

Manchester, King Street

62 King Street

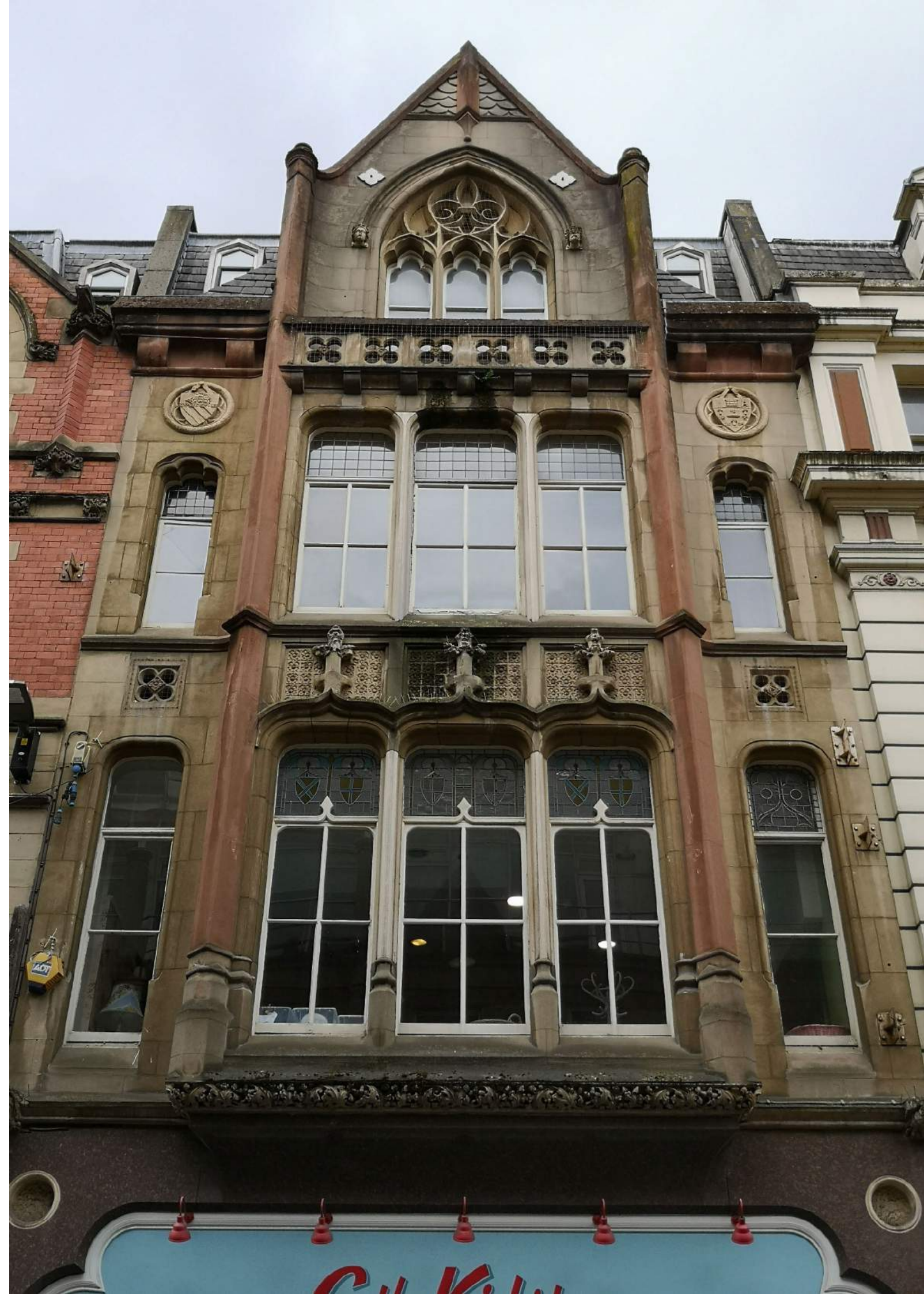
Architectural Method Statement for Listed Building Consent

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62 King Street
front elevation to King Street



Foreword

This Architectural Method Statement has been prepared on behalf of the applicant DTZ Investors to support the application for Listed Building Consent seeking permission for:

- Conversion of the upper floors of 62 King Street from offices into residential units, and modification of the existing ground floor retail unit to provide dedicated ancillary service space for the residential units.

A Method Statement 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 application. This document to be read in conjunction with all other submitted documents.

62 King Street
rear elevation to South King Street

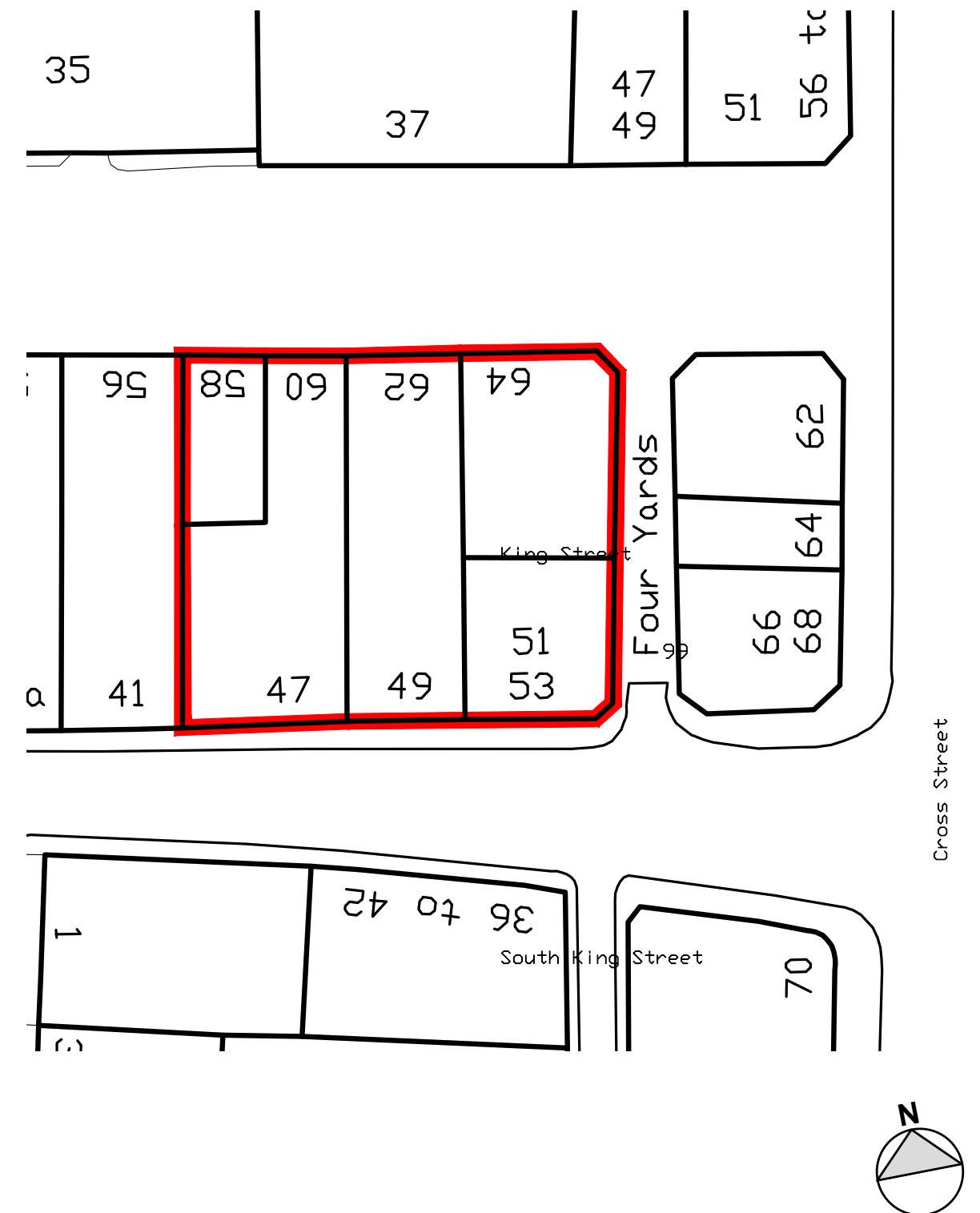


Brief

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.



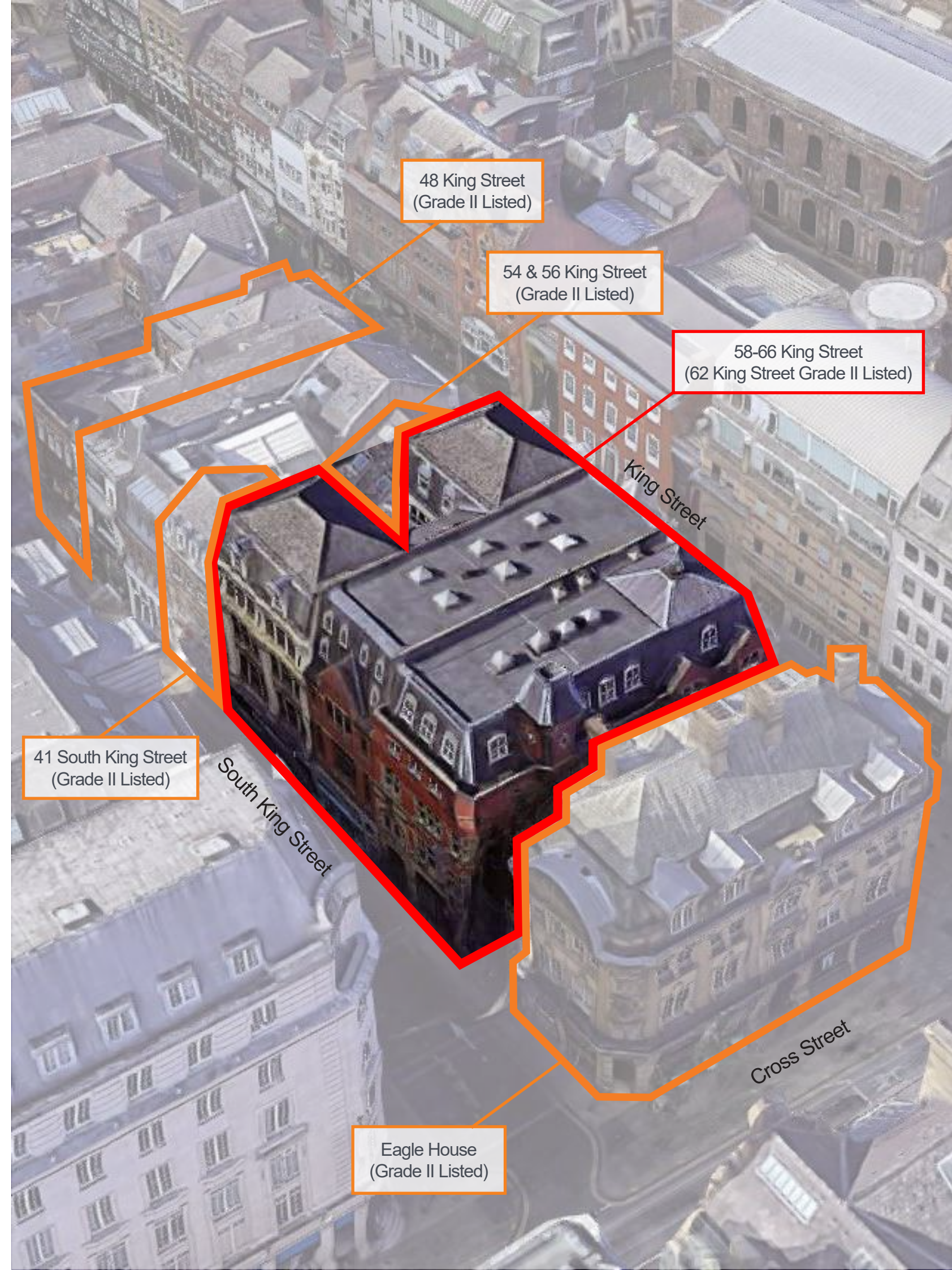
Site Context

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
- Existing external light well in 58-60 King Street brings light down into the deep floor plates.



St Anns Square Conservation Area

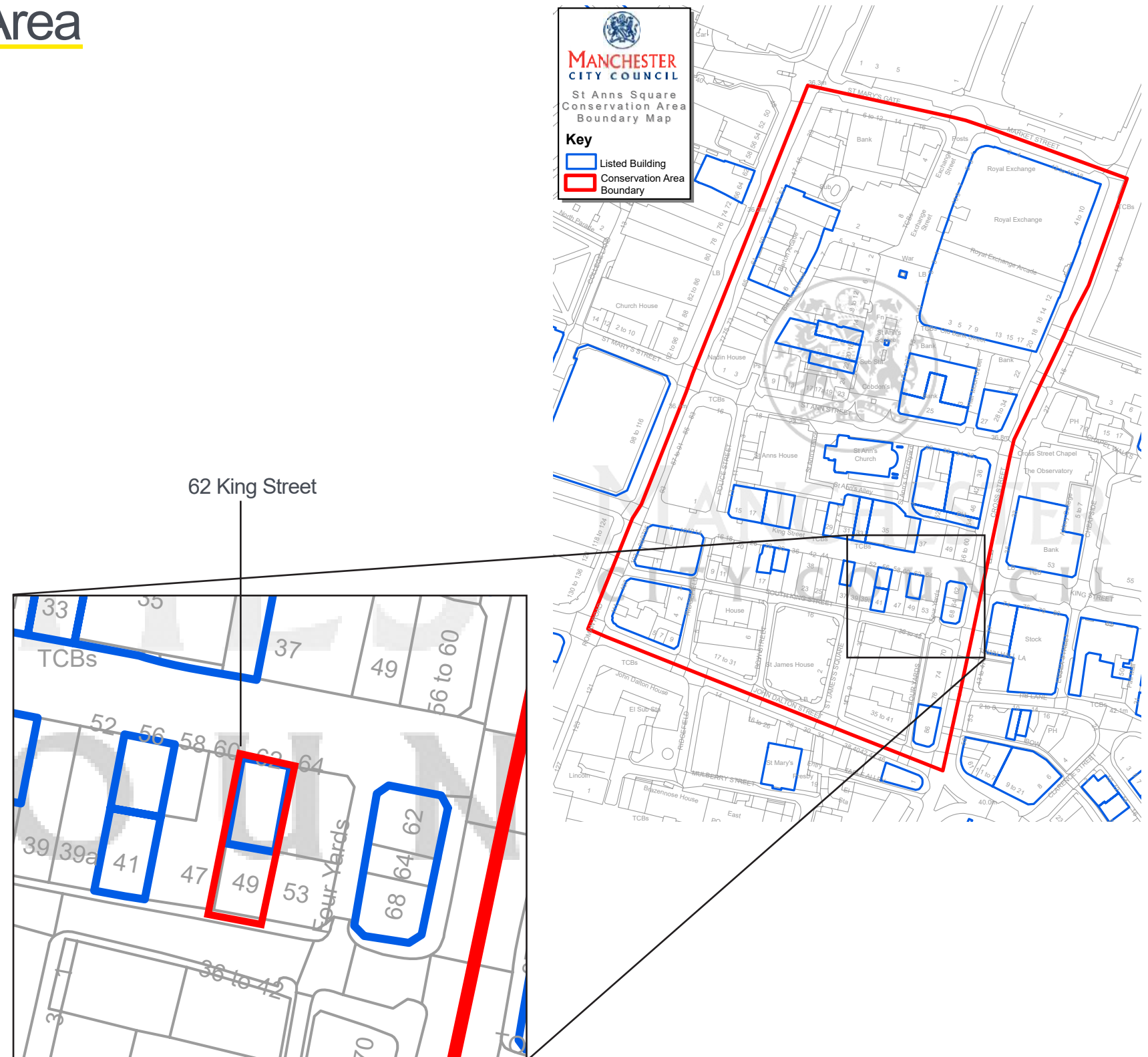
62 King Street is located within the St Anns Square Conservation Area. This was the first conservation area to be designated by Manchester City Council in 1970.

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.*



Existing Building

Constructed in the late 19th Century, 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

Although the Grade II listing applies to the entire building, the text of the listing only appears to reference features located on the King Street elevation. The features mentioned are all located on the King Street elevation. There is no mention within the listing of the rear elevation to South King Street, nor to any internal elements or features.

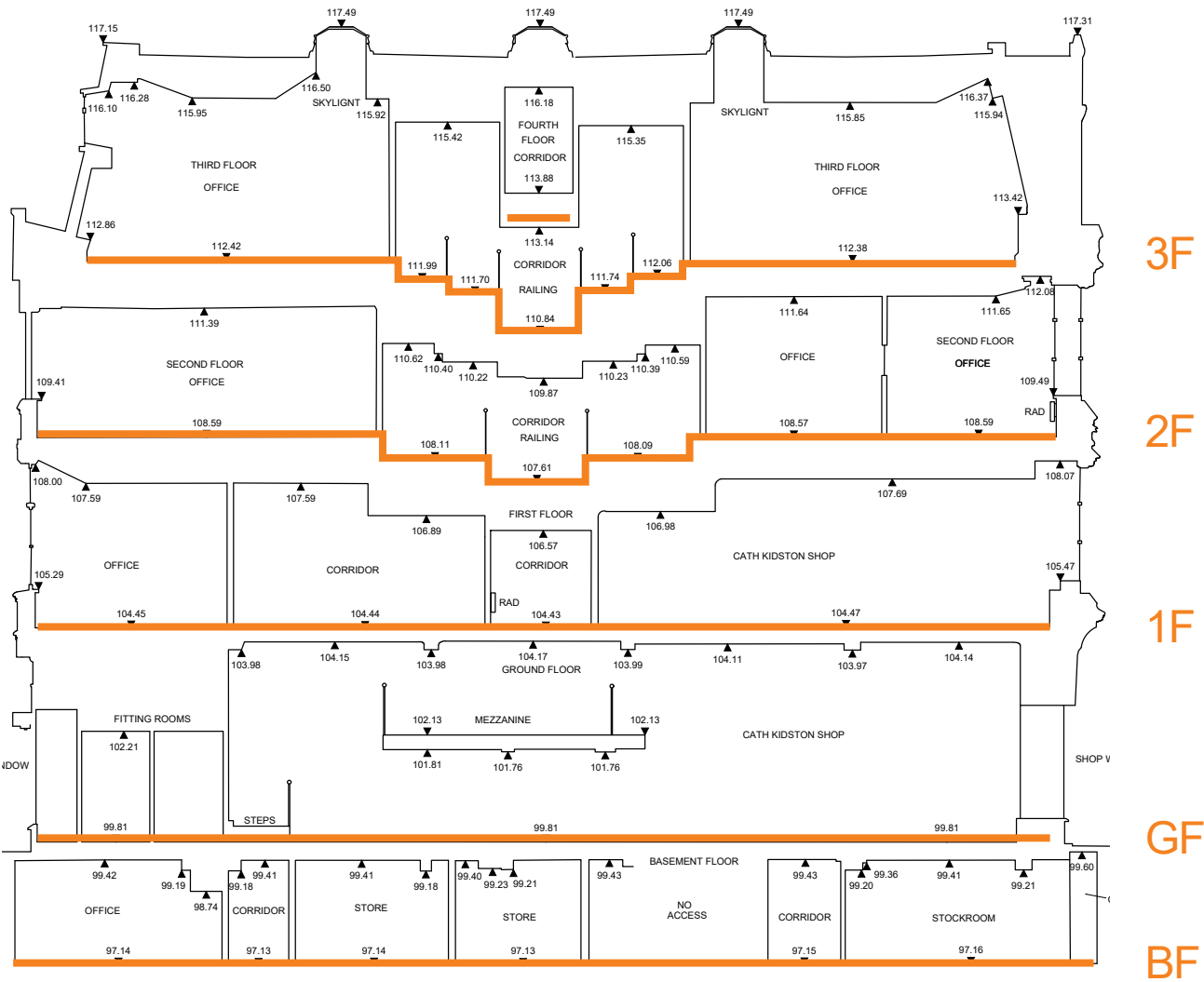


62 King Street - King Street Elevation

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.

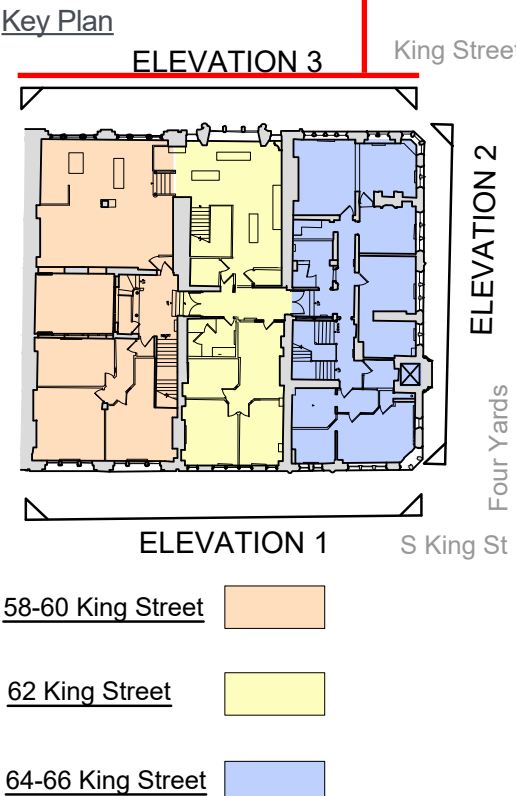
62 King Street is arranged over ground plus three upper floors, with a basement level accessed from an external door and also via an internal staircase within the retail unit. At some point in the past, an additional storey has been added to the building.



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.



- 58-60 King Street
- 62 King Street
- 64-66 King Street

Existing Building

The ground floor of 62 King Street was formerly occupied by a retail unit, with accompanying offices on the first floor above. There is no other existing vertical circulation within the building, with access to each floor only from the connecting buildings (58-60 and 64-66 King Street) either side.

It is assumed that the building has been heavily modified from its original configuration, and that vertical circulation was removed prior to the listing. The rear elevation to South King Street is less architecturally distinctive than that fronting onto King Street, however it still references some of the features to be found on the primary King Street elevation.

The proposals follow the principle of fabric first, not only from a listed building perspective, but also from a thermal, energy conservation viewpoint. The design and layout follow the fabric and structure, rather than trying to impose an idea upon a significant building.

The proposals as presented fit well into the structure without compromising either the layout of the apartment or the fabric of the structure. The scale of the windows will allow a deep penetration of light into the primary living areas. The significant internal features such as fireplaces and windows are to be retained.

The majority of the original internal fabric has been removed in previous refurbishments and the proposals seek to retain what remains. The new apartment layouts seek to fit holistically within the existing historical fabric, and follow sustainability principles for listed buildings to provide a sustainable long term use for the building, rather than a steady decline due to lack of use. The access arrangements will remain as existing, due to the retention of the retail units at ground floor.



Existing (former) retail unit fronting onto King Street

Previous Historical / Design & Access Statement

AEW have been provided with a combined Design, Access & Historical Statement, which was previously produced for this building in 2015, by R. Lewis (RIBA) for R.G. Partnership Ltd. This document has been extremely helpful in informing and illustrating the approach which we will outline in the rest of this document.

Report # 9650-5.1-150226 Historical D and A statement

Author: R. Lewis (RIBA)

Client: R.G Partnership Ltd.

Date: February 2015



DESIGN, ACCESS & HISTORICAL STATEMENT

FOR THE PROPOSED RESIDENTIAL DEVELOPMENT

62 KING STREET

MANCHESTER

FOR

ANYVA

PREPARED BY R. LEWIS (RIBA)
FOR THE R.G. PARTNERSHIP LTD



Location Plan



UDP plan

2. Background

2.1 R.G. Partnership have been commissioned by Savills on behalf of Anyva, 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 Registered Architect. 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 Post Office, Southport, Lees 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 Roman times. After the Roman occupation, after the withdrawal of the Roman Army in 407 AD 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 to the end of the 18th century the population had soared to 75,000. 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 district 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.



Likely original roofscape



Fig. 4 Birds eye view

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

2.5.3 The roofscape is likely to have changed over the building's 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 retains some of the features of the main King Street elevation, such as the central window on the central 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. 4.

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 features and fittings, nothing significant is apparent.

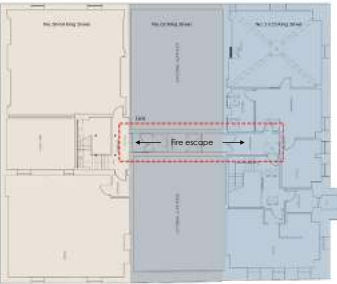


Fig. 5 Existing fourth floor plan



Fig. 6 Rear elevation



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 underlaid, with taped and filled 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 window appears 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.



9650-5.1 62 King Street

Extracts from Historical Design & Access Statement by R. Lewis (RIBA) (Feb 2015).
(Highlighting by AEW)

Previous Historical / Design & Access Statement

The previous historical statement provides detailed information on the previous construction history of the building, and in particular makes note of "areas of significance".

In section 2.5, reproduced to the right, the author describes in detail the history of the three buildings as a combined unit, noting that 62 King Street was originally a standalone building, but that at various points in the past vertical circulation has been stripped out, and the roof structure has been extensively altered.

The author notes further that when the buildings were combined, a central link corridor was inserted at a lower level, resulting in the loss of any historical fabric which may have been present in this area.

The author therefore makes the following key considerations as a result of the building's long and varied history:

"only the external elevations and the first 7 metres in can be considered as significant"

...

"internally there are very few features that have been retained throughout its history, and multitudes of refurbishments"

In our design proposals within the following section, we will show which parts of our design fall within the "area of significance", and which therefore deserve special consideration.

It is nevertheless important to emphasize that our proposals will alter the external elevations (considered by R. Lewis as most important) as minimally as possible, with more significant interventions reserved for the interior (where there are "very few retained features").

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 metres in can be considered as significant. (Fig.2) The rear elevations subservient to the frontage onto King Street.

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:

Extracts from Historical Design & Access Statement by R. Lewis (RIBA) (Feb 2015). (Highlighting by AEW)

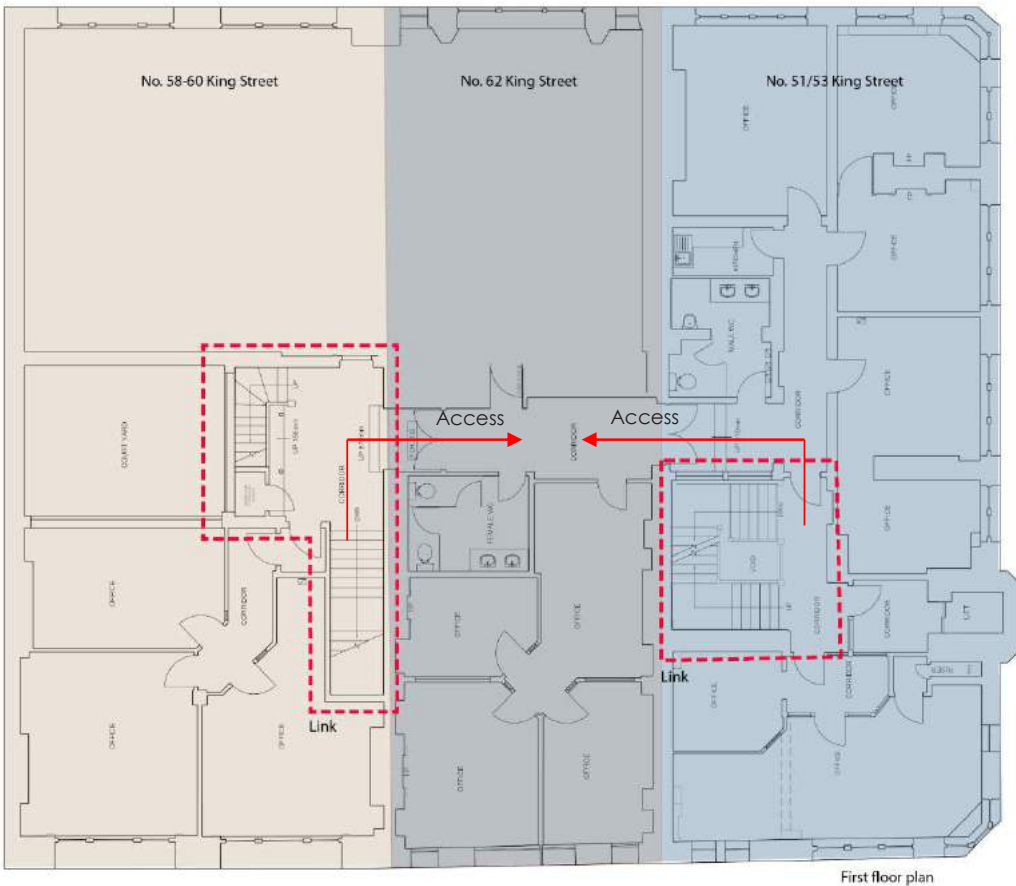


Fig.1

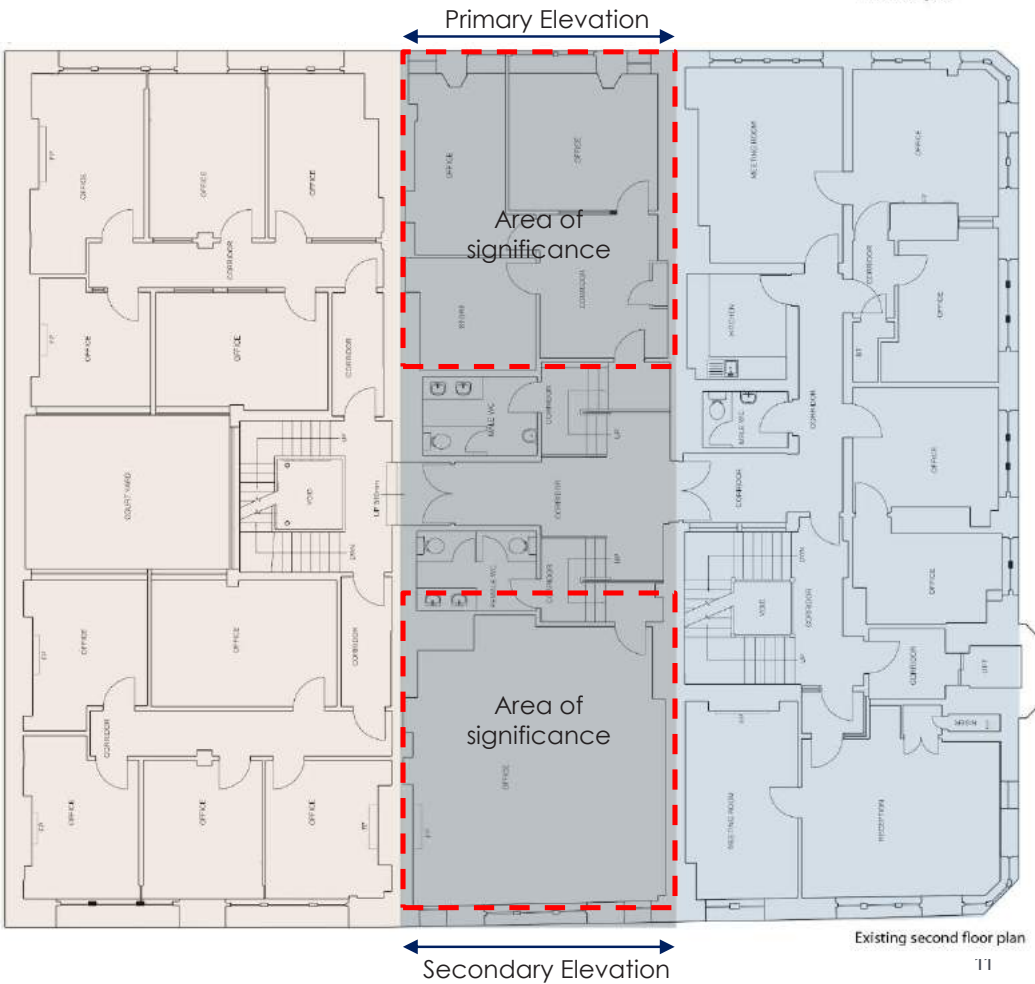
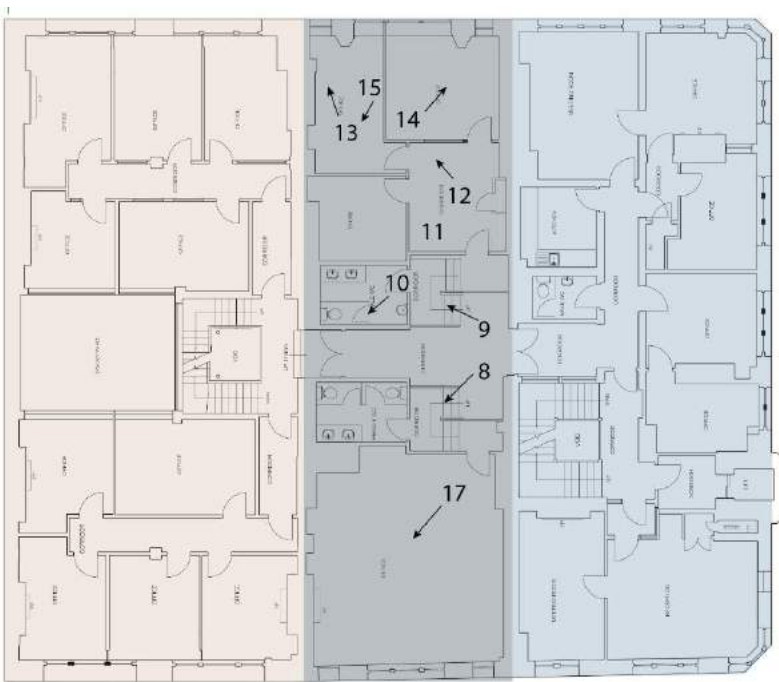


Fig.2

Previous Historical / Design & Access Statement

The previous historical statement provides detailed information on the previous construction history of the building, and mentions how the central link corridor between all three buildings has likely been inserted at a later date.

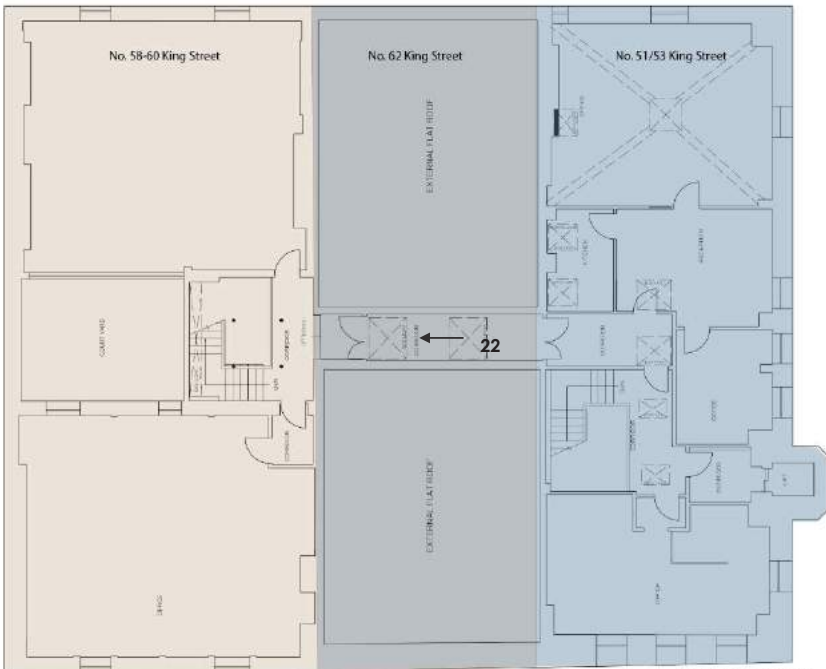
The author notes that the result of this alteration is that there is little or no remaining historically significant fabric in this area, and that this area therefore falls outside of the "areas of significance" previously referred to.



Existing second floor



View 18



Existing fourth floor plan

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.

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)

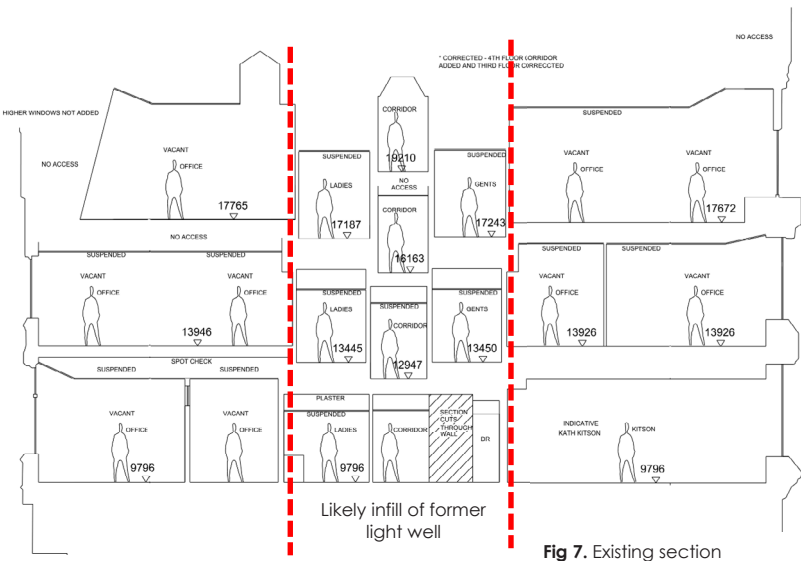


Fig 7. Existing section

Extracts from Historical Design & Access Statement by R. Lewis (RIBA) (Feb 2015). (Highlighting by AEW)

Ground Floor - Proposed Alterations

Existing Features

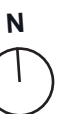
- Retail unit with existing stair to the first floor above. Due to the concealment of the shop fixtures and fittings, few significant existing historical features are apparent. **1**
- Existing stair to basement retained. **2**
- Existing glazed & wooden decorative shopfront to South King Street retained **3**

Proposals

- Reconfigure ground floor retail unit in 62 King Street by: **4**
- Relocating existing internal mezzanine & stairs towards rear of retail unit. Modern structure only to be removed, any significant structure to be retained if discovered. **3 4 5**
- Removal of existing internal partition walls to enable mezzanine to be relocated. Area below mezzanine to be separated from the retail unit and new refuse store created. Modern structure only to be removed, any significant structure to be retained if discovered. **6**
- Punching through wall into 64-66 King Street to link new refuse store with new lobby area. This will be done with due regard to the existing historical fabric, note that this has precedent elsewhere in the building. **7**
- Removal of redundant internal fittings & fixtures from the previous tenant. Modern structure only to be removed, any significant structure to be retained if discovered. **8**
- Door to basement replaced with new powered door within existing structural opening. Significant structure not affected and will be retained.



- Existing structure to be removed
- Area Of Significance noted in Historical D&A Statement (R Lewis (RIBA), 2015)



First Floor - Proposed Alterations

Existing Features

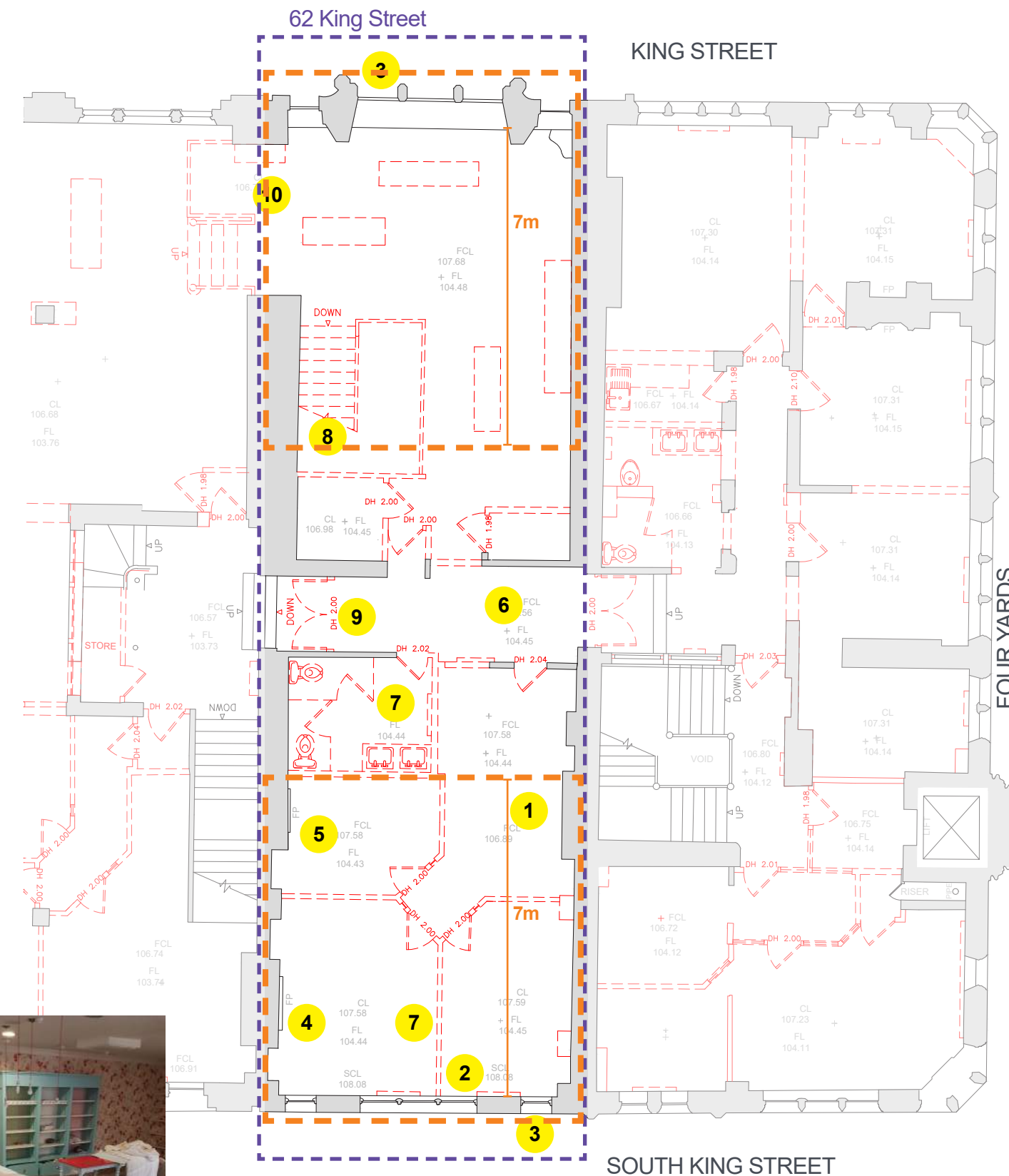
- All partitions appear to be contemporary and non-loadbearing with a suspended grid ceiling throughout
- No noteworthy features in the access corridor within southern office room
- The ceiling above the suspended grid has been under-drawn, with taped and fill plasterboard, the structure or features above are unknown. The rear elevation has been split into two offices utilising a mullion in the 3 bay windows as the separation point.
- Windows appear to be in their original configuration.
- The west office incorporates what appears to be an original fire surround which has been painted.
- Internal room with painted fireplace surround.
- Corridor & WC area-no existing features and little existing fabric visible. Not within significant area.

Proposals

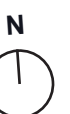
- Replace or refurbish all external and any existing secondary glazing with matching glazing where necessary. Installation of secondary glazing where not already existing to improve thermal & sound insulation of windows. **Glazing will be replaced like-for-like where necessary, with the potential addition of trickle ventilation to minimise extensive alterations to the facade.**
- Removal of existing partition walls, existing radiators, sanitary installations and associated pipework, redundant holes to be infilled and made good. **Modern structure only to be removed, significant structure to be retained.**
- Retain & refurbish existing feature fireplaces
- Removal of stair down to ground floor. **Stair to be removed carefully and floor to be infilled in a way which minimises adverse effects on existing structure within the significant area**
- Removal of modern bifold corridor door. Not within significant area.
- Removal of stair down to lower level in neighbouring building and blocking up of opening. **Stair is not within the significant area; wall opening to be infilled avoiding damage to historic structure.**



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



- Existing structure to be removed
- Area Of Significance noted in Historical D&A Statement (R Lewis (RIBA), 2015)



Second Floor - Proposed Alterations

Existing Features

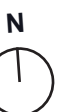
- It appears that a lowered floor section has been inserted across the central spine of 62 King Street with internal staircases leading up on each side, incorporating toilet accommodation on the half-level. Assumed these former office areas are the original floor levels, although there may be acoustic separation already constructed in the form of a floating floor. Not within significant area.
- A suspended ceiling has been partially removed throughout, exposing plasterboard fireboarding fixed to the structure above
- The office to the north is divided into two sections, on a mullion line. No features are visible in the reception area.
- The former offices to the north appear to have existing windows intact, either side of a significant mullion with possibly original decorative glass in one upper panel. The only other feature is a semicircular arch to the side of the former chimney breast.
- The former office to the south is a large open plan space with a single semi-octagonal shaped fire place. The windows appear to be original without secondary glazing.

Proposals

- Replace or refurbish all external and any existing secondary glazing with matching glazing where necessary. Installation of secondary glazing where not already existing to improve thermal & sound insulation of windows. Glazing will be replaced like-for-like where necessary, with the potential addition of trickle ventilation to minimise extensive alterations to the facade.
- Removal of existing partition walls, existing radiators, sanitary installations and associated pipework, redundant holes to be infilled and made good. Modern structure only to be removed, any significant structure to be retained if discovered.
- Retain & refurbish existing feature fireplaces
- Removal of modern bifold corridor door. Not within significant area
- Reconfiguration of existing stepped access (required due to existing floor levels) to suit new apartment layouts. Not within significant area.



- Existing structure to be removed
- Area Of Significance noted in Historical D&A Statement (R Lewis (RIBA), 2015)



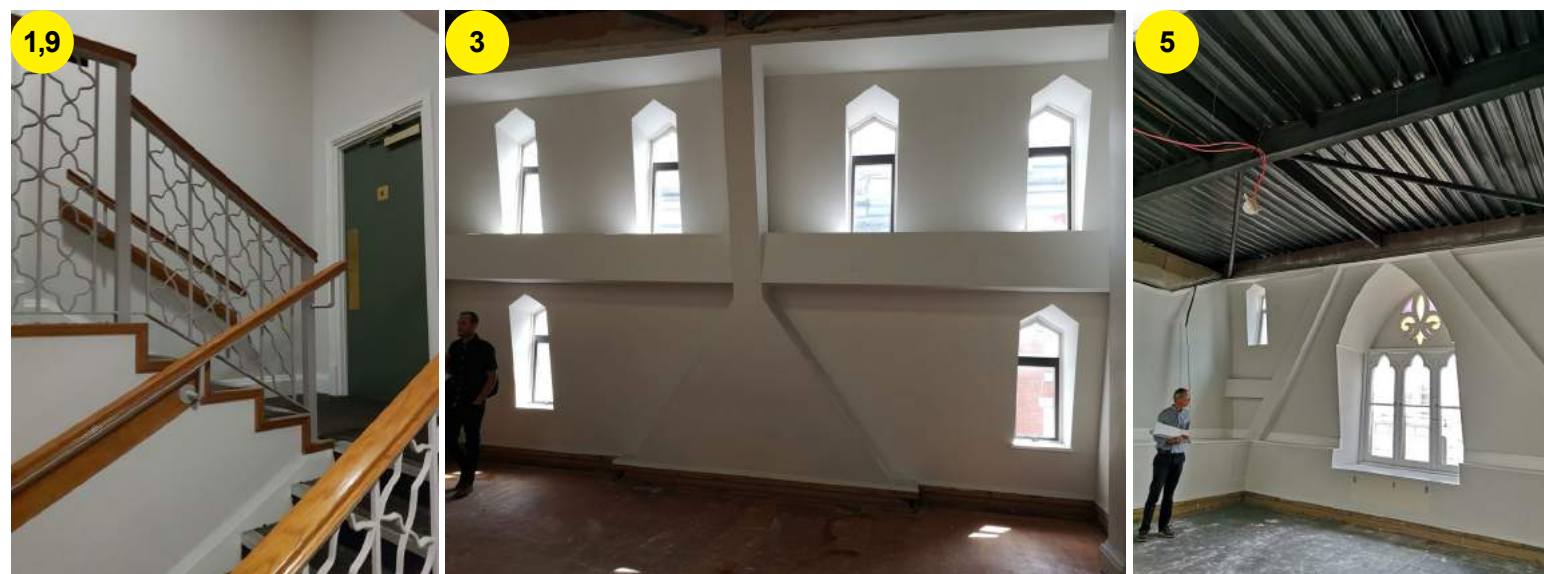
Third Floor - Proposed Alterations

Existing Features

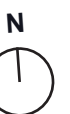
- The arrangement is similar to the second floor with a lowered access corridor and internal access steps. Not within significant area.
- Large double height open plan office to the south.
- There are no noteworthy internal features, although it is assumed that the mansard roof is original with a 4 over 2 dormer window arrangement.
- The flat roof above and the two skylights are assumed to be later additions to provide light to the rear of the offices.
- The wall and windows of the open plan office to the north are assumed 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 (of unknown age). The three cusped light windows are assumed to be original.
- In addition, there are two high level dormer windows to either side of the feature central window.

Proposals

- Replace or refurbish all external and any existing secondary glazing with matching glazing where necessary. Installation of secondary glazing where not already existing to improve thermal & sound insulation of windows. Glazing will be replaced like-for-like where necessary, with the potential addition of trickle ventilation to minimise extensive alterations to the facade.
- Removal of existing partition walls, existing radiators, sanitary installations and associated pipework, and redundant boxing & services. Redundant holes to be infilled and made good. Modern structure only to be removed, any significant structure to be retained if discovered.
- Removal of modern bifold corridor door. Not within significant area.
- Reconfiguration of existing stepped access (required due to existing floor levels) to suit new apartment layouts. Not within significant area.



- Existing structure to be removed
- Area Of Significance noted in Historical D&A Statement (R Lewis (RIBA), 2015)



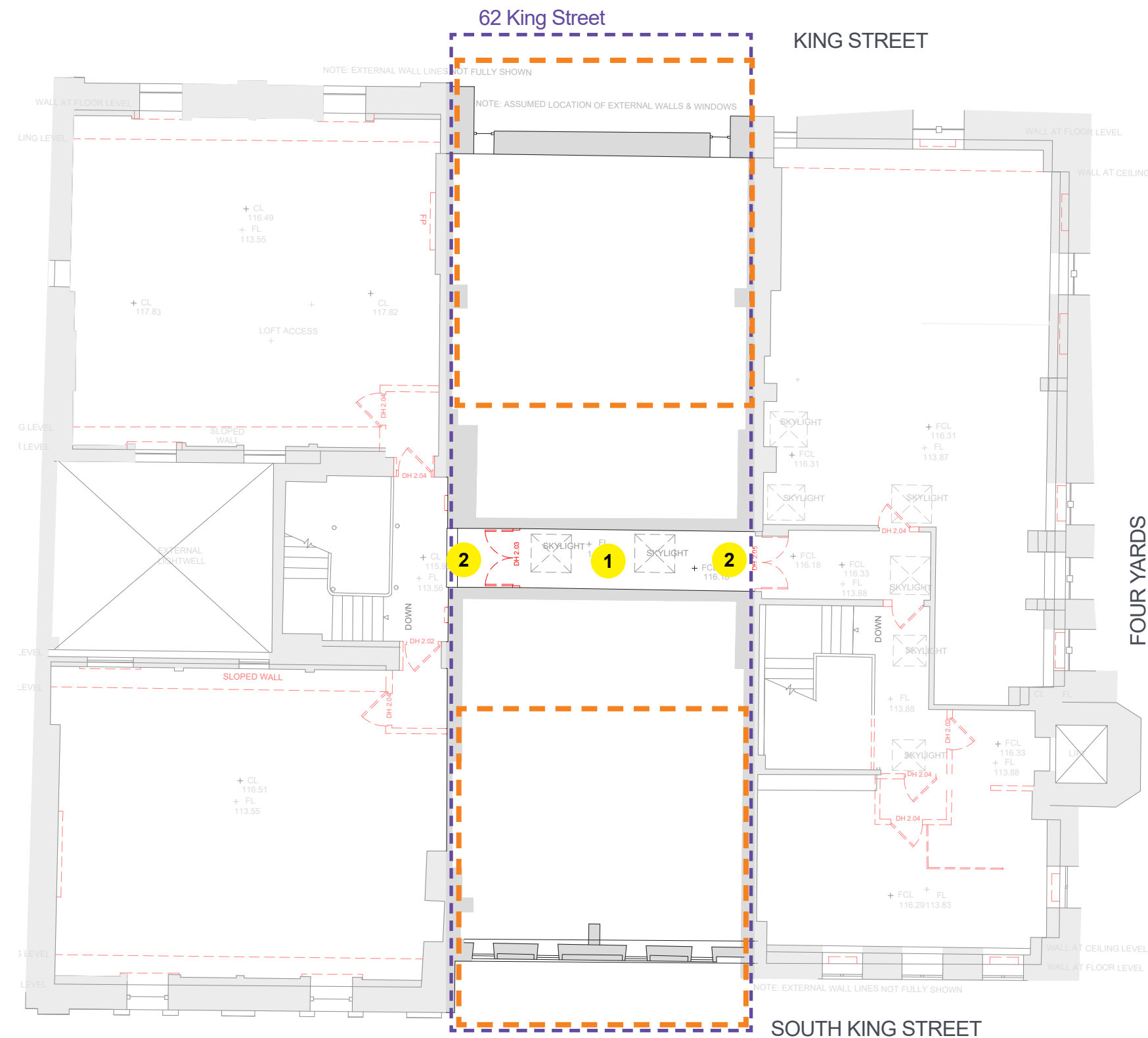
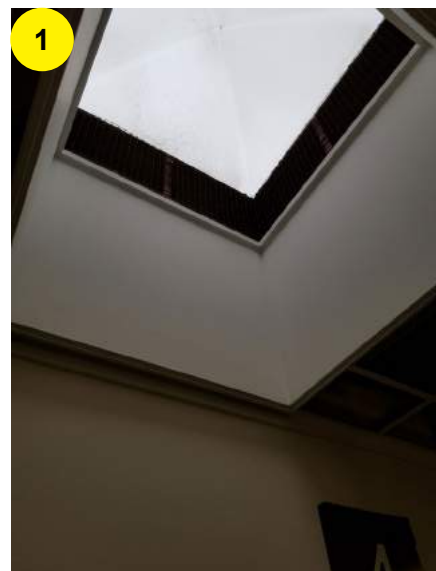
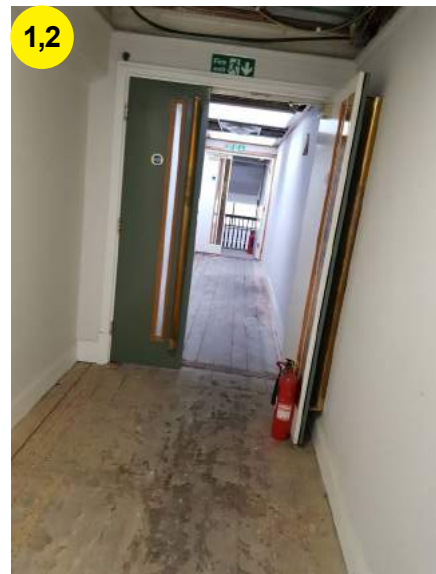
Fourth Floor - Proposed Alterations

Existing Features

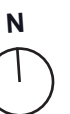
- A later link corridor has been added with flat roof skylights, which connects the upper floors of the two buildings to the east and west. (The section clearly shows the link corridor and its relationship to the two double height spaces to the north and south). Not within significant area.

Proposals

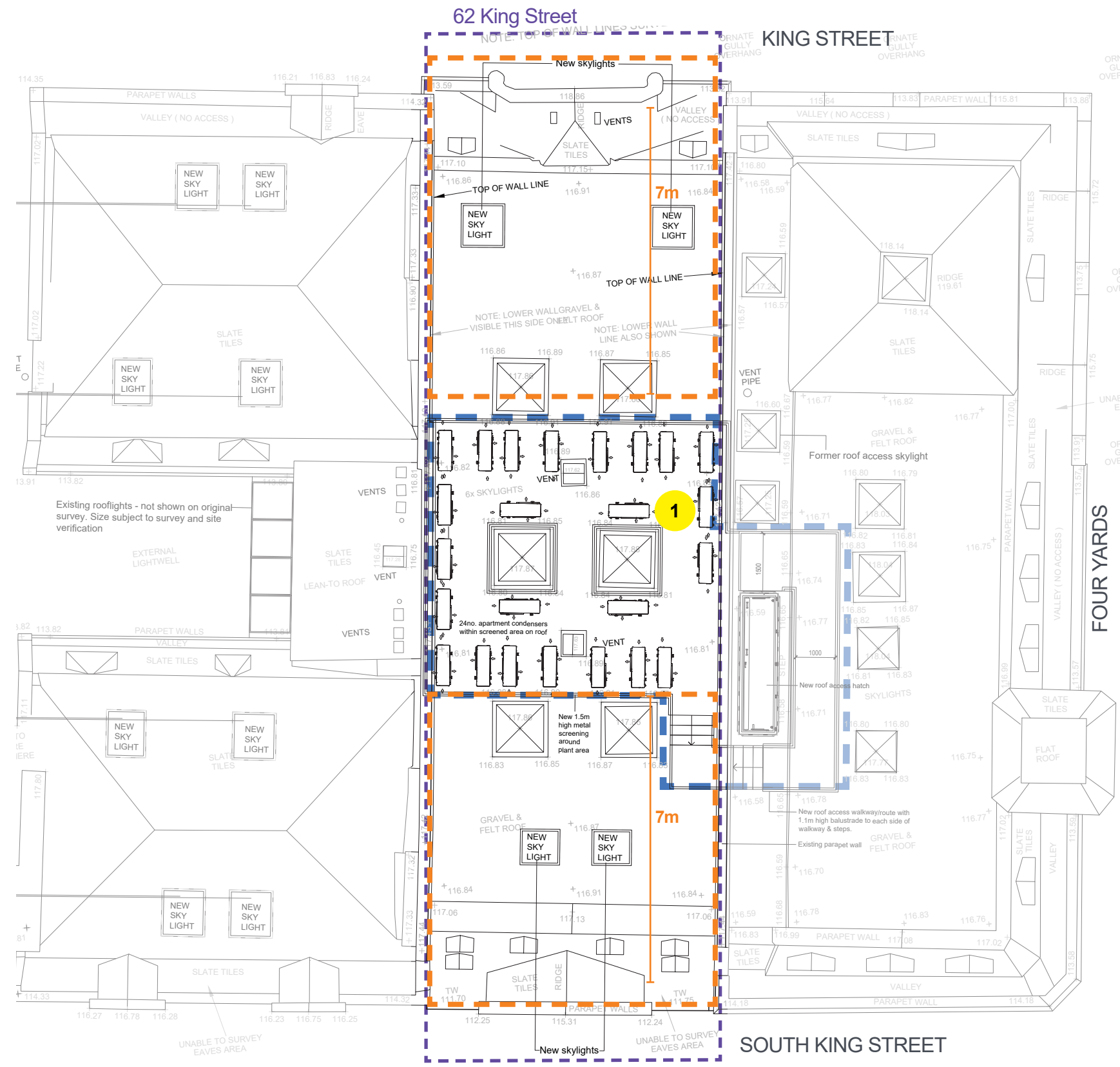
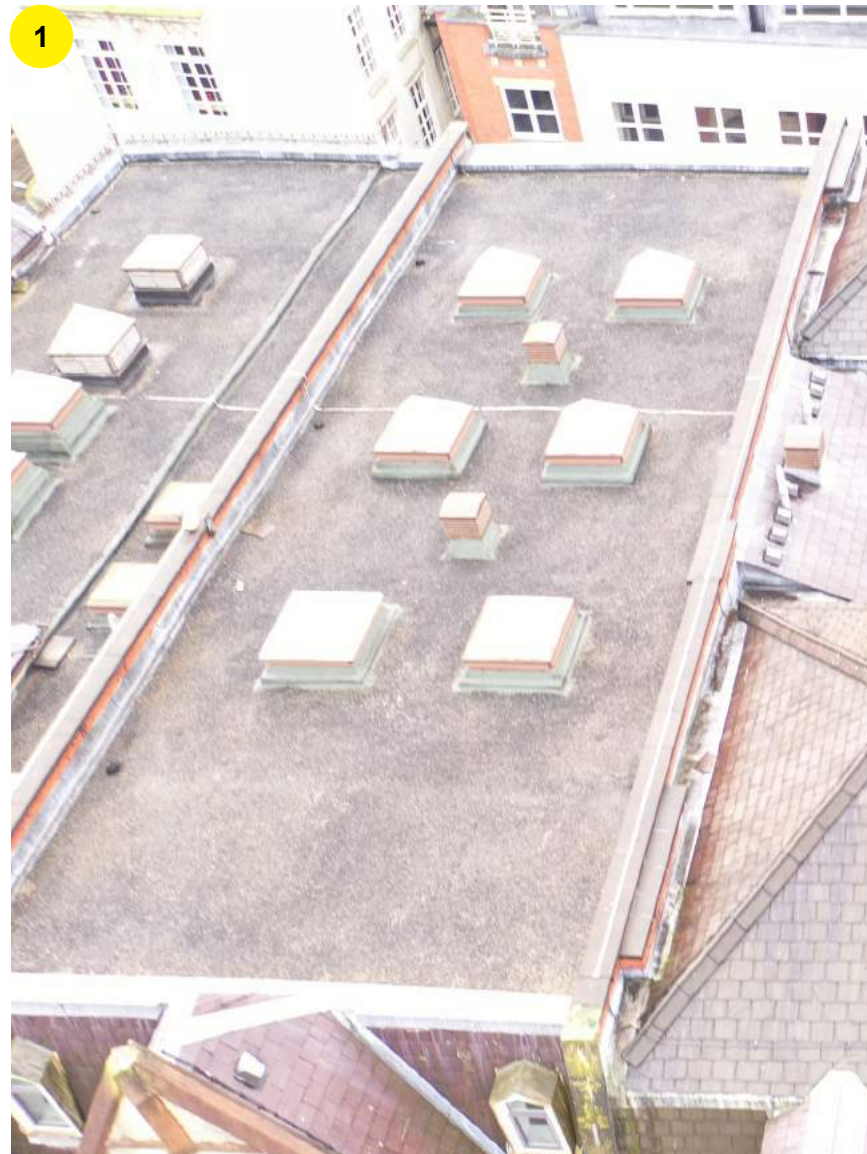
- Replace or refurbish all external and any existing secondary glazing with matching glazing where necessary. Installation of secondary glazing where not already existing to improve thermal & sound insulation of windows.
- Removal of modern bifold corridor doors. Not within significant area.



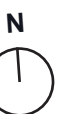
- Existing structure to be removed
- Area Of Significance noted in Historical D&A Statement (R Lewis (RIBA), 2015)



- This drawing shows the proposed roof plan for this project, showing the roof plant to be situated in an area of existing flat roof of 62 and 64-66 King Street, within a screened, edge protected area. New plant is proposed to be located in the centre of the roof area, entirely outside of the significant area. Existing skylights are not affected. The location of the plant also minimises the visibility of the roof plant from the elevations, protecting the historically significant character of the listed building.



- Existing structure to be removed
- Area Of Significance noted in Historical D&A Statement (R Lewis (RIBA), 2015)



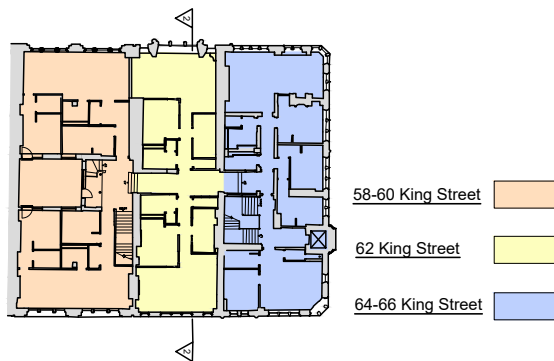
Section 2 - Proposed Alterations

Existing Features

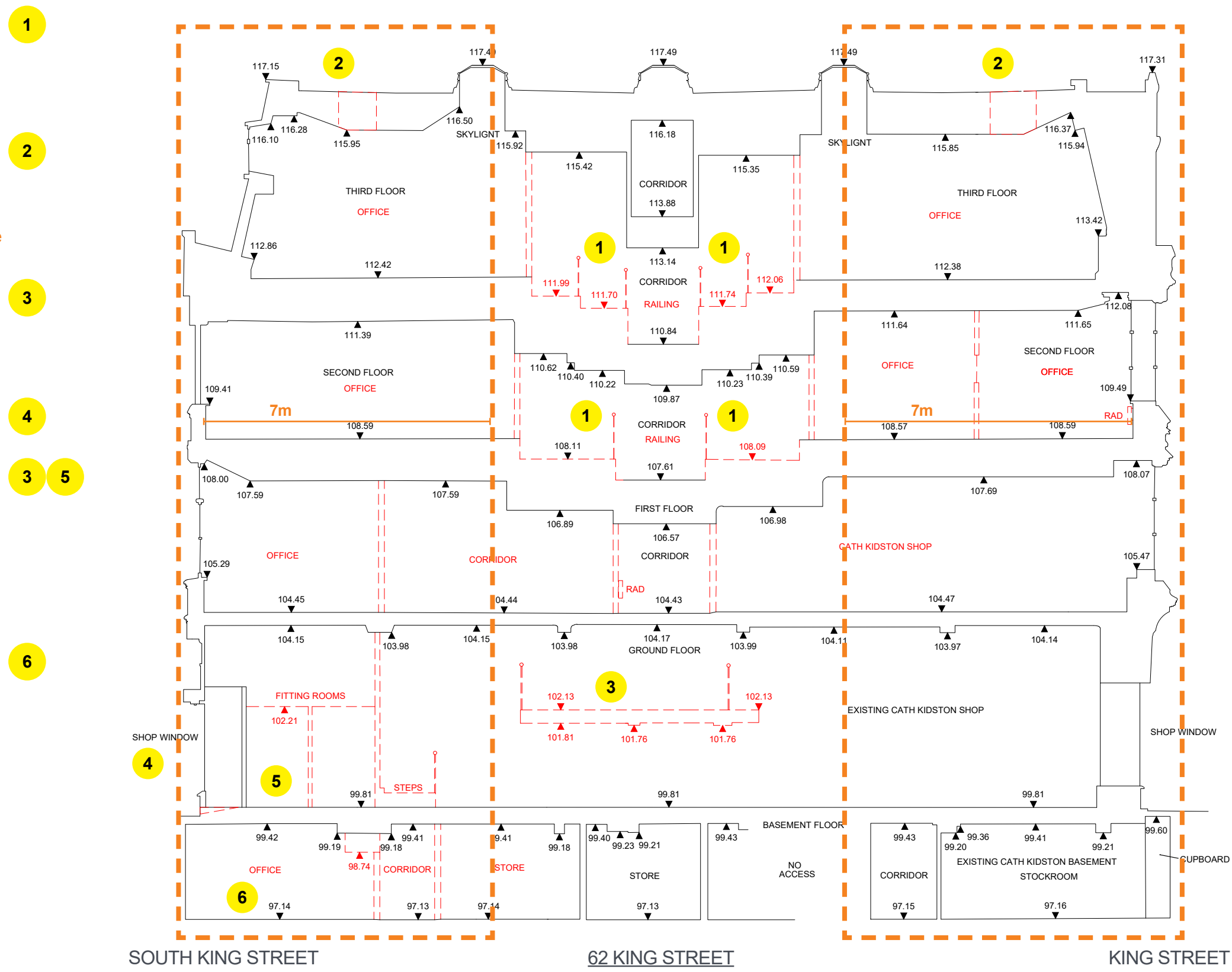
- There appear to be no noteworthy features. The section shows the link corridors and their relationship to the two double height spaces to the north and south

Proposals

- New rooflights inserted to increase light levels within apartments. The roof structure in this area is a modern steel addition, and although it appears to be within the "significant area", is not mentioned in the listing. Therefore any alterations will not damage any significant fabric.
- Existing mezzanine floor within Cath Kidston unit moved to rear of unit (at same height) to enlarge double height area within retail unit. Modern structure only to be removed, any significant structure to be retained if discovered.
- Existing glazed shopfront to South King Street retained.
- Existing internal partition walls removed to enable relocation of existing mezzanine. Space below relocated mezzanine used for new refuse store serving residential units. Level access created externally from pavement. The partition walls and stepped access to existing mezzanine in this area are thought to be of contemporary construction and therefore not historically significant.
- Partition walls to be stripped out and part of basement reconfigured to serve as new cycle store. Modern structure only to be removed, any significant structure to be retained if discovered.



Existing structure to be removed
Area Of Significance noted in Historical D&A Statement (R Lewis (RIBA), 2015)



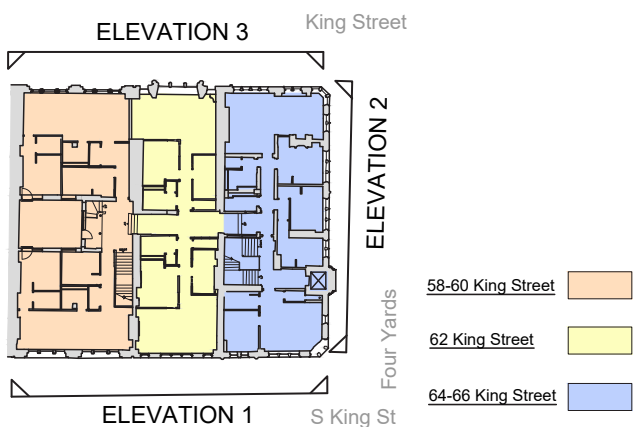
Elevation 1 - Proposed Alterations

Existing Features

- As previously noted, this could be considered a subservient facade facing onto South King Street compared to the primary facade facing onto King Street. It does not appear to be the facade specifically referenced in the listing, although it echoes elements from the primary facade.

Proposals

- Existing wood & glass shopfront with stone surround to be retained, becoming entrance into new refuse store behind. Existing structure not specifically referenced in the listing. **Step to be replaced with short ramp into refuse store. Roller shutters to be removed and shopfront made good. Louvred vent & sign area to be retained. All to be repainted in unified colour scheme.**
- New powered door to existing basement access stair. **Significant structure not affected and will be retained.**
- New openings formed in facade & roof structure for new ventilation extraction runs. **Where possible this will be via standard airbrick to match existing brickwork. Punching through stonework has been avoided wherever possible, but where unavoidable, a cast iron grille will be installed to match existing vents elsewhere on the building**



- Existing structure to be removed
- Area Of Significance noted in Historical D&A Statement (R Lewis (RIBA), 2015)

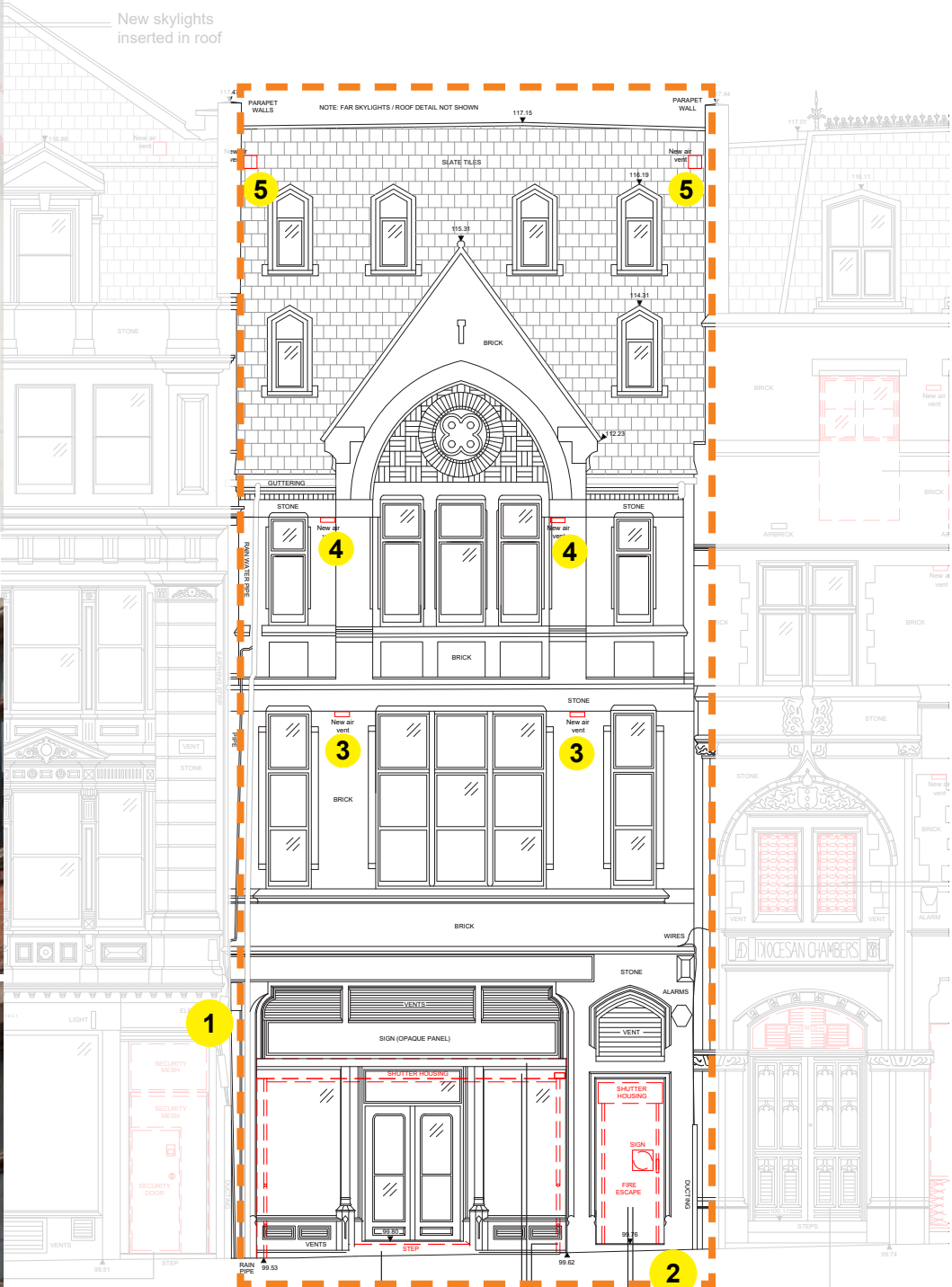
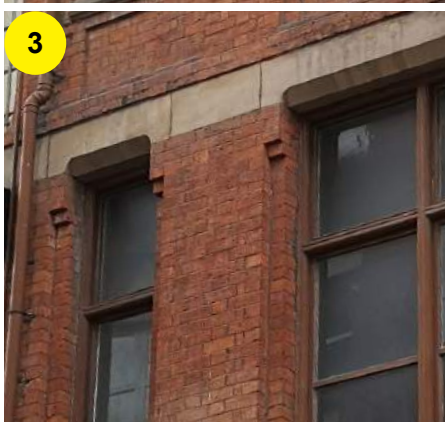
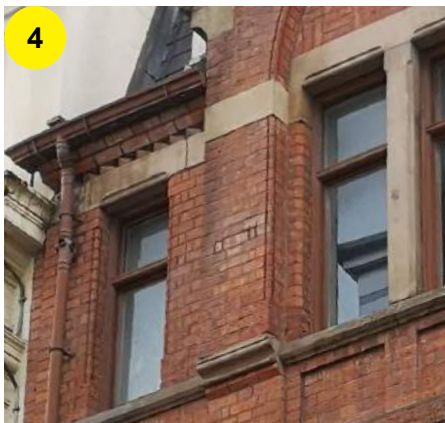
58-60 King Street

64-66 King Street

Listed Building - 62 King Street



Existing shopfront to rear of retail unit, to be retained



- 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 principal residential entrance; door refurbish; new glazing above door

Elevation 3 - Proposed Alterations

Existing Features

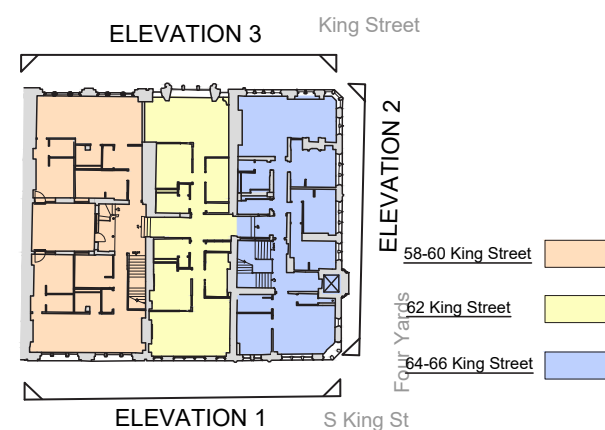
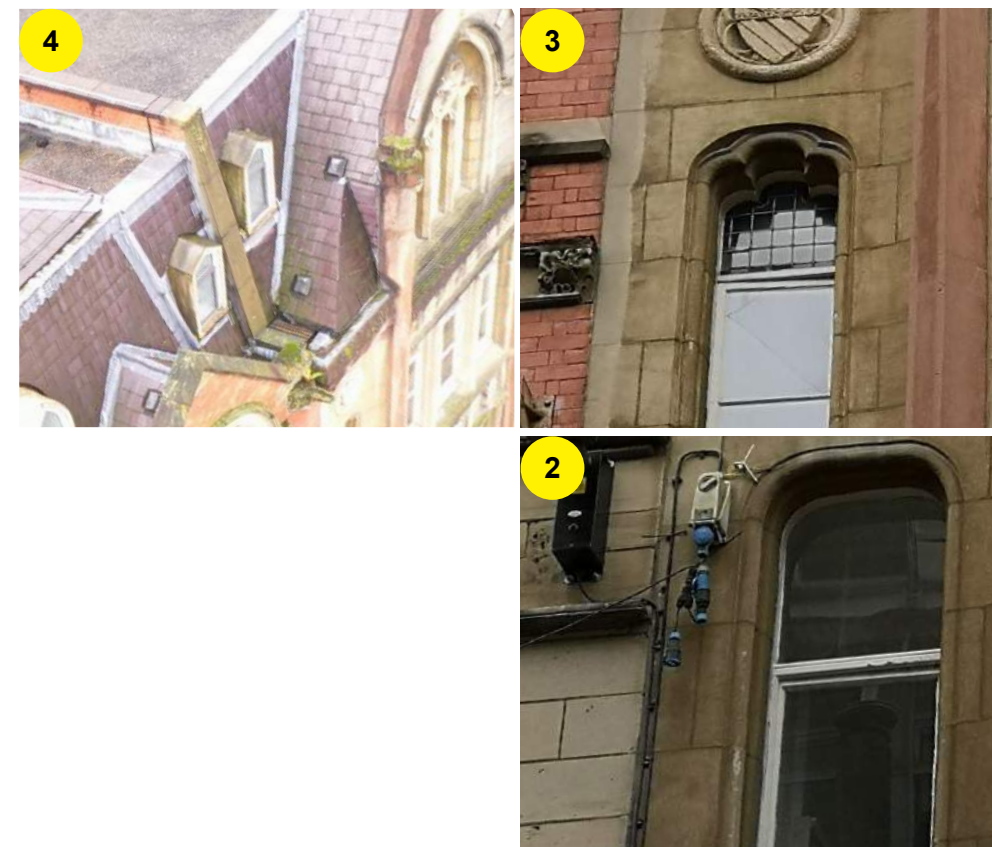
- This appears to be the primary elevation specifically referenced in the listing.
- The existing retail unit primary entrance onto King Street is of unknown heritage but is not proposed to be altered.

Proposals

- New openings formed in facade and roof for new ventilation extraction runs. Where possible this will be via standard airbrick to match existing brickwork. Punching through stonework has been avoided wherever possible, but where unavoidable, a cast iron grille will be installed to match existing vents elsewhere on the building



Existing glass shopfront to front of retail unit

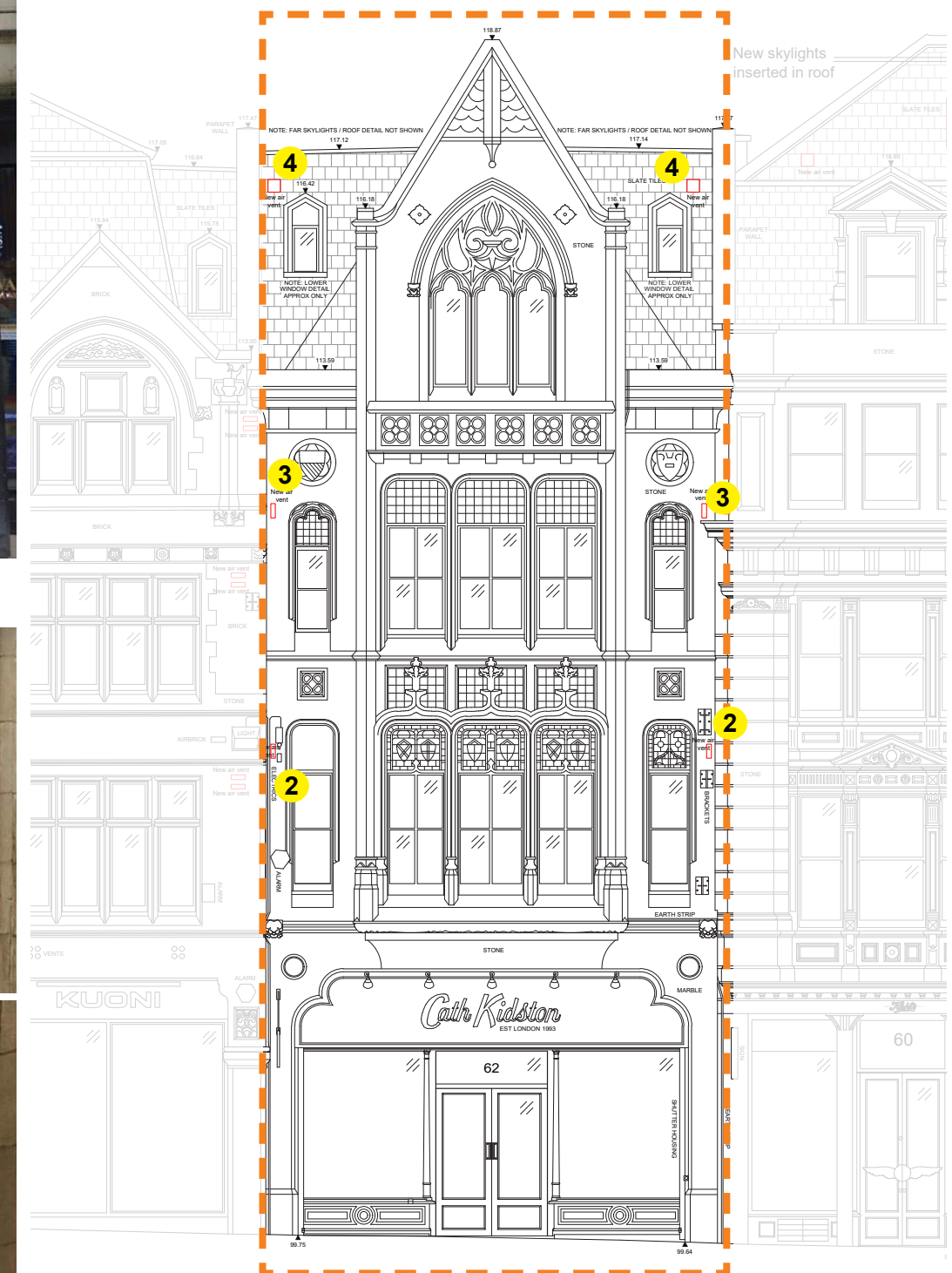


 Existing structure to be removed

Area Of Significance noted in Historical
D&A Statement (R Lewis (RIBA), 2015)

64-66 King Street

Listed Building - 62 King Street



Existing Fireplaces

The three buildings feature a number of existing 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. Their condition behind the covering panel is unknown.

Existing Features

- There are 3no. existing historical fireplaces which have been identified within 62 King Street. All are located within the Significant Area

Proposals

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



Existing fireplace within southern second floor office area



Existing fireplace within southern first floor office area



Existing fireplace within southern first floor office area



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