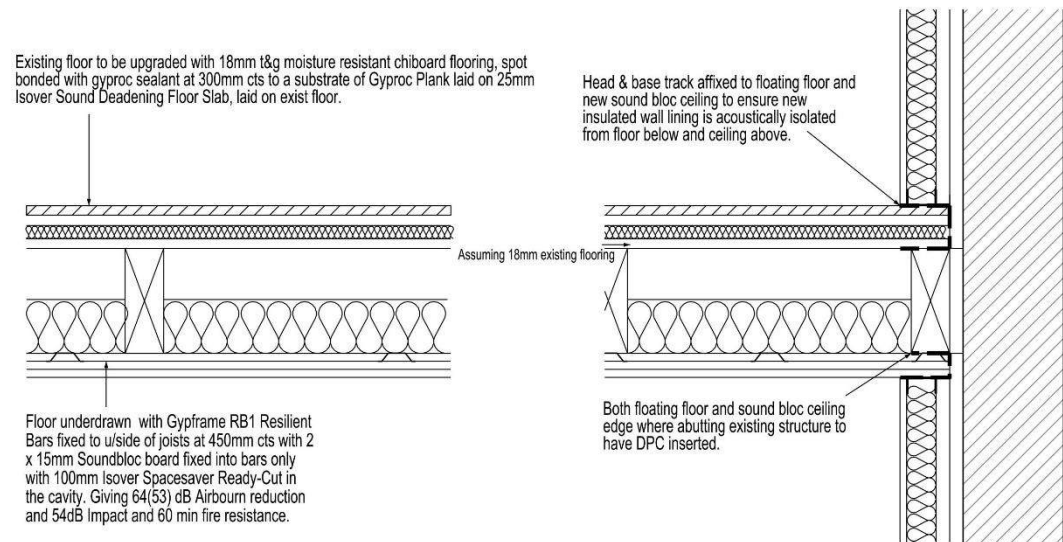


Front elevation



Rear elevation

10. Appearance

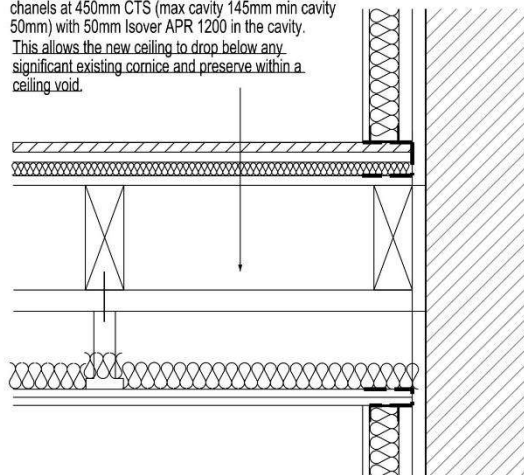


1. Existing floor/ceiling upgrade

2. New floor/ceiling/wall junctions

Should the existing ceiling be deemed architecturally significant with the listed building section the specification will be to either

- i) add the 2x15mm soundbloc board on the RB1 resilient bar without the iso wool sound deadening insulation within the floor condition or
- ii) Suspend the 2 x 15 mm soundbloc board suspended on gypliner universal ceiling with gypliner GL1 lining channels at 450mm CTS (max cavity 145mm min cavity 50mm) with 50mm Isover APR 1200 in the cavity. This allows the new ceiling to drop below any significant existing cornice and preserve within a ceiling void.

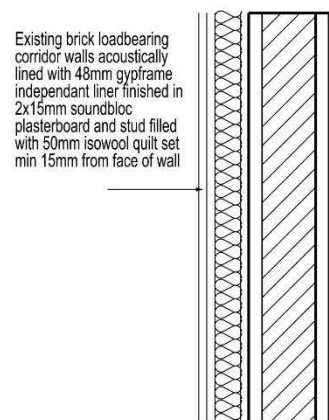


3. Existing ceiling upgrade (listed section)

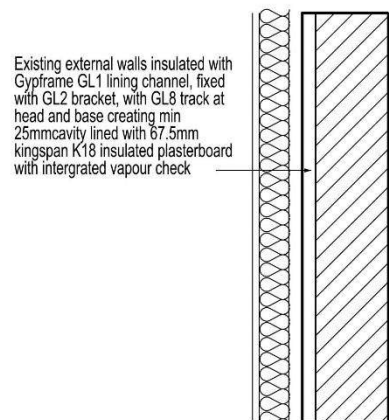
10.1 The external elevations to the existing structure are to remain unchanged.

10.2 It is confirmed that internally:

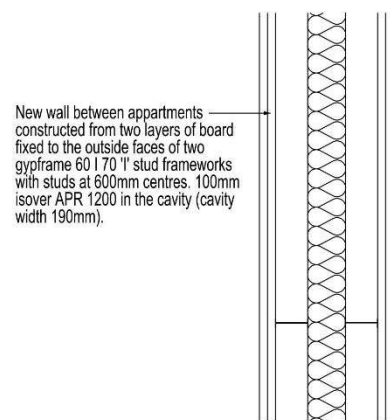
- i) Internal lightweight partitions are to be utilised to sub-divide the internal spaces
- ii) Appropriate sound reduction floating floors and ceilings together with acoustic walls are to be utilised to ensure the apartments comply with AD. Pt. E
- iii) Appropriate thermal insulation together with secondary glazing is to be utilised to upgrade. The existing fabric to comply with ADPt L1A
- iv) Internal existing fireplaces are to be preserved by inclusion into the room layouts or preserved by careful concealment.
- v) Secondary glazing will be carefully designed to ensure mullion and transom sections correspond with the existing window fenestration.



4. Internal wall upgrade

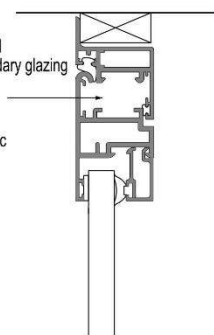


5. External wall upgrade



6. Independant acoustic wall detail

12mm SelectaGlaze casement series 41 single glazed aluminium section secondary glazing With white polyester powder paint finish Standard ground to be joinery quality primed soft wood. Timber grounds and aluminium frames to be beaded in acrylic compound. Frames to be jointed using solid aluminium cleats All within existing window reveal. Uvalue of - 2.6 - 2.9



7. Upgrade to Existing windows
Scale 1:2.5

11. Landscape

11.1 No hard or soft landscape proposals are required or considered as part of the application.



12. Access

- 12.1 The existing access arrangements are to be retained.
 - 12.2 Due to the lack of vertical circulation from the ground floor stair, or a lift, access must be through 58-60 and 66 King Street. Both stairs appear to have staircases with a low rise and long going, although the dimensions cannot be verified.
 - 12.3 Each apartment has an accessible WC on the principle entrance level, and any new structures and socket outlets for lighting and other equipment in habitable rooms, will be located between 450mm and 1200mm from finished floor level.
 - 12.4 Any new openings formed will have a clear opening width of 750mm when approached from head on. New entrance doors will have a minimum 800mm clear opening width.
 - 12.5 The existing corner access doors are to be considered the primary entrance to the first floor residences. The existing secondary entrance into 58 King Street should be considered as a fire escape egress.
 - 12.6 Provision for a secure wall mounted cycle store has been given on the ground floor, located in the primary entrance area.
 - 12.7 Bin store facilities are located on the ground floor comprising of 1no. 1100 litre euro bin for residual waste and 1no. 360 litre bin for cardboard and paper and 1no. 360 litre bin for plastic and aluminium. A flip down ramp is to be designed to the rear of the external door to facilitate ease of access of the bins.
- Waste will be collected frequently based on demand. Waste collections from private contractors are undertaken on a daily basis in central Manchester, so appropriate regular collection arrangements can be made.
- 12.8 If residents require car parking facilities, arrangements could be made with a number of commercial car park operators in and around the City Centre as part of a private arrangement.

13. Conclusions

- 13.1 A good, long term, sustainable refurbishment of a Grade II Listed former office accommodation into quality residential units.
- 13.2 The proposals respect and enhance the original structure, which is suffering from condensation issues and internal damp due to lack of use.
- 13.3 The use class from B1 to C3 is compatible with the surrounding mixed use environment, to enhance the heart of a thriving city.
- 13.4 The amount of use is not intensified on site only decreased.
- 13.5 The layout respects the original structure.
- 13.6 The scale of the development remains unchanged.
- 13.7 The appearance will be enhanced through refurbishment and respect of the existing structure.
- 13.8 No landscape proposals are required.
- 13.9 Access arrangements are unaltered to the listed structure.