Manchester, King Street

Design & Access Statement

11702-AEW-XX-XX-RP-A-002 (P6)
18/05/2021

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Foreword

This Design and Access Statement has been prepared on behalf of the applicant DTZ Investors to support the full planning application seeking permission for:

- Conversion of the upper floors of the existing former office buildings comprising 58-60, 62 & 64-66 King Street, Manchester into residential units.
- Notwithstanding in 58-60 King Street the existing permission granted for Permitted Development conversion under applications 122835/P3OPA/2019, 128211/NMC/2020
- Notwithstanding in 64-66 King Street the existing permission granted for Permitted Development conversion under applications 122836/P3OPA/2019, 128116/NMC/2020

The design process for the project is set out within this document, supported by plans, documents and information set out elsewhere in the application package, to assist Manchester City Council in its consideration of the planning application.



Documentation

Planning Application Drawings for Approval:

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Brief

This project spans three addresses: 58-60, 62 (Grade 2 Listed) and 64-66 King Street.

Our brief for this project is for the refurbishment and conversion of the former office and retail areas at the upper levels into residential accommodation, with the provision of entrance and ancilliary spaces at ground floor.

Our proposal takes note of the historical nature of the three buildings (and the listed nature of the central building), and aims to retain as far as possible the historical features of the existing buildings.

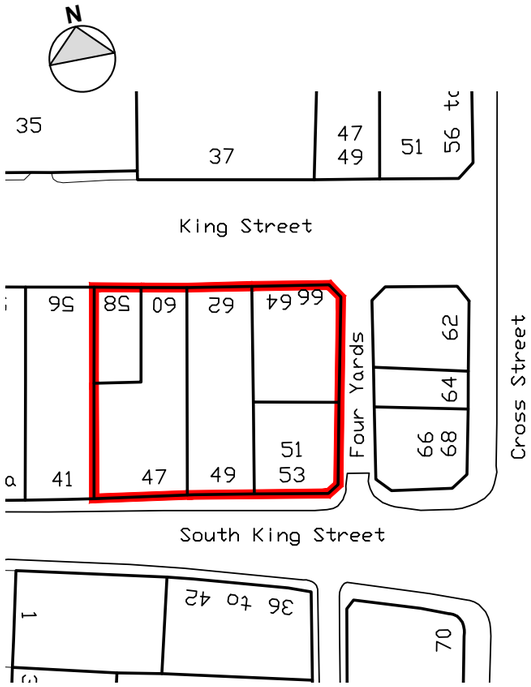


58-60 King Street



62 King Street (Grade 2 Listed)

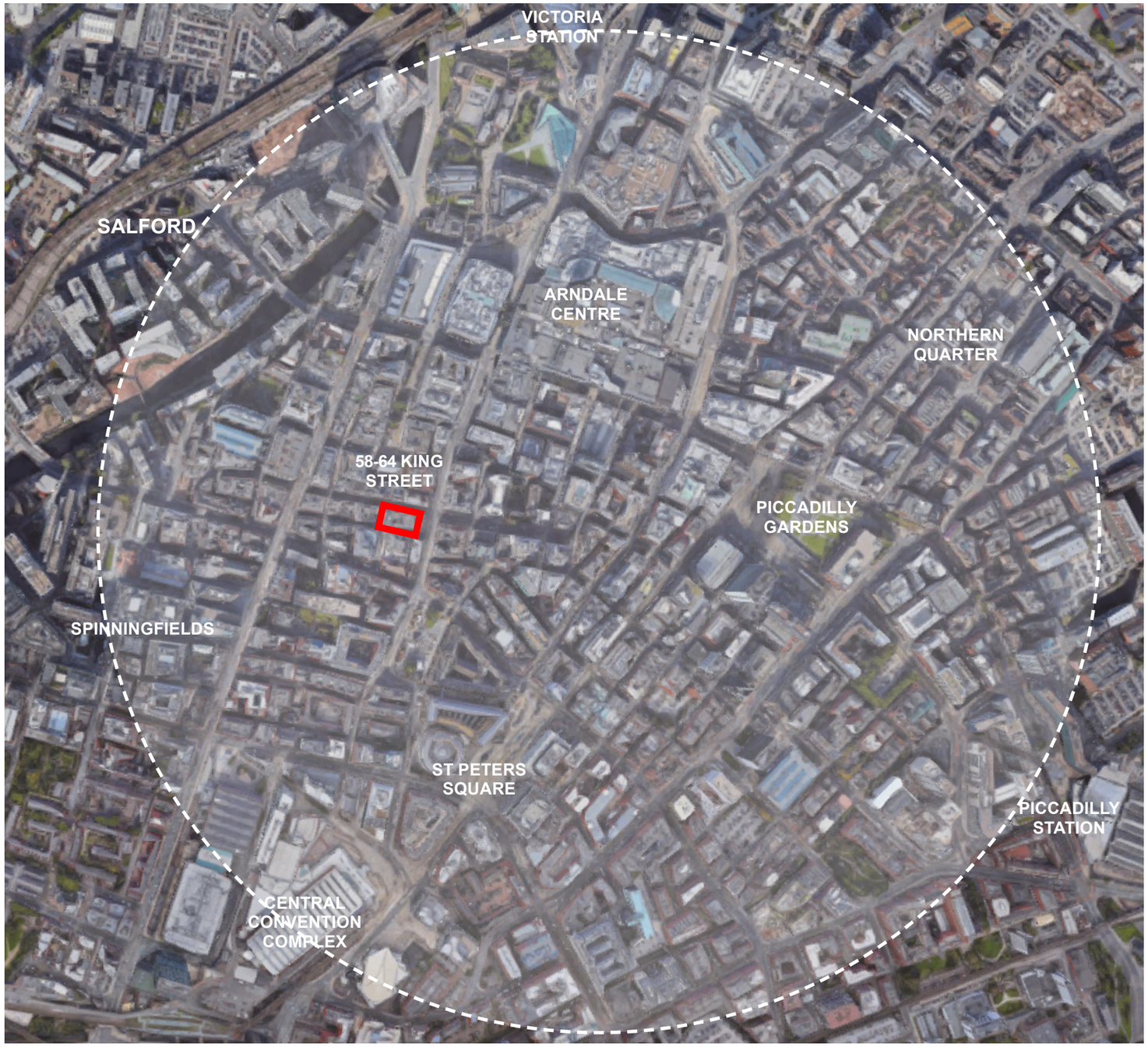
64-66 King Street





Site Location

The site is located approximately between the Spinningfields and Central Retail Districts of Manchester City Centre



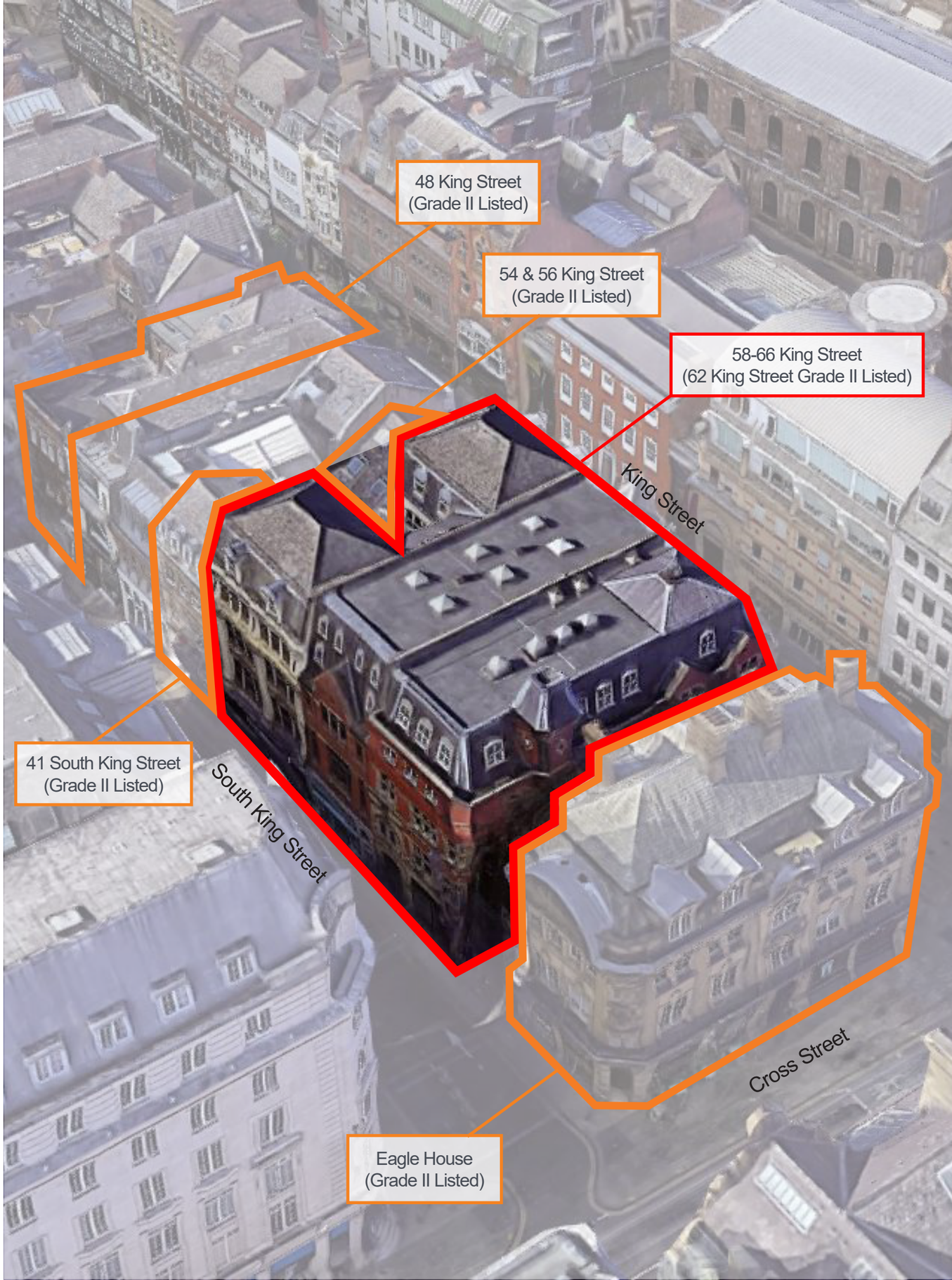
Site Context

Site Constraints & Considerations

- Located within the St. Ann's Square Conservation Area
- Surrounded by a number of other Listed Buildings
- 62 King Street within the development is Grade II Listed
- Level access required from South King Street
- Maintenance / service access required from South King Street
- Limited windows at upper levels
- Deep floor plans

Site Opportunities

- Central location for city centre retail, leisure and work
- External and internal period features which are planned to be retained where possible
- External light well in 58-60 King Street brings light down into the deep floor plates.



St Anns Square Conservation Area

58 - 66 King Street is located within the St Anns Square Conservation Area. This was the first conservation area to be designated by Manchester City Council in 1970.

It comprises an important part of the city centre around St. Ann's Square, extending as far south as John Dalton Street.

The boundaries are Deansgate, St. Mary's Gate, Market Street, Cross Street and John Dalton Street.

Manchester City council notes the following characteristics of the area:

- *There is a wealth of buildings of architectural quality, the majority being Victorian with some Edwardian. Few properties remain from the 18th century. Many buildings are listed for their special architectural or historic interest.*
- *King Street in particular has the rich variety that comes with renewal and repair of individual properties over a long period. Most have narrow frontages, so if one is replaced the street still manages to retain its character.*
- *The typical Manchester characteristic of acknowledging the corners of buildings, usually for an entrance, is well represented in most of the buildings in this area which are built on street corners.*
- *In the designated conservation area, stone is the predominant material used for building, but there is also a rich variety of other materials including brick, stucco, mock-Tudor timber-framing and glazed cast-iron framing.*



Recent Planning History

62 King Street

- On 20 August 2015, planning permission and Listed Building Consent was granted for the change of use of the upper floors of 62 King Street from office use (B1) to 5 no. apartments (Use Class C3) (Refs: 108341/FO/2015/C1 and 108342/LO/2015/C1) (the '2015 Permission').

58-60 & 64-66 King Street

- On 8 May 2015, notice of Prior Approval was granted to change the use at 58-60 King Street and 64-66 King Street in Manchester, from office (Class B1a) to residential (Class C3) under Class O of the General Permitted Development Order 2015 (as amended) ('GDPO') (Refs: 108350/P3JPA/2015/C1 and 108351/P3JPA/2015/CQ) (the '2015 Prior Approvals').
- The 2015 Prior Approvals expired on 8 May 2018.
- As a result, the 2015 Prior Approvals were 'refreshed' and on 23 April 2019, notice of Prior Approval was granted for the change of use from office (Class B1a) to residential (Class C3) under Class O of the GDPO (Refs: 122835/P3OPA/2019 and 122836/P3OPA/2019) (the '2019 Permissions').
- On 2 November 2020, Non-Material Amendments (NMA) were granted to amend the number and type of apartments approved under the 2019 Permissions (Refs: 128211/NMC/2020 and 128116/NMC/2020) (the '2020 NMAs')

Existing Building

Constructed in the late 19th Century (64-66 King Street features a historical entrance way with the inscribed date of 1884), the three buildings which comprise the development have primary frontage onto King Street, with secondary frontage onto South King Street. An alleyway, Four Yards, runs along the side of 64-66.

62 King Street is a Listed Building at Grade II, with the following listing notes:

SJ8398SE KING STREET 698-1/27/190 (South side) 03/10/74 No.62 GV II

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.

Listing NGR: SJ8381298279



Historic fabric of 64-66 King Street frontage to Four Yards



Listed facade of 62 King Street

Existing Building

The ground floor retail units are to remain in place, with the former Cath Kidston unit in 62 King Street (ground floor) and 58-60 & 62 King Street (first floor) being modified internally and reduced in size to ground floor only.

A historical former entrance fronting South King Street will be brought back into use as the primary residential entrance, while the existing entrance at the corner of Four Yards and South King Street will be altered to provide level access into the main lobby area.



Existing retail units fronting onto King Street

64-66 King Street, historic entrance doorway



South elevation; rear of retail units backing onto South King Street, with previous rooftop extensions visible to 62 and 64-66 King Street



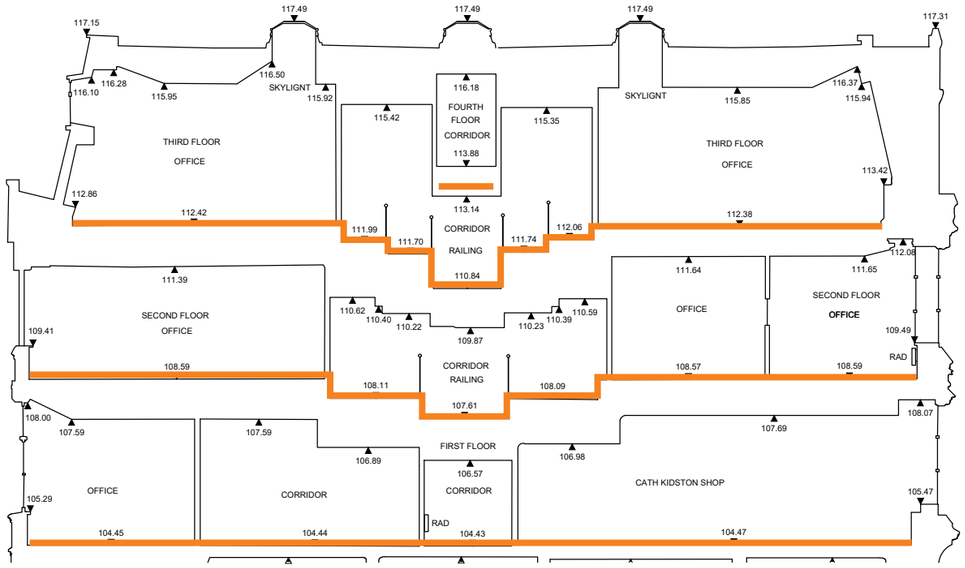
Existing Building

At some point in the past, the three buildings of 58-60, 62 and 64-66 King Street have been knocked through and connected together. The upper floors have primarily been used as office or retail spaces, with the ground floor containing retail units and a entrance lobby to the upper floors.

The building comprises a total of approximately 2,915.4 sqm / 31,380 sqft GIA over the basement, ground, first, second, third and fourth floors, including the existing ground floor retail units.

58-60 and 64-66 King Street are arranged over ground plus four upper floors, with 62 King Street arranged over ground plus three upper floors. Floor to floor heights in 62 King Street are greater, giving approximately the same overall height for all buildings. All buildings have a basement level accessed from within the individual retail units or via an external entrance. At some point in the past, an additional storey has been added to both 62 and 64-66 King Street.

An existing passenger lift within 64-66 King Street provides step-free access from ground to fourth floors inclusive. It does not serve the basement. The nature of the existing building means that even with the passenger lift, only floors within 64-66 King Street benefit from step-free access. Stepped access is available to the rest of the building.

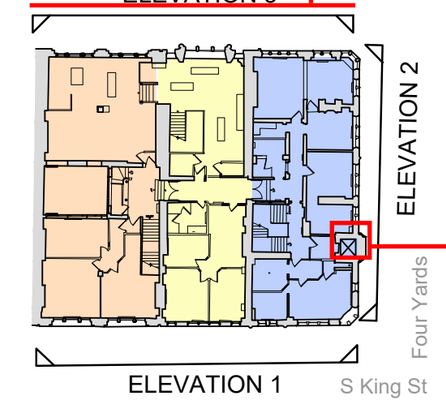


Partial section through 62 King Street, showing some of the existing level changes between central corridor (connecting to 58-60 and 64-66 King Street) and interior rooms at higher level.



Elevation 3 along King Street, illustrating the varying existing internal upper floor levels.

Key Plan



58-60 King Street

62 King Street

64-66 King Street

Existing passenger lift



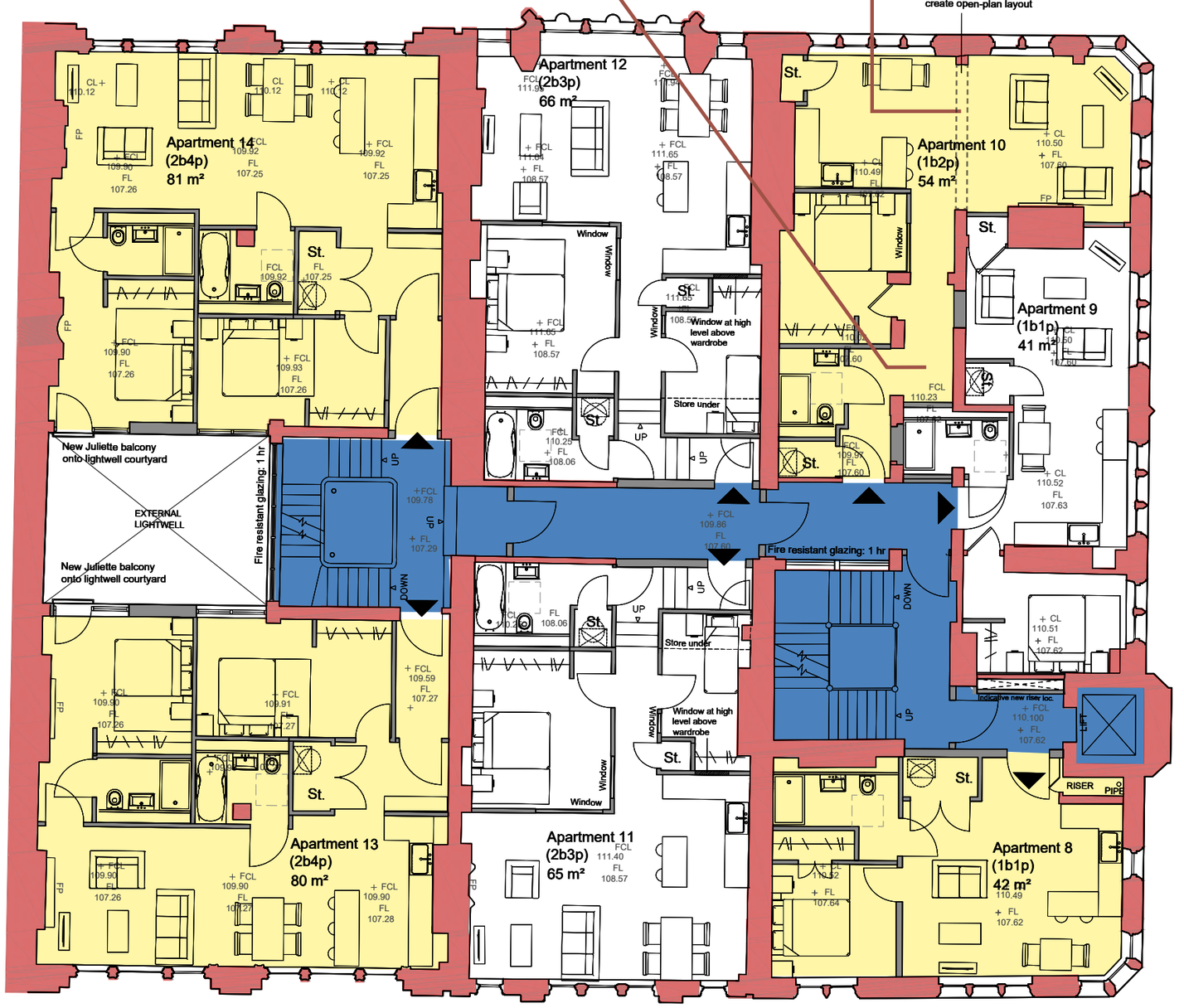
Design Strategy - Existing Structure

The scheme occupies three prominent historical buildings in the centre of one of Manchester's prime shopping districts, with King Street providing a key pedestrian route through the city centre.

Fundamental to our design strategy has been to use the existing building and layout to its maximum advantage. We have retained as much of the existing historical building structure as possible, while maintaining logical and coherent internal layouts. We have also retained the existing internal circulation spaces across the three buildings.

Apartment layouts have been designed to work within the existing structure in order to retain as much as possible, especiallywithin 64-66 King Street

In some locations we have taken the difficult decision to punch through existing walls, this has only been done where absolutely necessary to maintain a viable internal layout.

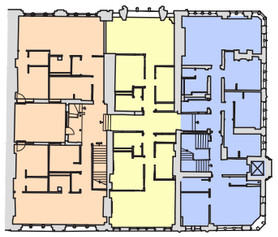


Extent of existing structure retained

Proposed new structure

Communal upper floor circulation areas

KEY PLAN



58-60 King Street

Apartment nos. 6, 13-14, 20-21, 23-24, already approved as part of Permission references:
122835/P3OPA/2019
128211/NMC/2020
Therefore, the delivery of these residential units does not form part of this application

62 King Street

64-66 King Street

Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
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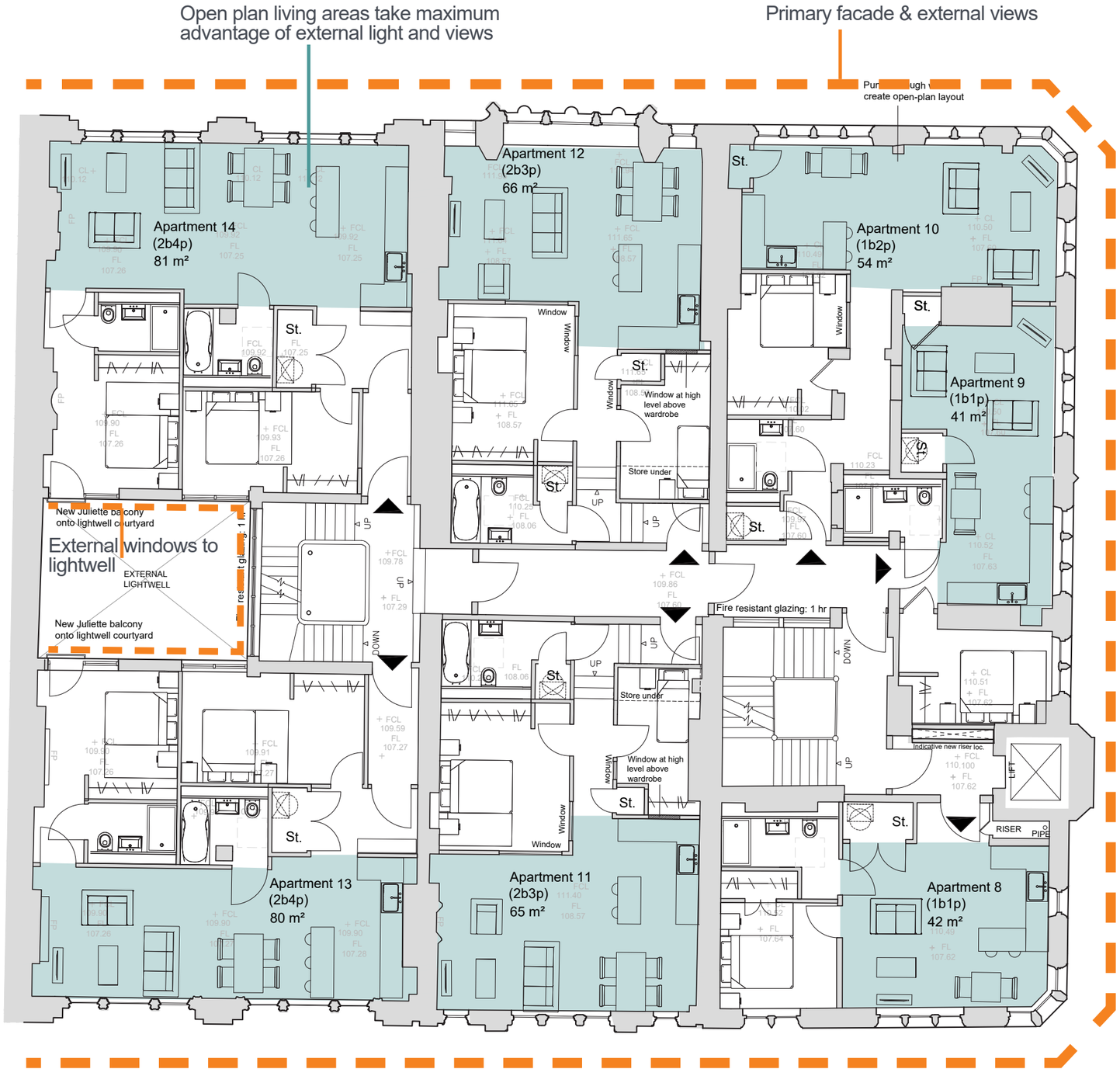
Design Strategy - Apartment Layouts

The building features large historical intricately detailed ceiling-height windows, which provide a lot of natural light and excellent views, and which are one of the building's most important assets.

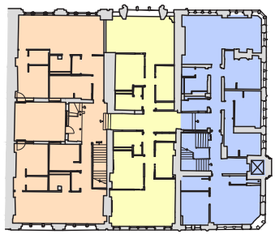
In our design, we have used the windows and external views to their maximum advantage, placing the open-plan apartment living areas at the perimeter of the building. The living areas are where occupants will spend the majority of the time, so this area can be the most light-filled, most spacious and most impressive, giving prime views both of the existing windows, and out of them onto the shopping streets below.

In most apartments it has still been possible to give bedrooms their own external window, even while reserving the prime corners and windows for living spaces. Where this has not been possible, internal windows from bedrooms looking onto the living space provide natural light and views deep into the floor plan. In 58-60 King Street, bedrooms receive natural light via the existing lightwell, keeping the living area towards the primary facade.

Open plan living/kitchen areas are located on the building perimeter to make best use of the large existing windows & external views



KEY PLAN



58-60 King Street

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64-66 King Street

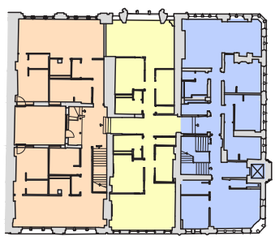
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N

Proposed Ground Floor

Proposals

- Utilise existing historic ‘Diocesan Chambers’ door as a main entrance door **1**
- Bring existing glazing line forward to increase internal area on corner of Four Yards and King Street South, creating a level access entry point (see Design Note on page 52 for details) **2**
- Re-configure existing stair in entrance lobby to improve access from new entrance to lift **3**
- Retain existing escape stair from ground to basement in 62 King Street for cycle access using cycle channel **4**
- Retain & refurbish existing lift **5**
- Reconfigure the former Cath Kidston unit in 62 King Street by relocating the existing mezzanine floor to the rear of the unit. The upper area of the relocated mezzanine to remain part of the retail unit. The lower area below the relocated mezzanine to be walled off from the retail unit, and become a new refuse store for apartments, with access onto South King Street. (seee Design Note on page 45 for details) **6**



58-60 King Street

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62 King Street

64-66 King Street

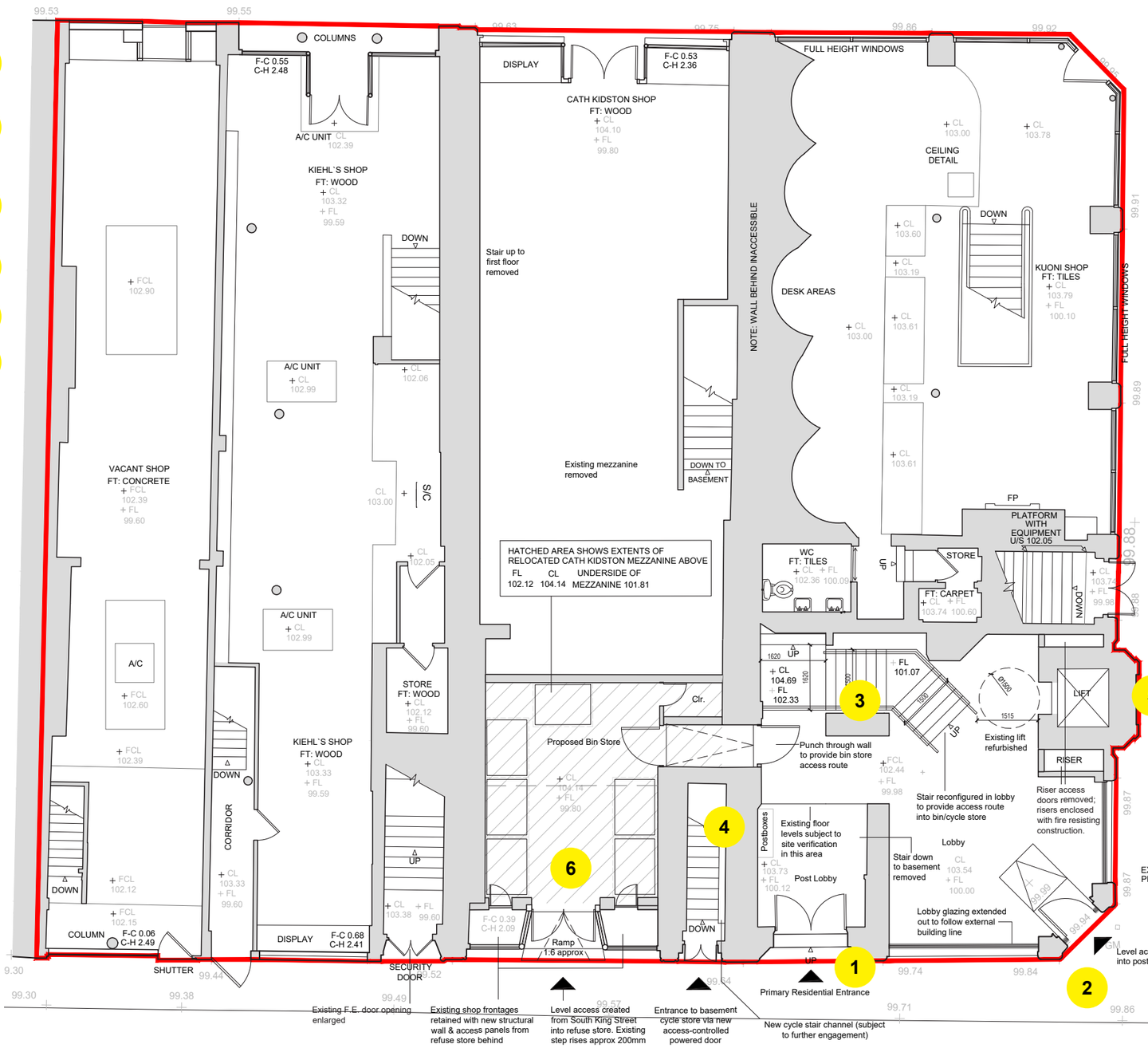
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Existing entrance



Feature door



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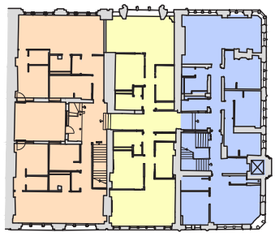
Proposed First Floor

Proposals

- Refurbish existing light well and reconfigure structural openings, new juliette balconies to master bedrooms.
- Create new structural opening for windows & balcony
- Replace or refurbish all external glazing where possible
- Retain existing fire escape to ground floor level
- Retain existing feature fireplaces

Accommodation

- Apt. 1 - 1b 1p = 41m²
- Apt. 2 - 1b 1p = 41m²
- Apt. 3 - 1b 2p = 53m²
- Apt. 4 - 2b 3p = 65m²
- Apt. 5 - 2b 3p = 64m²
- Apt. 6 - 2b 4p = 72m²
- Apt. 7 - 2b 4p = 79m²



58-60 King Street

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62 King Street

64-66 King Street

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Escape stair to street from First Floor



Example of Feature Fireplace



N

Proposed Second Floor

Proposals

- Refurbish existing light well and reconfigure structural openings, new juliette balconies to master bedrooms. 1
- Replace or refurbish all external glazing where possible
- Reconfigure existing stepped entrances (required due to existing floor levels) to suit new apartment layouts 2
- Retain existing feature fireplaces where possible 3
- Refurbish existing primary 4 and secondary stairs 5

Accommodation

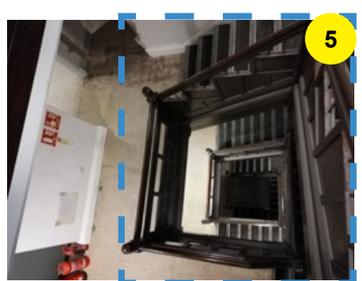
- Apt. 8 - 1b 1p = 42m²
- Apt. 9 - 1b 1p = 41m²
- Apt. 10 - 1b 2p = 54m²
- Apt. 11 - 2b 3p = 65m²
- Apt. 12 - 2b 3p = 66m²
- Apt. 13 - 2b 4p = 80m²
- Apt. 14 - 2b 4p = 81m²



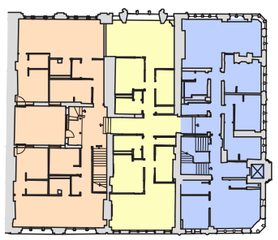
Existing level change



Existing level change



Existing secondary stair



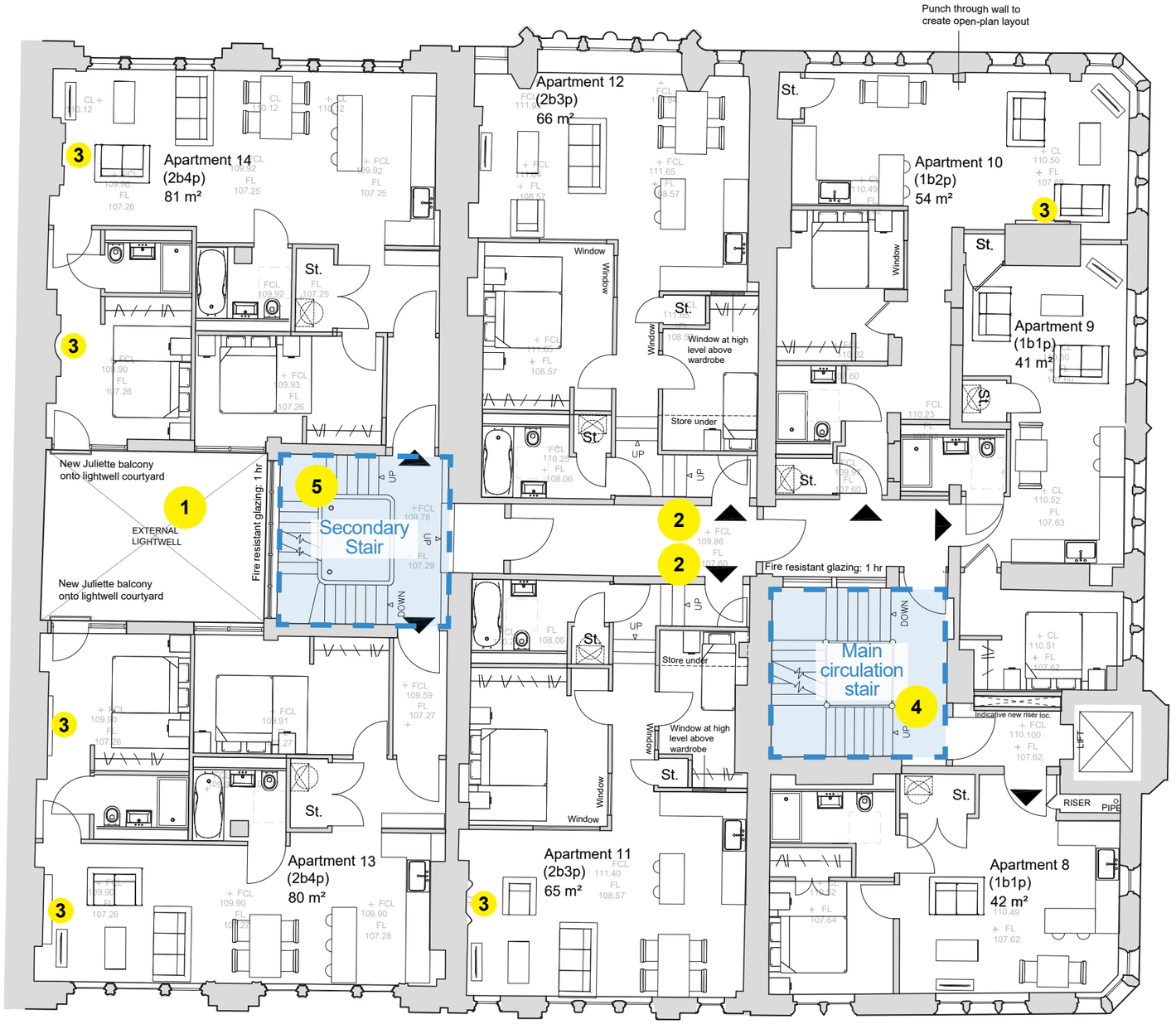
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N

Proposed Third Floor

Proposals

- Refurbish existing light well and reconfigure structural openings, new juliette balconies to master bedrooms. 1
- Replace or refurbish all external glazing where possible
- Use existing rooflights where possible 2
- Reconfigure existing stepped entrances (required due to existing floor levels) to suit new apartment layouts 3
- Retain existing feature fireplaces where possible 4
- Refurbish existing primary 5 and secondary stairs 6

Accommodation

- Apt. 15 - 2b 3p (duplex) = 70m²
- Apt. 16 - 1b 1p = 41m²
- Apt. 17 - 1b 2p = 55m²
- Apt. 18 - 2b 3p = 62m²
- Apt. 19- 2b 3p = 68m²
- Apt. 20 - 2b 4p = 81m²
- Apt. 21 - 2b 4p = 82m²



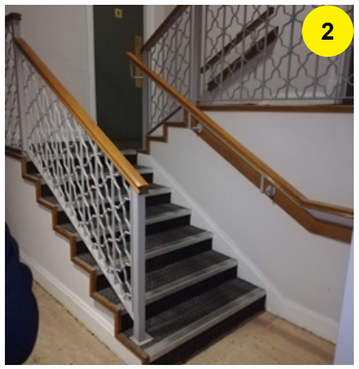
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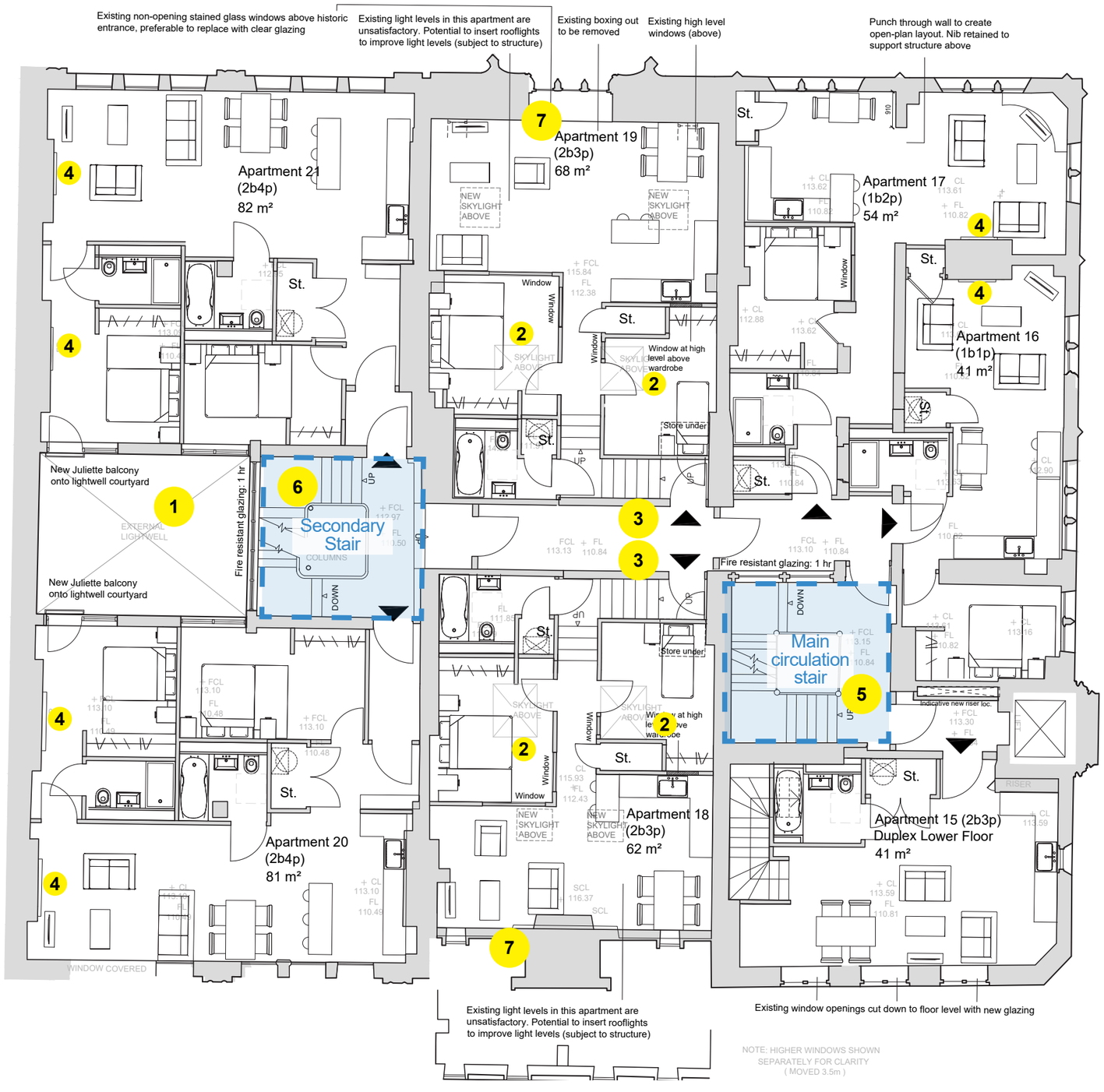


Existing level change





Feature windows to King Street & South King Street elevations



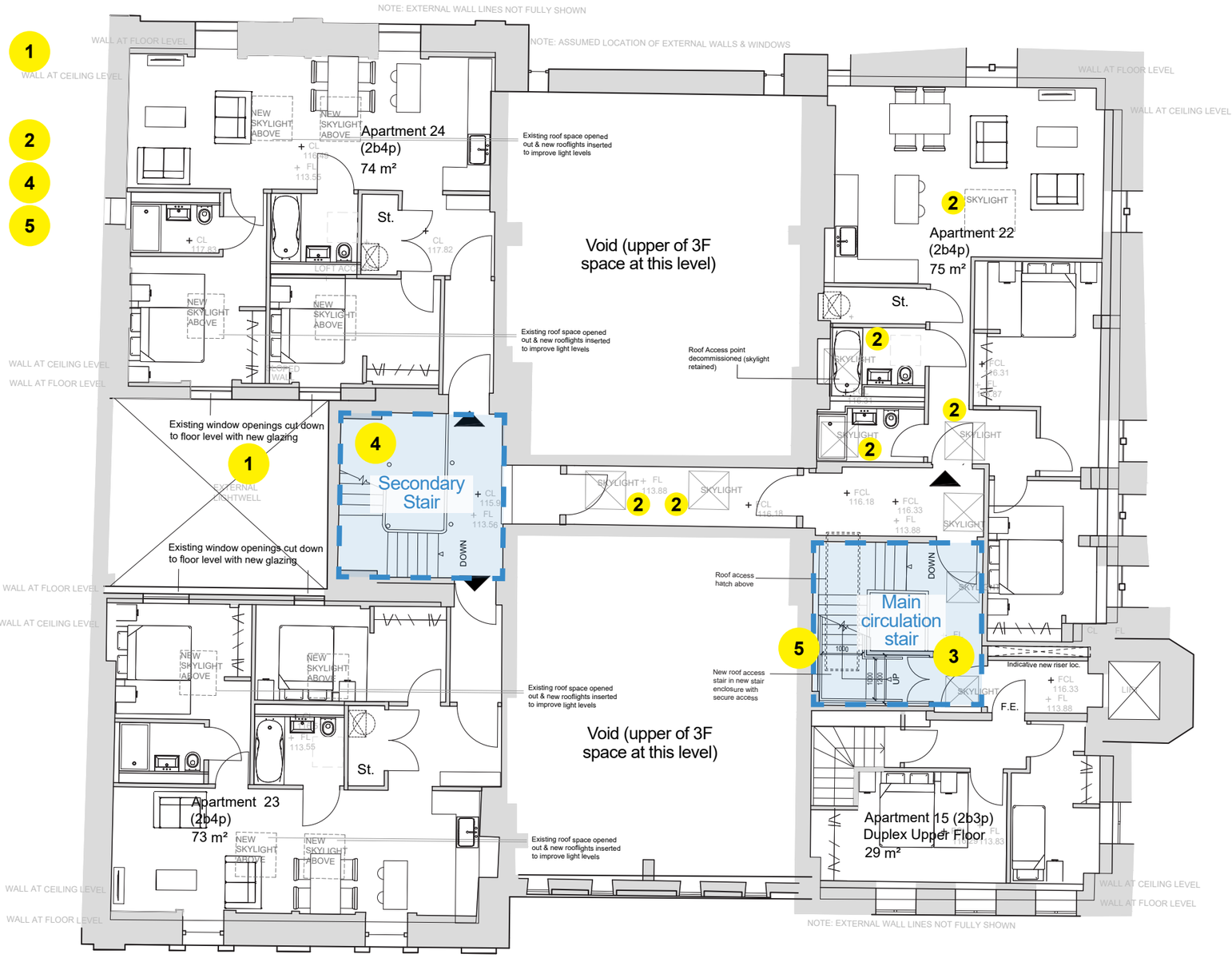
Proposed Fourth Floor

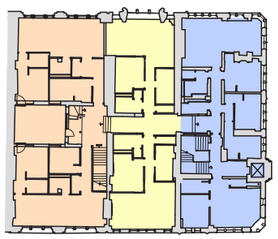
Proposals

- Refurbish existing light well and reconfigure structural openings, new juliette balconies to master bedrooms.
- Replace or refurbish all external glazing where possible
- Utilise existing rooflights where possible.
- Refurbish existing primary 3 and secondary stairs
- New roof access utility stair to be constructed within existing stairwell

Accommodation

- Apt. 15 - Duplex upper floor
- Apt. 22 - 2b 4p = 75m²
- Apt. 23 - 2b 4p = 73m²
- Apt. 24 - 2b 4p = 74m²





58-60 King Street

Apartment nos. 6, 13-14, 20-21, 23-24, already approved as part of Permission references:
122835/P3OPA/2019
128211/NMC/2020
Therefore, the delivery of these residential units does not form part of this application

62 King Street

64-66 King Street

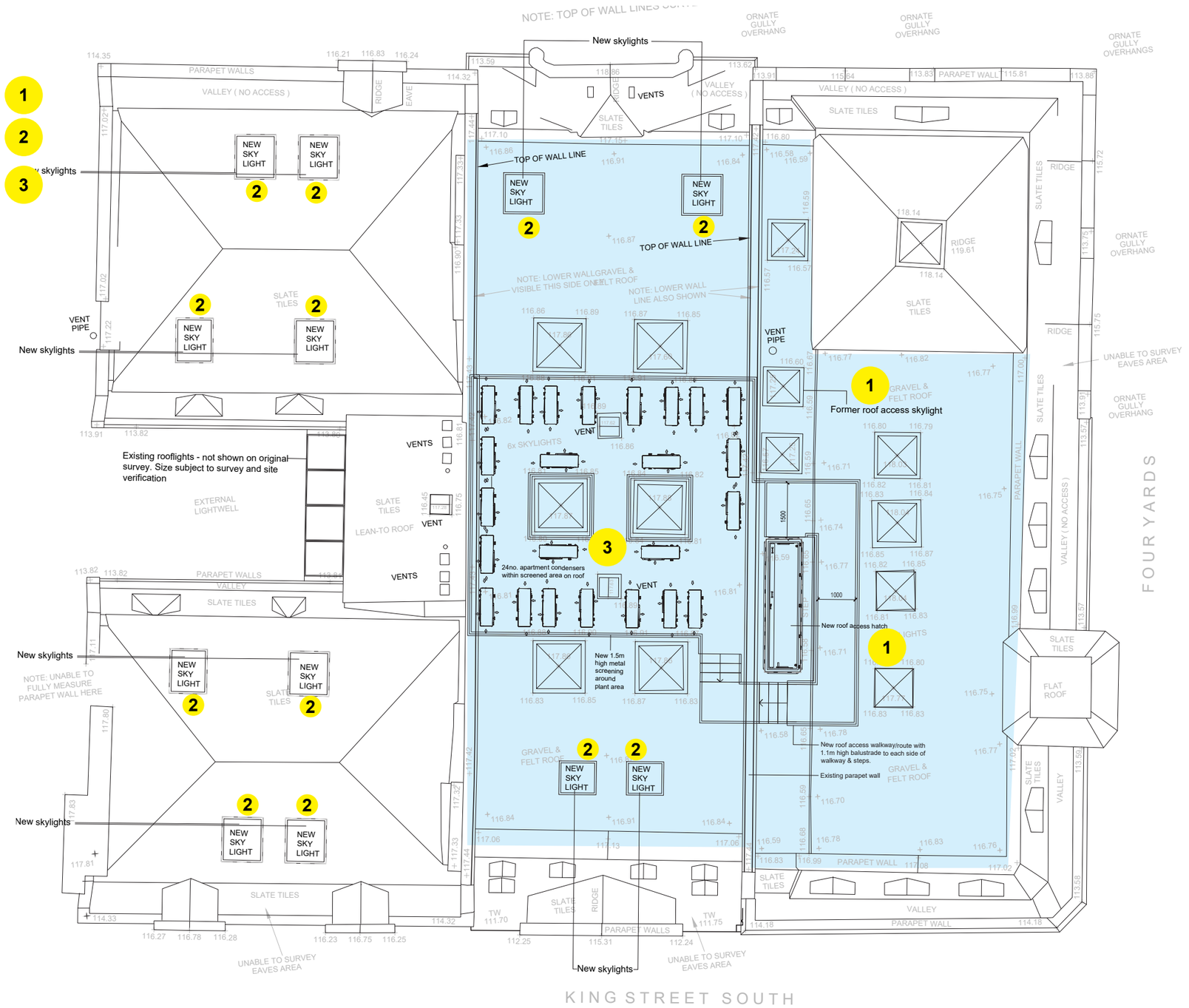
Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
122836/P3OPA/2019
128116/NMC/2020
Therefore, the delivery of these residential units does not form part of this application

N

Proposed Roof

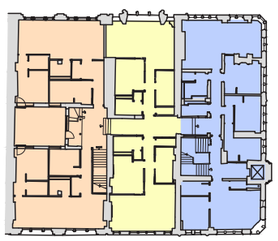
Proposals

- Relocate existing roof access point
- Create new skylights in roof structure to allow more light into interior spaces
- Roof plant to be situated on area of existing flat roof of 62 King Street within a screened, edge protected area.



Key

Extent of existing flat roof



58-60 King Street

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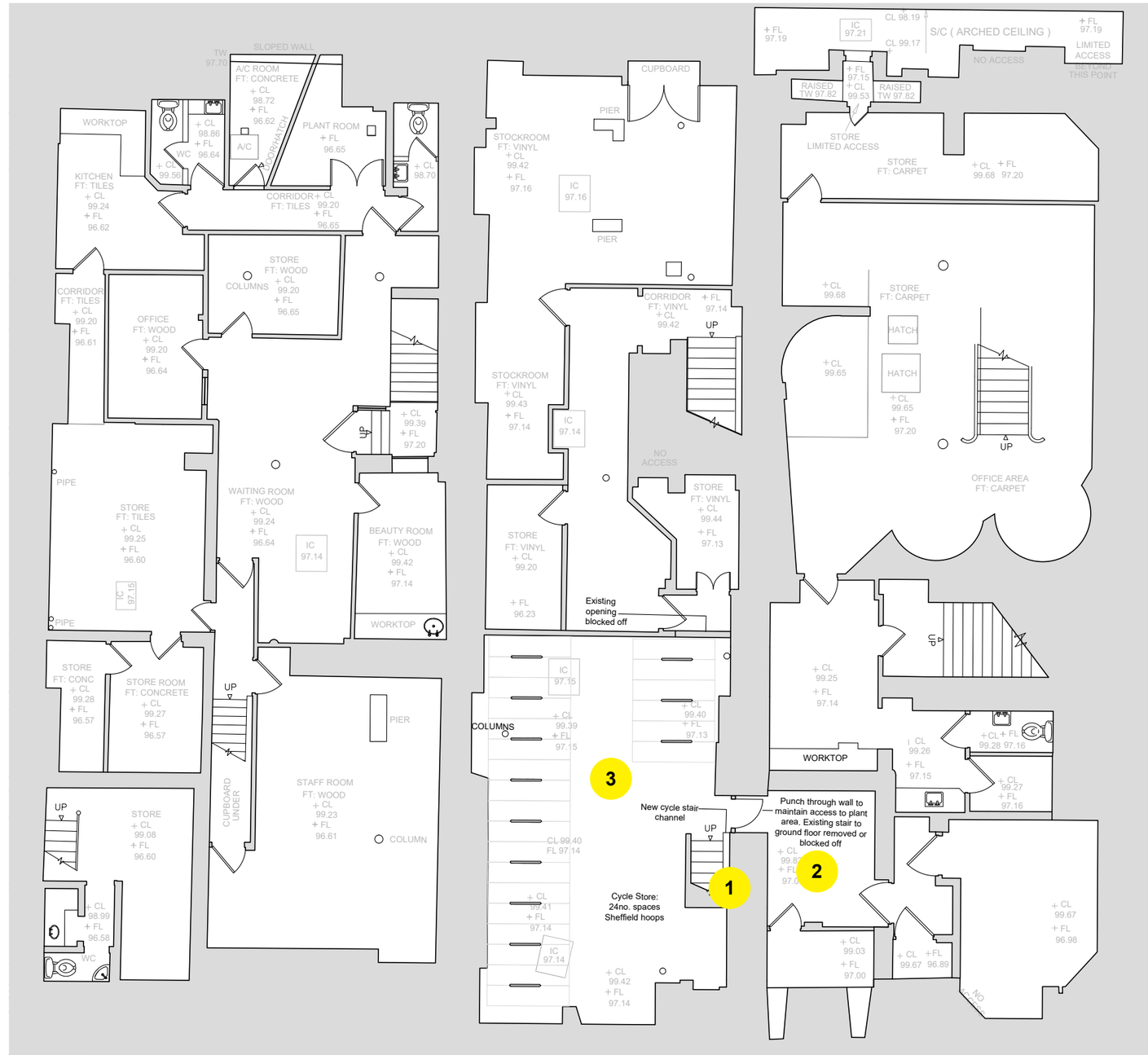
Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
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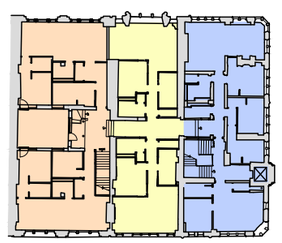
N

Proposed Basement

Proposals

- Retain existing stair from ground to basement for cycle access using cycle channel
- Punch through existing wall to create larger plant area in basement of 64-66 King Street
- Existing area of basement in 62 King Street to be used for cycle parking for the residential units (1no. per apartment)





58-60 King Street

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62 King Street

64-66 King Street

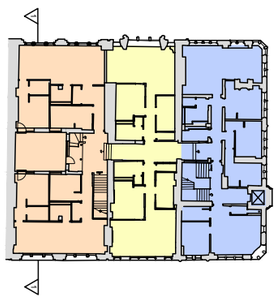
Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
122836/P3OPA/2019
128116/NMC/2020
Therefore, the delivery of these residential units does not form part of this application

N

Proposed Section 1

Proposals

- Existing ceiling structure to fourth floor (already partially stripped out) fully stripped and ceiling line raised to follow existing roof line **1**
- New rooflights inserted to increase light levels within apartments (subject to developed design) **2**
- Existing structural openings modified: cut down to floor level and infilled to create new glazing onto external lightwell **3**
- New structural opening created and new glazing inserted **4**



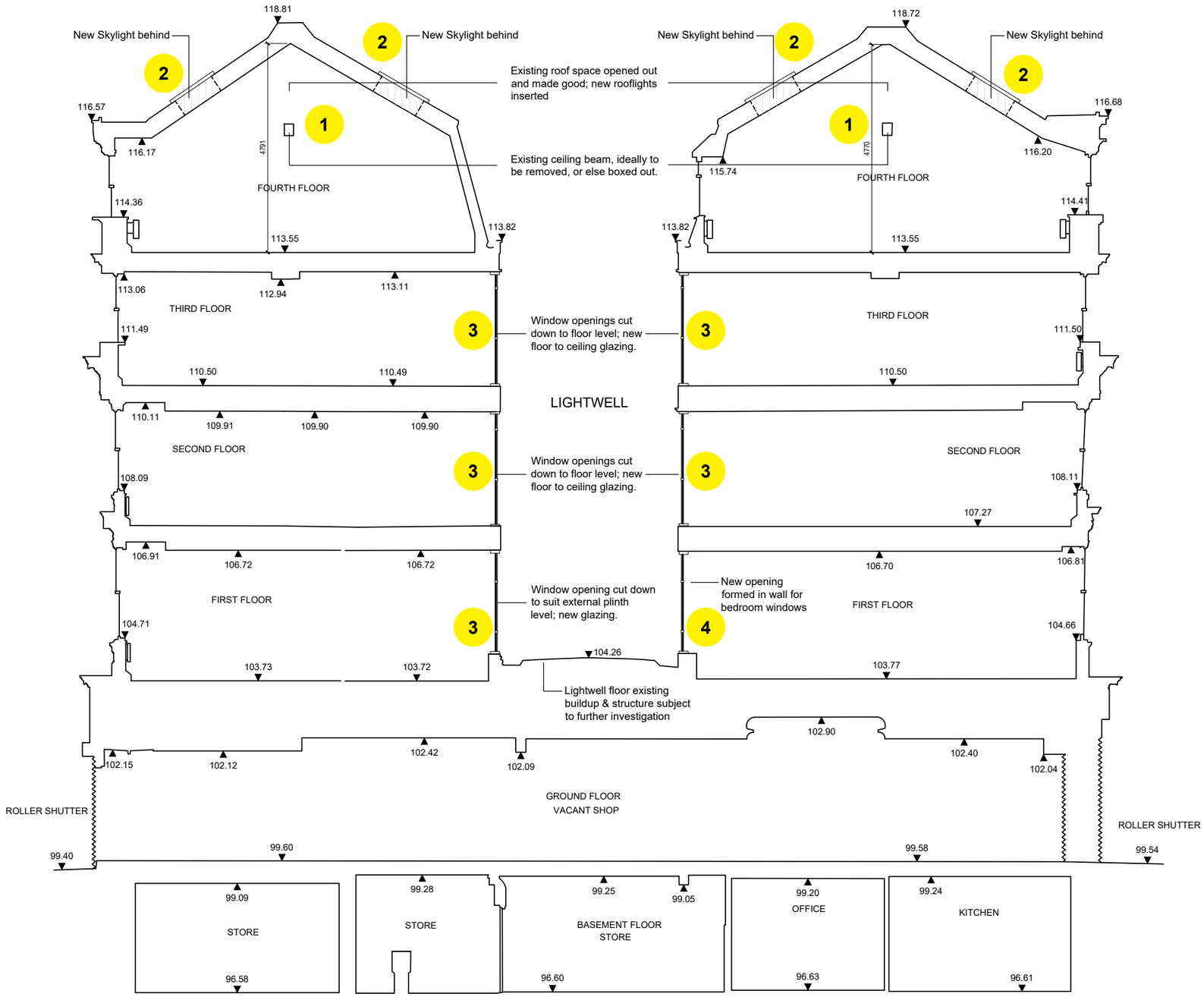
58-60 King Street

Apartment nos. 6, 13-14, 20-21, 23-24, already approved as part of Permission references:
122835/P3OPA/2019
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62 King Street

64-66 King Street

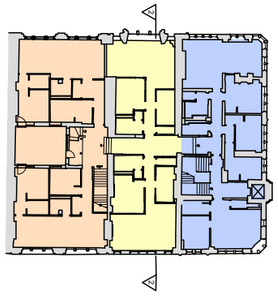
Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
122836/P3OPA/2019
128116/NMC/2020
Therefore, the delivery of these residential units does not form part of this application



Proposed Section 2

Proposals

- New rooflights inserted to increase light levels within apartments (subject to developed design) **1**
- Existing mezzanine floor within Cath Kidston unit moved to rear of unit (at same height). The upper area of the relocated mezzanine to remain part of the retail unit. **2**
- The lower area below the relocated mezzanine to be walled off from the retail unit, and become a new refuse store for apartments, with access onto South King Street. (see Design Note on page 45) **3**
- External level access formed from bin store to pavement **4**
- Part of basement reconfigured to serve as new cycle store **5**
- Existing wooden & glazed shopfront retained **6**



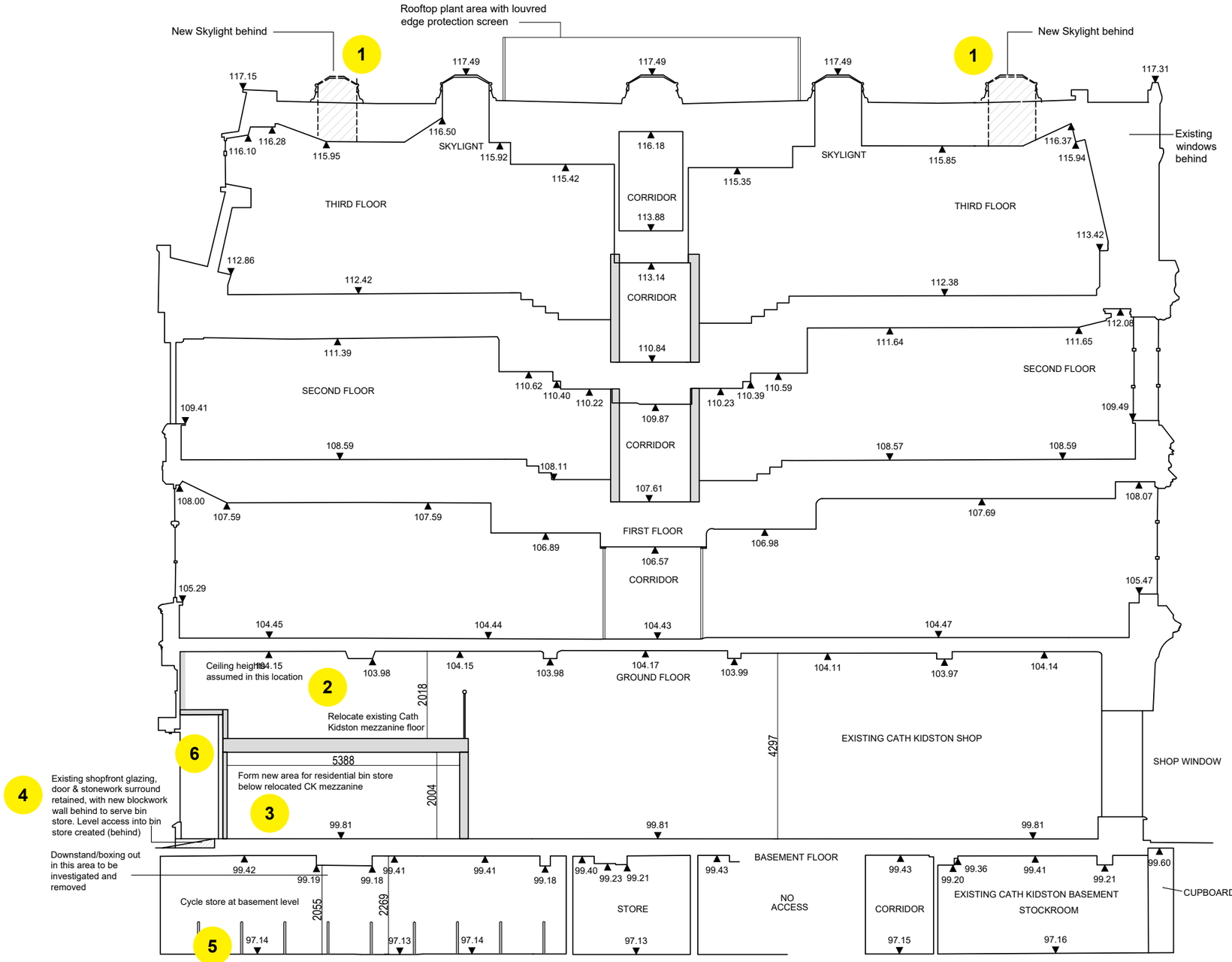
58-60 King Street

Apartment nos. 6, 13-14, 20-21, 23-24, already approved as part of Permission references:
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62 King Street

64-66 King Street

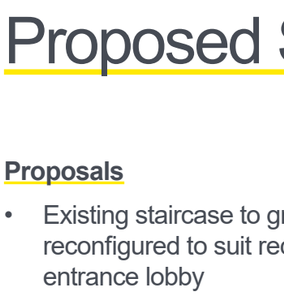
Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
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Proposed Section 3

Proposals

- Existing staircase to ground floor reconfigured to suit reconfigured entrance lobby **1**
- New ultility access staircase inserted to roof level with new access hatch **2**
- Screened plant area behind **3**



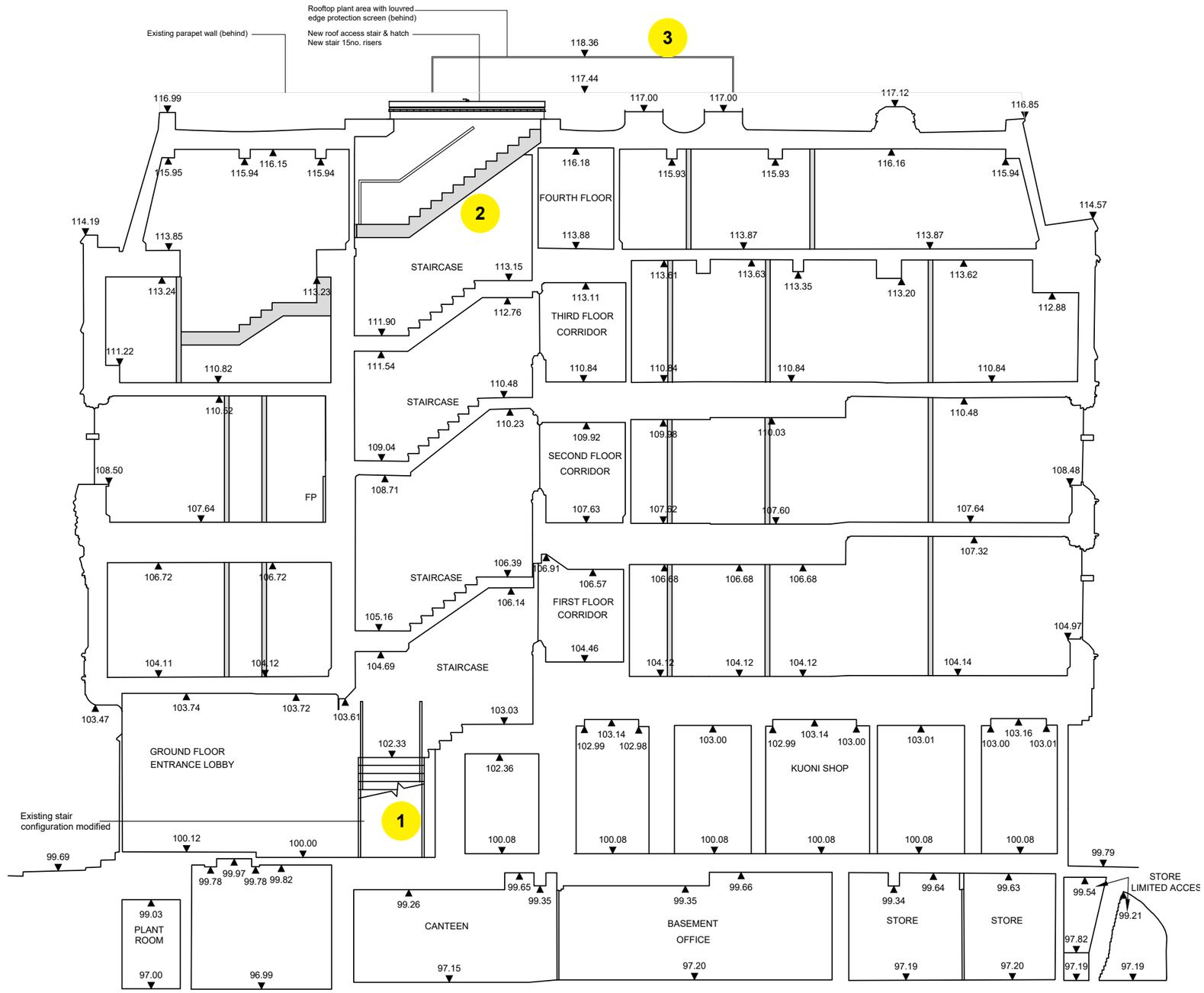
58-60 King Street

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62 King Street

64-66 King Street

Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
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Proposed Elevation 1

Proposals

- Insert new rooflights to 58-60 King Street **1**
- Existing shopfront retained along South King Street incorporating entrance to new ground floor refuse store **2**
- New enclosed entrance to 64-66 King Street at corner of South King Street and Four Yards with new glazing & decorative stall riser **3**
- Third floor windows of modern rooftop extension to 64-66 King Street cut down to floor level with new glazing inserted **4**
- Existing stained glass window at first floor replaced with transparent openable glazing units **5**
- New door to basement cycle store **6**
- New door from first floor escape stair **7**
- New fanlight above doorway **8**



58-60 King Street

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62 King Street

64-66 King Street

Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
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58-60 King Street

Listed Building - 62 King Street

64-66 King Street

New skylights inserted in roof

Rooftop plant area with louvred edge protection screen (behind)

Rooftop walkway protection railing

Existing window openings cut down to floor level

Existing stained glass feature window replaced with transparent openable glazed units

Existing F.E. door opening enlarged; New F.E door

Existing wood & glass shopfront to be retained with a new robust wall behind. Step-free access created into refuse store with replacement timber door (to match existing with opaque panels. Stone surround to be retained and cleaned.

Existing structure behind shutter housing is assumed, and subject to on-site confirmation

Existing doorway to basement reused as entrance to cycle store; new powered doors to be installed

Existing historical doorway to be retained and used as principal residential entrance; door refurbished, new glazing above door

Existing recessed building entrance area enclosed with new glazing & stall riser detail

Level access created from street level with internal ramp up to internal FFL

Proposed Elevation 2

Proposals

- New enclosed entrance to 64-66 King Street at corner of South King Street and Four Yards with new glazing & decorative stall riser **1**
- Feature lighting to lift shaft from ground to fourth floors inclusive **2**



58-60 King Street

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62 King Street

64-66 King Street

Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
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Proposed Elevation 3

Proposals

- Insert new rooflights to 58-60 King Street

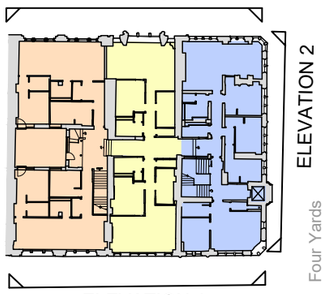
1

64-66 King Street | Listed Building - 62 King Street | 58-60 King Street



ELEVATION 3

King Street



58-60 King Street

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62 King Street

64-66 King Street

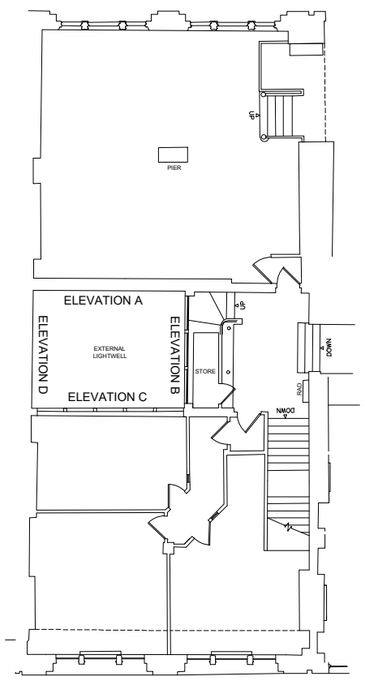
Apartment nos. 1-3, 8-10, 15-17, 22, already approved as part of Permission references:
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128116/NMC/2020
Therefore, the delivery of these residential units does not form part of this application

58-60 King Street Lightwell - Proposed Elevations

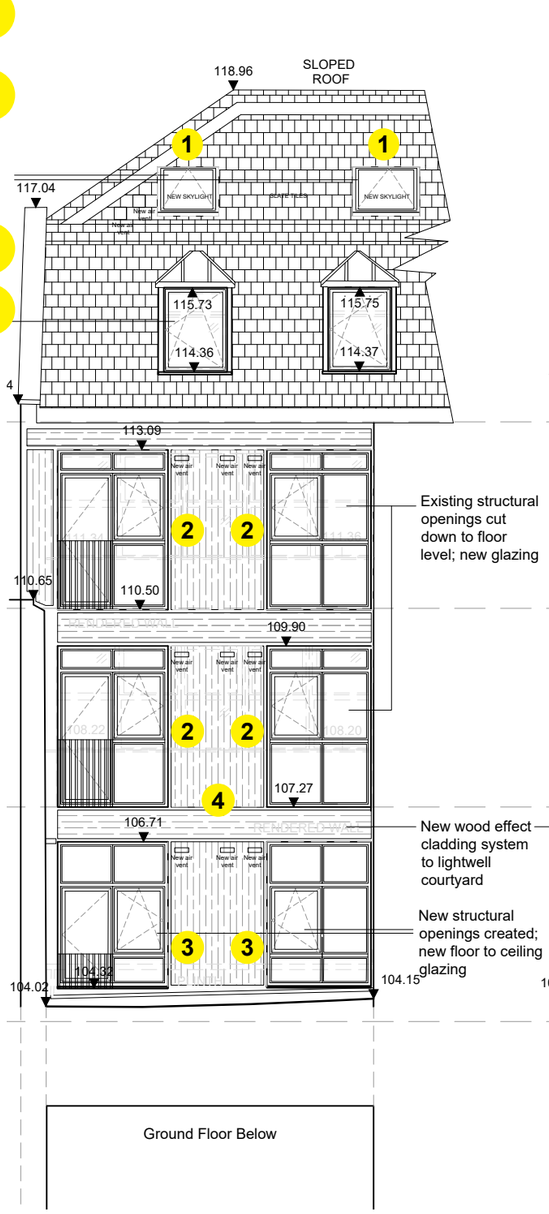
Proposals

- Insert new rooflights to 58-60 King Street (1)
- Existing structural openings modified: cut down to floor level and infilled to create new glazing onto external lightwell (2)
- New structural openings created at first floor level in line with the above (3)
- New wood-effect cladding system to courtyard elevations (4)

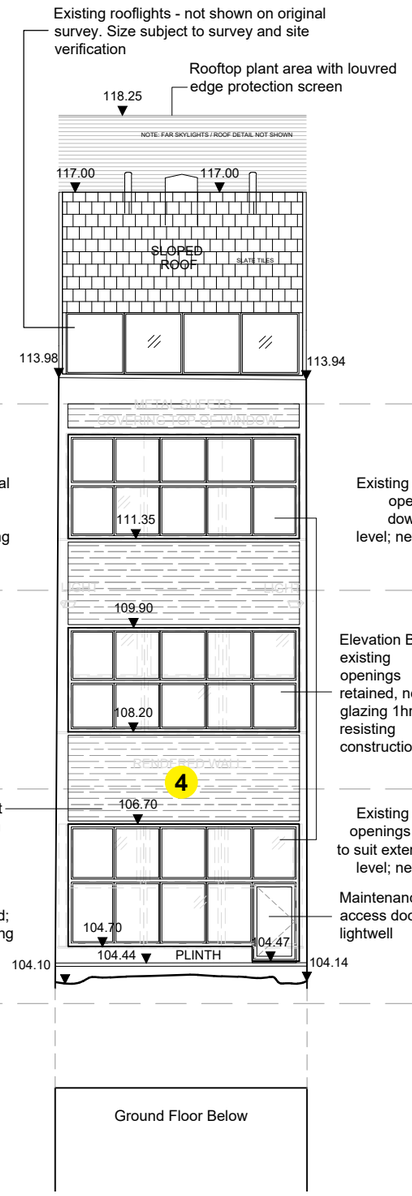
KEY PLAN - 58-60 KING STREET



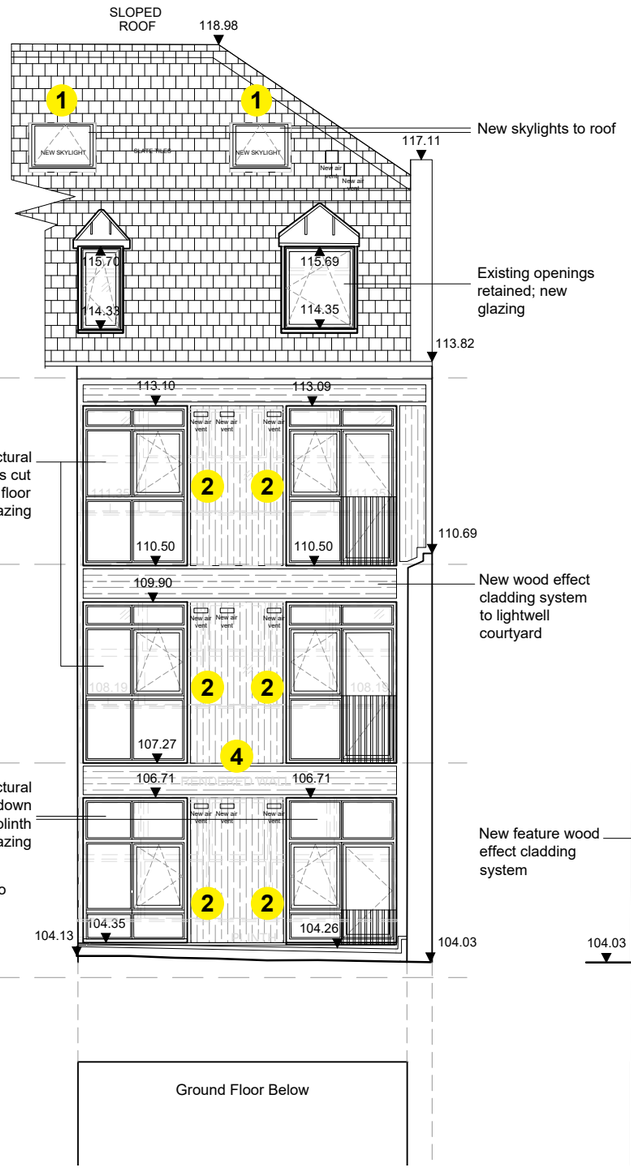
ELEVATION A



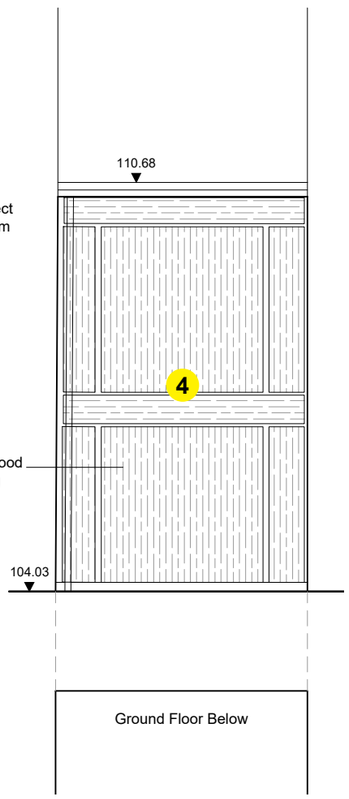
ELEVATION B



ELEVATION C



ELEVATION D



Proposed additional skylights

During the pre-application phase, and in a meeting with the LPA on the 1st of March 2021, the LPA requested further details of the skylights. All of our rooflight locations have been carefully considered based on the proposed layout, and are constrained by the existing roof structure.

58-60 King Street

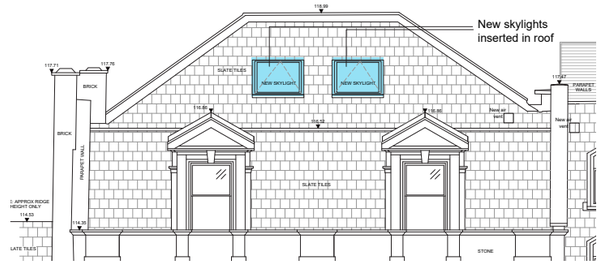
- Our design includes rooflights on both the inner and outer facing slopes of the upper floor roofs. This will not only increase the level of daylight into the apartments, but will provide a premium view of the sky from the interior rooms.
- Due to the less amount of the existing windows on the top floor compared with the lower level floors, the rooflight is vital to provide enough daylight to the apartments in order to comply with the Residential Quality Guidance.
- It could be conservation style rooflights if it is suitable.
- The setback and slope of the roof is such that it is not currently visible from street level (see photos below)

62 King Street

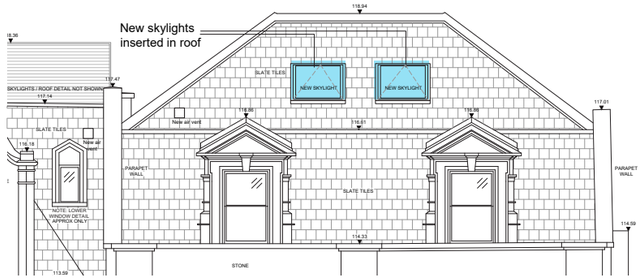
- The new rooflights are located on the horizontal roof structure, and will not be visible from ground level.
- This roof structure already incorporates a number of existing large rooflights.



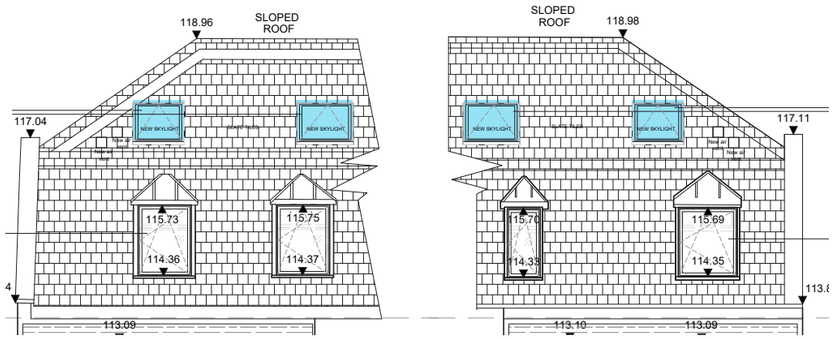




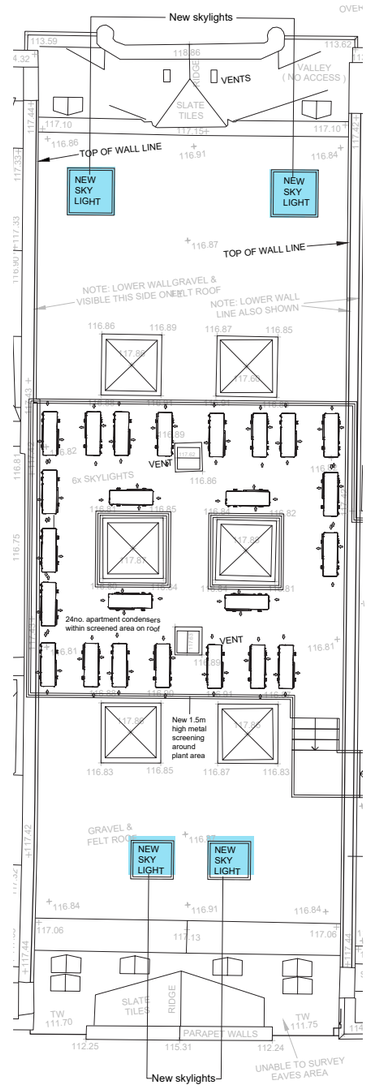
58-60 King Street: Elevation 1 (South King Street)



58-60 King Street: Elevation 3 (King Street)



58-60 King Street: Lightwell Elevations A & C



62 King Street
Proposed New Rooflights

Area Schedule & Space Standards

- This schedule demonstrates a mix of 1-bed and 2-bed apartments in line with Nationally Described Space Standards (NDSS)

Type	Avg Area		No.	%
	sqm	sqft		
1 Bed (1p)	41	443	**5**	21
1 Bed (2p)	54	581	**3**	13
Total 1 Beds			**8**	**33**
2 Bed (3p)	66	707	**7**	29
2 Bed (4p)	77	834	**9**	38
Total 2 Beds			**16**	**67**
Total Number of Apartments			**24**	

Overall Residential Area		
Total GIA	2,201.6	sqm
Total NIA	1,525.0	sqm
Approx. G/N	69	%

LEVEL	TYPE	Apartment Number / Area (sqm)																							Total
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
1	1 Bed (1p)	41	41																							2
	1 Bed (2p)			53																						1
	2 Bed (3p)				65	64																				2
	2 Bed (4p)						72	79																		2
2	1 Bed (1p)								42	41																2
	1 Bed (2p)										54															1
	2 Bed (3p)											65	66													2
	2 Bed (4p)													80	81											2
3	1 Bed (1p)																41									1
	1 Bed (2p)																	55								1
	2 Bed (3p)															70			62	68						3
	2 Bed (4p)																				81	82				2
4	1 Bed (1p)																									0
	1 Bed (2p)																									0
	2 Bed (3p)																									0
	2 Bed (4p)																						75	73	74	3

Total number of Apartments	24

Excerpt from Nationally Described Space Standards

Table 1 - Minimum gross internal floor areas and storage (m^2)

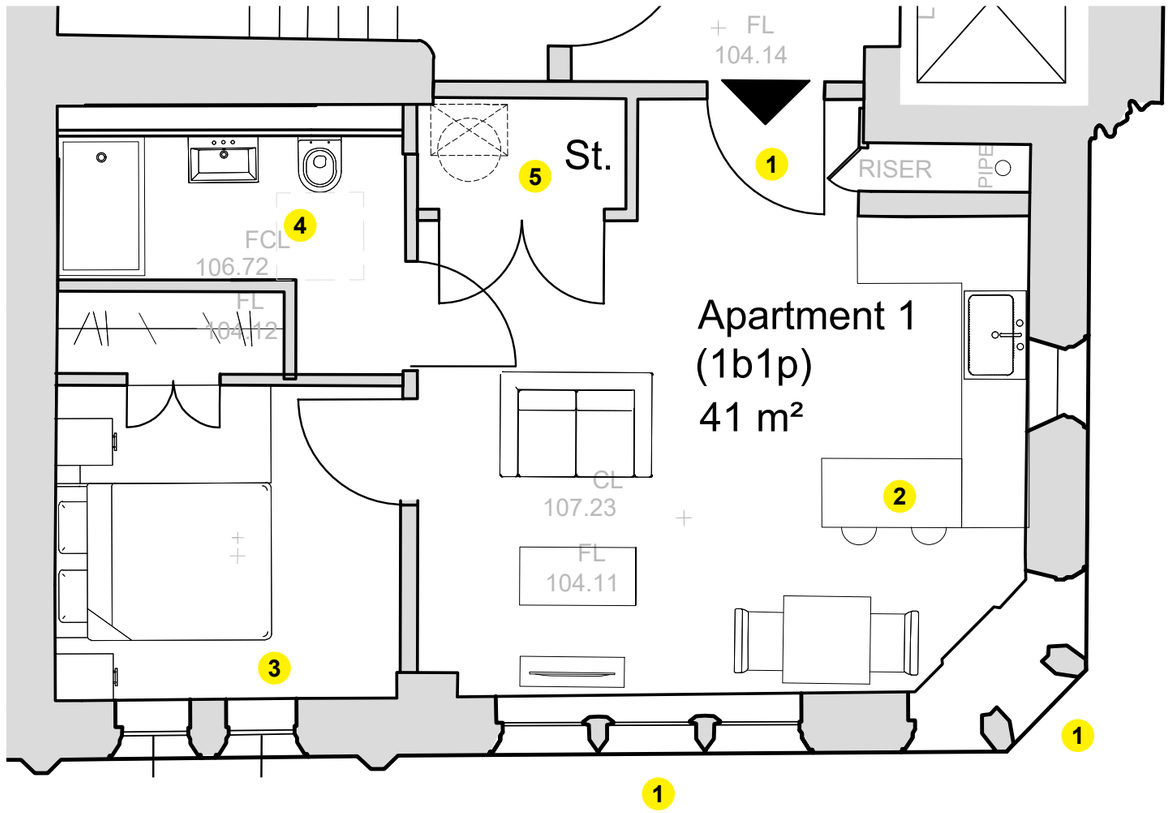
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

- Nationally Described Residential Space Standards (NDSS) are minimum size standards for dwellings in the UK.
- The table above shows the overall GIA required to meet the standard for each dwelling type
- All of the proposed apartments meet the space standards as given above

Apartment Type 1

Accommodation

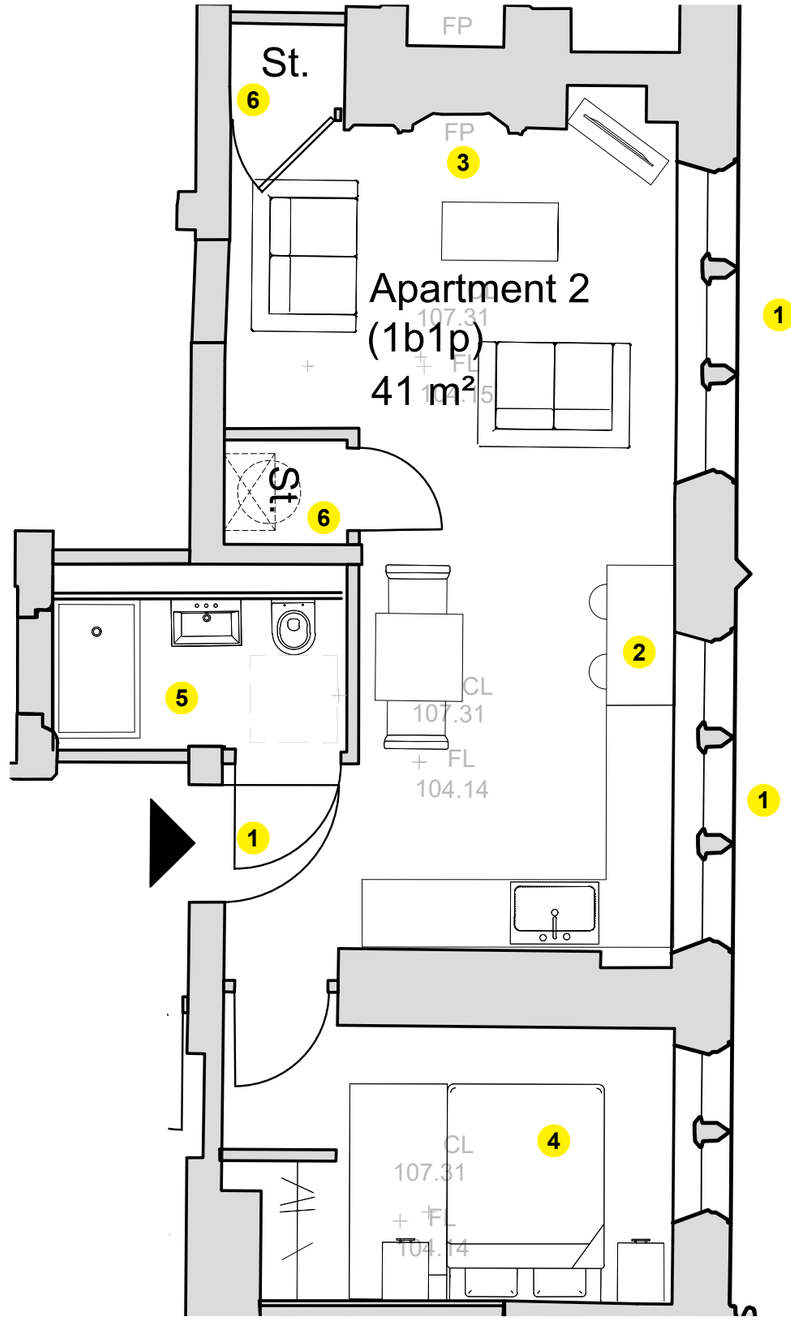
- 1b1p Apartment
- Entry into open plan kitchen / lounge area with feature historical windows on two aspects to exterior **1**
- Breakfast bar to kitchen **2**
- Bedroom with windows to exterior; wardrobe space **3**
- Shower room **4**
- Storage space for water heater, washing machine **5**



Apartment Type 2

Accommodation

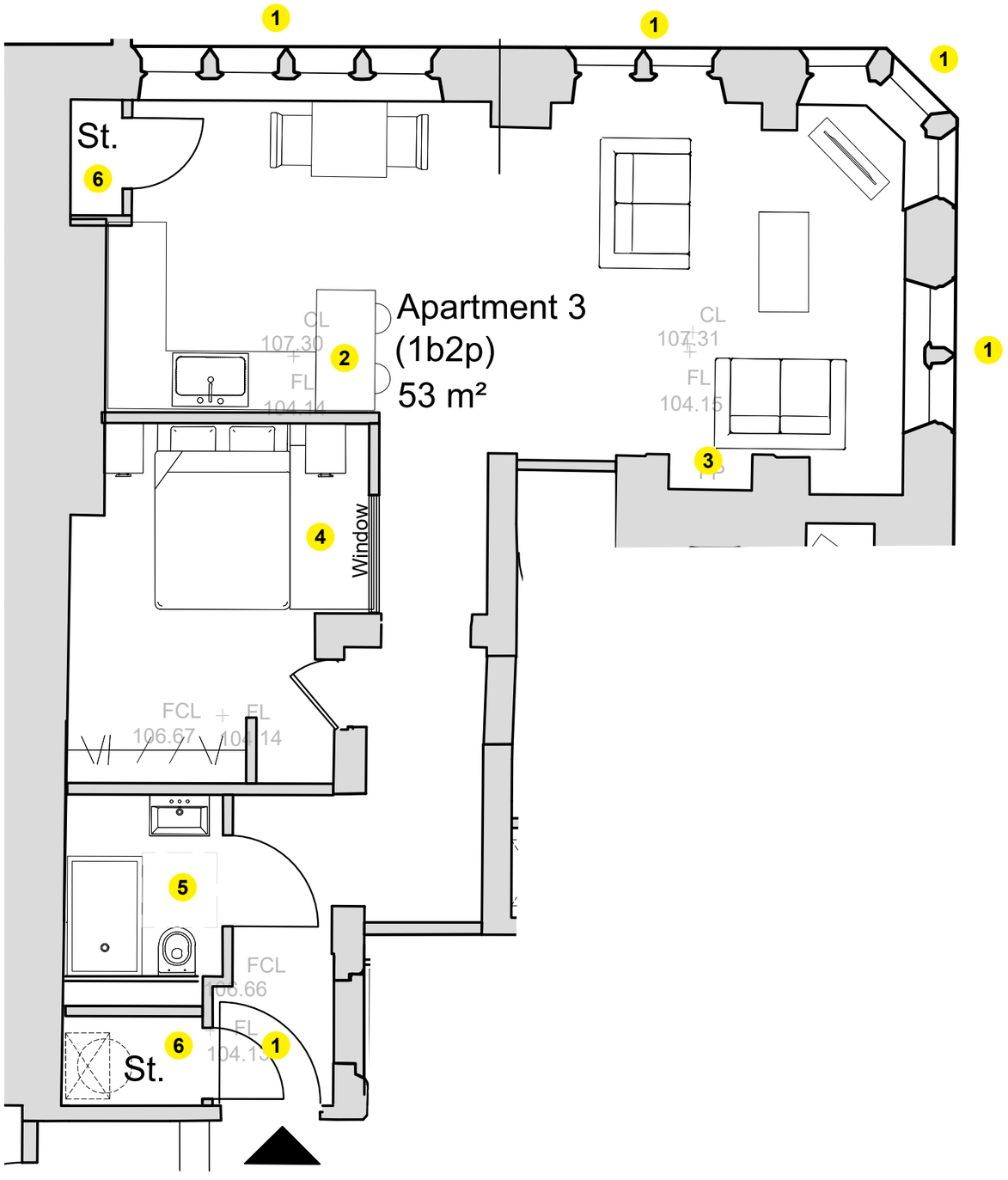
- 1b1p Apartment
- Entry into open plan kitchen / lounge area with feature historical windows to exterior (1)
- Breakfast bar to kitchen (2)
- Feature historical fireplace to open plan sitting area (subject to building storey) (3)
- Bedroom with feature historical windows to exterior; wardrobe space (4)
- Shower room (5)
- Storage spaces for water heater, washing machine (6)



Apartment Type 3

Accommodation

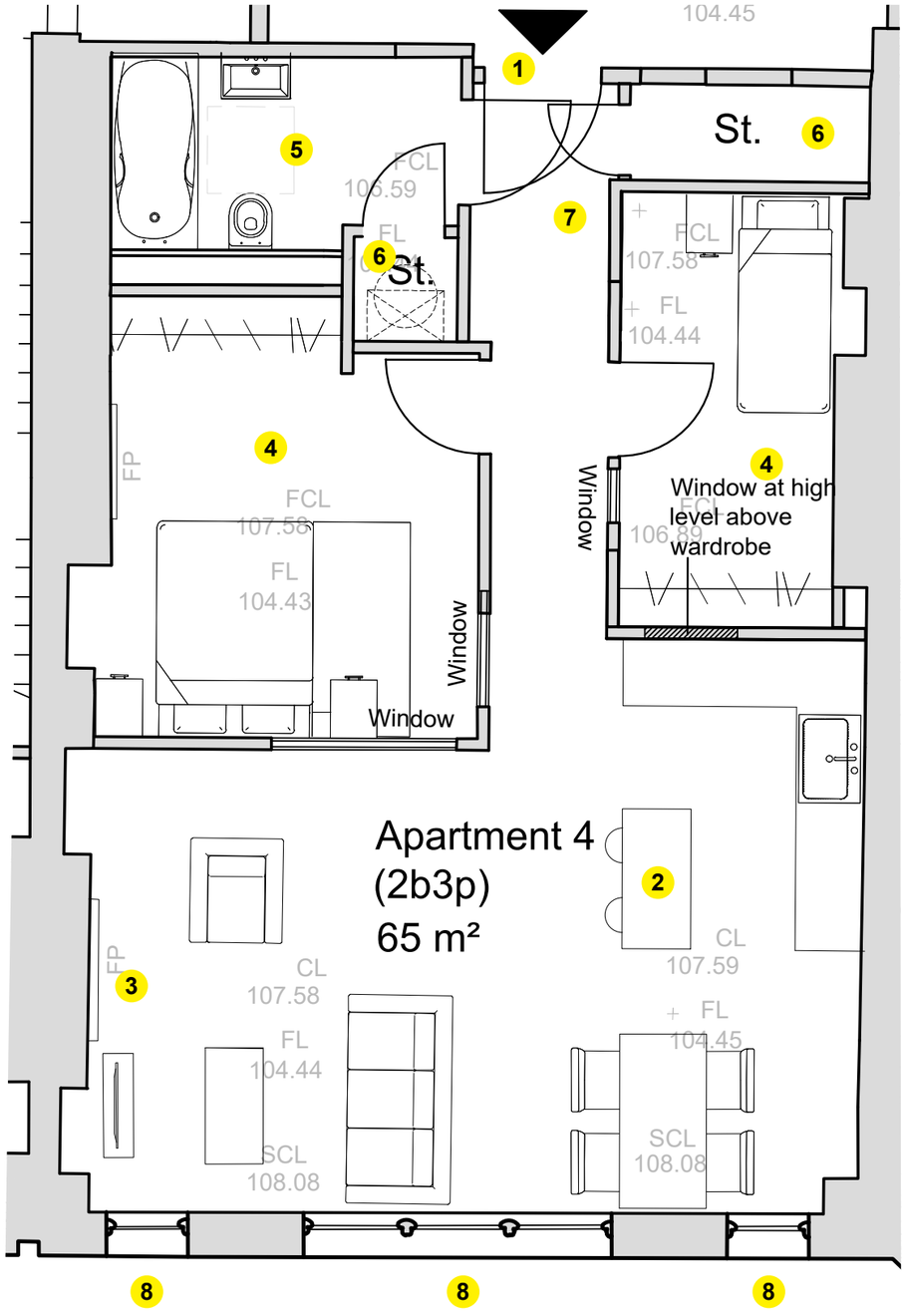
- 1b2p Apartment
- Entry through existing historical corridor into open plan kitchen / lounge area with feature historical windows on two aspects to exterior **1**
- Breakfast bar to kitchen **2**
- Feature historical fireplace to open plan sitting area (subject to building storey) **3**
- Bedroom with feature internal window onto principal living space; wardrobe space **4**
- Shower room **5**
- Storage spaces for water heater, washing machine **6**



Apartment Type 4

Accommodation

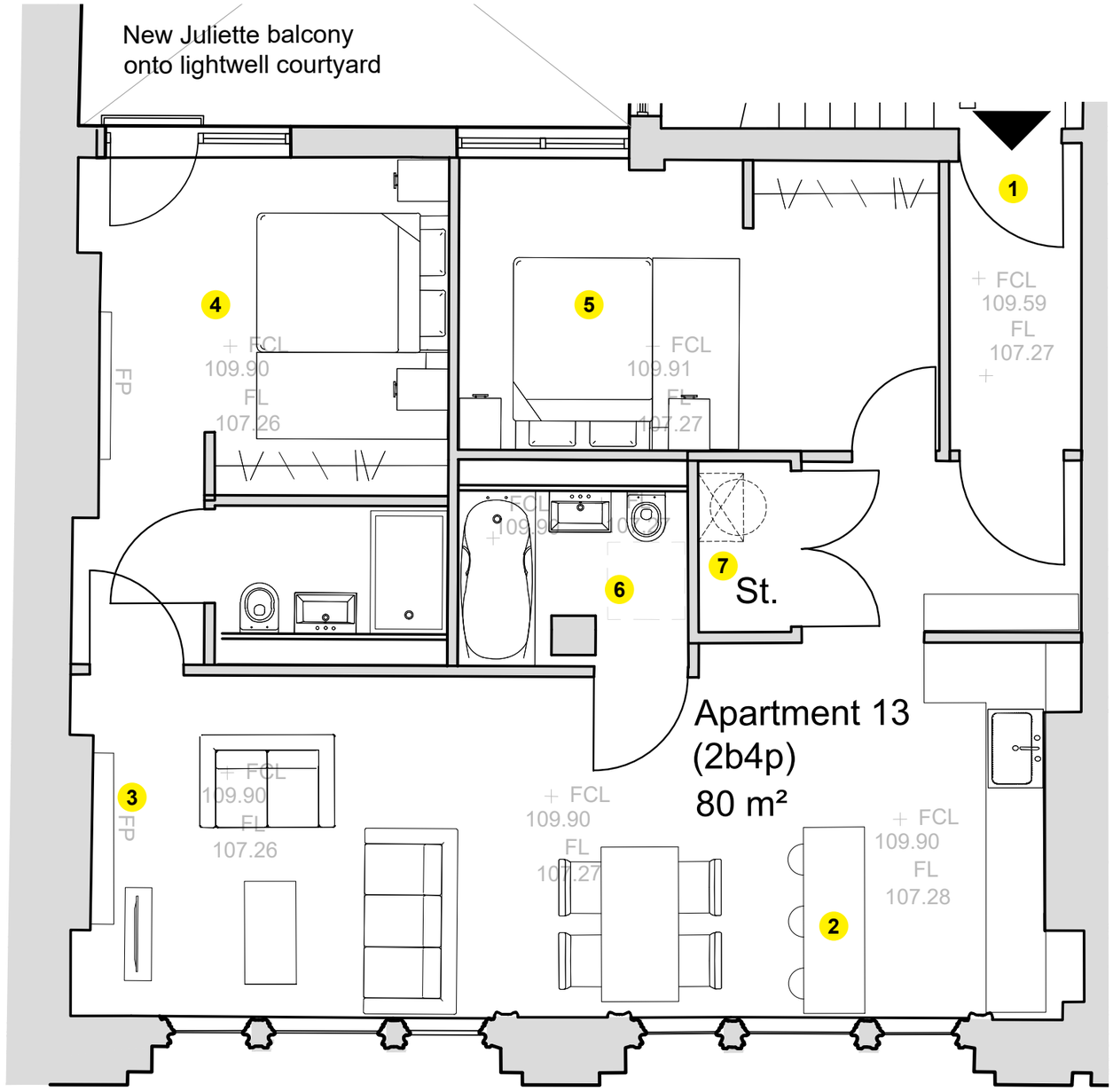
- 2b3p Apartment
- Entry through corridor into open plan kitchen / lounge area with feature historical windows to exterior (1)
- Central island to kitchen (2)
- Feature historical fireplace to open plan sitting area (apartments 4, 11 only) and to bedroom (apartment 4 only) (3)
- Bedrooms with feature internal window onto living space; wardrobe space (4)
- Bathroom (5)
- Storage spaces for water heater, washing machine (6)
- Layout is modified slightly on floors 2 and 3 with the addition of internal apartment stairs to take account of existing internal building floor levels (7)
- External windows on floors 1 and 2 are approximately as indicated. External windows on floor 3 (apartments 18 and 19) vary significantly due to the nature of the existing structure & window pattern within this listed portion of the building. (8)



Apartment Type 5

Accommodation

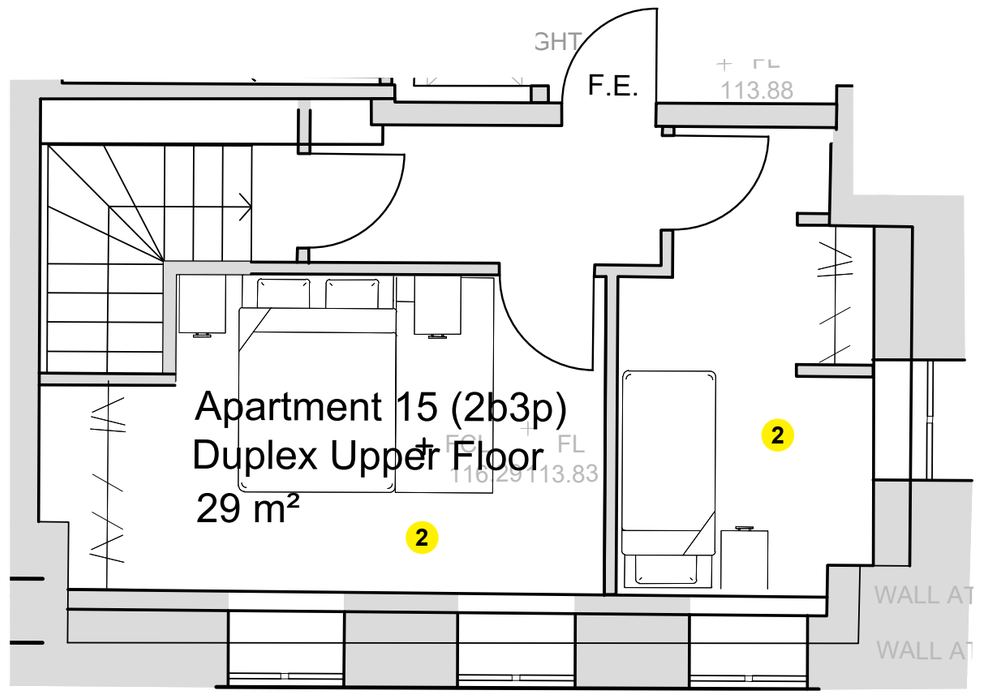
- 2b4p Apartment
- Entry through corridor into open plan kitchen / lounge area with feature historical windows to exterior **1**
- Central island to kitchen **2**
- Feature historical fireplace to open plan sitting area and to master bedroom (apartments 13, 14, 20, 21) **3**
- Master bedroom with ensuite shower room and juliette balcony onto lightwell courtyard; wardrobe space **4**
- Second bedroom with window onto lightwell courtyard; wardrobe space **5**
- Communal bathroom **6**
- Storage space for water heater, washing machine **7**



Apartment Type 6

Accommodation

- 2b3p Duplex Apartment
- Entry on Third Floor into open plan kitchen / lounge area with floor-to-ceiling windows on two aspects to exterior
- Bedrooms on Fourth Floor with windows to exterior; wardrobe space
- Bathroom on Third Floor
- Storage space for water heater, washing machine



Access Statement

Guidance Principles

In redeveloping 58-66 King Street, the design will adopt an approach that will incorporate measures to facilitate access and use by all people who will work and move around the building, including people with mobility, sensory and cognitive impairments. Inclusive access will be encouraged by ensuring that, where possible:

- The development is able to be accessed by all potential visitors, regardless of age, gender or any disabilities which they might have
- The external environment, including the location and orientation of the entrance, will be legible and not act as an impediment to any potential users.
- The internal building environments can be successfully and safely used by all potential users and visitors to the building.
- Where possible, opportunities will be taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the development and to improve design standards overall.

Public Transport

Public transport is available via the existing nearby bus stops on King Street, John Dalton Street and Deansgate, and via buses and trams on Cross Street. Manchester Victoria train station is approximately 750m away.

Vehicular Access & Parking

A full Transport Statement has been produced in support of the application describing proposed vehicle parking measures.

Cycle Access & Facilities

Cycle parking is provided with secure parking for up to 24no. cycles located within the basement of 62 King Street.

Principal Entrances

The main entrances are clearly identified. The primary residential entrance is into the main lobby through the historical entrance doorway on South King Street. An accessible entrance with a ramped threshold into the lobby is provided at the corner of Four Yards and South King Street. Ramped and stepped access is available for both wheelchair users and ambulant disabled people. Door widths and ironmongery will be fully compliant with Part M.

The basement entrance for cycle storage and maintenance access will comprise power assisted swing doors on 62 King Street (South King Street elevation), leading immediately to an existing stair down to basement level.

Emergency Exit Fire Doors

All features and materials will comply with the measures detailed in the Detailed Fire Strategy provided as part of this application. A building-wide emergency procedure in case of fire will be developed, following the measures detailed in the Detailed Fire Strategy.

Where existing fire doors are being replaced, they have been designed to provide a minimum 850mm clear width opening. Where existing fire escapes are being utilised, the situation is designed to be no worse than the existing condition, and, places of safety have been identified to allow safe egress for wheelchair users in the event of a fire.

Internal Circulation - Horizontal

Main corridors will achieve a minimum 1200mm clear route within the existing building, suitable for ambulant disabled access.

Due to the nature of the existing floor level changes within the three buildings, it has not been viable to provide step-free horizontal access (eg. via a ramp or platform lift) throughout the entire building. However, the proposals demonstrate that the ground floor will provide step-free access to the lobby, post and refuse areas. The existing passenger lift will be refurbished and will provide step-free access to the apartments within 64-66 King Street, as illustrated on a separate page. All unavoidable internal steps will be designed to comply with the Building Regualtions for ambulant disabled people, featuring handrails and contrast nosing to stairs.

All doors are to be fitted with ironmongery contrasting in terms of colour and luminance. All doors on corridors and giving access to rooms and spaces will be fully compliant with guidance in Approved Document Part M (2013).

All fire doors and toilet doors that are required to remain closed for privacy, acoustics or energy control reasons, are to be fitted with adjustable or cam-action self closing devices, set to lowest resistance level and fitted with low friction latches (as required) to achieve a maximum opening force at leading edge in accordance with latest Building Regulations / BSI guidance.

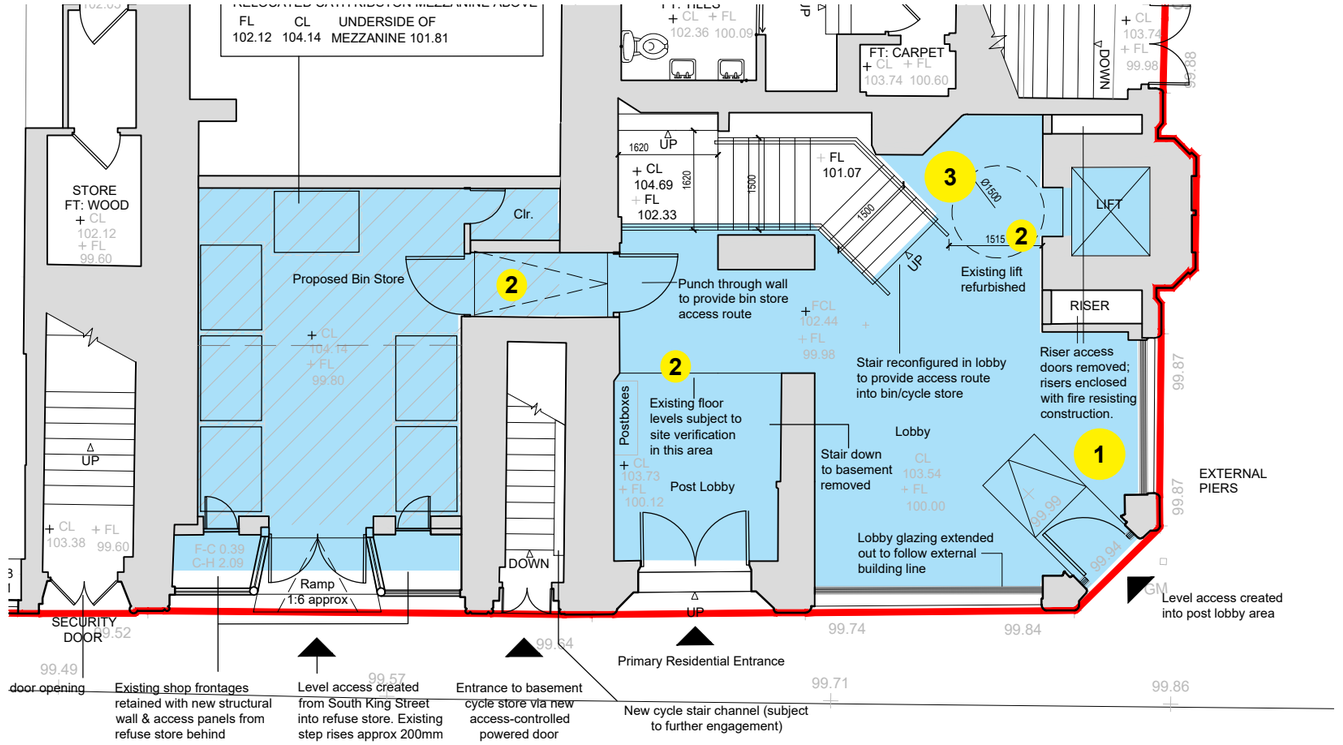
Signage & Communication

Signage will be located within the foyer entrance, at the lift entrances, at stair landings and at each apartment entrance, to assist with way finding. All signage will be designed with reference to current good practice guidance and will form part of an integrated communication scheme that gives clear directions, information and instructions for the use of the building.

Inclusive Access

Proposals

- A new entranceway at the corner of Four Yards and South King Street provides step-free access into the main entrance lobby, via new powered entrance doors and shallow ramp. 1
- Step-free circulation to lift, postboxes and bin store internally at ground floor level 2
- Re-configure base of existing stair to improve access from new entrance to lift 3
- Step-free access only viable to areas within 64-66 King Street due to level changes within the existing buildings 4



Step-free access from lift



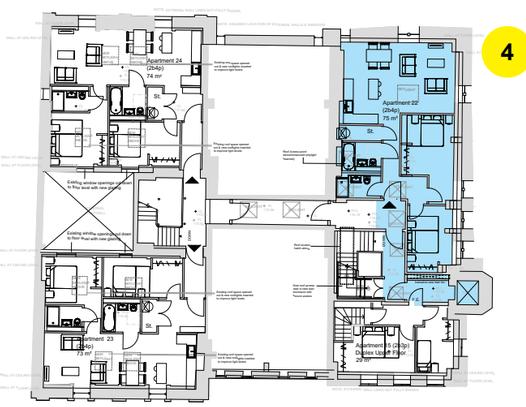
First Floor



Second Floor



Third Floor



Fourth Floor

Existing Historical Entrance Doorway

64 King Street features a historical entrance on its rear elevation (South King Street) with a stonework carving "Diocesian Chambers" and a decorated timber door of unknown age. Currently this door is unused apart from occasional access into the plant area at basement level.

Proposals

- Bring historical entrance back into use as a flagship primary residential entrance
- Refurbish or replace existing door with similar new equivalent, with replacement ironmongery, to suit the overall proposed high quality of the development.



Existing historical entrance on South King Street

External Works

58-66 King Street are in a highly trafficked urban location. Some elements of the external structure have degraded, and are in need of attention.

The external works are proposed to comprise general redecoration and overhaul and repair. There are currently no anticipated major repairs to the exterior of the listed building, but any repairs which are found to be necessary will be undertaken carefully with like-for-like materials.

Proposals

- Undertake an inspection, cleaning and refurbishment programme of the external fabric of the existing buildings, in accordance with their historical nature
- In the case of the listed building 62 King Street, undertake an inspection, cleaning and refurbishment programme in full accordance with the relevant listed buidling and conservation regulations and procedures.



Elements of the external fabric of the building have degraded and are in need of attention. It is proposed that these will be cleaned and repaired using an appropriate repair method where necessary.

Existing Historic Fireplaces

The three buildings feature a number of existing historic fireplaces of varying design, quality and condition. All have been blocked up over the grate, it is assumed that they have also been blocked up within the flue

Proposals

- Retain the existing historic fireplaces where possible as a decorative historical feature within the apartments













Ceiling and Historic Detail Treatment Strategy

The three constituent buildings which comprise the development were originally designed and constructed independently, then joined together at a later time. In many cases the original historic fabric, including the ceiling structure, has been altered, damaged or removed during these later modifications.

In all three buildings, the majority of the accommodation was formerly used for office space. In many of these areas, as part of this use, a modern suspended ceiling system and fireboarding has been installed underneath the original ceiling structure.

Existing (information from Salford Archaeology)

- The majority of the extant historic cornicing is not within the listed building (62 King Street), and is often in poor condition having been compromised by many previous interventions
- Many of the original historic doors have already been removed or remodelled. A few original doors probably survive, but have all been augmented with fire protection already.
- Door architraves are replicated throughout the building, suggesting they are non-original, and belong to a single phase after the three properties were cojoined/doorways remodelled
- All skirting boards are later modern additions

Proposals

- Ceiling designs for the proposed residential development will be developed in detail at Stage 4.
- Each area will be individually assessed and existing historic and modern/late elements identified.
- Redundant modern/late elements will be carefully removed where necessary so as to not further damage any existing historic fabric.
- Modern/late elements which are to be retained (such as fireboarding) will remain in place.
- New elements (such as new acoustic insulation, new suspended ceiling structure) will be installed with due care and regard to existing historical fabric to ensure that this is not damaged.



Typical cornice profile



Slight variation between buildings suggests features are original (historic)



Damaged and missing in various places



Decorative cornice on third floor in 64 King Street



Late softwood plank & framing

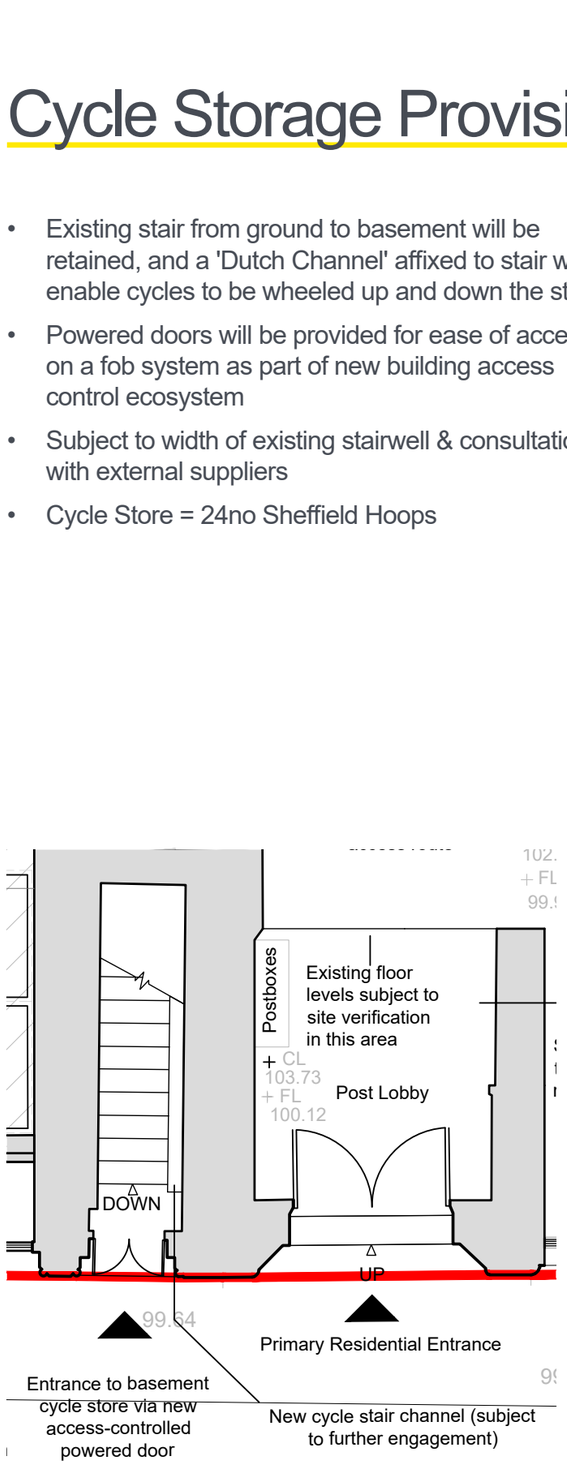




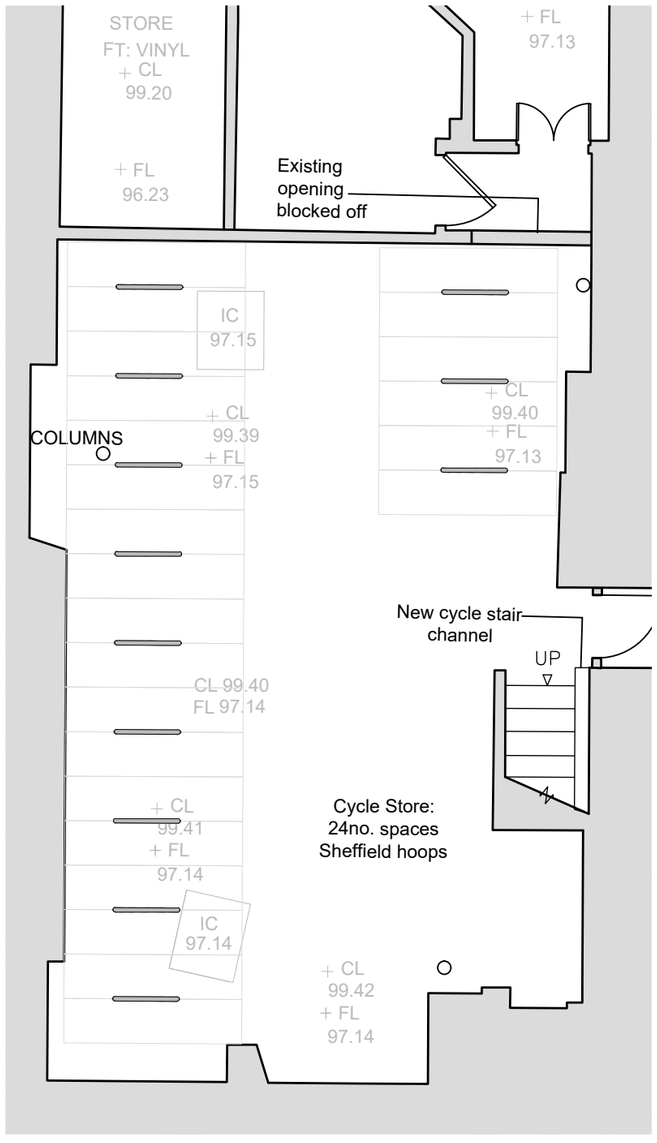
Possible early door style, but some door panels replaced with fireproofing

Cycle Storage Provision

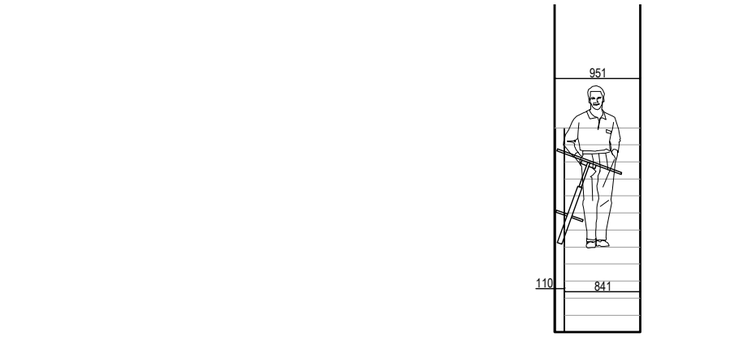
- Existing stair from ground to basement will be retained, and a 'Dutch Channel' affixed to stair will enable cycles to be wheeled up and down the stairs
- Powered doors will be provided for ease of access, on a fob system as part of new building access control ecosystem
- Subject to width of existing stairwell & consultation with external suppliers
- Cycle Store = 24no Sheffield Hoops



Entrance to cycle store at external ground level via new powered doors

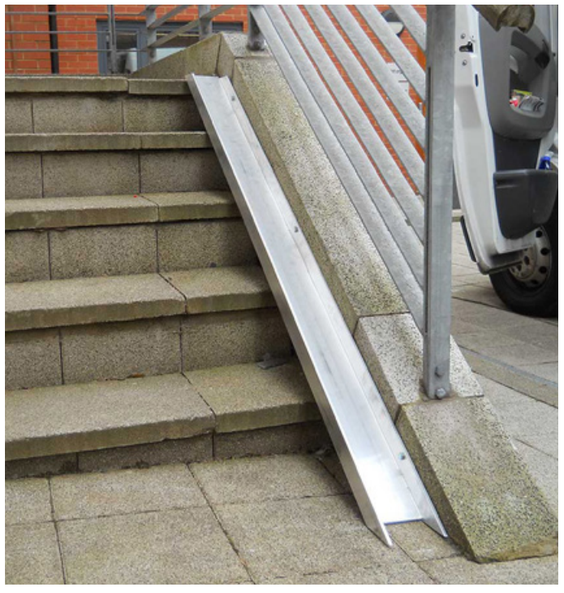


Proposed cycle store at basement level



Section & cycle fittings shown indicatively only; subject to verification on site

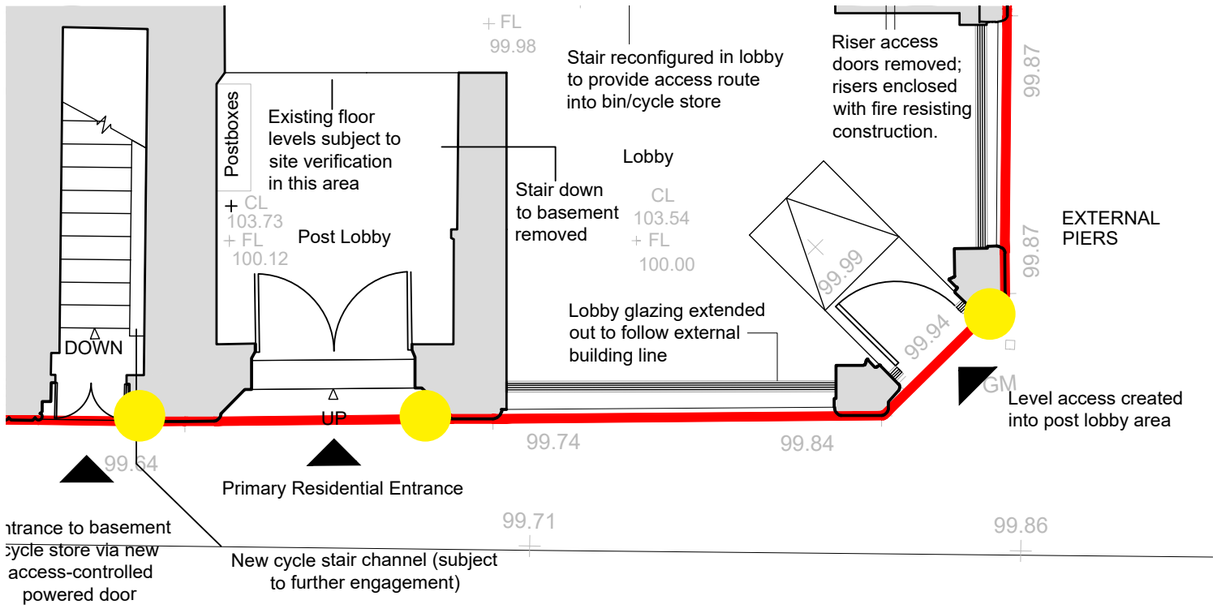
Existing stair profile & section assumed in this area; subject to verification on site



Example of proposed cycle stair channel solution - subject to further consultation and design development

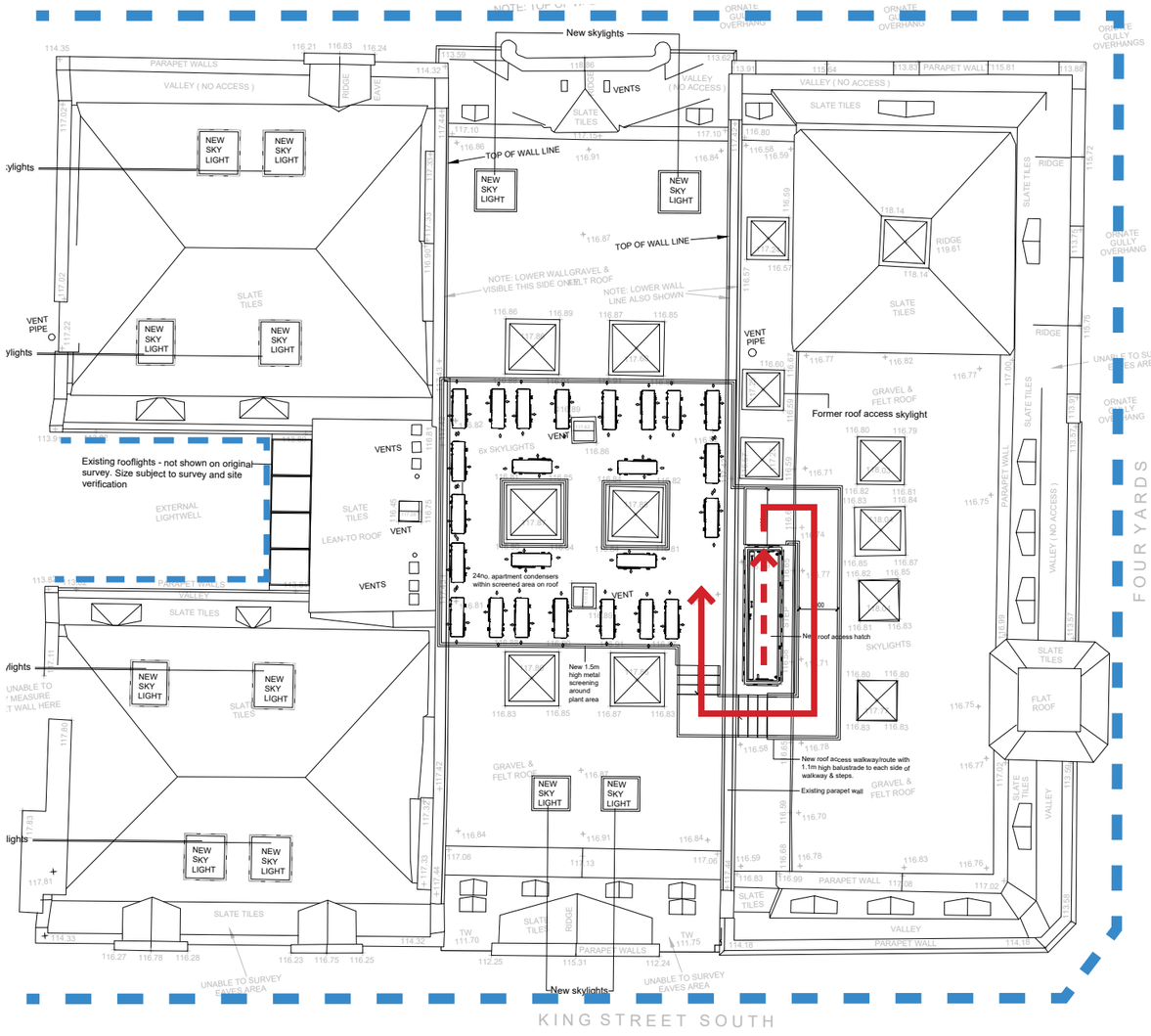
Security Provision

- A centralised, building-wide interlinked security system will control access to the building, including the main lobby entrances, escape doors and basement cycle store.
- The main lobby entrances will be on a fob/intercom system with potential CCTV interlink to a screen within apartments
- Basement cycle store will feature a fob system for access control, it is proposed that only residents will have access to this cycle store.
- Vandal-resistant materials will be used externally and internally where possible, to minimise potential damage through vandalism, and ensure that the building is always secure and safely accessible by residents



Access to the building through the lobby areas & into the bike store will be via building-wide access control system with CCTV/Intercom link to apartments

Maintenance Strategy

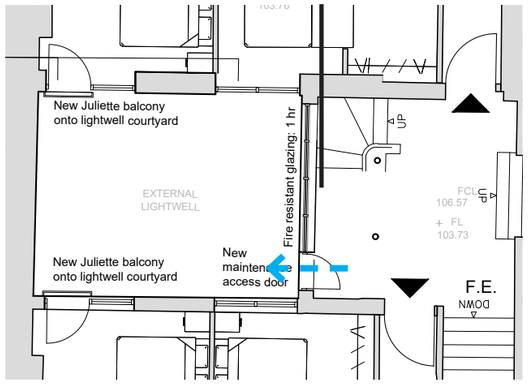


The maintenance strategy for the building is as follows:

- Plant at roof level accessible by a new utility stair and hatch added above the existing primary circulation stair
- Risers accessible throughout the building
- Lightwell glazing cleaned from within the lightwell via an access door, using a reach wash system
- Main windows cleaned from the street by reach wash or MEWP
- Roof glazing (Velux windows) in 58-60 King Street cleaned from within apartments
- Roof glazing on 62 and 64-66 King Street (flat roof skylights) cleaned via reach wash from rooftop safe area

Key

- Cleaning and Maintenance Points
- Plant Access route



New access created into lightwell courtyard from circulation core (existing below-stair storage) for repairs & maintenance

Refuse Store:

Collection Strategy & Street Frontage

Refuse Strategy

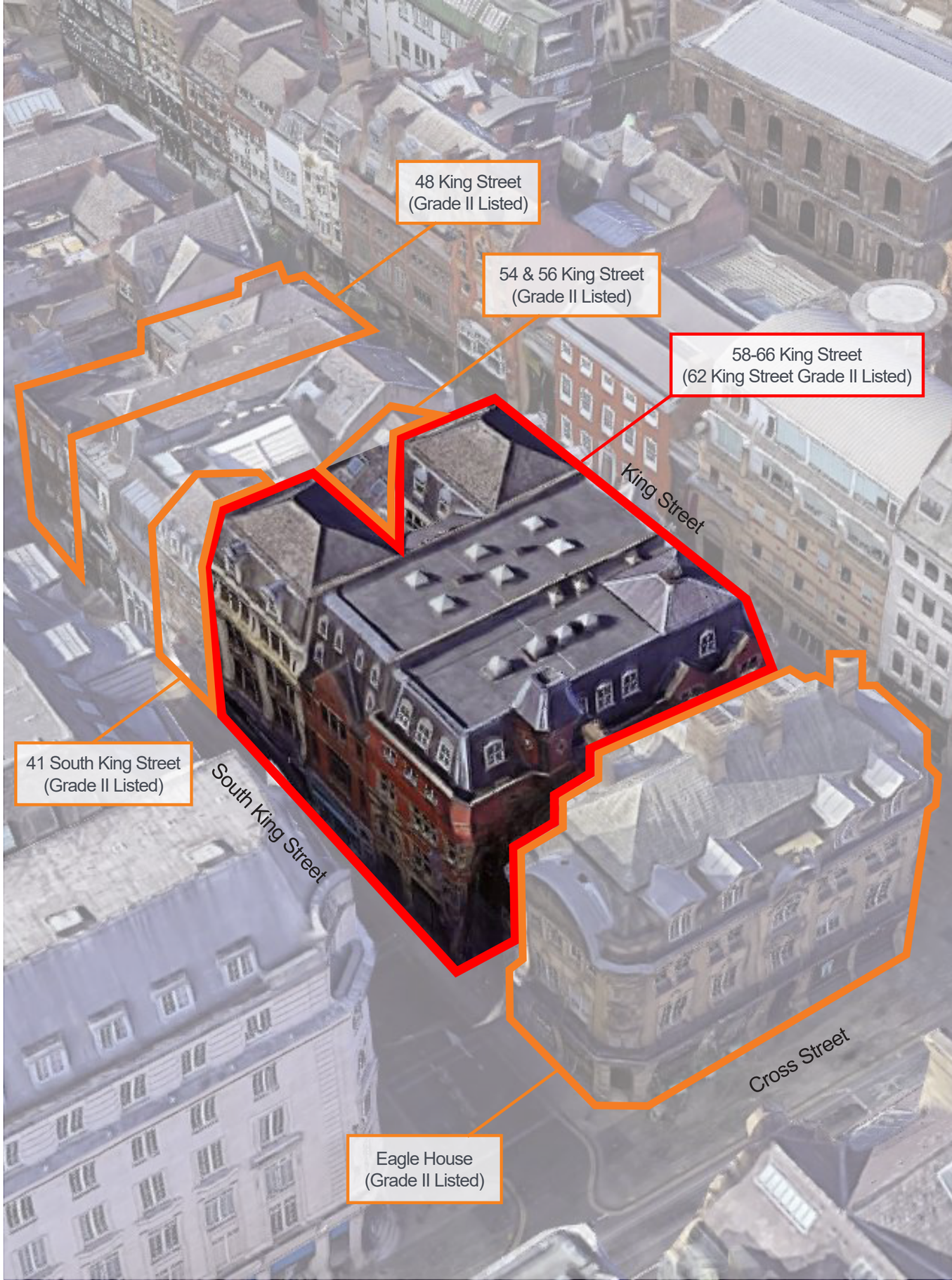
The purpose of this section is to address initial comments received from MCC on the 18th of February 2021, and further discussed in greater detail in a meeting on the 1st of March, with regard to the following:

- The street frontage of the proposed refuse store on South King Street:

"Turning a retail unit facing South King Street into a bin store is not ideal as an active frontage and a commercial space would be lost. Can you please advise why this location was chosen for the internal bin store and which other parts of the buildings were considered. We do need you to provide an internal bin store, but this location does need to be justified. [...]"

"The existing shopfront to South King Street has some detailing and interest and it would be good to understand how authentic or of how much heritage value this shop front has. The shopfront has a richly detailed design and is of some interest and its removal should be avoided if it has some value. South King Street has many interesting shop fronts and a decorative timber sections and details that contribute to the street. The loss of this and its replacement with a modern frontage with bin store behind rather than active frontage would be a retrograde step. The proposed mezzanine behind would also result in a large horizontal element across the front which should be avoided."

This note seeks to address the comments and to explore potential design solutions, keeping in mind the requirement to provide an internal refuse store accessible to residents & removal operatives.

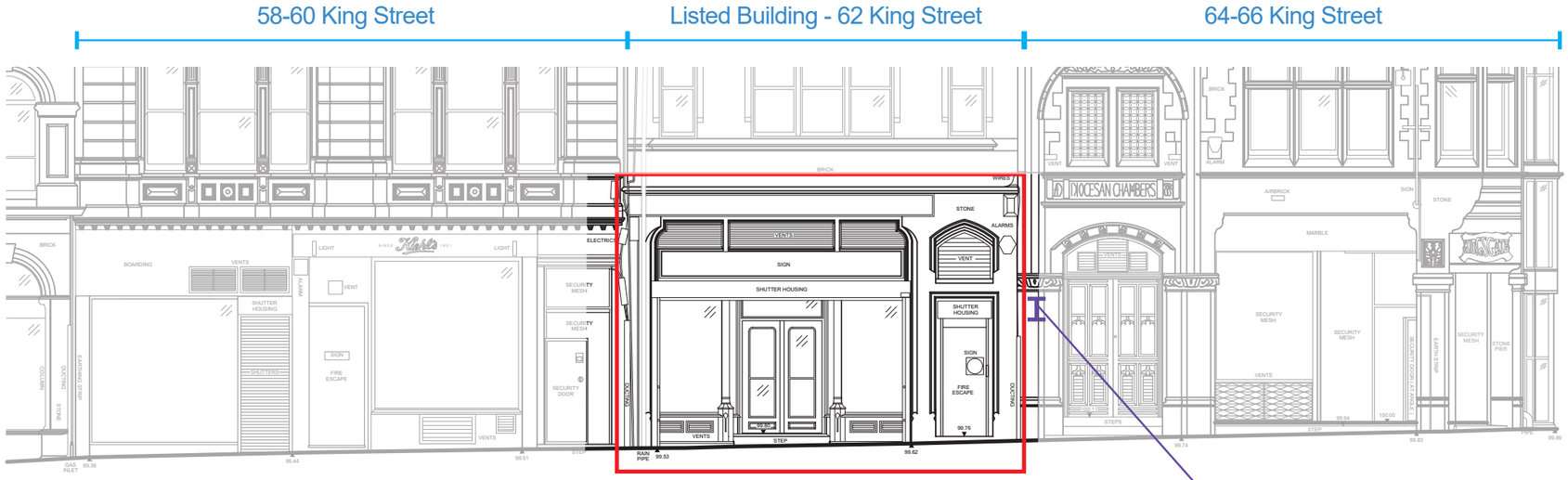


South King Street: Existing Street Frontage

The existing frontage to the rear of 62 King Street features a wood & glass shopfront with a central doorway. This frontage and door was only thought to be used by the former tenant for delilvery and display purposes, and not for customer access.

The shopfront appears to be in good condition (subject to further investigation). It is proposed to repair and make good as required, and finish to match the proposed corner glazing and refurbished entrance door. This is situated within a decorative stone surround.

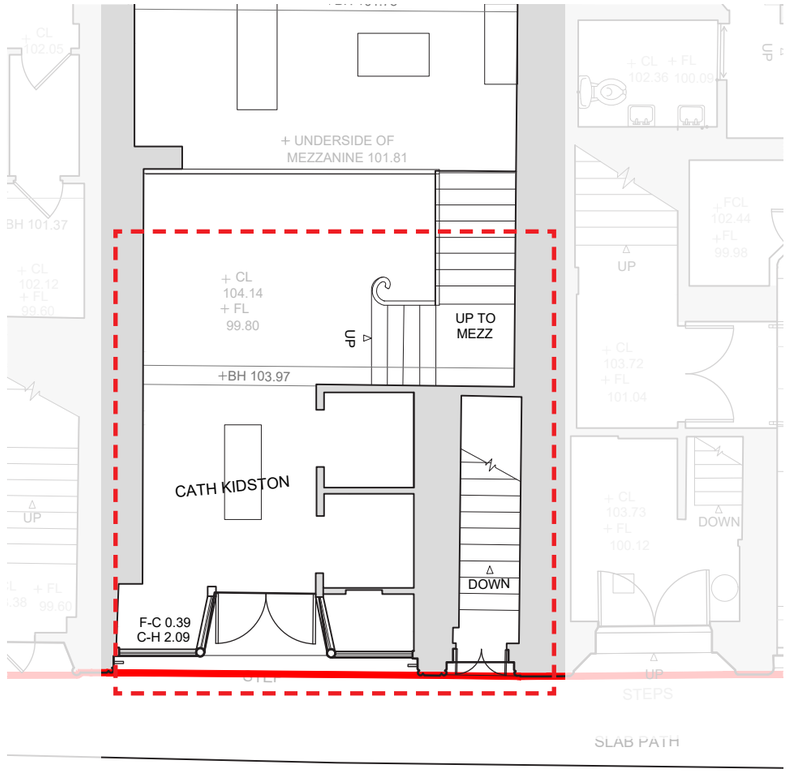
The existing frontage has roller security shutters installed in front of the shopfront, as well as over the steel door to the basement, painted in the former tenant's colour scheme.



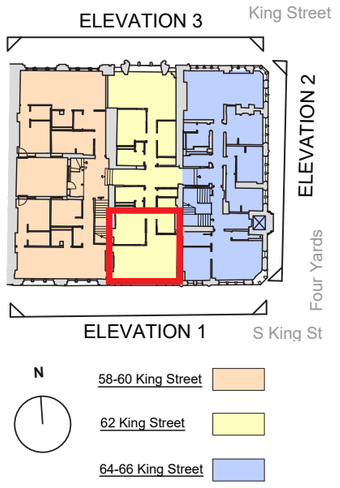
South King Street: Existing Street Frontage Shown at Ground Floor



62 King Street: Existing South King Street (rear) Frontage



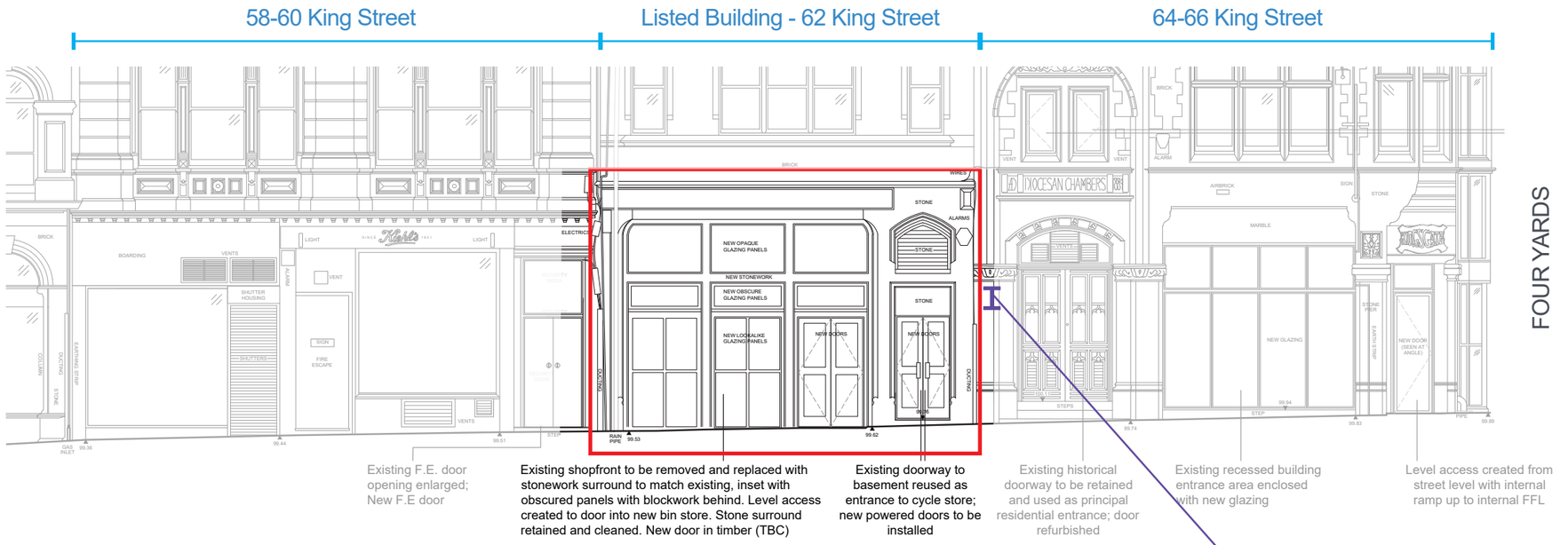
62 King Street: Ground Floor Plan



Refuse Store - Previous Proposal

The previous proposal took into account the historic nature of the building by retaining the stonework surround to the street frontage of 62 King Street.

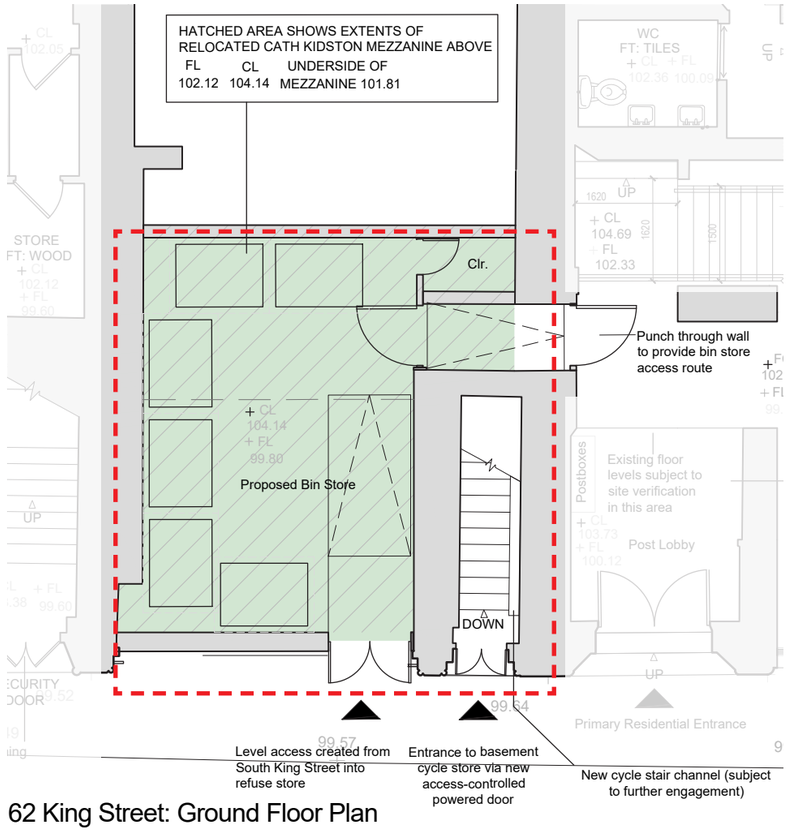
The previous proposal involved the replacement of the existing wood & glass shopfront (within the existing stone surround) with a decorative curtain walling system, in order to form an access point to the new refuse store behind.



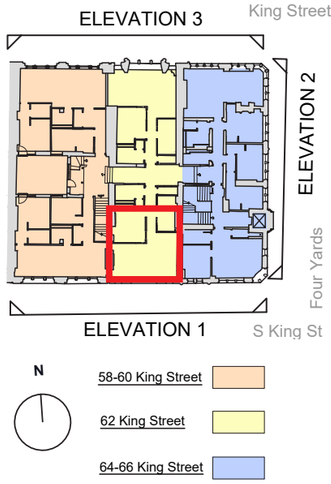
South King Street: Street Frontage as proposed previously - Shown at Ground Floor



62 King Street: South King Street Frontage as proposed previously (Illustrative CGI)



62 King Street: Ground Floor Plan



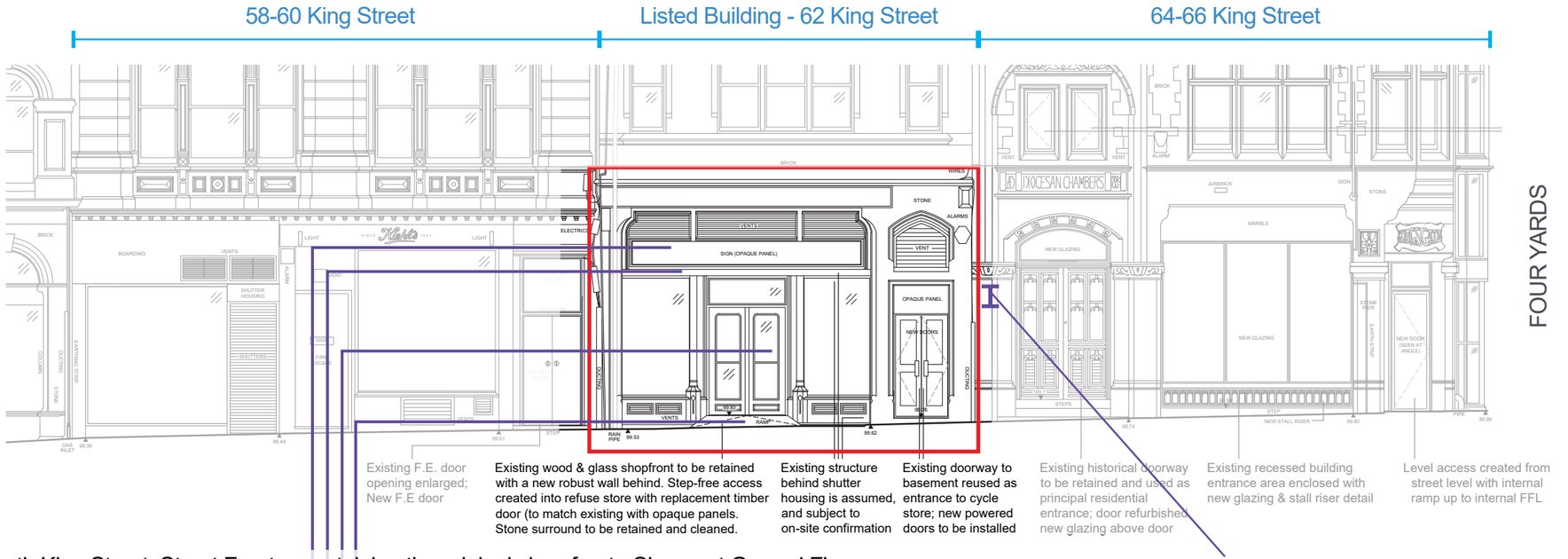
Revised Proposal following discussion with LPA

Following discussions with Manchester City Council Planning Department, we have addressed the points regarding active frontage along South King Street.

Our design proposes the retention of the existing wooden & glazed shopfront along South King Street, as part of the entrance to the new refuse store. A new wall will be located behind the existing shopfront, with access panels provided into the space for maintenance.

This maintains the existing frontage configuration which could feature a variety of exhibitional or historical displays in order to create interest along the frontage.

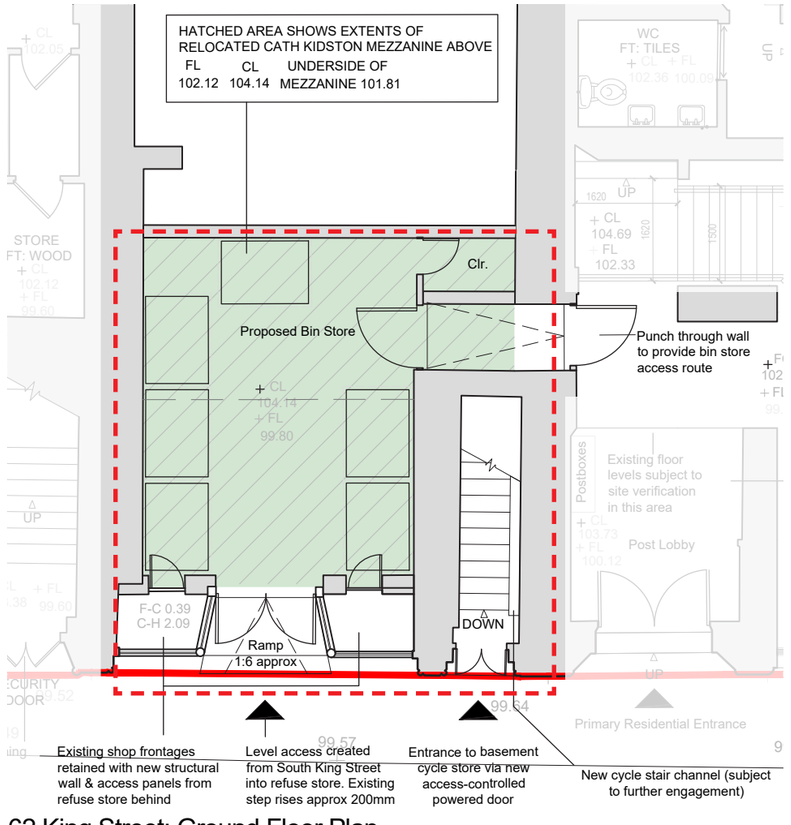
It is proposed to repair/make good and paint the shopfront & door, adjacent security door, historical Diocesan Chambers door and new corner entrance glazing/ stall riser in a new unified colour scheme.



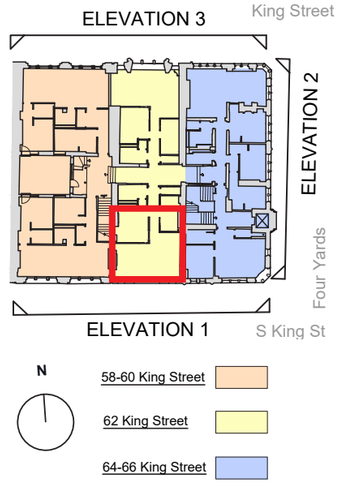
South King Street: Street Frontage retaining the original shop front - Shown at Ground Floor



62 King Street: Existing South King Street (rear) Retained Frontage



62 King Street: Ground Floor Plan



South King Street Frontage (Refuse Store Entrance) - CGI

CGI for illustrative purposes only



Refuse Collection Strategy

Refuse Collection

There is an existing area on Four Yards where the surrounding buildings store their bins externally, which also serves as the collection location.

Our strategy improves upon this situation by storing bins internally. On collection day these will be dragged to the Four Yards pickup location for collection, before being returned indoors.

During the pre-application phase, and in a meeting with the LPA on the 1st of March 2021, the LPA requested justification of the bin store location. The bin store location has been carefully considered based upon the following points:

- The ground floors and basement levels of 58-60 King Street and 64-66 King Street are both occupied by existing retail tenants. The ground floor and basement of 62 King Street is currently vacant.
- Manchester City Council will not collect refuse from basement areas. A bin store in the basement of 62 King Street would require a new internal goods lift to bring bins to ground floor level for collection which is not practical and will cause significant alternation to the existing listed building structure and layout.
- A bin store located on the ground floor level places the bin store in an ideal location for internal resident access, and external collection access.
- Step-free basement access would also be necessary for residents. However, the existing passenger lift only serves ground floor upwards.
- Four Yards is not a suitable location to permanently store bins (external area) as it is an important pedestrian connection between King Street and South King Street with tenant shopfronts facing onto it.

Refuse Store Calculations:

- 24 Apartments

0.43 m^2 per apartment; 24no. apartments = 10.32 m^2 total bin provision required

6no. 1100l Eurobins: 11.25 m^2 floor space requirement

Floor space provided: 11.25 m^2

Extract from Manchester City Council Document

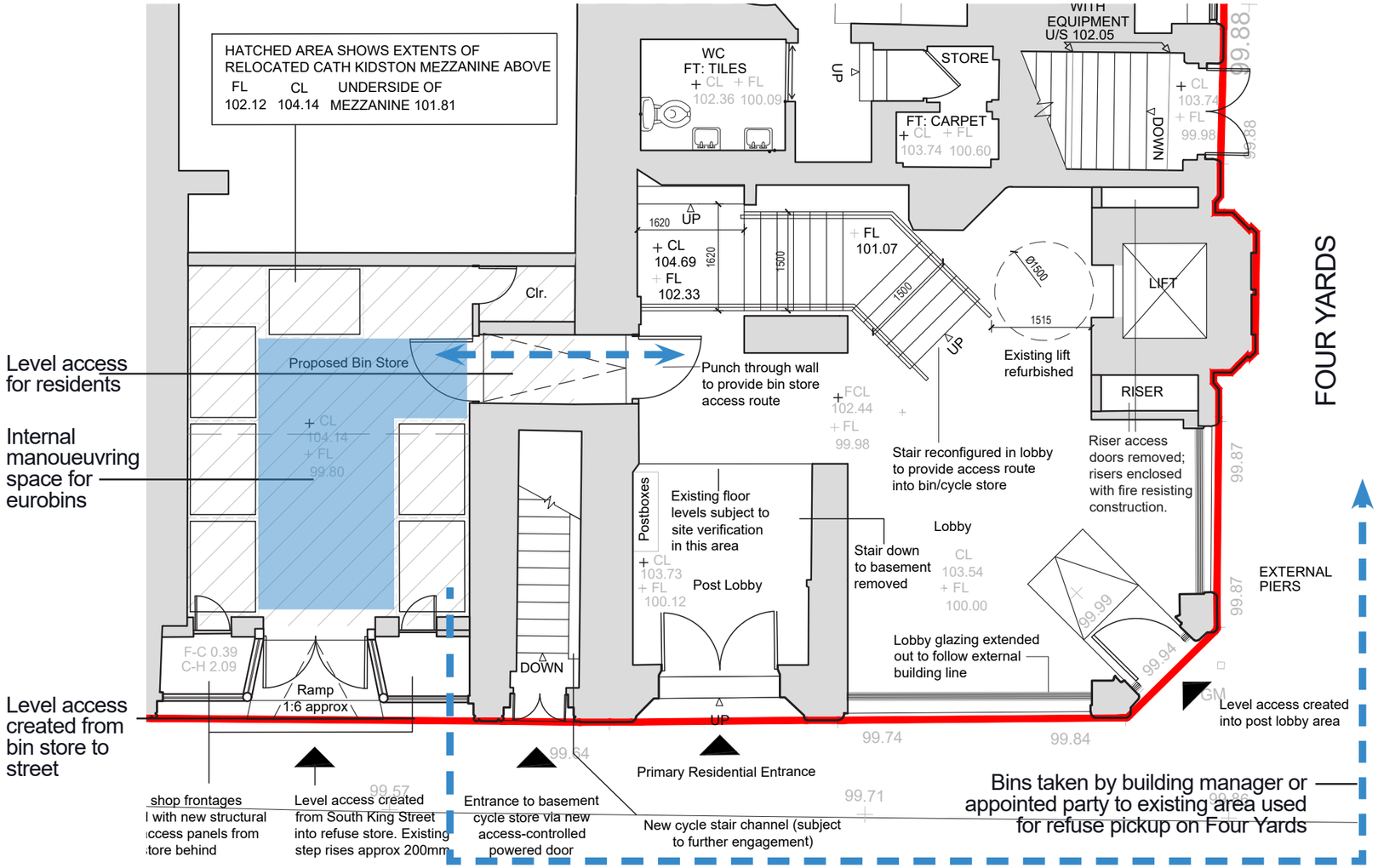
"GD04: Waste Storage and Collection Guidance for New Developments "

High Rise Domestic Developments

Calculating the area required for waste and recycling containers in high rise blocks - usually with 10 or more flats

For each apartment developers need to provide 0.43m^2 of space.

The space provided needs to be able to accommodate multiples of the containers required as listed in Appendix A. Space to manoeuvre and access containers individually must also be provided. The plan will need to show how these can be manoeuvred to be emptied by the 4 different collection crews and how all bins can be accessed by residents.



Plan showing 6no. Eurobins for up to 24 apartments

KING STREET SOUTH

Glazed Corner Entrance

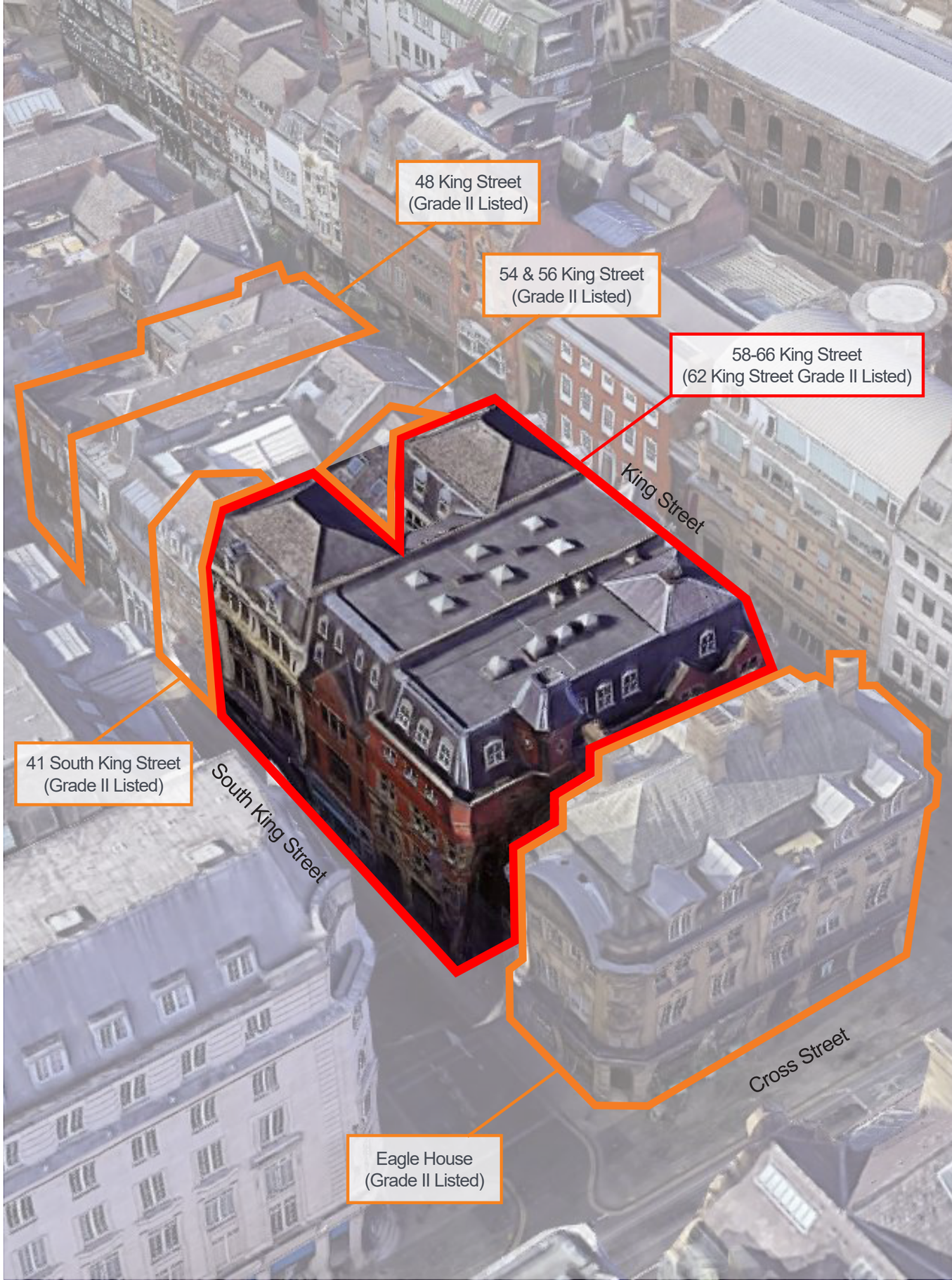
Glazed Corner Entrance

The purpose of this section is to address initial comments received from MCC on the 18th of February 2021, and further discussed in greater detail in a meeting on the 1st of March, with regard to the following:

- The proposed shopfront glazing which re-encloses the main building entrance at the corner of South King Street and Four Yards:

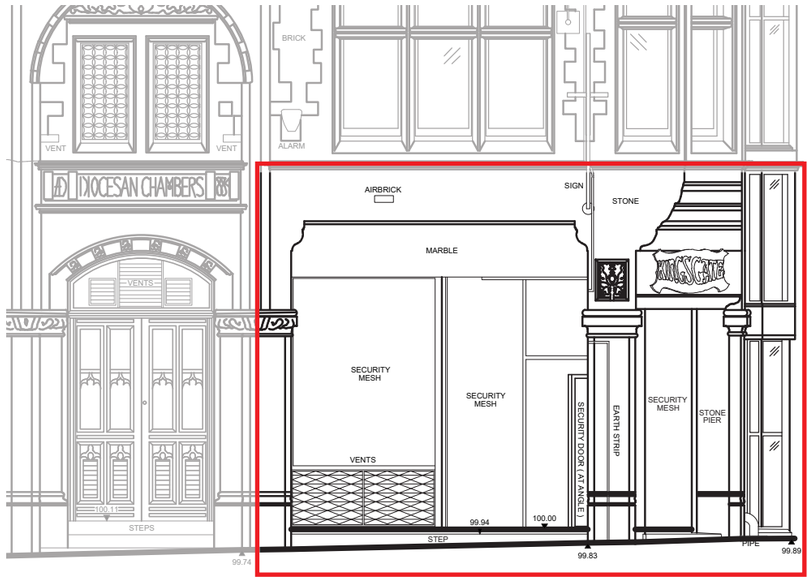
"The frontage to the corner seems modern and doesn't appear to pick up on the level of interest and detailing found in similar frontages in the area. The design of this needs more work to provide a contextual response that adds a level of richness and detailing to this element of design."

This note seeks to address the comments and to explore potential design solutions, keeping in mind the requirement to provide accessible, step-free access into the building from the street.

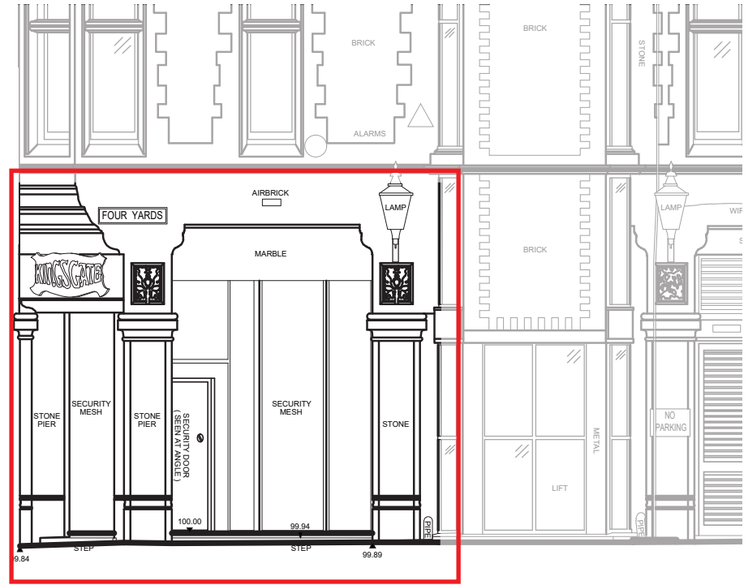


Glazed Corner Entrance - Historic Entrance & Existing Condition

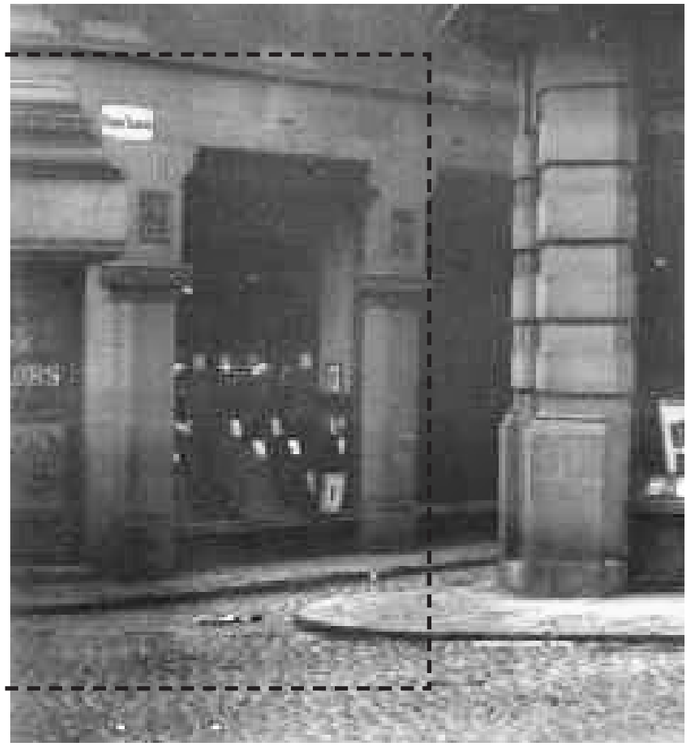
The existing entrance has been altered from an earlier confguration as shown below, and is currently boarded over.



South King Street Elevation: Existing Corner Entrance Detail



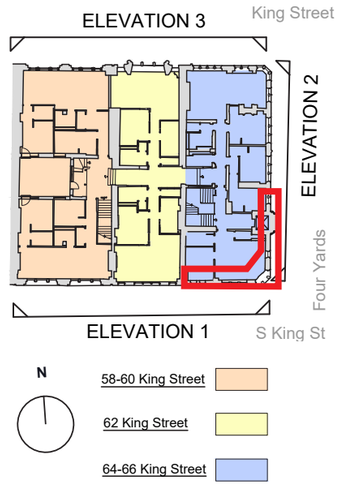
Four Yards Elevation: Existing Corner Entrance Detail



1905 view of South King Street / Four Yards corner showing the whole corner entrance originally enclosed with glazing

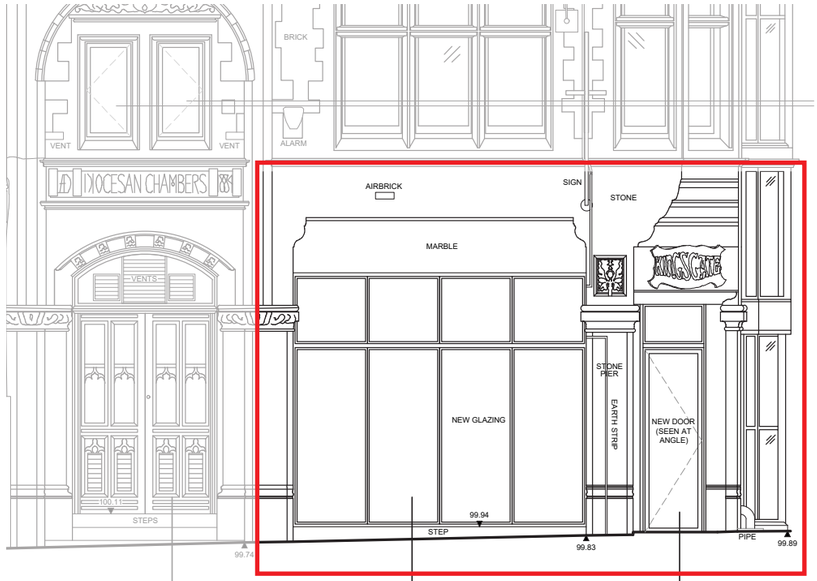


Existing condition: corner entrance has been cut away with a recessed area, currently boarded up, which attracts antisocial behaviour



Glazed Corner Entrance - Previous Proposal

The previous proposal featured a floor-to-ceiling shopfront glazing system with a new door to the corner, to provide step-free access into the entrance lobby.

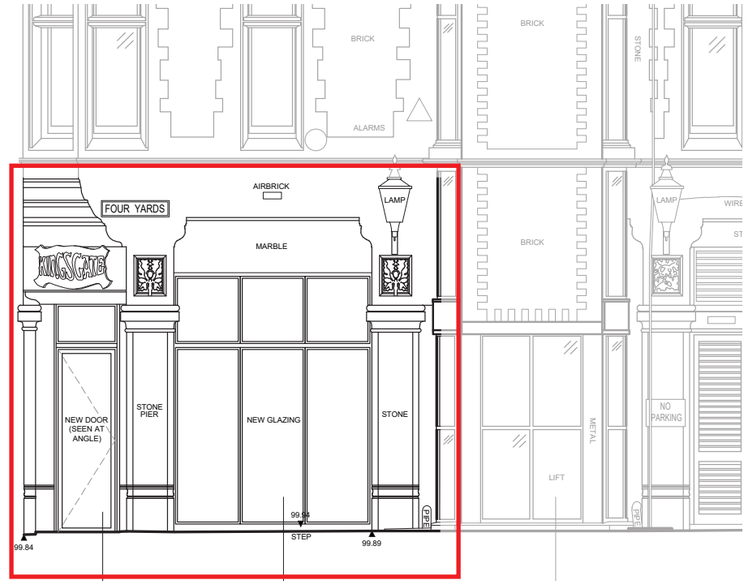


Existing historical doorway to be retained and used as principal residential entrance; door refurbished

Existing recessed building entrance area enclosed with new glazing

Level access created from street level with internal ramp up to internal FFL

South King Street Elevation as proposed previously



Level access created from street level with internal ramp up to internal FFL

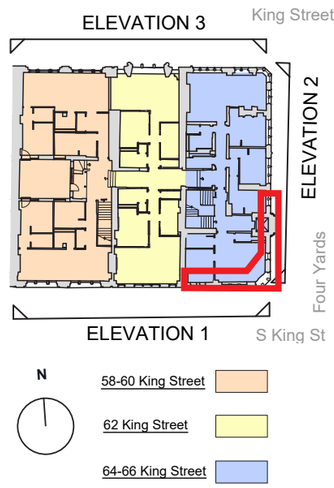
Existing recessed building entrance area enclosed with new glazing

Existing partially gla

Four Yards Elevation as proposed previously



62 King Street: South King Street Frontage as proposed previously (Illustrative CGI)



Glazed Corner Entrance - Surrounding Contextual Analysis of Glazing & Stall Risers

Following discussions with Manchester City Council Planning Department, we have attempted to address the points regarding the glazed corner entrance at Four Yards & South King Street.

A typical feature on glazed entrances within the area are simple, unadorned sheets of glazing with a decorative stall riser

In investigating a design for the stall riser of the glazed corner entrance, we have looked at existing details from the building which could inspire a motif for a more richly detailed design, as well as stall risers from neighbouring buildings.

Our preference is to use something simple which is easily replicable on a stall riser to the bottom of the glazing. Our preferred proposal is to replicate the panelwork detail from the historical Diocesan Chambers doorway (image right), which is directly adjacent to the corner entrance.

(see following page).



Wooden panelwork detail in the directly adjacent Diocesan Chambers historical entrance door



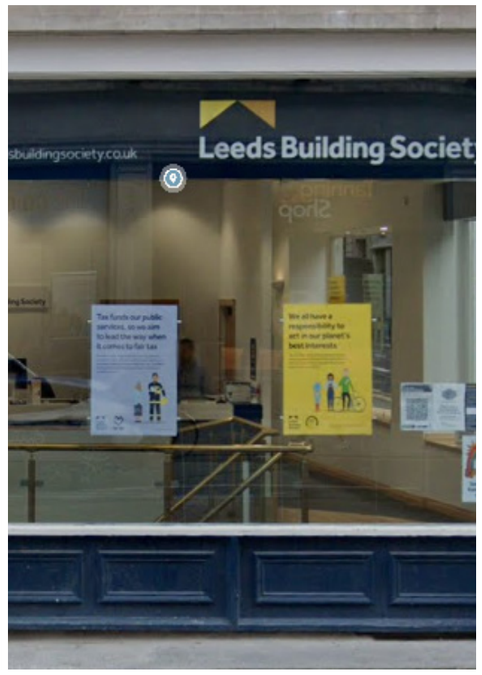


Rose and oak leaf motif



Window stonework detail from 3rd floor frontage of 62 King Street









Typical simple window configurations & decorative stall riser panel details from neighbouring buildings

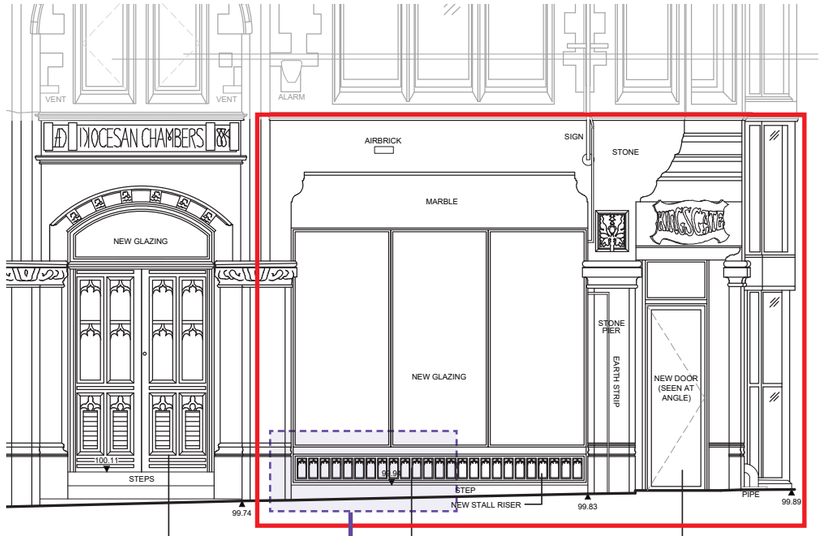
Glazed Corner Entrance - Revised Proposal

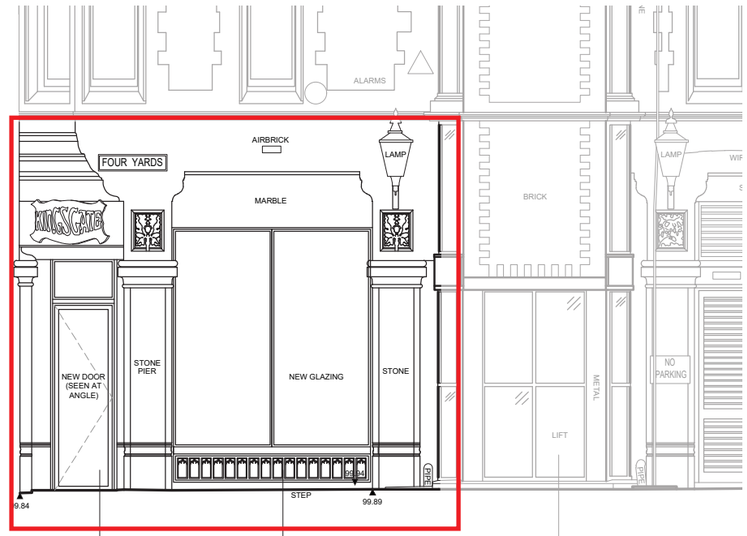
Our proposal is to replicate the panelwork detail from the historical Diocesan Chambers doorway, which is directly adjacent to the corner entrance.

Continuing this detail across with the same panelling colour will tie the two entrances together more strongly, providing a clearer visual identity.

The new stall riser will be an opaque panel, located along an existing visual line within the historic stonework surrounds. The glazing then runs to the top of the existing marble soffit with thin frames to remain as visually unobtrusive as possible.

We hope that this considered response to the points raised in the meeting is sufficient to address the council's concerns about the richness of detailing previously mentioned.





Existing historical doorway to be retained and used as principal residential entrance; door refurbished, new glazing above door

Existing recessed building entrance area enclosed with new glazing & stall riser detail

Level access created from street level with internal ramp up to internal FFL

Level access created from street level with internal ramp up to internal FFL

Existing recessed building entrance area enclosed with new glazing & stall riser detail

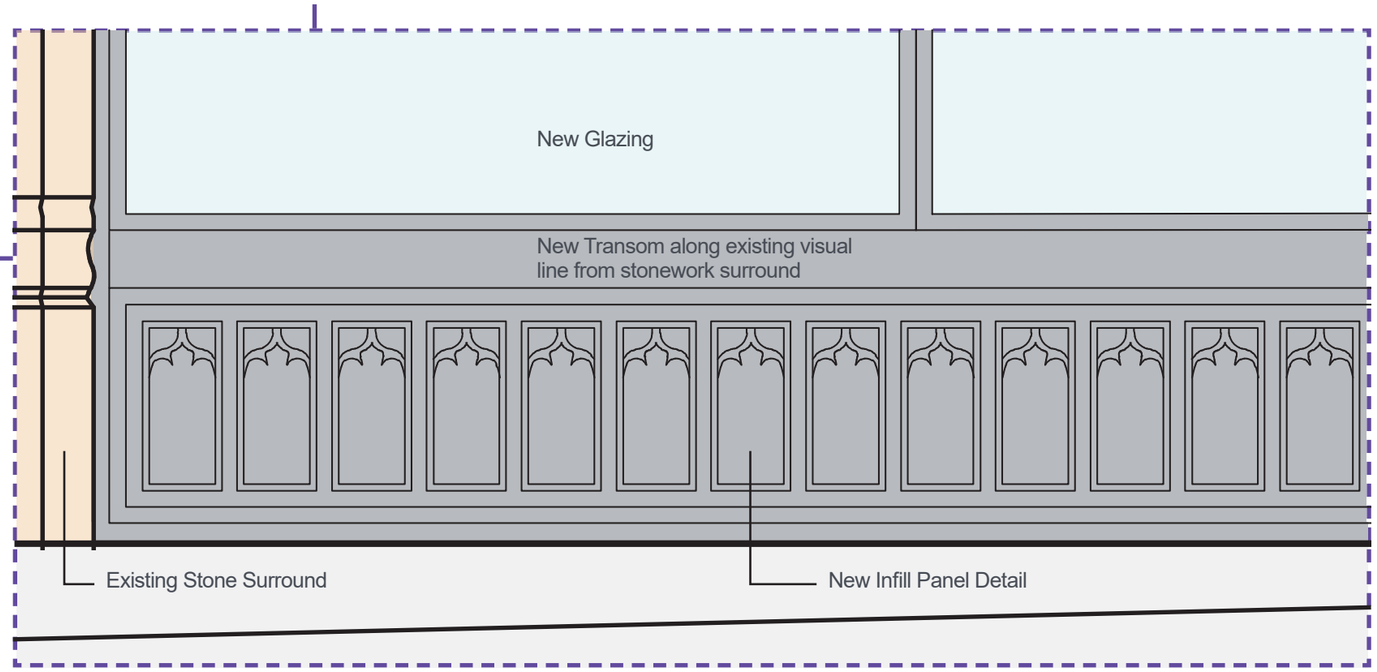
Existing partially gl

South King Street Elevation with new panelling detail within glazed entrance

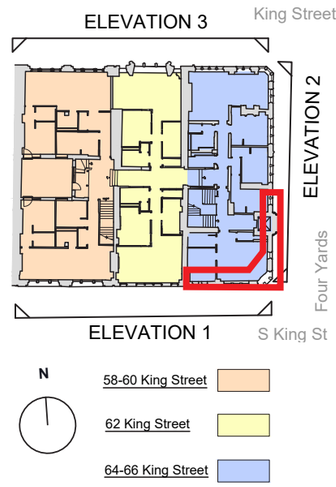
Four Yards Elevation with new panelling detail within glazed entrance



Wooden panelwork detail from the directly adjacent Diocesan Chambers historical entrance door (close-up view)



Preferred proposed detail: wooden panelwork referencing the Diocesan Chambers door panels



Glazed Corner Entrance - CGI

CGI for illustrative purposes only



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