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58 King Street

Planning Statement
19.06.2020 Rev 00

58 King Street

Manchester

M2 4LY



58 King Street, Manchester

ARCHITECTURE X INTERIOR

41 South King Street, Manchester, M2 6DE
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Company No: 11847325

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ARCHITECTURE ✕ INTERIOR

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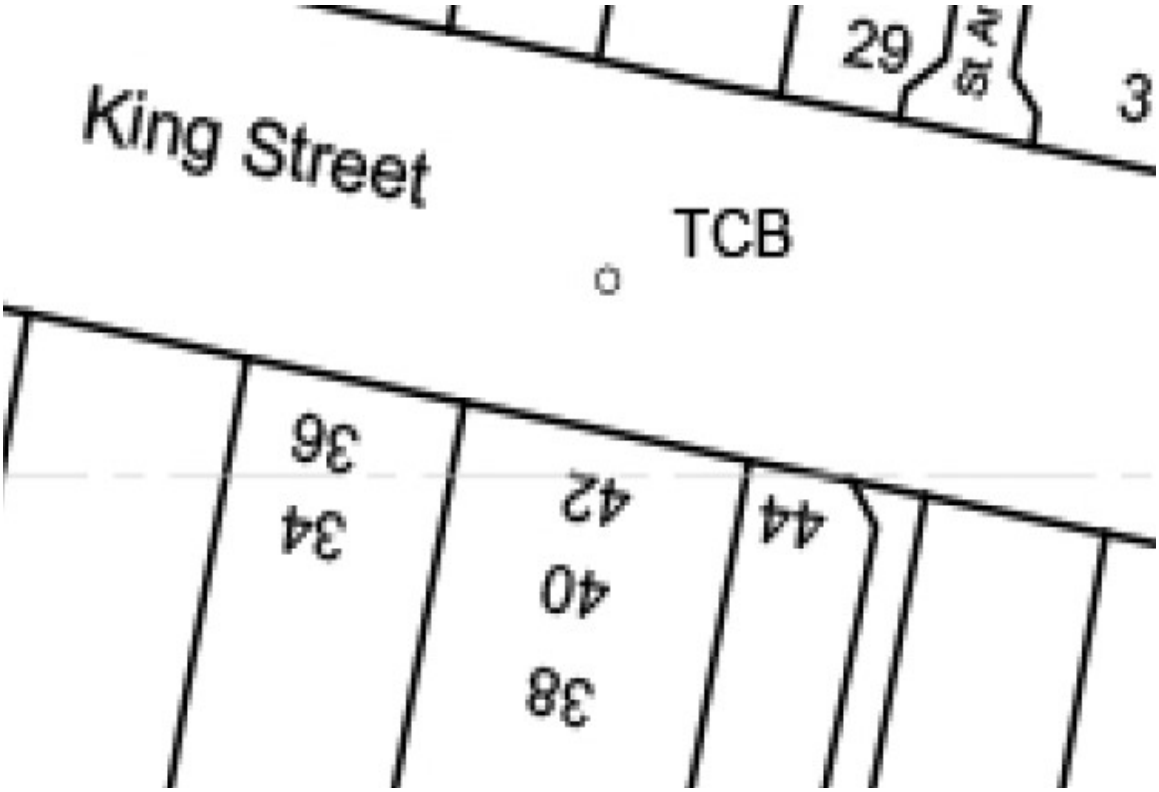
1.0 Introduction

The proposal involves the change of use to 58 King Street, Manchester. The site is located on the south side of king street, with rear access from south king street. The building is not listed, however is in a conservation area.

Site Plan 58 King Street



2.0 Proposal:

The proposal relates to 58 King Street, which is an existing retail unit with traditional shopfront. The change of use application is required from A1 retail to sue generis. The incoming tenant is a nail and beauty operator.

3.0 Response to queries from local authority dated 8th June.

1) Scaled existing and proposed cross sections and elevation drawings. The proposed drawings should be clearly annotated to explain the proposed works (required if any external alterations are proposed).

AXI Comment:
No external alterations are being proposed, only for new signage allowance. An advertising application will be submitted for this wc 22nd June.

2) A heritage statement including a full justification for the works in line with Government guidance given in Section 16 of the National Planning Policy Framework, including reference to specific paragraphs. You should assess the existing historical, technical and architectural significance of the building and explain how the proposal may impact on the architectural and historical character and appearance of the building. You also need to clearly state how any original building fabric will be altered, removed or concealed as part of the proposal. This Statement is required to enable all consultees to make an informed response (only required if external alterations are proposed).

AXI Comment:
No external alterations are being proposed.

3) Confirmation that direct and level access exists/is proposed to the site, into the building and throughout the premises for disabled persons. Please provide a cross-section through the entrance showing access arrangements and provide details of how disabled and able-bodied people would move throughout and between floors within the building. Where buildings are adapted, provision of access for disabled people will be sought. Indeed, when adapting buildings, full access should be made available, unless practical considerations dictate otherwise. If you believe full access is not going to be possible at the building, you must comprehensively explain all the options you have considered in order to make the building fully accessible and explain and justify the reasons why each option has been discounted. You are advised to provide scaled drawn information to back up your findings. You are expected to comply with the City Council's document 'Design for Access 2' where possible.

AXI Comment:
Confirmation that there is level access to the proposed site.

4) Full details of the servicing (deliveries, collection, maintenance) to the use. This should include a plan demonstrating how the servicing operates, the size of vehicles used and the frequency of servicing.

AXI Comment:
Any deliveries required would be small products only, these would be made by courier and delivered through the door backing onto south king street. Deliveries are typically made first thing in the morning.

5) A completed waste management proforma with details of how and where refuse is stored within the building and how the refuse is to be collected. Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins used, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please also note that separate containers for recycling should be used. Please provide details on these. 'Waste Storage and Collection Guidance for New Developments' document is available online on http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

6) Confirmation of whether any new air conditioning units are proposed as part of the fit out/have been installed. These should be located internally within the building if possible and a full assessment of possible options is required if you do not believe that this will be possible. If so, full details will be required.

AXI Comment:
No new air conditions unites will be installed.

7) Cover letter / planning statement (basically explaining what's proposed and providing context to some of the points raised below)

AXI Comment:
Information enclosed within this document.

8) An acoustic study identifying ambient noise levels during daytime, night time and weekends along with details of the noise levels that are currently achieved within the accommodation at various times during operating hours. The study should identify the acoustic treatment and measures necessary to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment, details of the acoustic glazing and acoustically treated ventilation you have installed/propose to use and specified maximum internal noise levels. You were advised to speak to our Environmental Health Service to discuss whether this would be required. Do you have confirmation from them in writing that this isn't required? If, so please submit this. If you haven't spoken to them yet, you are advised to do so as soon as possible.

AXI Comment:
We have spoken to Graeme Souter on the 15th June via e-mail and he stated that the application would unlikely require a nose assessment upon initial review. He did query the need for extraction of fumes and our client responded with the below statement, which has been passed back to Graeme.

"We will use clean, odour free products. We will not be doing acrylic extensions since these are the service that can cause odours and fumes and are the service often associated with cheap salons."