

35 King Street, Manchester

Design & Access Statement

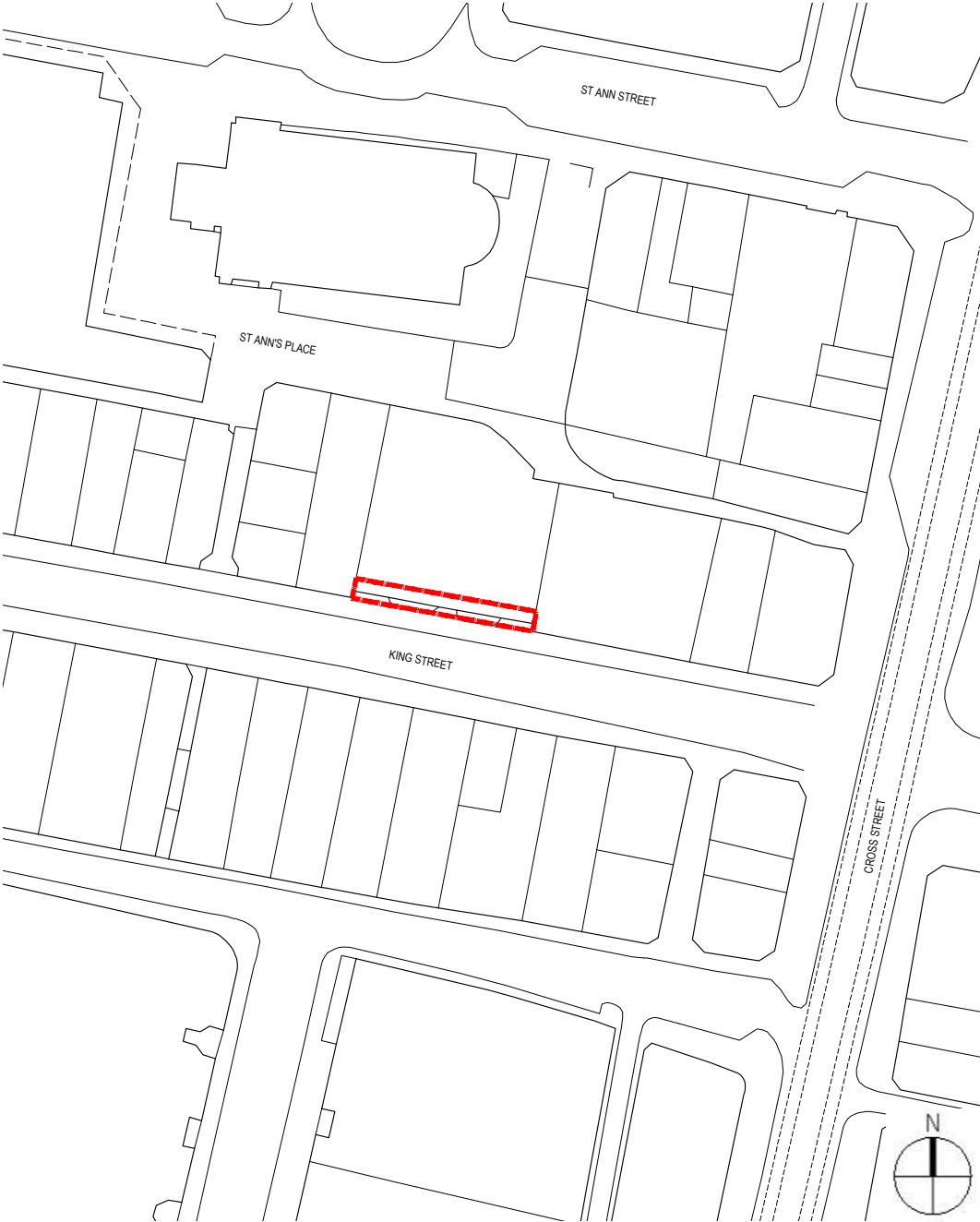
Proposed Facade Lighting
March 2025

Mark Pinney Associates

Contents

1.0	Introduction
	1.1 Brief
	1.2 Site Location
	1.3 Site Context
	1.4 St Ann’s Square Conservation Area
2.0	2.1 Design Proposal
	2.2 Design Specifications
3.0	3.1 Facade Lighting Examples

1.1 Brief



The property is located in 35 King Street, Manchester, a Grade-II listed building in the St Ann’s Square Conservation Area.

The brief for the project is to undertake a high-quality refurbishment of the original Georgian property, bringing it back into use as a retail store based on a townhouse concept.

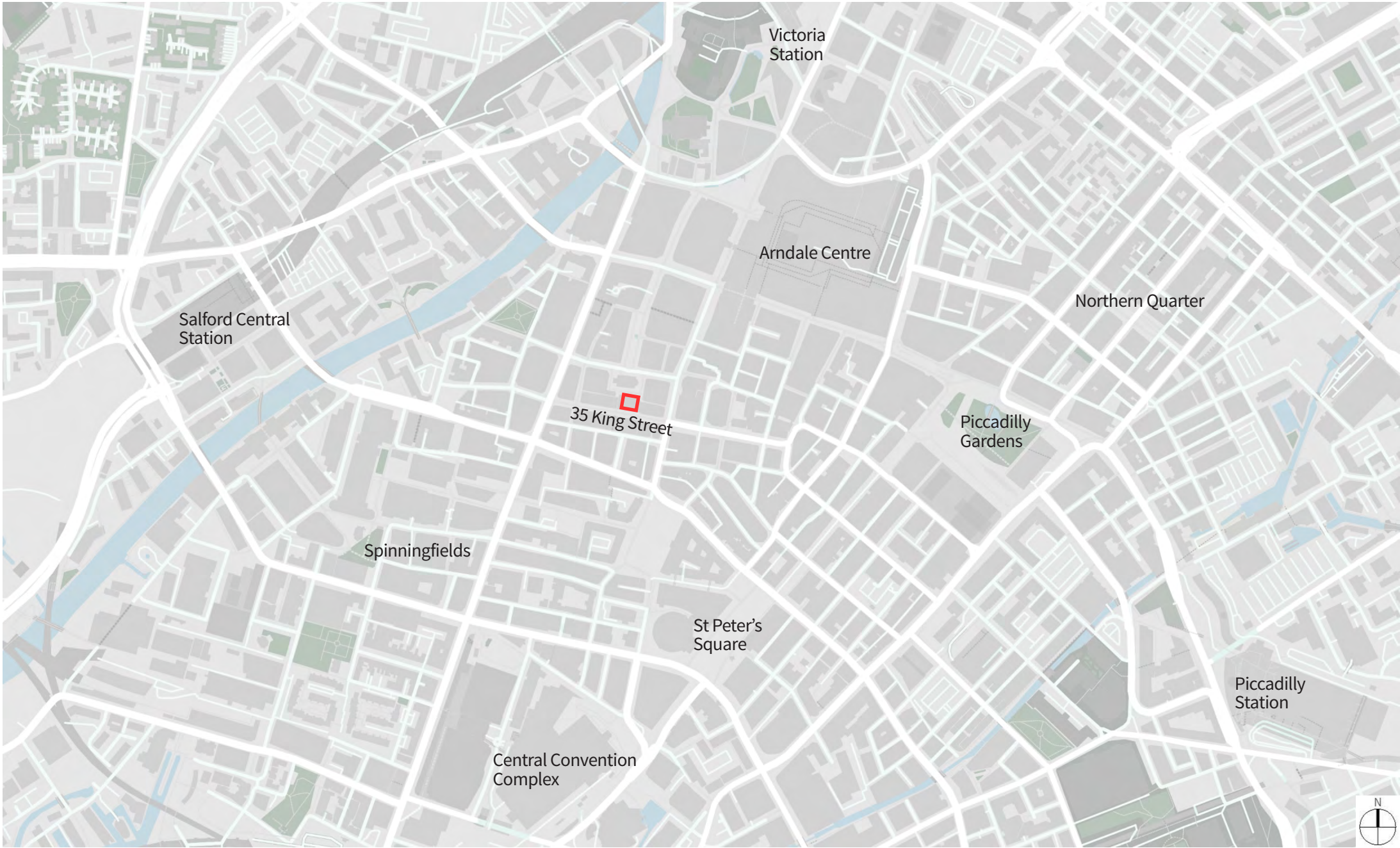
The existing, contemporary facades to the adjacent wings on either side of the original townhouse are not within the proposed scope of works.

The proposal spans the King Street facade.

This Design & Access statement and the Drawing Set should be read in accordance with the Heritage and Planning Statements.

1	3	1. 35 King Street Front Elevation
2		2. 35 King Street Rear Elevation, from St Ann’s Place
		3. Location Plan

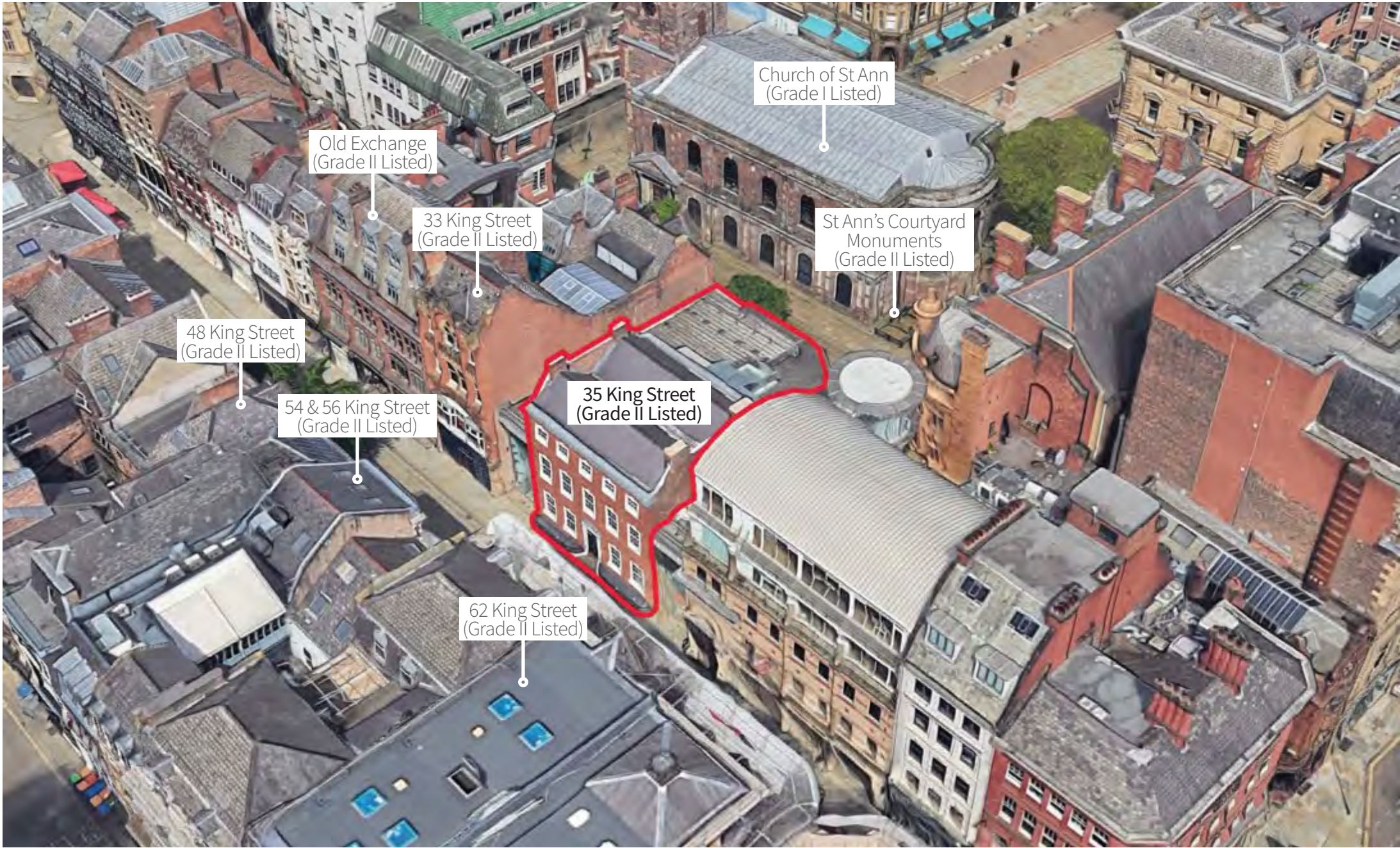
1.2 Site Location



The site is located in Manchester City Centre between Spinningfields and the Arndale Centre.

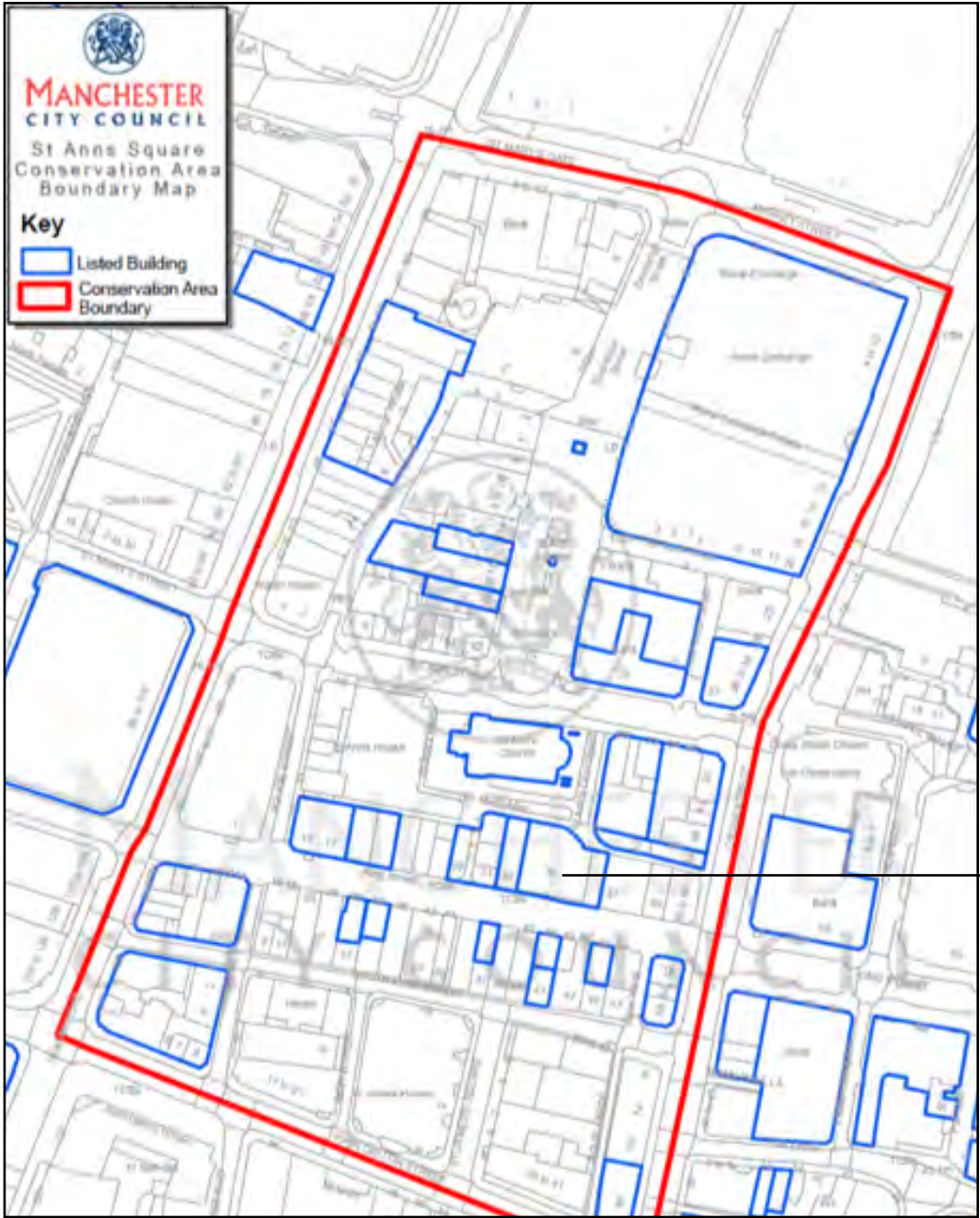
The building sits on the west end of King Street; a premium shopping destination and important thoroughfare in the centre of Manchester.

1.3 Site Context



The building sits within the St Ann's Square Conservation area and is surrounded by a number of other Listed buildings. Significantly, the Grade I listed Church of St Ann sits to the north, at the rear of the building.

1.4 St Ann’s Square Conservation Area



35 King Street is located within the St Ann’s Square Conservation Area, first designated by Manchester City Council in 1970.

As outlined by Manchester City Council the area is “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, some of which are common boundaries with conservation areas designated subsequently.”

2.1 Design Proposal



This application aims to compliment the approved refurbishment of 35 King Street with proposed new lighting to the 35 King Street facade.

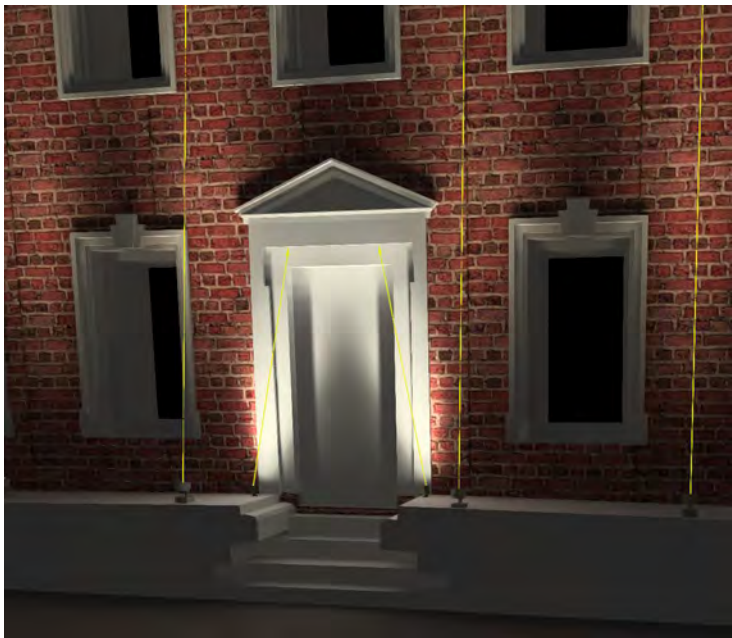
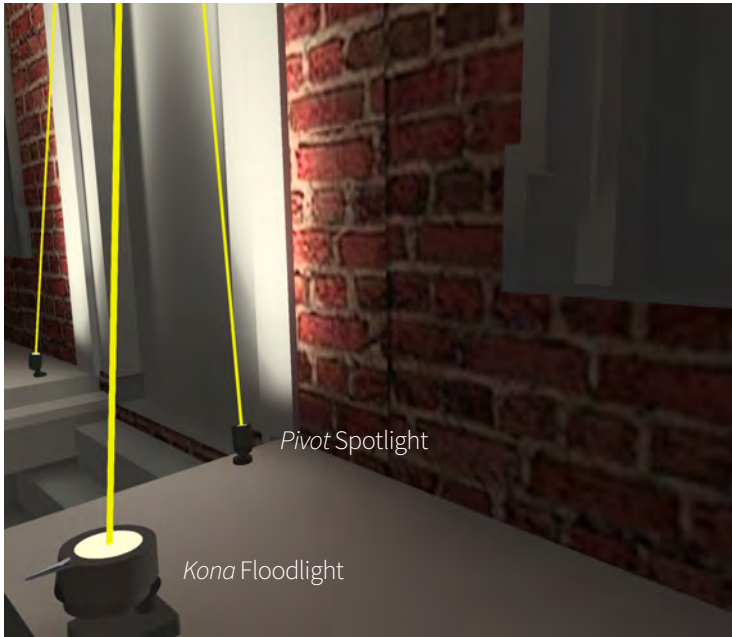
The concept of the design is to subtly up-light the facade with lighting from small spotlights installed within the new planters in the lightwells. Also proposed are two smaller spotlights, also within the new planters, to highlight the entrance door.

Lighting Locations Key (indicative sizes only):

Lightwell Planter Spotlight locations: ■

1	3	1. King Street existing lightwell photo - prior to proposed planting installation.
2		2. King Street facade photo.
		3. King Street facade elevation mark-up.

2.1 Design Proposal



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The concept of the design is to subtly up-light the facade with lighting from small spotlights installed within the new planters in the lightwells. Also proposed are two smaller spotlights, also within the new planters, to highlight the entrance door.

The visuals show the proposed spotlight locations and the effected created from the lighting on the facade of the building as calculated by the lighting designer.

- | | | |
|---|---|---|
| 1 | 3 | 1. Proposed facade lighting detail. |
| 2 | | 2. Proposed facade lighting door spotlights. |
| | | 3. Proposed facade lighting full facade view. |

2.2 Design Specifications

The specifications of the proposed lights are shown in the data sheets on this page.

The spotlights ‘Kona’ are proposed to be fixed within the new planters in the lightwells to light up the facade of the building. The lights will be finished in black RAL 9005 to match the planter and railing finishes. The cables will be routed under the proposed planters, and back into the basement of the building through joints within the mortar of the brickwork facade.

The spotlights ‘Pivot 2.0’ are proposed to be fixed within the new planters in the lightwells to highlight the entrance door frame. The lights will be finished in black RAL 9005 to match the planter and railing finishes. The cables will be routed under the proposed planters, and back into the basement of the building through joints within the mortar of the brickwork facade.

ERCO Kona Floodlight

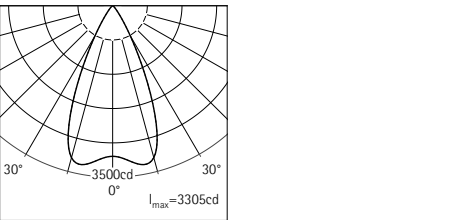
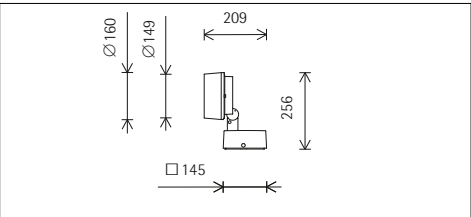


35344.000 Graphit m
LED module: 24.2W 2869lm 3000K
warm white
DALI-2
Version 5
Spherolit lens, wide flood

Product description
Housing and hinge: corrosion-resistant cast aluminium, No-Rinse surface treatment. Double powder-coated. Optimised surface for reduced accumulation of dirt. 140° tilt, 360° rotation. Hinge with scaling and inner cable routing.
Mounting plate: polymer, coated.
2 cable entries. Through-wiring possible. 5-pole terminal block.
ERCO DALI control gear.
LED module: high-power LEDs.
Collimating lens made of optical polymer.
Luminaire head with non-reflective safety glass: corrosion-resistant cast aluminium, double powder-coated.
Internal anti-glare cone, polymer, black lacquered.

Protection mode IP65: dust-proof and water jet-proof.
Protection Class II
Housing temperature 52°C
Maximum wind load area 0.02m²
Weight 2.23kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Technical data	
Luminous flux of the luminaire	2163lm
Connected load	29.0W
Luminaire efficacy	75lm/W
Colour deviation	1.5 SDCM
Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 >50000h
LED failure rate	L90 >100000h
Dimming range	--
Dimming method	CCR
TLA (Temporal Light Artefacts)	SVM ≤ 0.4; PstLM ≤ 1
LMF	E
Standby power per control gear	--
Luminaires per circuit breaker B16	27



h(m)	E(lx)	D(m)
2.0	769	1.78
4.0	192	3.57
6.0	85	5.35
8.0	48	7.14
10.0	31	8.92

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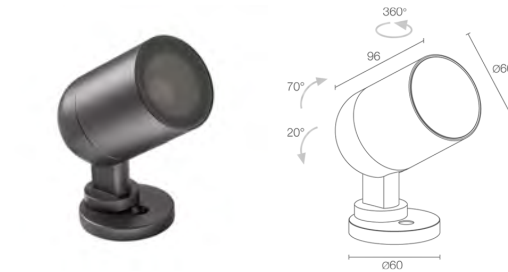
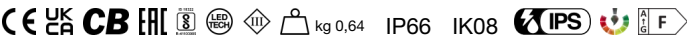
Technical Region: 220-240V 50/60Hz
We reserve the right to make technical
and design changes.
Edition: 06.02.2025
Current version under
www.erco.com/35344.000



DATASHEET

Made in Italy

Pivot 2.0, code: CP2000100150MH-1
Projectors for outdoor applications

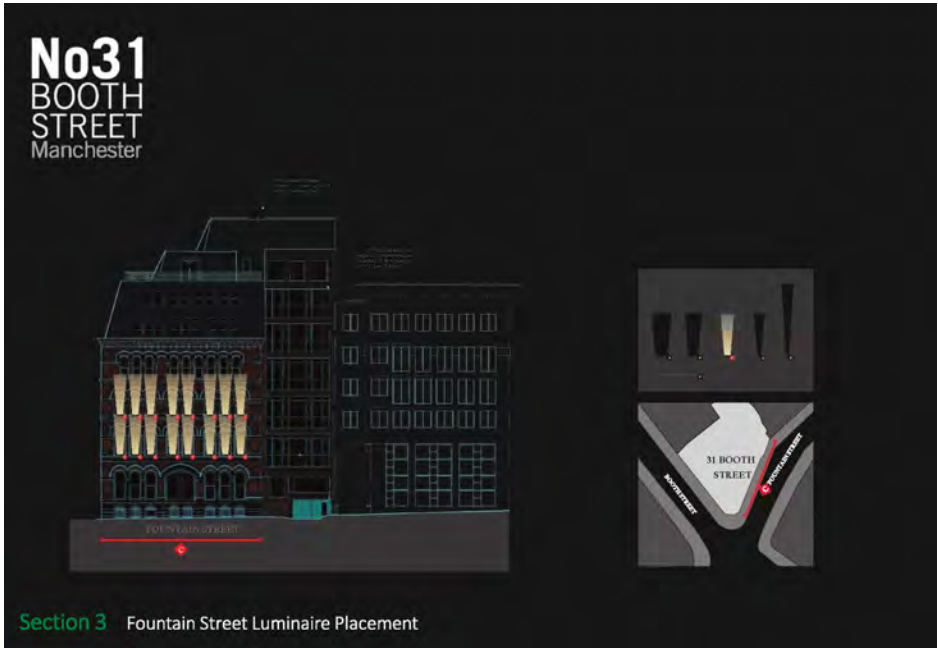


DESCRIPTION

projector for outdoor applications; surface mounted (ceiling, wall, ground, spike), surface mounted (ceiling, wall, floor); Power consumption: 10W; Power supply: 24Vdc; Lumen output at source: 821 lm (3000K, 10W, CRI >90); Delivered lumen output: 676 lm (3000K, 25°, 10W, CRI >90); 1 COB LED, 3-step MacAdam, 50 000h L95 B10 (Ta 25°C); LED colour: 3000K; Optics: 25°: optical system consisting of a high-efficiency TIR lens; CRI Colour Rendering Index: >90; Body material: body made of ANTICORODAL EN AW 6082 low-copper-content aluminium alloy for excellent resistance to corrosion, made entirely on a CNC lathe; Finishes: anthracite finish obtained through an initial treatment with a ceramic nanoparticle coating, to prepare for painting, followed by a coat of epoxy paint and one of polyester paint to provide corrosion resistance of more than 1000 hours of salt spray; RAL finish on request; Screen material: 3-mm-thick transparent extra-clear glass with vitrified serigraphy, high transmittance to ensure chromatic uniformity of light and tempered for excellent resistance to knocks and scratches; Seals: The NBR nitrile rubber O-rings ensure the fixture's IP rating is preserved, guaranteeing continued protection; power supply unit not included; includes 5 m neoprene cable, H05RN-F 2x0,35/0,75 Ø6,3 mm; Ingress protection: IP66; Impact resistance: IK08; manual zoom lens adjustable using magnet included 13°x68° optics adjustable through 360° using magnet included; Casambi control using the Casambi app with dedicated electronics; Protection systems: IPS (Intelligent Protection System) protects lighting fixtures from water infiltrations, which can occur if there are faulty junctions between the cables in outdoor or underwater applications. This innovation, patented by L&L, also guarantees electrical protection against polarity reversal, hot plugging, ESD and power surges, which can occur if there are faults in the electrical circuit; Operating temperature: -20°C — +45°C; Glow wire test: 960°C; Photobiological safety: photobiological safety: risk group 1 according to EN 62471:2006; Appliance class: class III; Weight: 640 g; Dimensions: Ø60x96 mm; Energy efficiency class: F (light source) in accordance with EU 2019/2015; Accessories: honeycomb louvre, WB1001H Standard snoot - anthracite, WB1002H Asymmetrical snoot - anthracite, WP0100 Spike for in-ground installation; tested and approved via E.O.L. (End Of Line) test with functioning test and check of electrical power consumption

Status: Available

3.1 Facade Lighting Examples

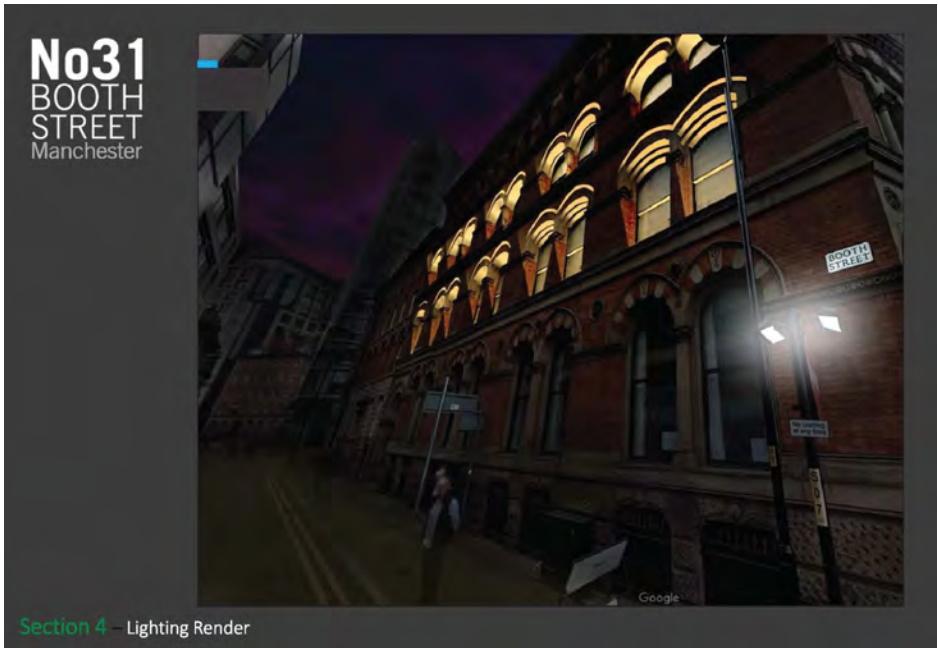


68 Fountain Street / 31 Booth Street

On 21st November 2016, Listed Building Consent was granted for external lighting proposals to Levels 1 and 2 existing windows at 31 Booth Street.

The below photos and extracts from the approved design proposal show the lighting concept on a comparable grade 2 listed building, close to 35 King Street.

The facade is lit from strip lights fixed to the historic fabric of the window sills, uplighting the building.



Planning history

Extracts from ‘Luminaire Placement and Visual Concept’ presentation as part of approved listed building consent application from 2016.

3.1 Facade Lighting Examples



No. 48 King Street (opposite 35 King Street).
Grade 2 listed.
High lux-level on newly installed facade signage.



The Grand Hotel (Aytoun Street)
Grade 2 listed.
Facade lighting - spots fixed to historic fabric with visible cables.



3.1 Facade Lighting Examples



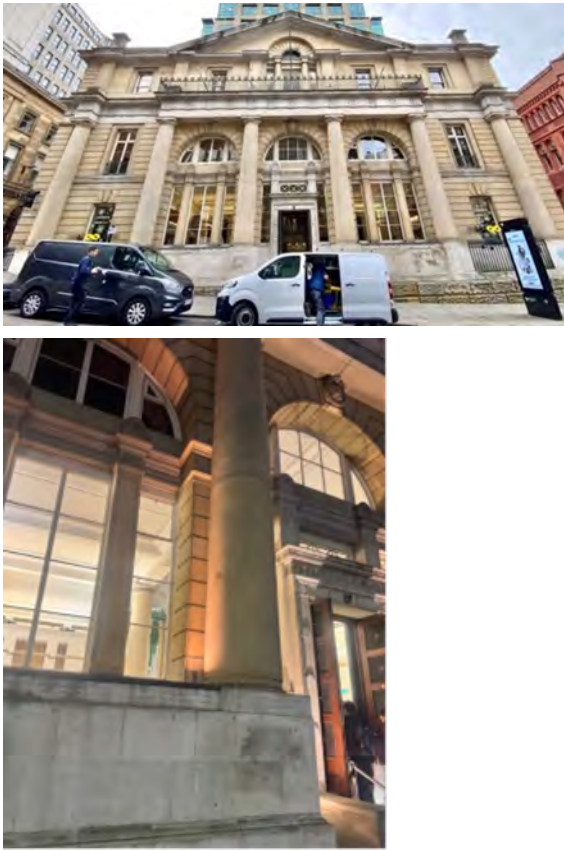
43 Spring Gardens
Grade 2 listed.
Facade lighting - downlights fixed to front pilasters & uplights fixed low level to historic fabric.



No. 81 King Street (former Reform Club)
Grade 2 listed.
Facade lighting - uplighters.



3.1 Facade Lighting Examples



No. 82 King Street (former Bank of England)
Grade 1 listed.
Facade lighting - uplighters.



Royal Exchange
Grade 2 listed.
Facade lighting - uplighters fixed to historic fabric.



3.1 Facade Lighting Examples



National House, St Ann's Street

Grade 2 listed.
Facade lighting - uplighters fixed to historic fabric.



Midland Hotel, Peter Street

Grade 2 listed.
Facade lighting - uplighters.



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