Design & Access Statement

Manchester: 26/28 King Street

Proposed New Entrance



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View along King Street (looking west)

Introduction

This report has been prepared by KMA Studio on behalf of Edwards & Co as part of a Planning and Listed Building Consent application to replace the ground floor entrance door and surround located at 26/28 King Street, Manchester. This entrance from King Street provides shared access to the upper floors above both 26 and 28, the ground floor of both buildings are retail units fronting onto King street.

28 King Street is Grade II Listed and the site lies within the St Anne's Square Conservation Area

This design statement is to be read in conjunction with existing and proposed drawings and a heritage assessment prepared by Studio KMA.



View along King Street (looking east)

Existing

The existing entrance that is the subject of this application sits between the ground floor retail frontages of 26 and 28 King Street and provides shared access to the upper floor accommodation to both buildings. This frontage is within the pedestrianised section of King Street and within the St. Anne's Conservation Area. Almost a third of the existing buildings along this section of King Street are listed.

This pedestrianised section of King Street is itself a significant part of Manchester City Centre and until recently considered to be a very up market retail destination, unfortunately it has suffered due to the decline of high street retail. However, the street has many historical buildings almost a third of them are listed. The buildings that line this section of King street are similar in massing and function but are very varied in their architectural styles and appearance.

Most of the buildings along this pedestrianised section of King Street typically have independent ground floor retail units with separate accommodation above, usually offices. These buildings vary between 3 to 5 storeys, and there are several office entrances between the retail units that provide independent access to the upper floors.

The listing of the adjacent 28 King St refers to the ground floor being remodelled in the 20th century (refer to heritage statement) and the existing entrance is very much of it's time and was probably remodelled most recently in the 1980s. The existing black painted doors with square glass panels and the ceramic tile surround are quite alien to the surroundings and bear very little relationship to the adjacent shop frontages in both materiality and scale.



Location Plan



26 & 28 King Street

Proposal

A new door and surrounding are proposed to replace the existing. The design of the new entrance is contemporary and sympathetic in response to the context. The proposed entrance is a unified monolithic design using the same natural timber cladding to cover both the door and bulkhead. The proportions of the door opening, and the bulkhead reflect the proportions of the shop frontage and signage of the neighbouring properties. A black surround is proposed to frame the entrance and separate it from the adjacent retail frontages. This frame projects back into the building to clad the sides of the recessed doorway. The door, the soffit to the recess and the panel above the door are clad in projecting timber battens with a natural light oak finish. Each door leaf has a full height glass panel that sits behind the timber battens.



Proposed frontage to King Street



Indicative 3D images of proposed entrance

Access

The existing arrangement remains unchanged, only stairs are provide access to the upper floors via this entrance. The building configuration and ground floor ownership demise unfortunately make it impossible to provide any other means of access to the upper floors.

Summary

This application is to replace/remodel the existing entrance. The existing entrance is of poor quality design is in need of updating and bears little relationship with the surrounding buildings. The new proposal has been carefully designed so that it relates to the scale of the adjacent shop frontages and will be constructed with high quality materials. The proposed design is a significant improvement on the existing entrance and makes a positive contribution to the street frontage, the setting of the adjacent listed building and the wider conservation area.