62 King Street, Manchester M2 4ND

PLANNING APPLICATION
October 2024
Planning Application
Design, Access & Heritage Statement
0006_DOC 001_REV 00



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Section 1
The Site

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Introduction

62 KING STREET

Manchester, M2 4ND

National Grid Reference:
SJ 8381298279

This document has been prepared as part of a planning application for minor alterations to the commercial unit occupying the ground and lower ground floors at 62 King Street.

The aim of this document is to demonstrate that the proposed works will enhance the existing building, and will improve the overall appearance and usability of the application site, as well as its sitting within its wider context. The proposal positively responds to its context and is considerate of the surrounding properties.

This document is to be read in conjunction with the submitted drawings as listed in the Drawing / Document Issue Sheet in Section 4.0 of this document.

This document has been produced on behalf of American Vintage.





Application Site & Setting

LOCATION & CONTEXT

The application site is situated approximately between the Spinningfields and Central Retail Districts of Manchester City Centre.

It is located within the St Anns Square Conservation area and the building is grade II listed.

The site is very well connected with nearby bus stops & tram stations.

62 King street site is a 16min walk from Picadilly Station connecting to National rail services.

It is also a 7min walk from St Peter's square with tram lines F & J to Manchester airport in approximately 20min.



● Application Site

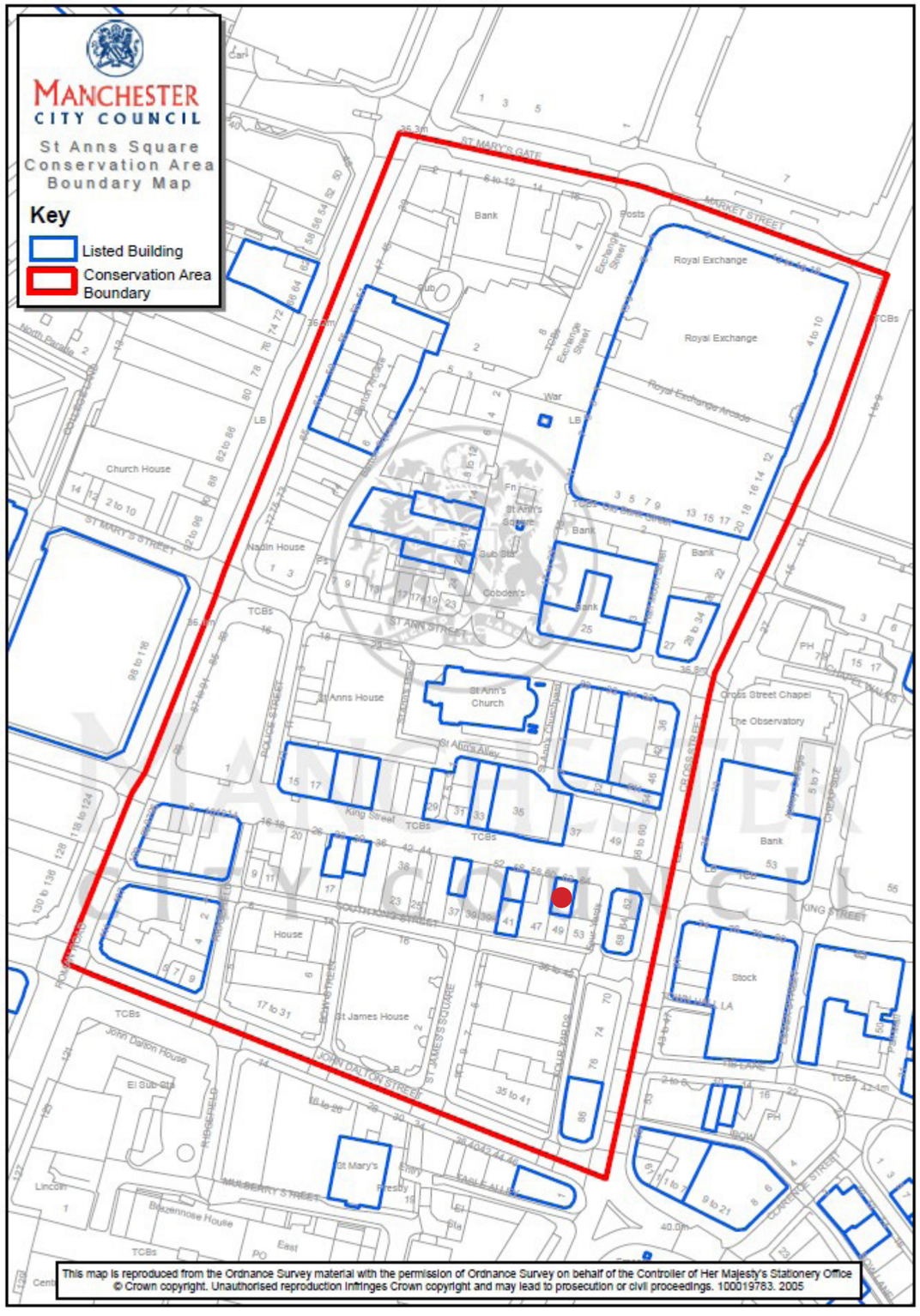
CONSEVRATION AREA

St Anns Square Conservation Area 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.



● Application Site

Heritage

HISTORIC ENGLAND LISTING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1219154

Date first listed: 03-Oct-1974

List Entry Name: 62, KING STREET

Statutory Address: 62, KING STREET

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83812 98279

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.

Planning History

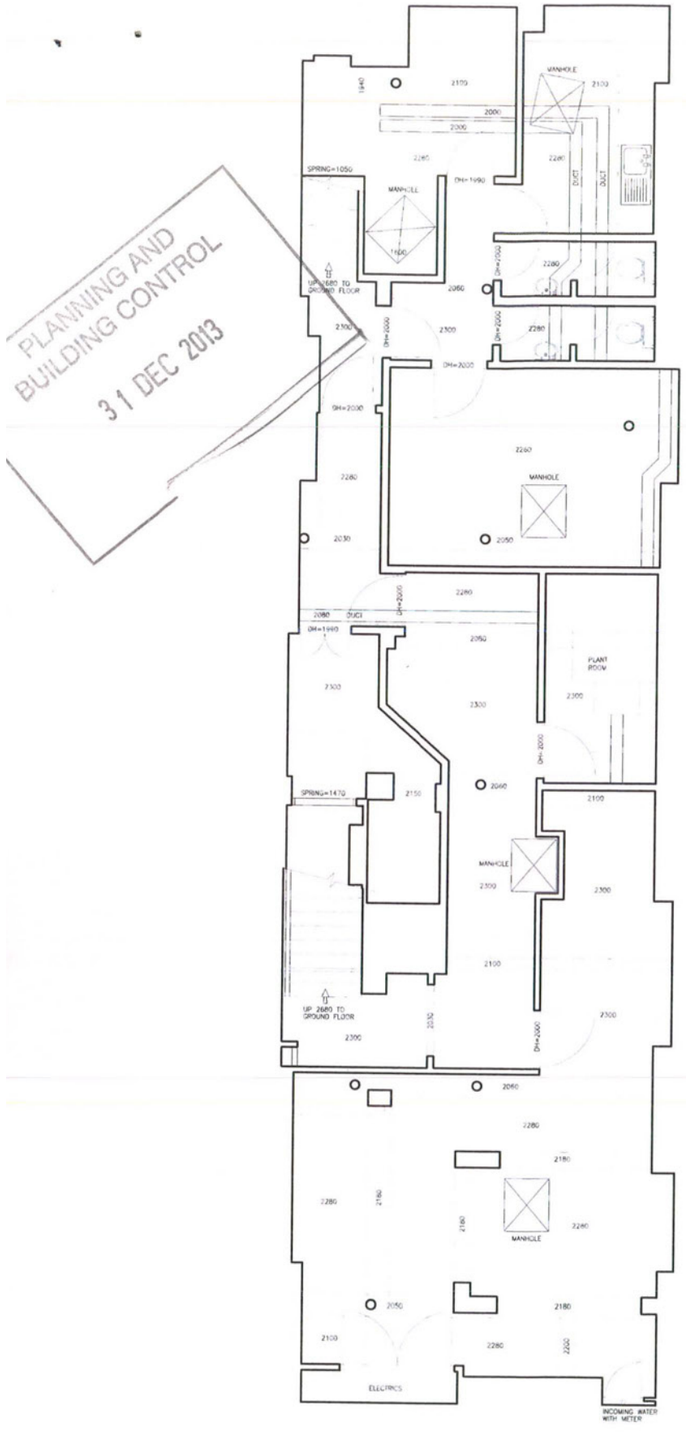
62 KING STREET - COMMERCIAL UNIT

The property has not seen any works done in recent years.

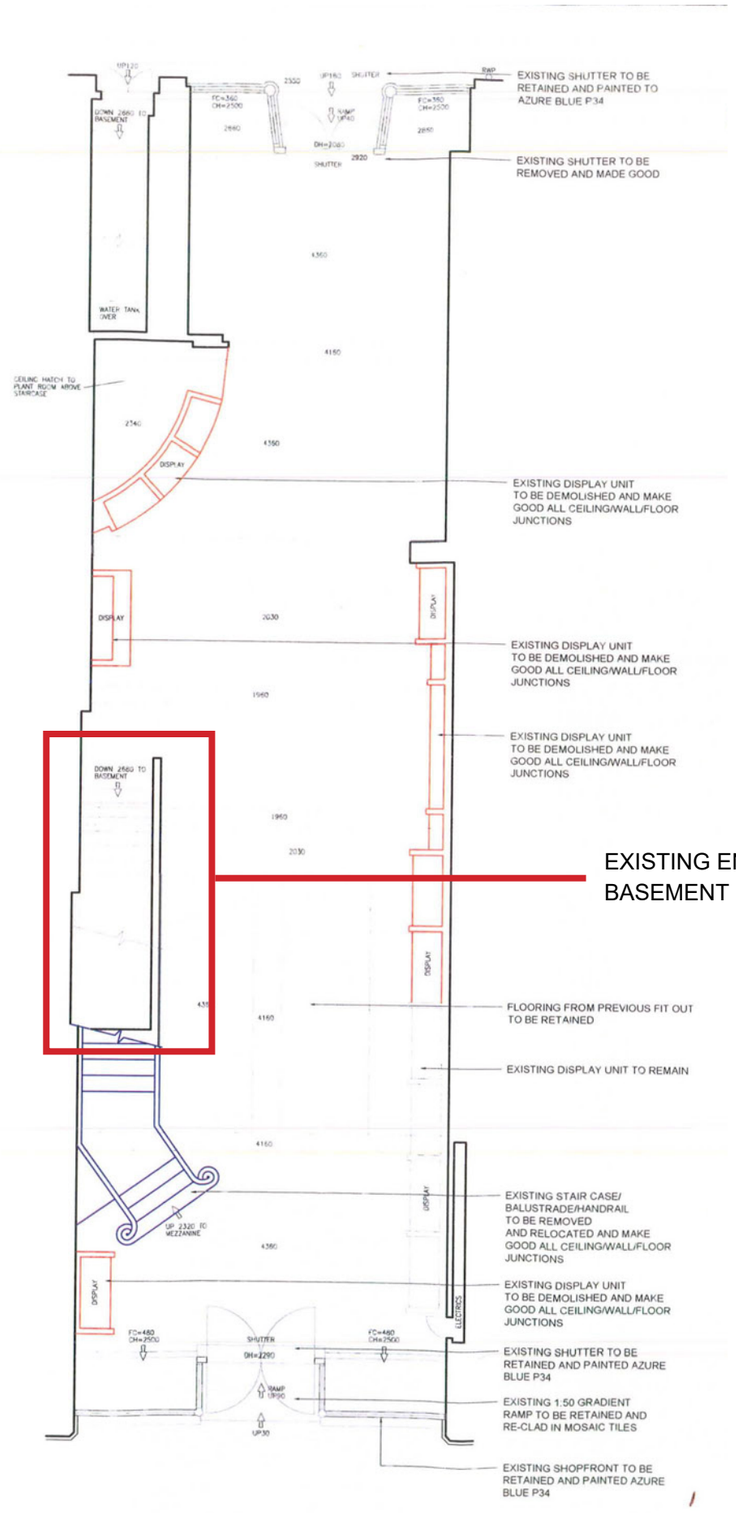
104577/LO/2013/C1 - Oct 2014

GRANTED with conditions

Retention of internal and external works carried out in the refurbishment of the above property and the installation of 2no. concerntina type shutters to the rear elevation.



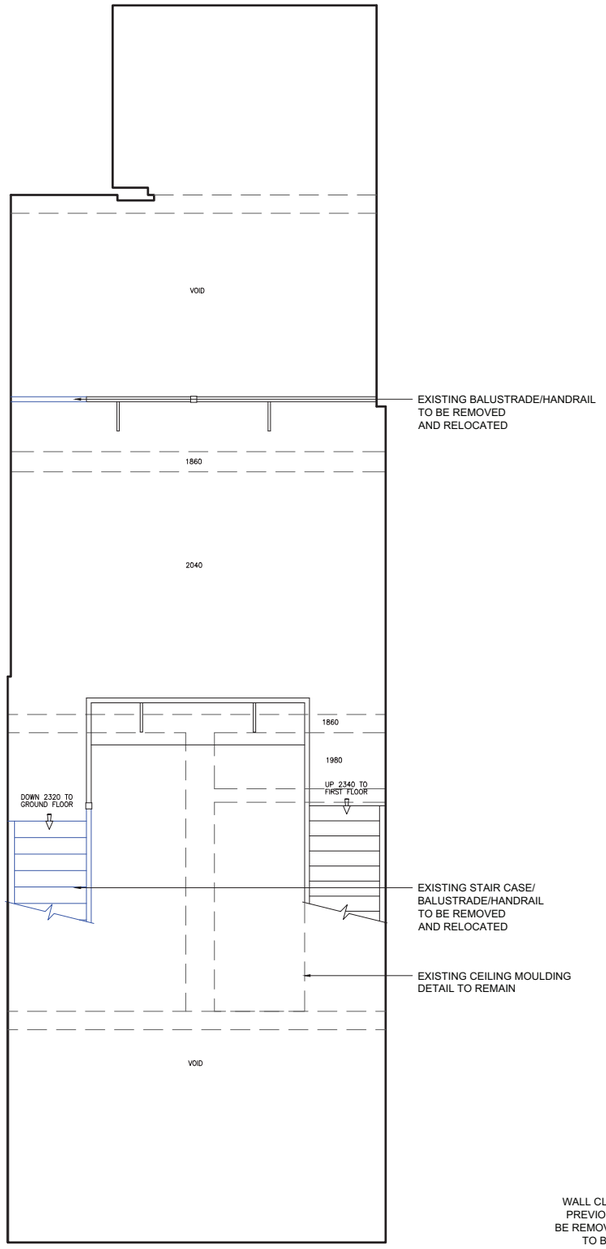
Basement Plan
Scale: 1:50 @ A1/ 1:100 @ A3



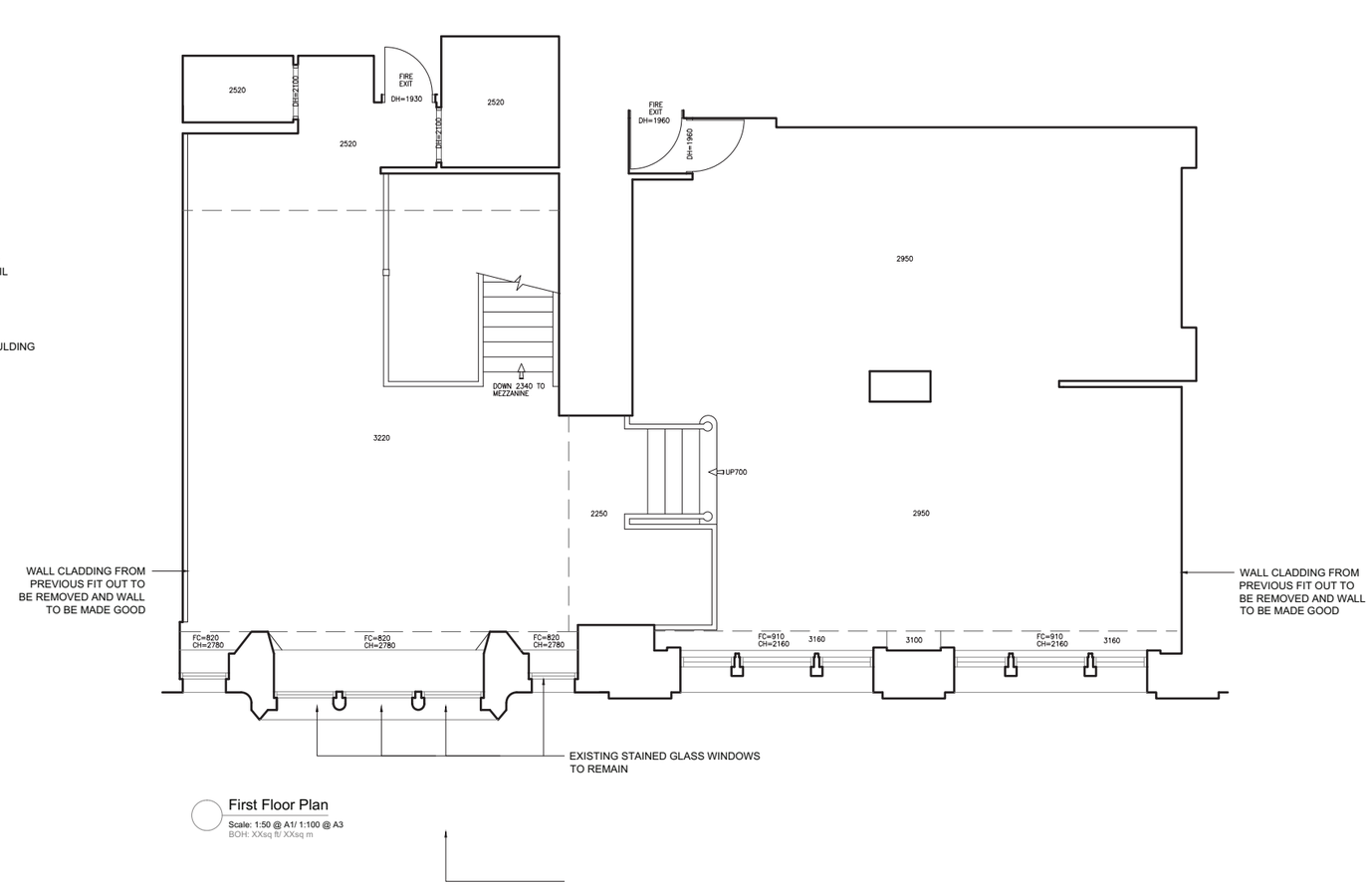
Ground Floor Plan
Scale: 1:50 @ A1/ 1:100 @ A3

EXISTING LOWER GROUND & GROUND FLOOR PLANS

Planning History



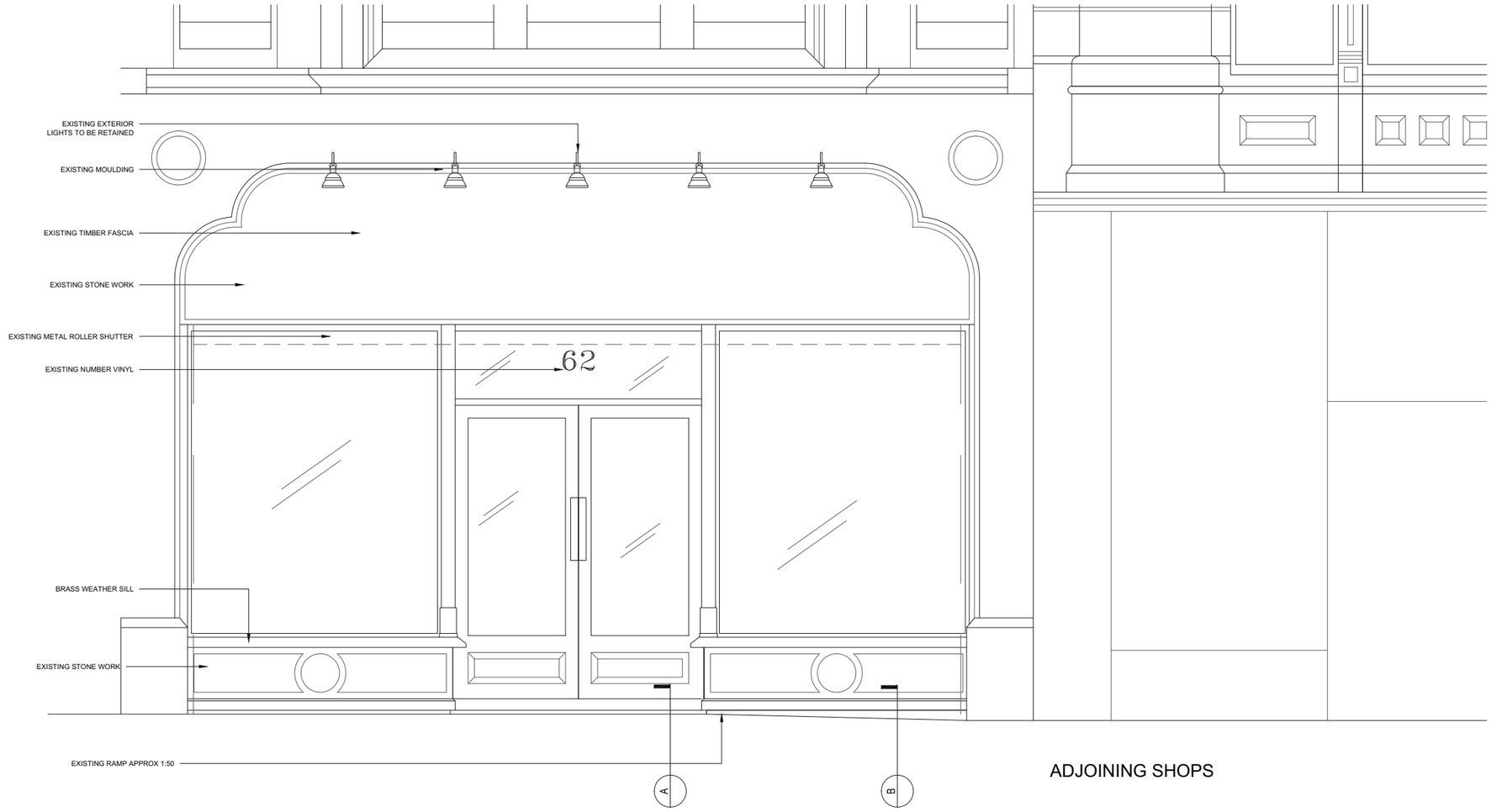
Mezzanine Plan
Scale: 1:50 @ A1/ 1:100 @ A3
BOH: XXsq ft/ XXsq m



First Floor Plan
Scale: 1:50 @ A1/ 1:100 @ A3
BOH: XXsq ft/ XXsq m

EXISTING MEZZANINE &
FIRST FLOOR PLANS

Planning History



Existing Shopfront - Front Elevation

Scale: 1:20 @ A1

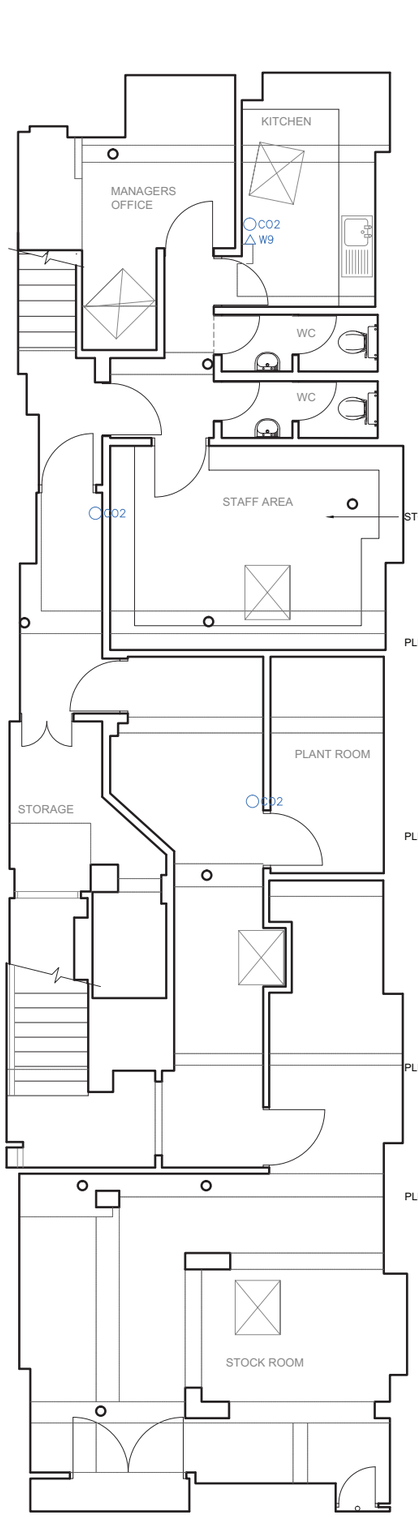


Existing Shopfront Front Elevation

Scale: NTS

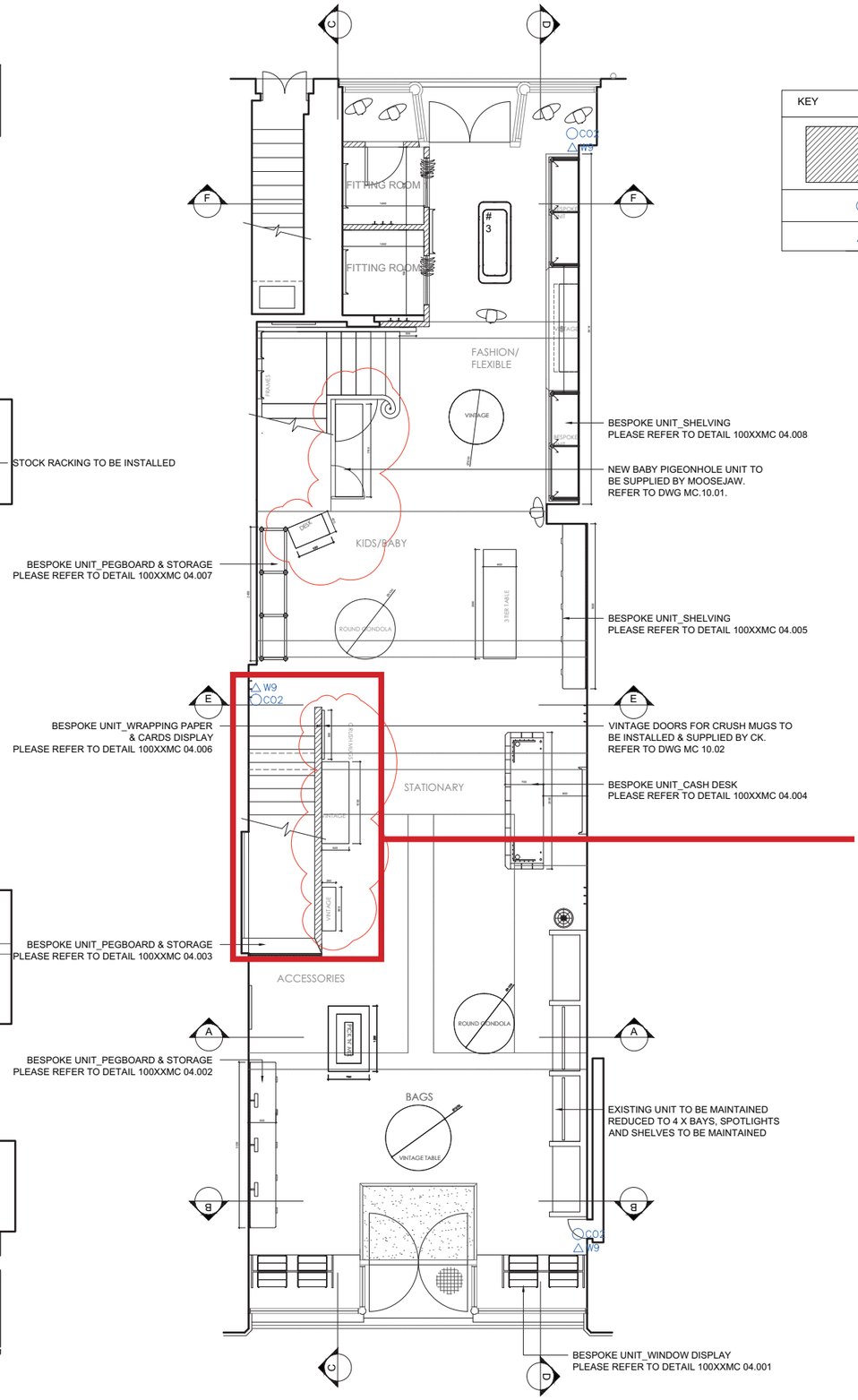
EXISTING KING STREET ELEVATION

Planning History



Basement Plan

Scale: 1:50 @ A1/ 1:100 @ A3
BOH: 1506sq ft/ 140sq m



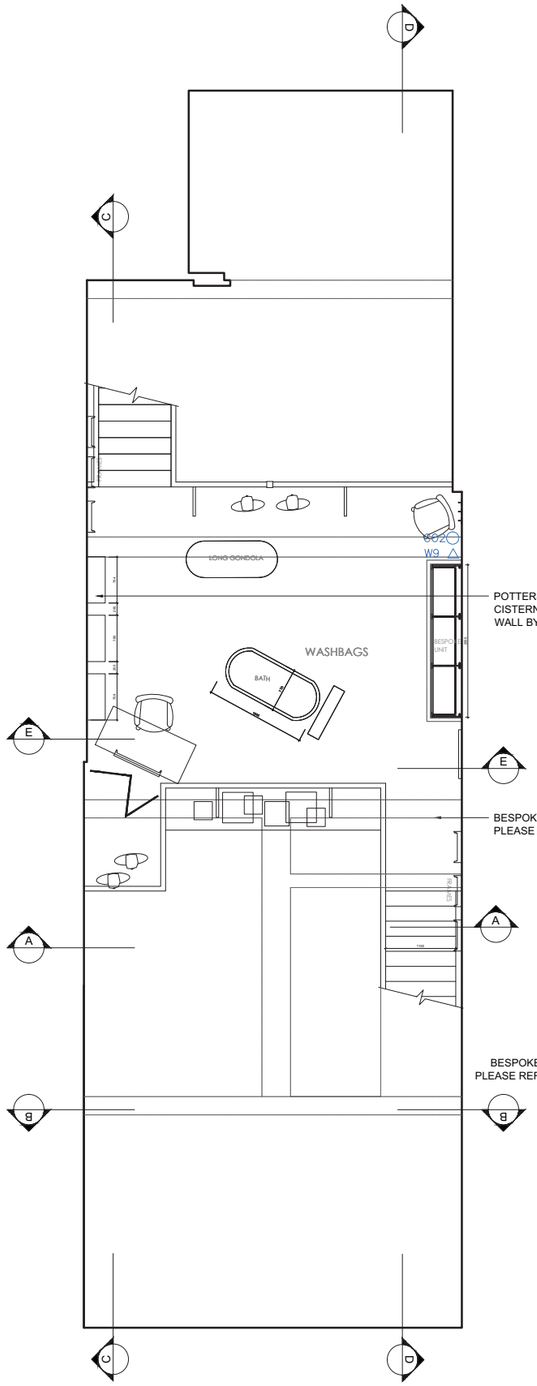
KEY	
	HATCHED AREA DENOTES NEW WALLS
CO2	CO2 FIRE EXTINGUISHER BY CONTRACTOR
W9	FOAM FIRE EXTINGUISHER BY CONTRACTOR

Ground Floor Plan

Scale: 1:50 @ A1/ 1:100 @ A3
RETAIL: 1345sq ft/ 125sq m
BOH: 53.8sq ft/ 5sq m

PROPOSED APPROVED
LOWER GROUND & GROUND
FLOOR PLANS

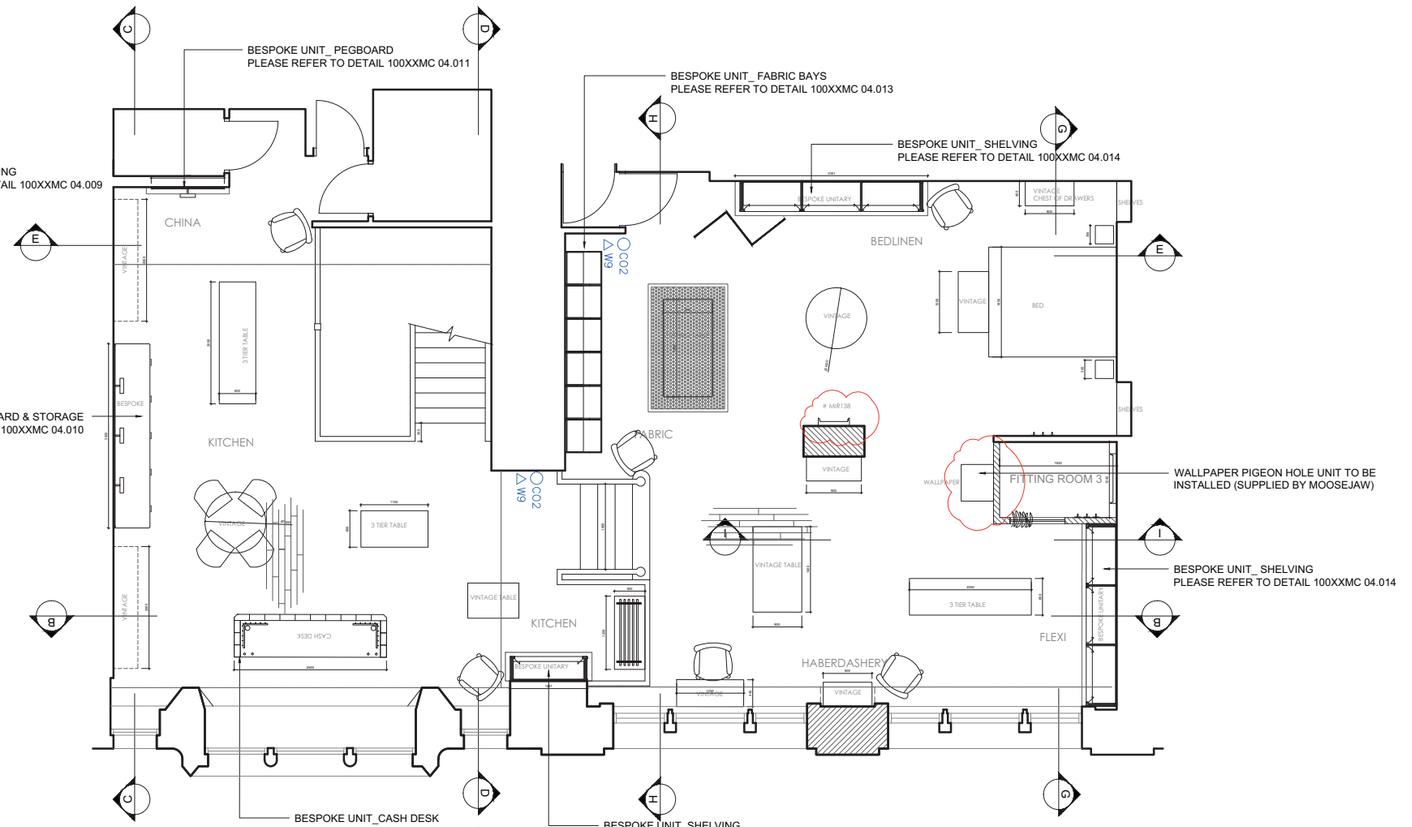
Planning History



Mezzanine Plan

Scale: 1:50 @ A1/ 1:100 @ A3

RETAIL: 390sq ft/ 36sq m



First Floor Plan

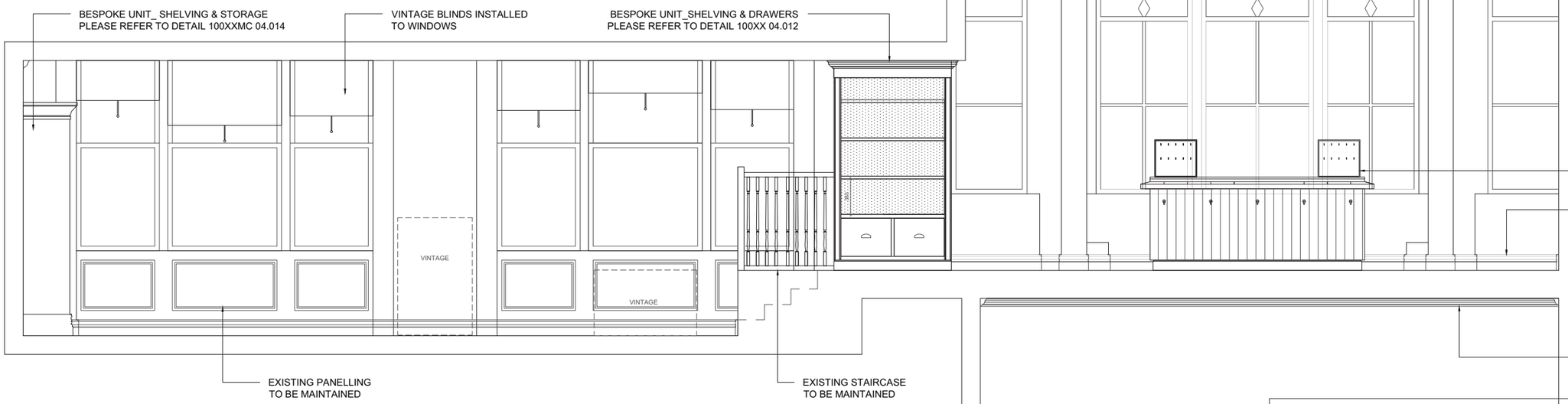
Scale: 1:50 @ A1/ 1:100 @ A3

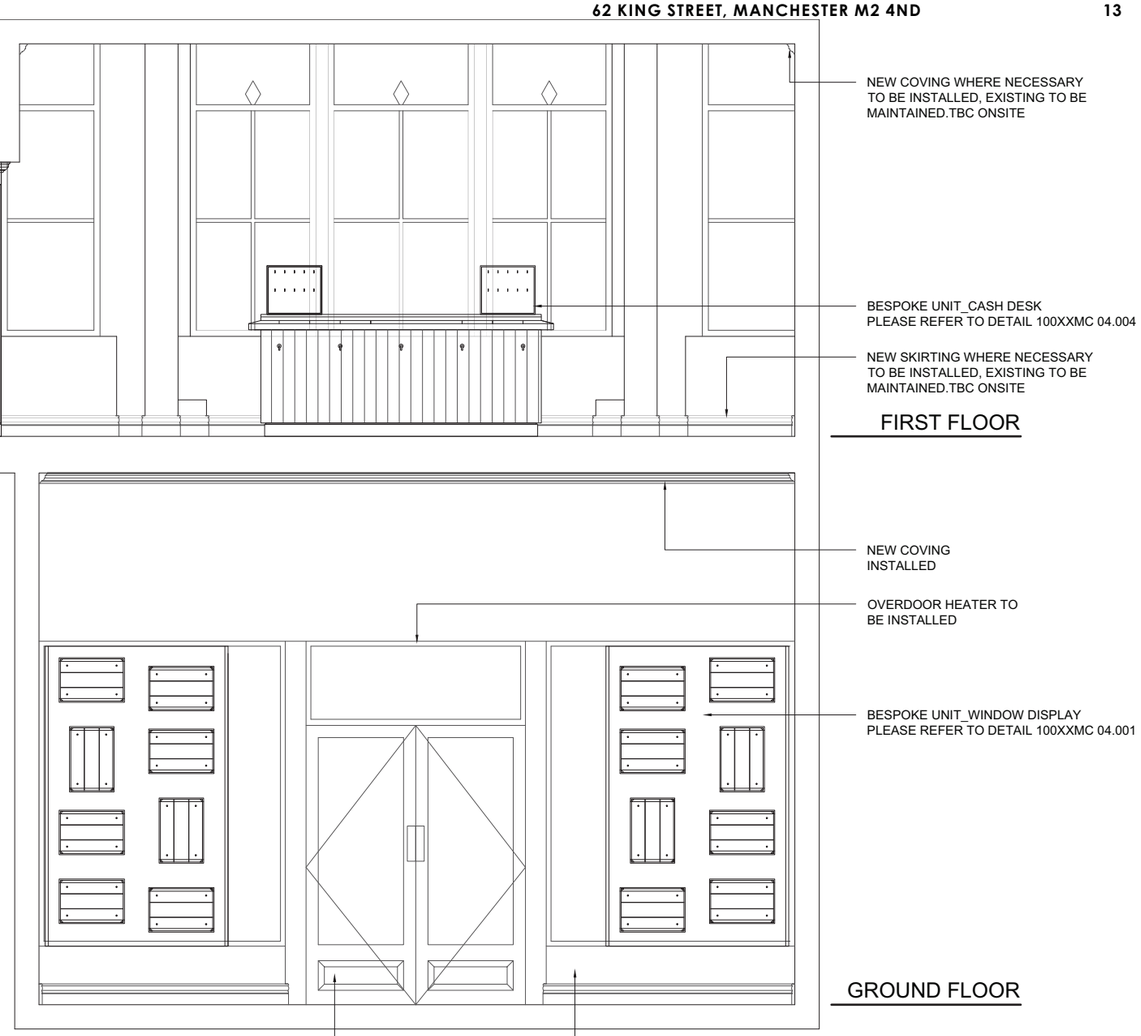
RETAIL: 1440sq ft/ 134sq m

KEY	
	HATCHED AREA DENOTES NEW WALLS
○CO2	CO2 FIRE EXTINGUISHER BY CONTRACTOR
△W9	FOAM FIRE EXTINGUISHER BY CONTRACTOR

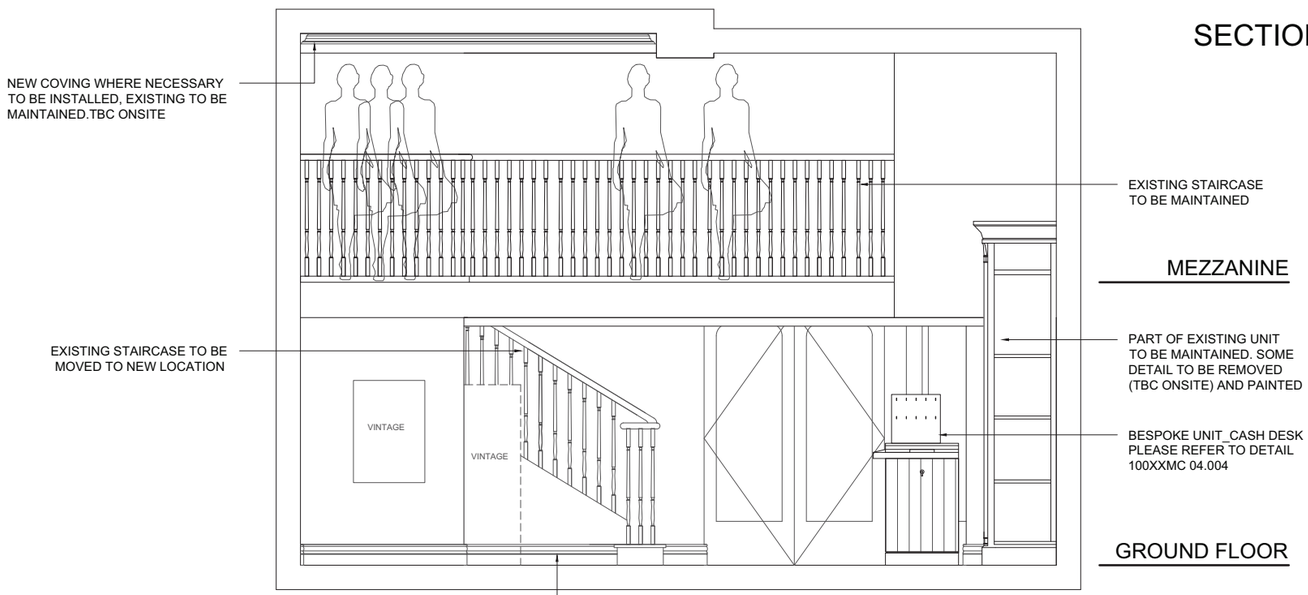
PROPOSED APPROVED MEZZANINE & FIRST FLOOR PLANS

Planning History





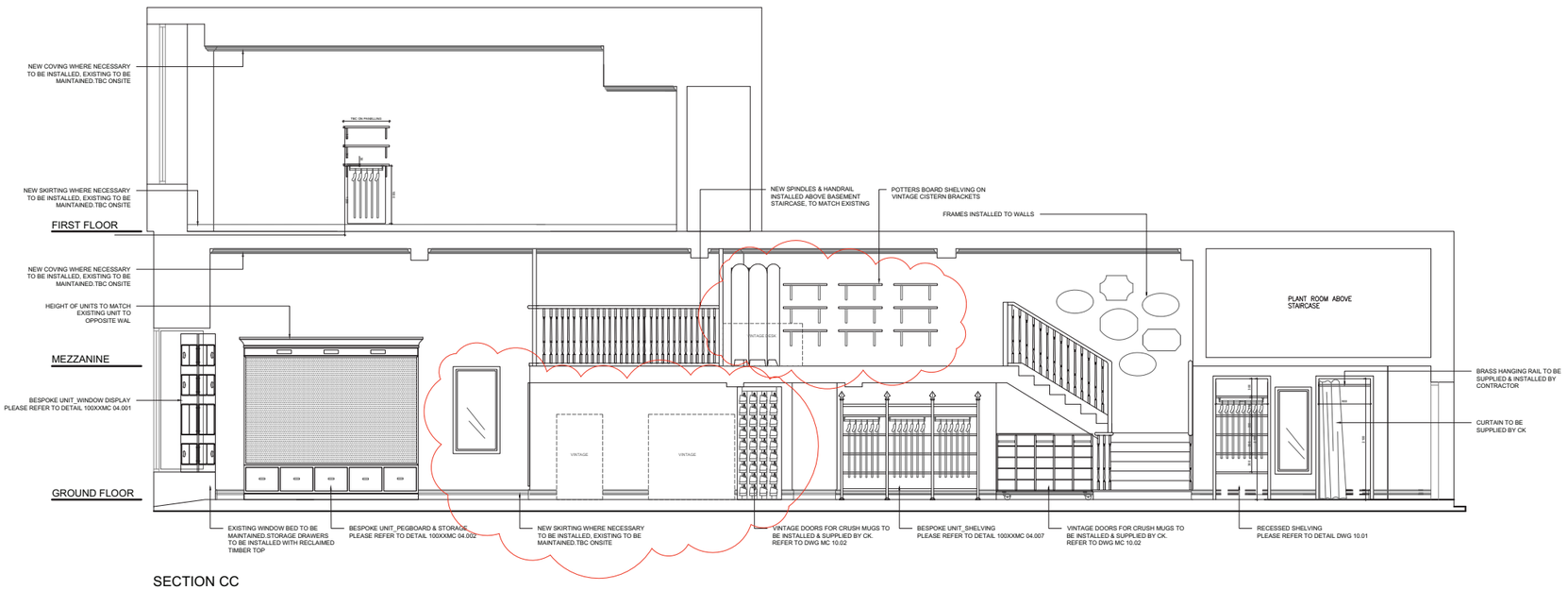
SECTION BB



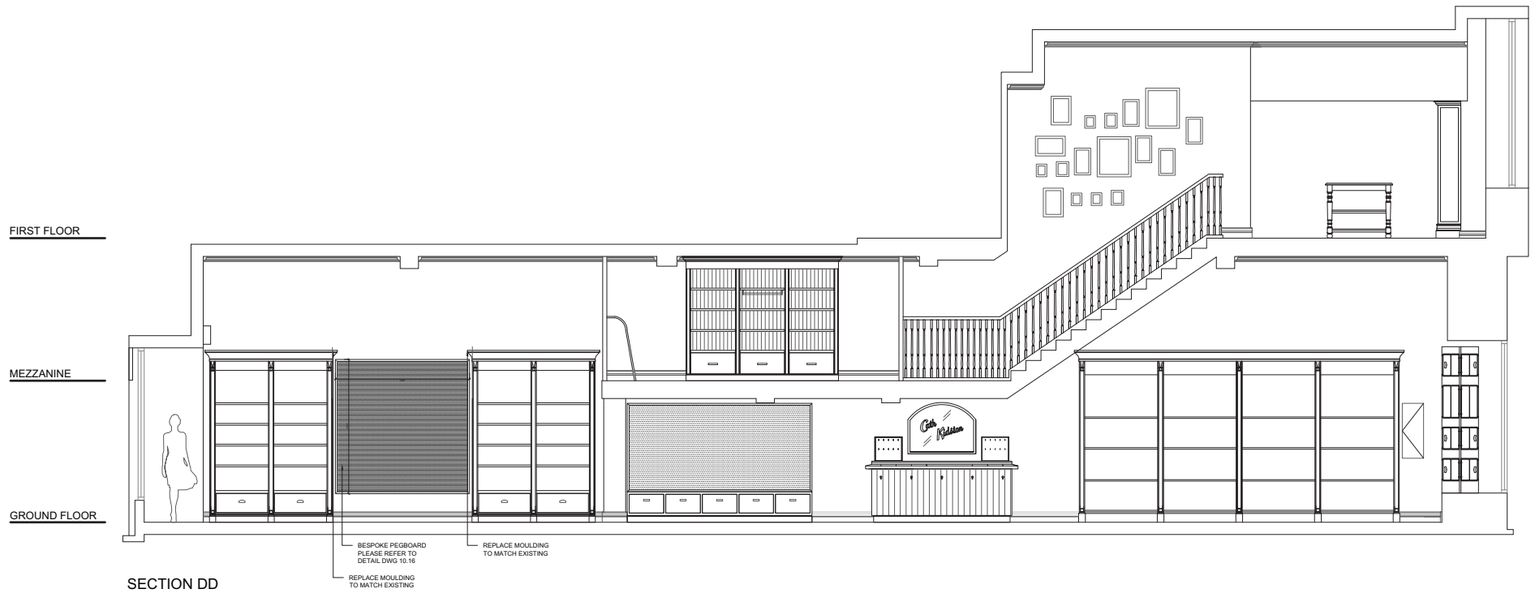
SECTION AA

PROPOSED APPROVED
SECTIONS AA & BB

Planning History



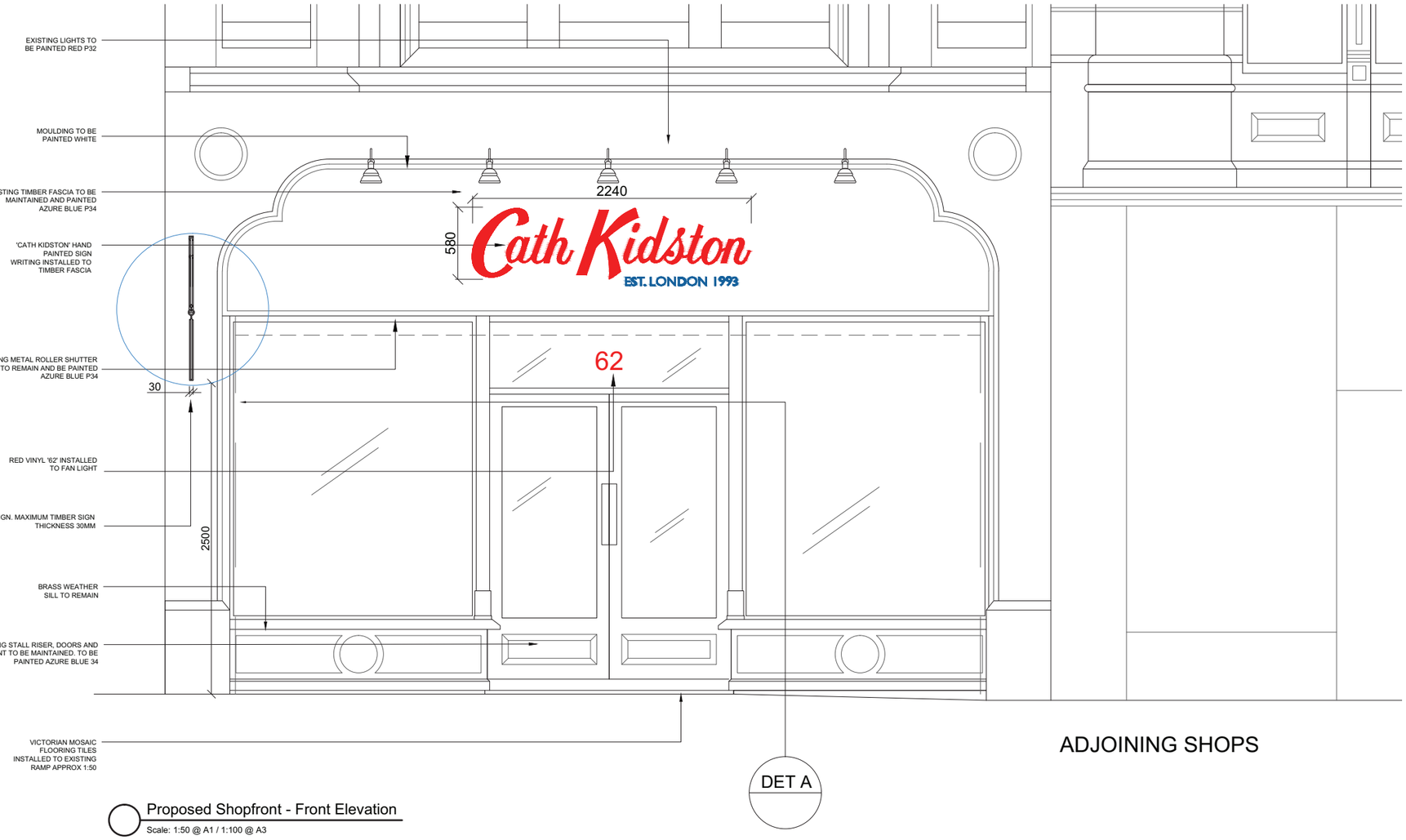
SECTION CC



SECTION DD

PROPOSED APPROVED
SECTIONS CC & DD

Planning History



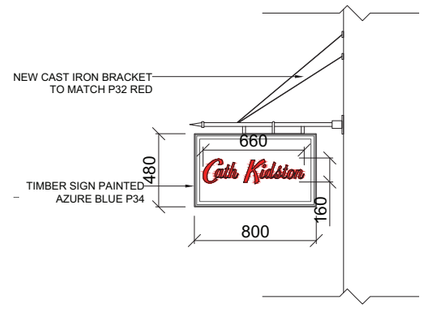
Proposed Shopfront - Front Elevation

Scale: 1:50 @ A1 / 1:100 @ A3



Proposed Shopfront Front Elevation

Scale: 1:50 @ A1 / 1:100 @ A3



Detail A

Scale: 1:25 @ A1/ 1:50 @ A3

PROPOSED APPROVED KING STREET ELEVATION

Planning History

Walls

Basement – retain existing and line existing with plaster board where required.
Ground – Ditto, construct 2No. fitting rooms constructed of plaster boarded stud ptns. Redecorate the existing glazed shop fronts in the Cath Kidston corporate blue.
Mezzanine - retain existing and line existing with plaster board where damaged.
First - Ditto

Ceilings

Basement – Retained as exiting ceiling with fluorescent batten fittings lighting and redecorate.
Ground – Ditto with recessed down lighters and track fittings where indicated on the drawings
Mezzanine - Ditto
First - Ditto

Heating and cooling

Basement – Clean, service and retain existing
Ground – Ditto
Mezzanine - Ditto
First – Ditto

Access – stairs etc.

Basement to ground floor - retain stairs as existing
Ground Floor to Mezzanine – move stairs previously to front of Mezzanine access and reposition to rear of Mezzanine the proposals are to retain existing balusters, and handrails, etc. patch in with same profile to match existing where required, this is to enhance the views through the shop and assist in a better flow for a better shopping experience.
Mezzanine to First Floor – retain as existing.

EXTRACT FROM PROPOSED APPROVED HERITAGE STATEMENT

Planning History

62 KING STREET - UPPER FLOORS

Very few applications have been recorded over the years.

108342/LO/2015/C1 - Aug 2015

GRANTED

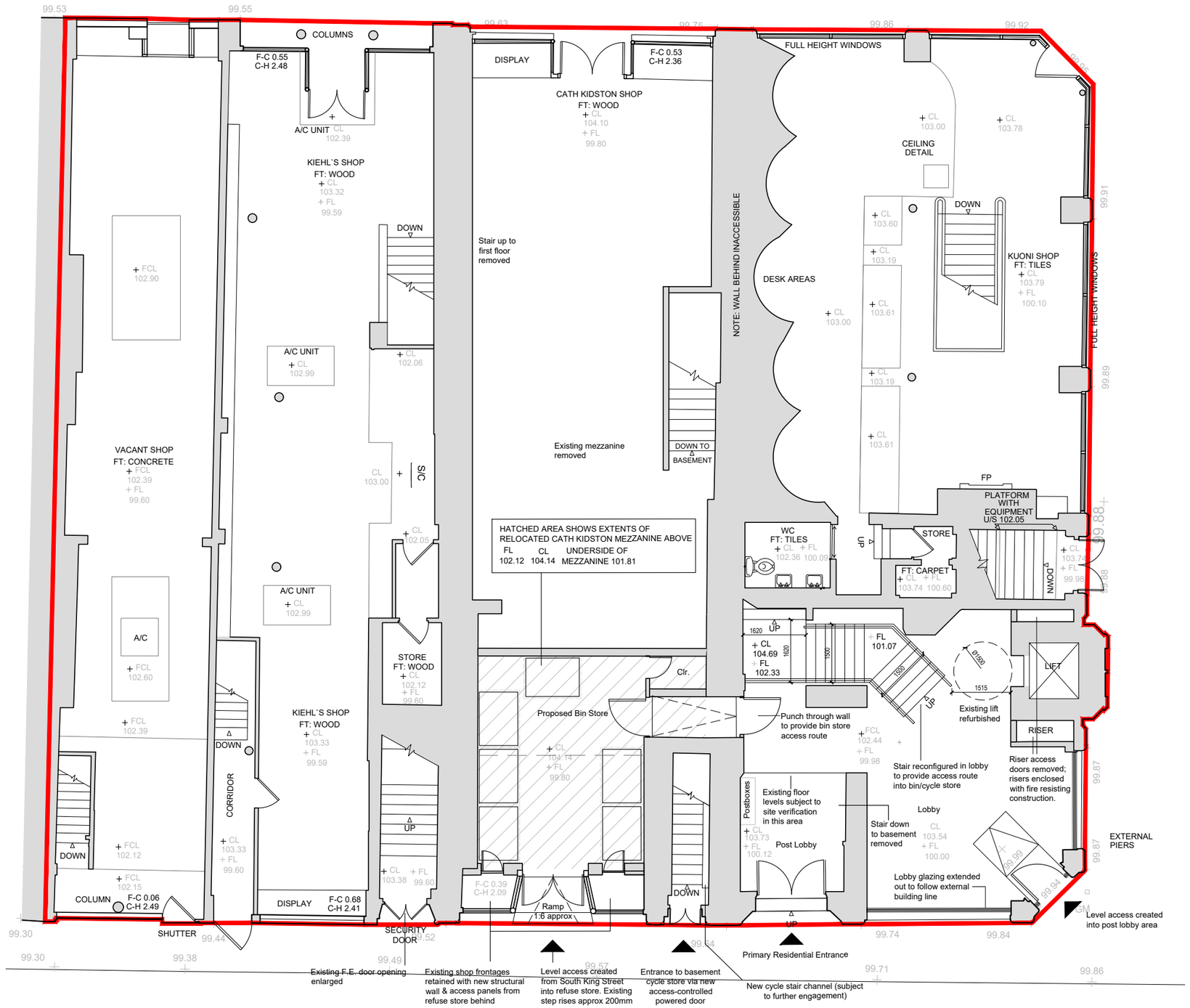
Change of use of the upper floors from office use (B1) to 5 no. apartments (Use Class C3).

129851/LO/2021 - Jan 2022

GRANTED with conditions

Conversion of the upper floors of 62 King Street to 7 no. apartments with external alterations and associated works.

As part of this application the commercial unit was reducedto half the depth at ground and lower ground. See ground floor plan against.



Planning Pre-application

AMV - 62 King street

1 message

Clara Carnot <clara@studiocarnot.com> 12 September 2024 at 15:24
To: "maximillian.gibson@manchester.gov.uk" <maximillian.gibson@manchester.gov.uk>
Cc: Elsa Ascione <Elsa.ASCIONE@am-vintage.com>, Aurore Goujon <Aurore.Goujon@am-vintage.com>, Ines Schildknecht <ines.schildknecht@am-vintage.com>

Hi Max,

Thank you so much for taking the time to speak to us today, it was very useful.

As agreed please find attached the drawing set that was tabled.

Here are my notes for our meeting:

- Removal of the existing signage and new signage: current proposal too contemporary, more traditional hanging sign in keeping with the existing building would be better.
- Removal of the existing external lights, MG advises would require listed building consent, CC asks if necessary considering they are not original, non-historic fabric.MG to check.
- Removal of security roller shutter, MG confirms this would be a benefit to the listed building.
- Proposal to line the walls with plasterboard would not be supported. MG mentioned lining would alter the original proportions of the room and suggests lime render and mineral paint to allow for breathable finish.
> CC to check planning history as several ducts can be seen running along the walls.
- New enclosure to stair to basement for fire regulations. Applicant to provide fire report demonstrating the need for it.
- Demolition of non-original partitions will be supported.
- Existing penetration through wall into courtyard to be located on plan, include pictures.
- AC unit proposed to use existing penetration onto courtyard, MG to confirm if planning permission is necessary due to noise levels?
- Applicant to provide fixing details for clothes rails etc. Planning conditions were discussed in relation to that and it was agreed it could be phrased so as to allow the works to start whilst the fixing details are being worked out.
- MG explained pre-app is a free service and Conservation officers are happy to meet on site as needed.
- MG confirmed we would get feedback on this initial discussion within 2 weeks.

In terms of documents:

- Completed and signed planning application form
- Existing & proposed drawings
- Photographs of existing
- Heritage Asset Statement including the following:

  - A written specification of the works including references to plans.
  - A full method statement for the proposed works including references to plans.
  - Clarification and full details, including justification, of any demolition involved and whether this is demolition of original fabric.
  - For repairs, where major works are required (as opposed to localised repairs which could be marked on the drawings) a supplementary schedule of works or method statement should be provided and a design statement should be submitted that explains the principles for the proposal.
  - Details of wall finishes and how any columns, downstand beams or other features such as cornices, skirting boards etc. are to be dealt with.
  - Details of remedial / restoration works to existing historic fabric / finishes etc.
  - Photographs of all areas of the building (internal and external) affected by the proposal.

I believe this is all but feel free to correct/add anything I might have missed.

Many thanks.

Kind regards,

Clara Carnot ARB
Director **Studio Carnot Ltd**

Applicant's reponses to pre-application meeting comments:

- Removal of the existing signage and new signage: current proposal too contemporary, more traditional hanging sign in keeping with the existing building would be better.

> The design has been altered as per the officer's comment

- Removal of the existing external lights, MG advises would require listed building consent, CC asks if necessary considering they are not original, non-historic fabric.MG to check.

> The lights were added as part of the Cath Kldston fit out, we are proposing to remove then as they are not original therefore enhancing the character of the existing listed building facade.

- Removal of security roller shutter, MG confirms this would be a benefit to the listed building.

- Proposal to line the walls with plasterboard would not be supported. MG mentioned lining would alter the original proportions of the room and suggests lime render and mineral paint to allow for breathable finish.

> CC to check planning history as several ducts can be seen running along the walls.

> As demonstrated in the planning history section, approval was granted back in 2013 for the walls to be lined allowing for the Cath Kidston fit out to take place.

Further to this, in 2021, listed building consent (ref 129851/LO/2021) was granted to alter the proprotions of the existing commercial unit.

- New enclosure to stair to basement for fire regulations. Applicant to provide fire report demonstrating the need for it.

> As demonstrated in the planning history section, the stair from basement to ground was always enclosed. The enclosure seems to have been removed following a variation of planning condition 2 and information in relation to condition 3 ref 139104/JO/2024.

- Demolition of non-original partitions will be supported.

- Existing penetration through wall into courtyard to be located on plan, include pictures.

- AC unit proposed to use existing penetration onto courtyard, MG to confirm if planning permission is necessary due to noise levels?

- Applicant to provide fixing details for clothes rails etc. Planning conditions were discussed in relation to that and it was agreed it could be phrased so as to allow the works to start whilst the fixing details are being worked out.

> This has been provided.

- MG explained pre-app is a free service and Conservation officers are happy to meet on site as needed.

- MG confirmed we would get feedback on this initial discussion within 2 weeks.

Section 2
Existing

— Existing Property
— Existing Drawings

Existing property

EXTERNAL PHOTOGRAPHS

The property is four-storey over basement, the application relates to the ground and lower ground floors only.

The facade is a mix of painted stone and stucco with a hipped slate roof with central gable.

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.



1



2

1—Front facade on King Street
2— Zoomed in view of the commercial unit - application site

Existing property

INTERNAL PHOTOGRAPHS

The existing commercial unit has been vacated, reduced in size and some strip our has already been carried out, this has not been undertaken by the applicant.

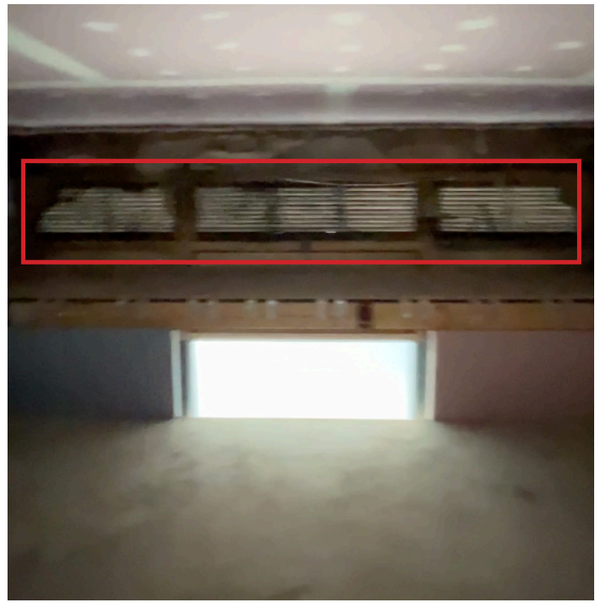
As visible on the pictures below a lot of modern services, ductorwork & pipework is currently left exposed.

The ground floor ceiling has been plasterboarded, some of the walls have their brickwork exposed whilst others are still rendered.

The existing timber floor at ground level is largely intact albeit in need of a slitgh sand down and stain.



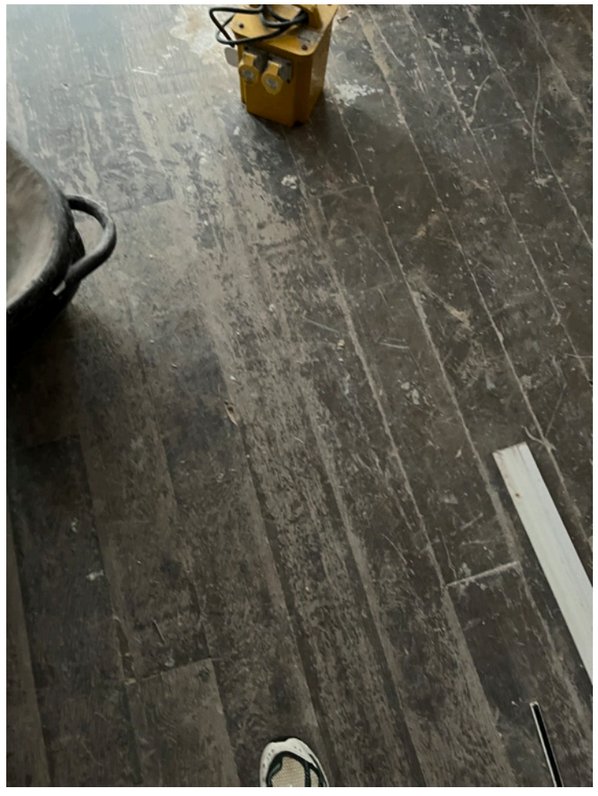
1



2



3



4



5

1 - Existing ground floor looking towards the back of the unit
2 - Existing AC penetrations through to existing courtyard
3 - Existing ground floor looking back at existing shopfront
3 - Existing timber floor at ground level
4 - Existing basement

Existing property

INTERNAL PHOTOGRAPHS

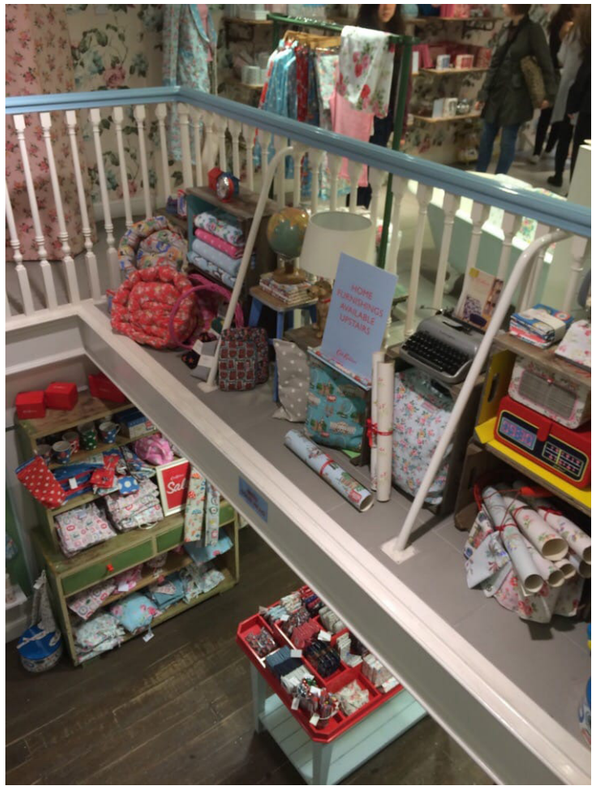
This page shows some record pictures of the Cath Kidston fit out, all of which has now been removed (not by the applicant).



1



2

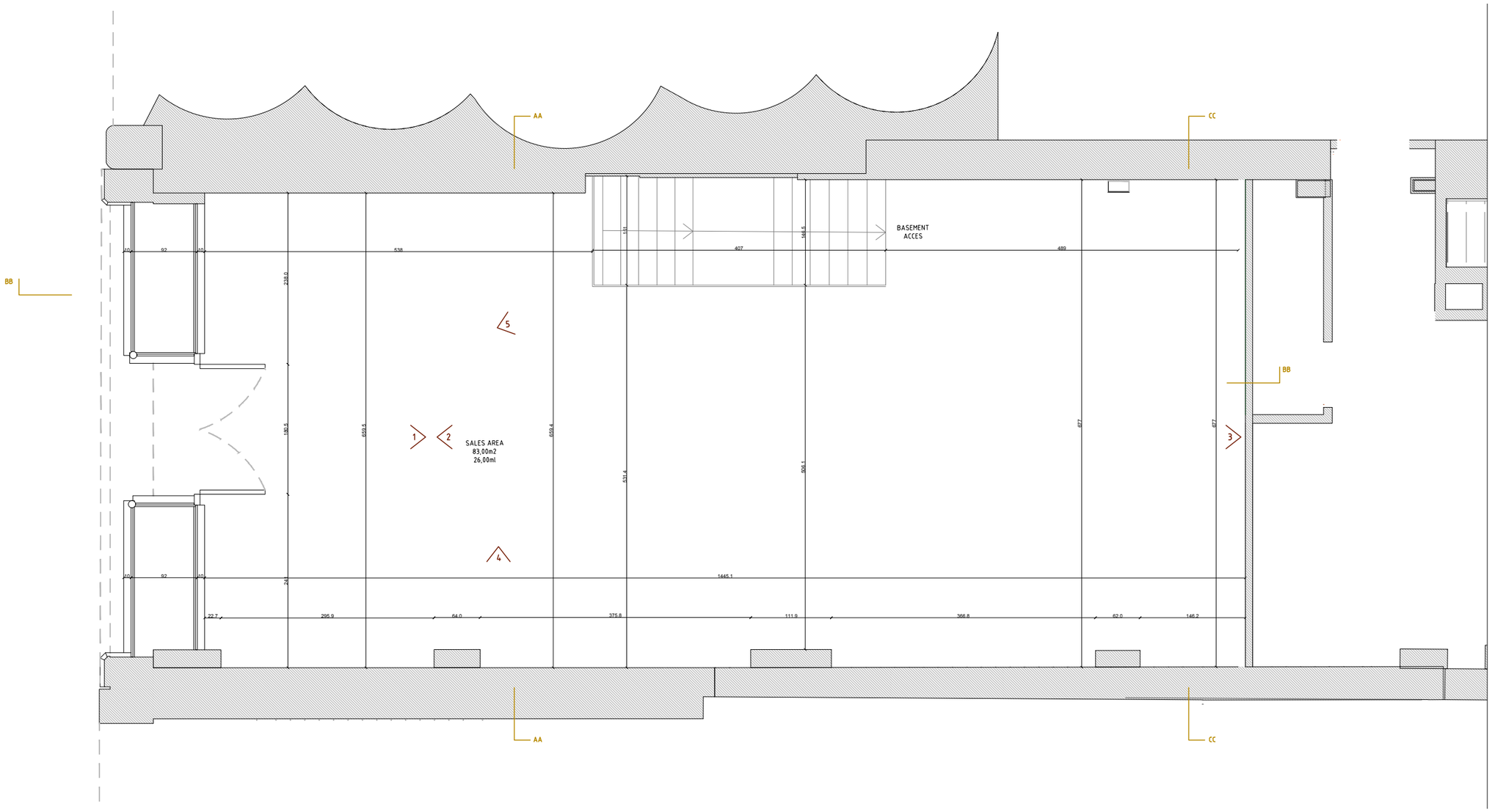


3

1 - Cath Kidston front facade
2 - view looking back towards the entrance on King Street
3 - View from the mezzanine

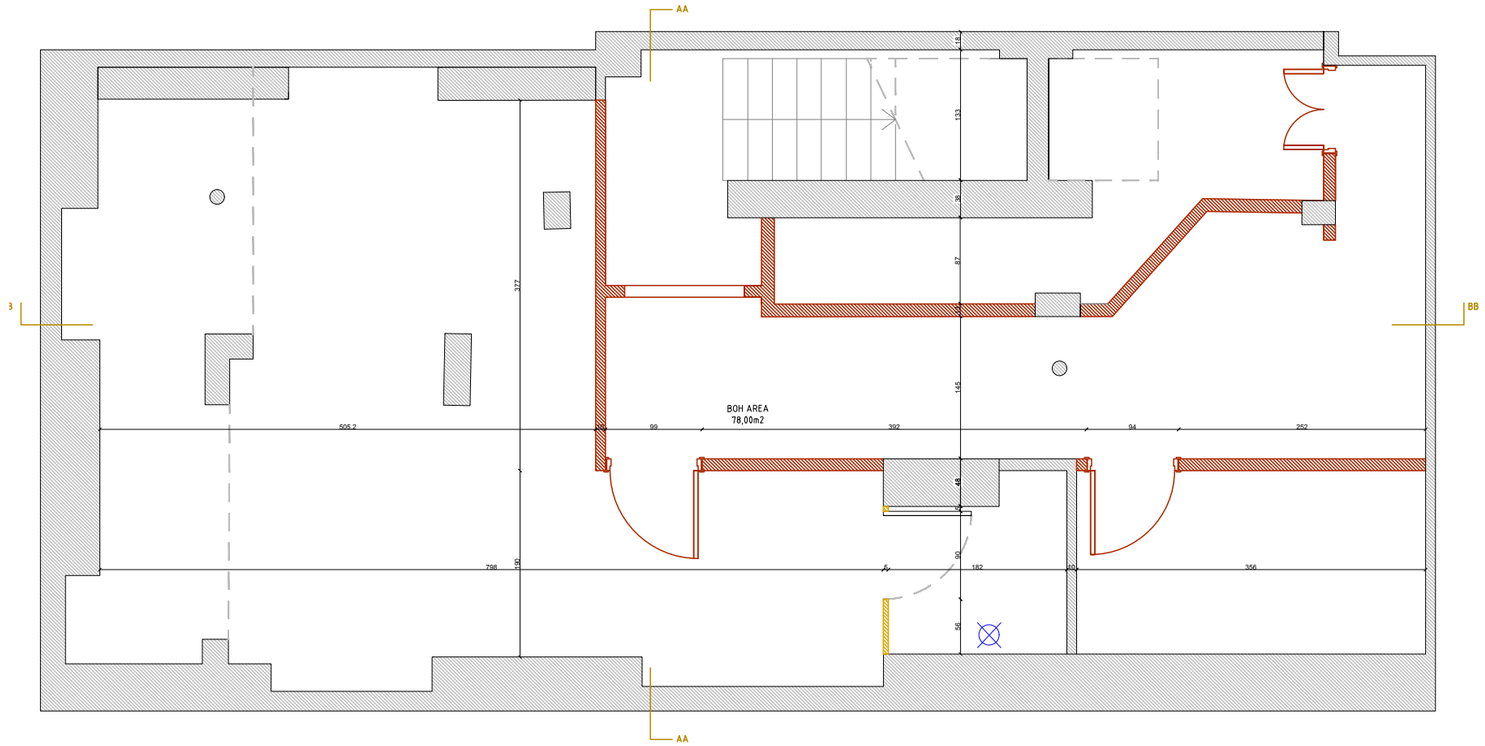
Existing Floor Plans

EXISTING GROUND FLOOR PLAN



Existing Floor Plans

EXISTING LOWER GROUND FLOOR PLAN



SECOND WORK

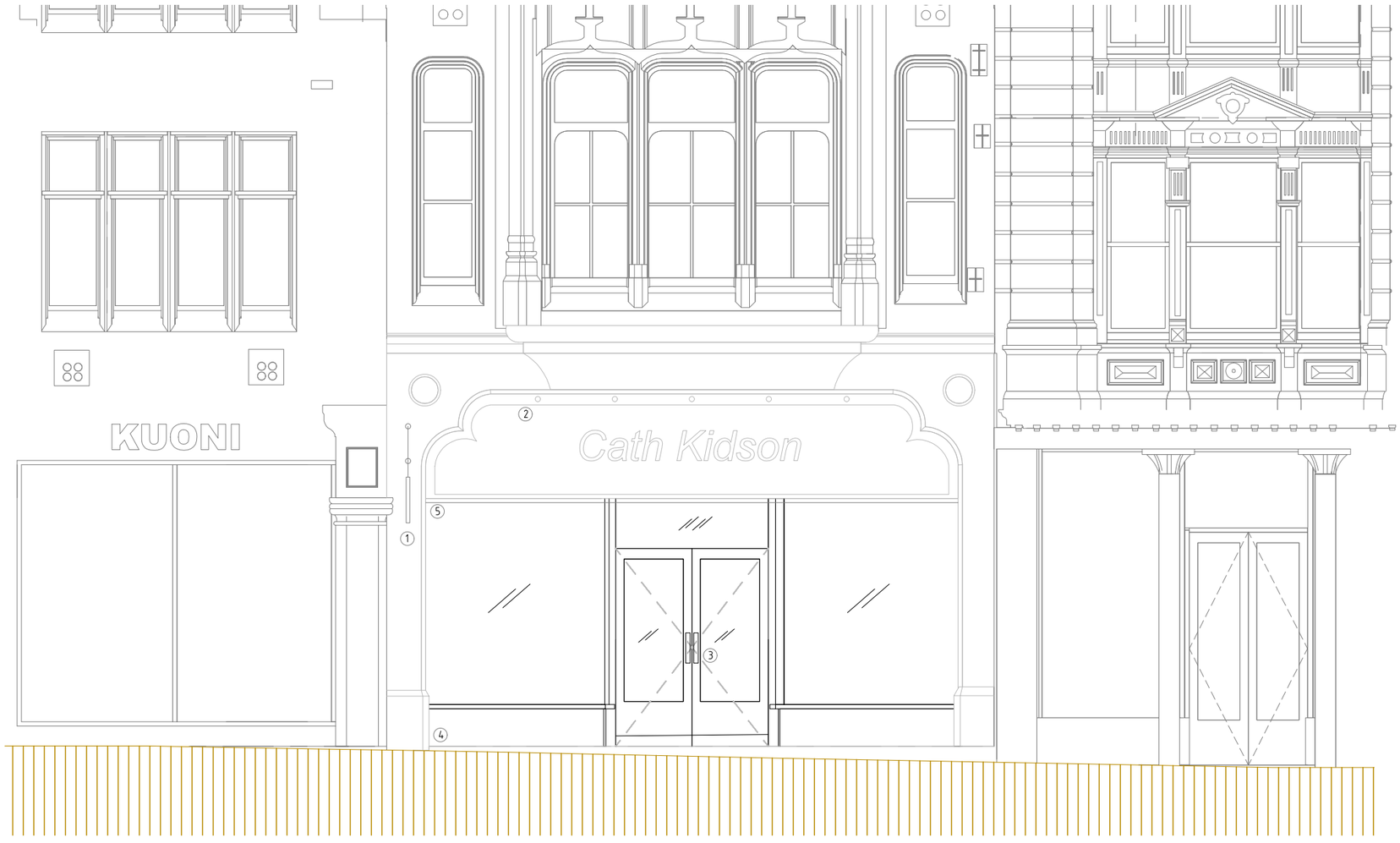
Demolition

Lining & partition wall

Water connection / evacuation

Existing Elevation

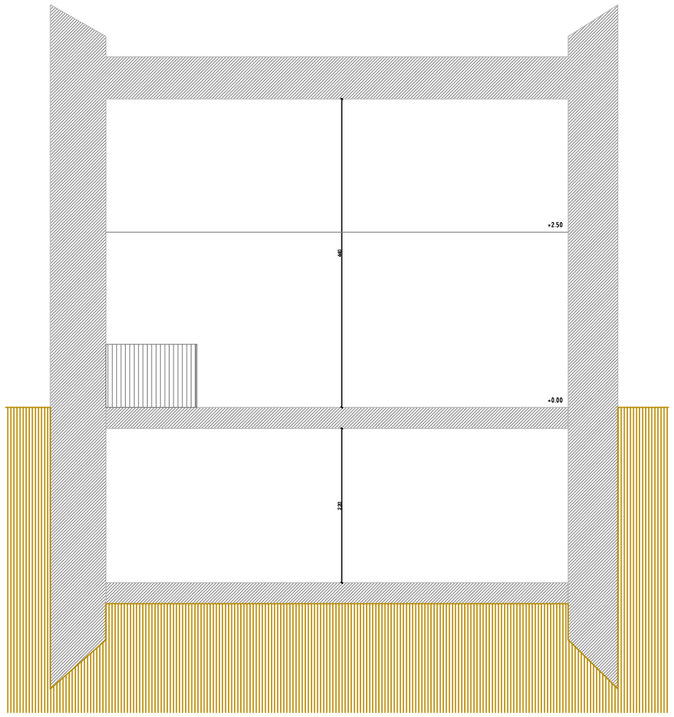
EXISTING FRONT ELEVATION



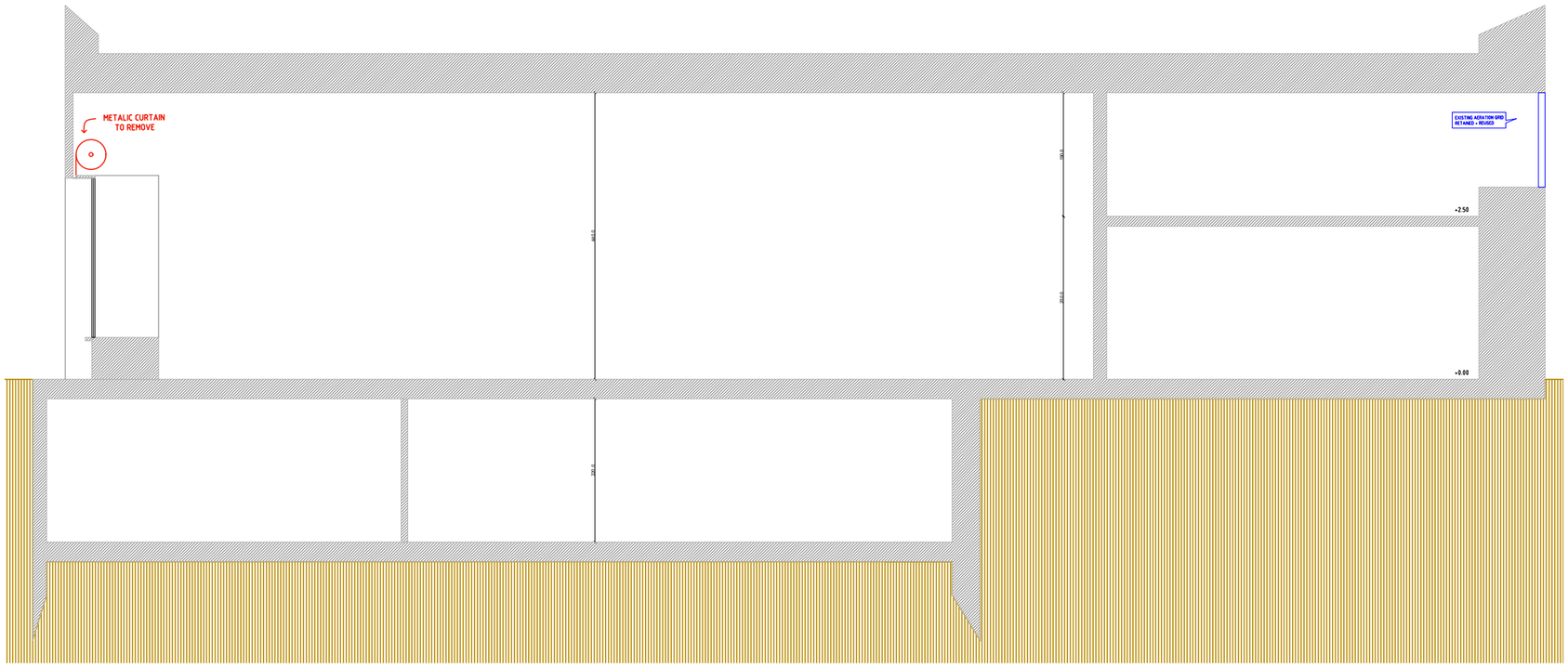
1 FLAG SIGN RESTAURED
2 LIGHTS TO REMOVE
3 HANDLE RETAINED
4 FACADE + FRAME TO CLEAN
5 METALIC CURTAIN TO REMOVE

Existing Sections

EXISTING SECTION AA & BB



Section AA



Section BB

Section 3
Proposal

— Proposal
— Proposed Floor Plans
— Proposed Elevations
— Proposed Sections
— Proposed Finishes
— Proposed Details
— Conclusion

Proposal

PROPOSED SCHEME

The proposal seeks permission for the below works identified floor:

Front facade:

- Shopfront redecoration
- New signage
- Removal of non-historic fascia light fittings
- Removal of existing roller shutter

Ground floor:

- Reinstatement of fire rated partitions around the existing stairs
- New floor finishes
- Reinstatement of plasterboard lining to existing walls to receive new wall finishes. Ventilation grilles will be fitted at low/ high level to allow existing brickwork to breathe
- New AC unit fitted in mezzanine, re-using existing penetration through courtyard wall
- New suspended ceiling to run new services

Lower ground floor:

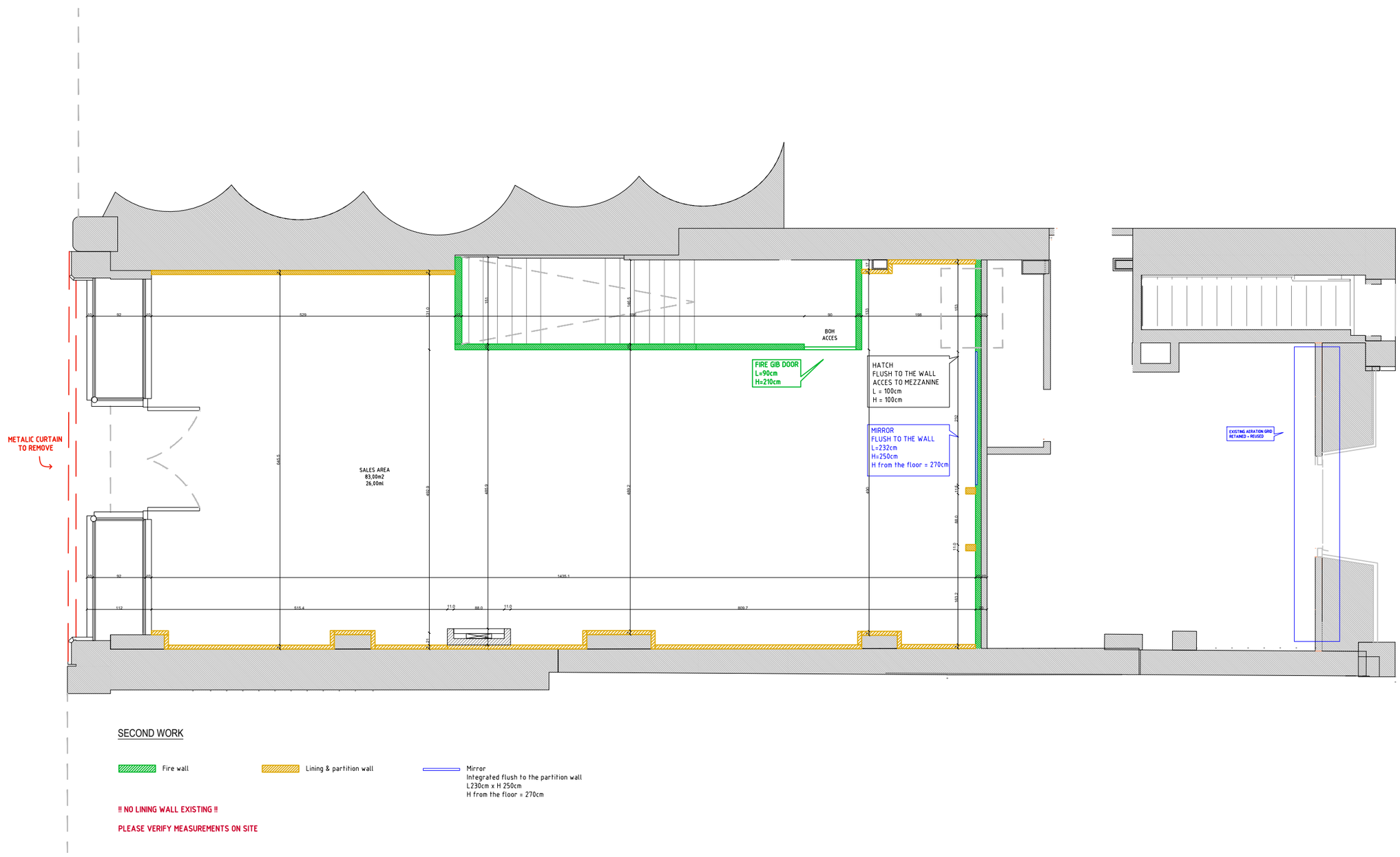
- Demolition of non load bearing non-historic partitions
- New floor finishes
- Decoration of existing walls

Proposed Floor Plans

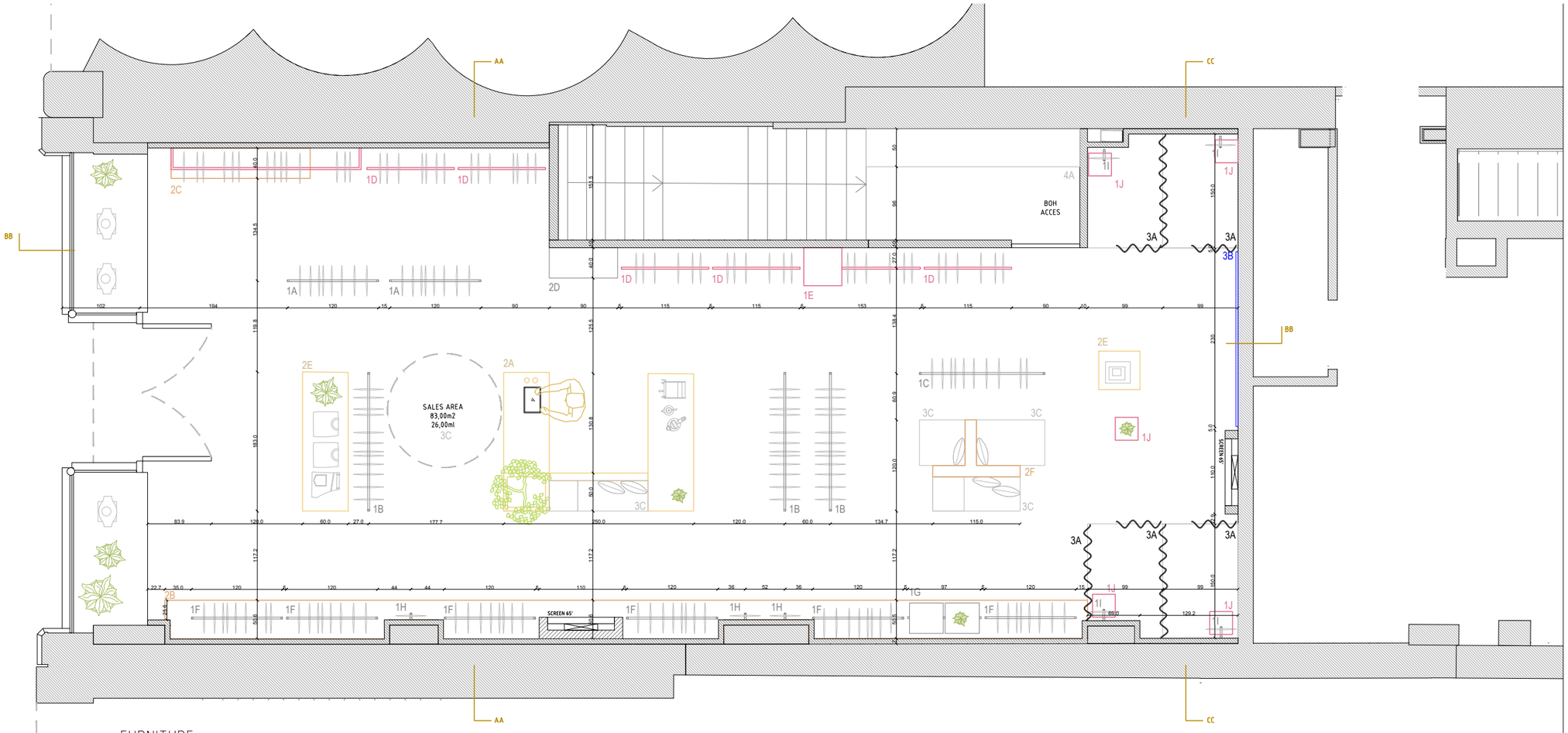
PROPOSED GROUND FLOOR PLAN

Ground floor:

- Reinstatement of fire rated partitions around the existing stairs
- New floor finishes
- Reinstatement of plasterboard lining to existing walls to receive new wall finishes. Ventilation grilles will be fitted at low/high level to allow existing brickwork to breathe
- New AC unit fitted in mezzanine, re-using existing penetration through courtyard wall
- New suspended ceiling to run new services



PROPOSED GROUND FLOOR FIT OUT PLAN



FURNITURE

1A FLOOR RACK (x2)
White powder coated steel RAL 9003
L = 120 cm
H from the ground= 170 cm

1B FLOOR RACK (x3)
White powder coated steel RAL 9003
L = 182 cm
H from the ground= 170 cm

1C FLOOR RACK (x1)
White powder coated steel RAL 9003
L = 165 cm
H from the ground= 170 cm

1D FLOOR RACK (x5)
Powder coated steel RAL 020 60 20
L = 115 cm
H from the ground= 190 cm

1E MIX RACK (x1)
Powder coated steel RAL 020 60 20
L = 153 cm
H from the ground= 190 cm

1F HANGING RACK (x6)
White powder coated steel RAL 9003
L = 120 cm
H from the ground= 190 cm

1G HANGING SHELVES (x1)
White powder coated steel RAL 9003
L = 97 cm
H from the ground= 190 cm

1H HANGING FACING (x3)
White powder coated steel RAL 9003
H = 190 cm

1I FACING (x4)
White powder coated steel RAL 9003
H from the floor = 190 cm

1J LOW STOOL (x5)
Powder coated steel RAL 020 60 20
30cm x 30cm x H30cm

2A CASH DESK FURNTIURE (x1)
Tiles
Push and pull door
Fake olive tree
Cf details

2B LOW DRAWER (x1)
Varnish plywood
Push and pull door
MEASURES TO CHECK ON SITE

2C DNA FURNTIRURE (x1)
> T-shirt Bar :Varnish Plywood
> Rack : Powder coated steel RAL 020 60 20

2D DNA FURNTIRURE (x1)
> Denim bar : Inox grid

2E DISPLAY FURNITURE (x2)
Tiles
Cf details

2F SOFA (x1)
Plywood
Cf details

3A CURTAINS & RODS

3B MIRROR
L = 230cm H=210cm
Flush to the wall
10cm from the floor

3C SEAT + CUSHIONS
Supply by AMV

4A STORAGE SHELVES
4 levels

4B STORAGE RACKS
2 levels

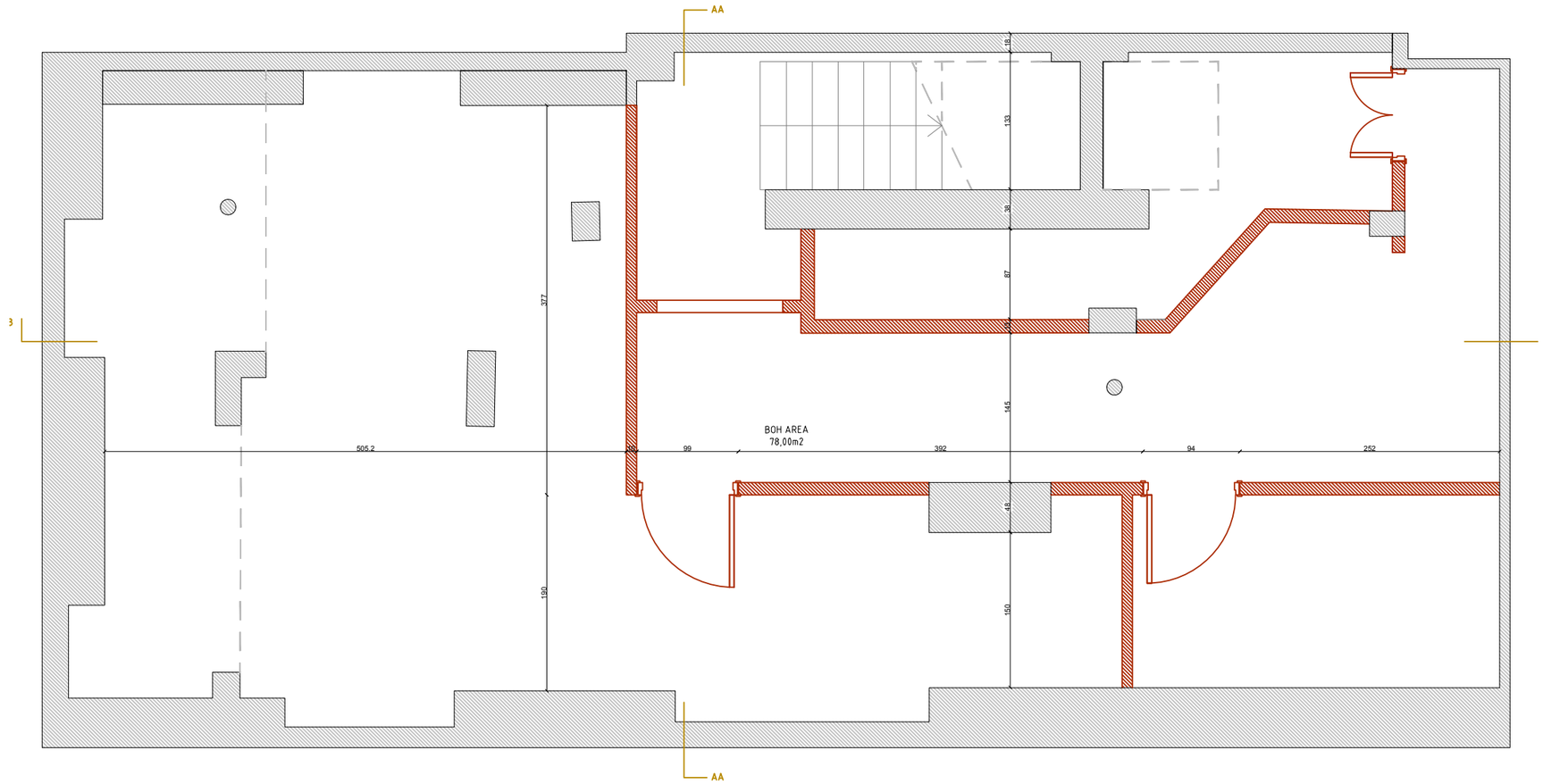
4C STAFF AREA
Desk + chair
Fridge + microwave + sink
Safe

Proposed Floor Plans

PROPOSED LOWER GROUND FLOOR PLAN

Lower ground floor:

- Demolition of non load bearing non-historic partitions
- New floor finishes
- Decoration of existing walls



SECOND WORK

ON SITE !!

Demolition

Proposed Elevations

PROPOSED FRONT ELEVATION

Front facade:

- Shopfront redecoration
- New sign, existing fixing system retained and reused
- Removal of non-historic fascia light fittings
- Removal of existing roller shutter



① AMV PARALLEL SIGN

-Black powder coated
-L= 180cm
-Thickness= 2 cm

② AMV FLAG SIGN

- Non illuminated
- Using the existing structure
- Hang a new plaque of the same size
- "American Vintage" inscription
- Black RAL 7021 logo
- Kerakoll KK129 background
W = 70 cm

③ REFRESH OF THE EXISTING HANDLE

④ FACADE

- Retained
- Wood + frame paint in Kerakoll KK129

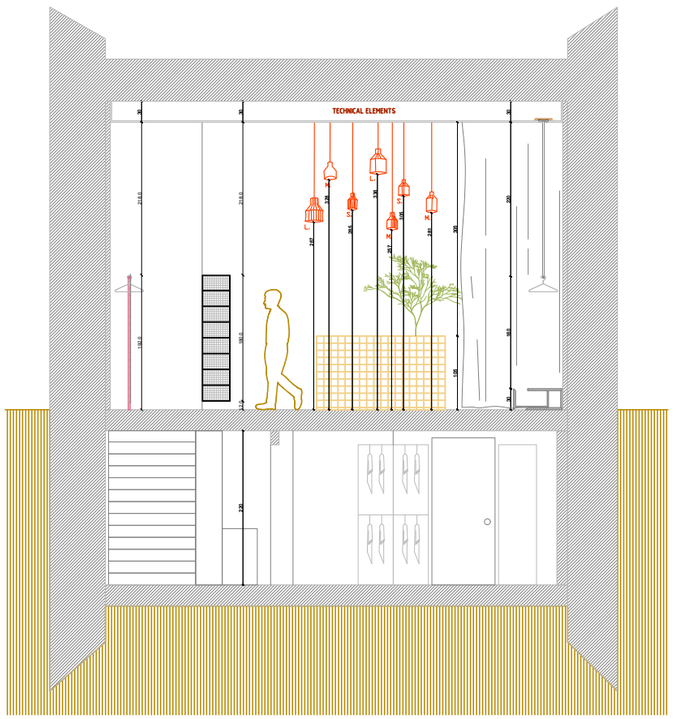
Proposed Elevations

PROPOSED FRONT ELEVATION PHOTOMONTAGE

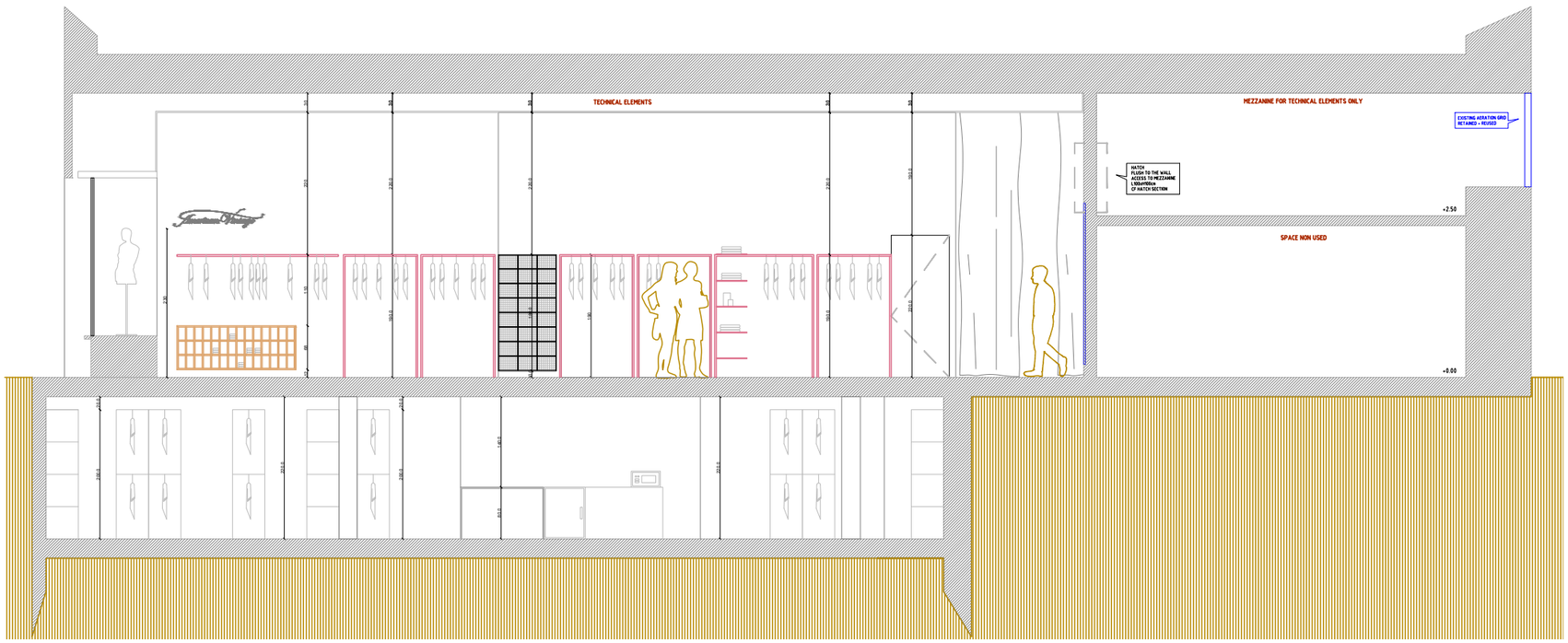


Proposed Sections

PROPOSED SECTION
AA & BB



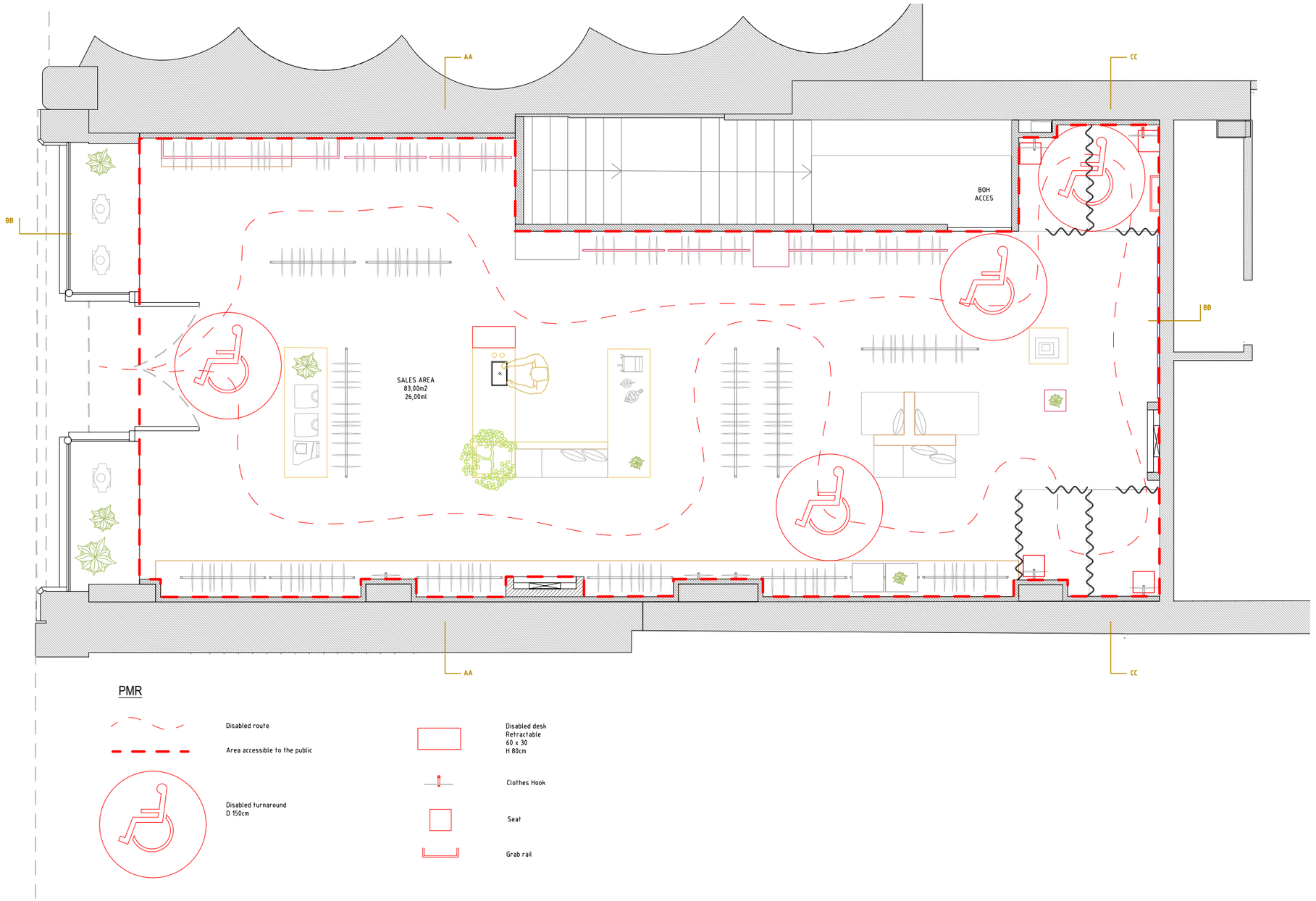
Section AA



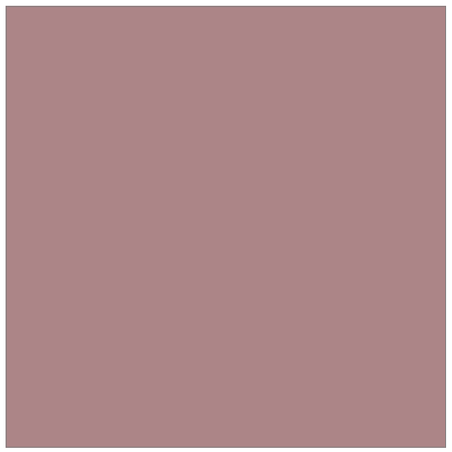
Section BB

Proposed Floor Plans

PROPOSED GROUND FLOOR PLAN - DDA COMPLIANCE



Proposed Finishes



POWDER COATED STEEL
PAINT RAL 020 60 20



WALL & FURNITURE
OLD ROSE TILES 10x10cm



FLOOR
KERAKOLL CEMENTORESINA KK129



CURTAIN & CUSHIONS
VESCOM BEDRA 80590.29



FITTING ROOM FLOOR
SISAL



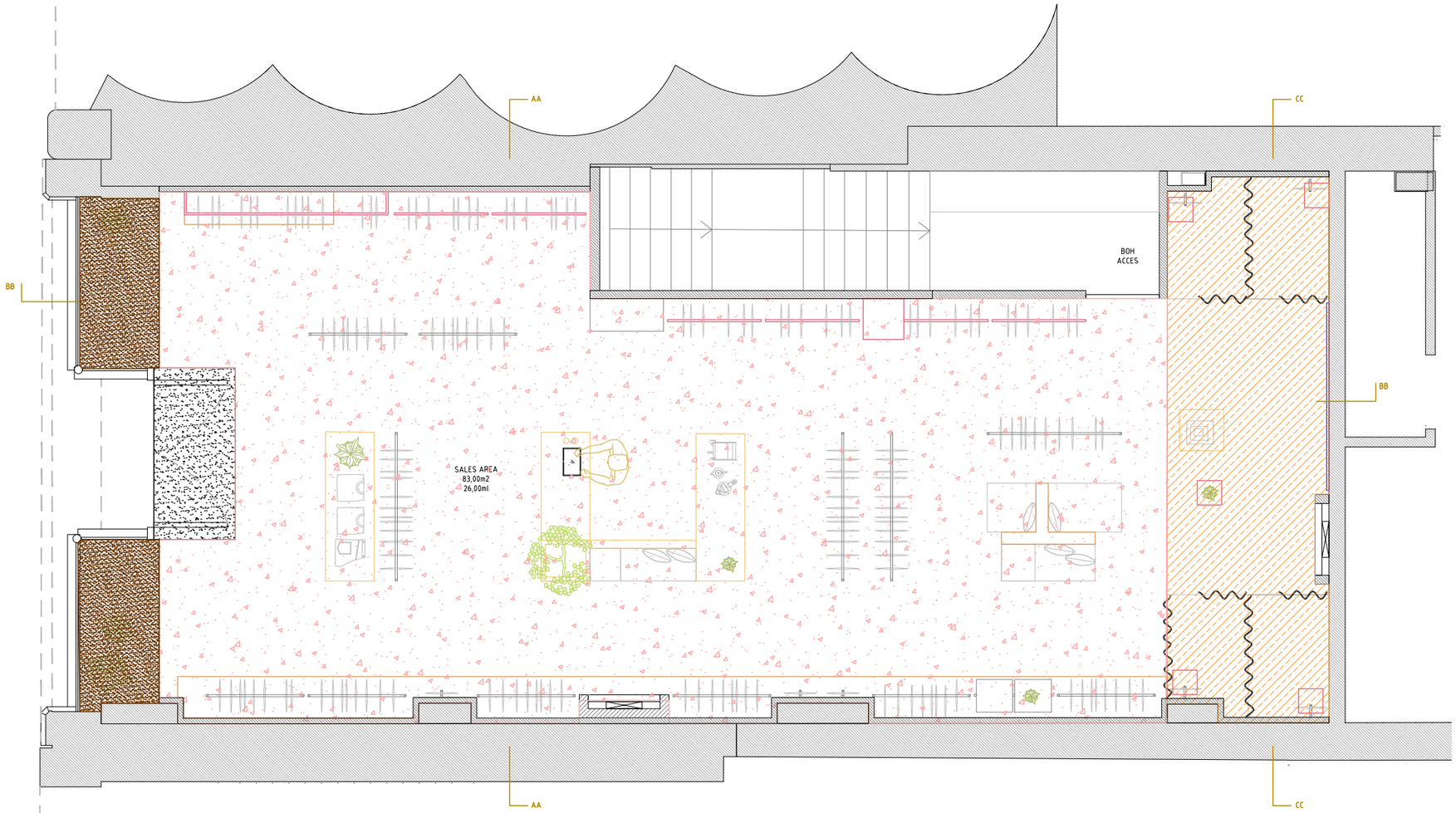
FURNITURE
VARNISH PLYWOOD

Proposed Finishes

PROPOSED FLOOR FINISHES - GROUND FLOOR

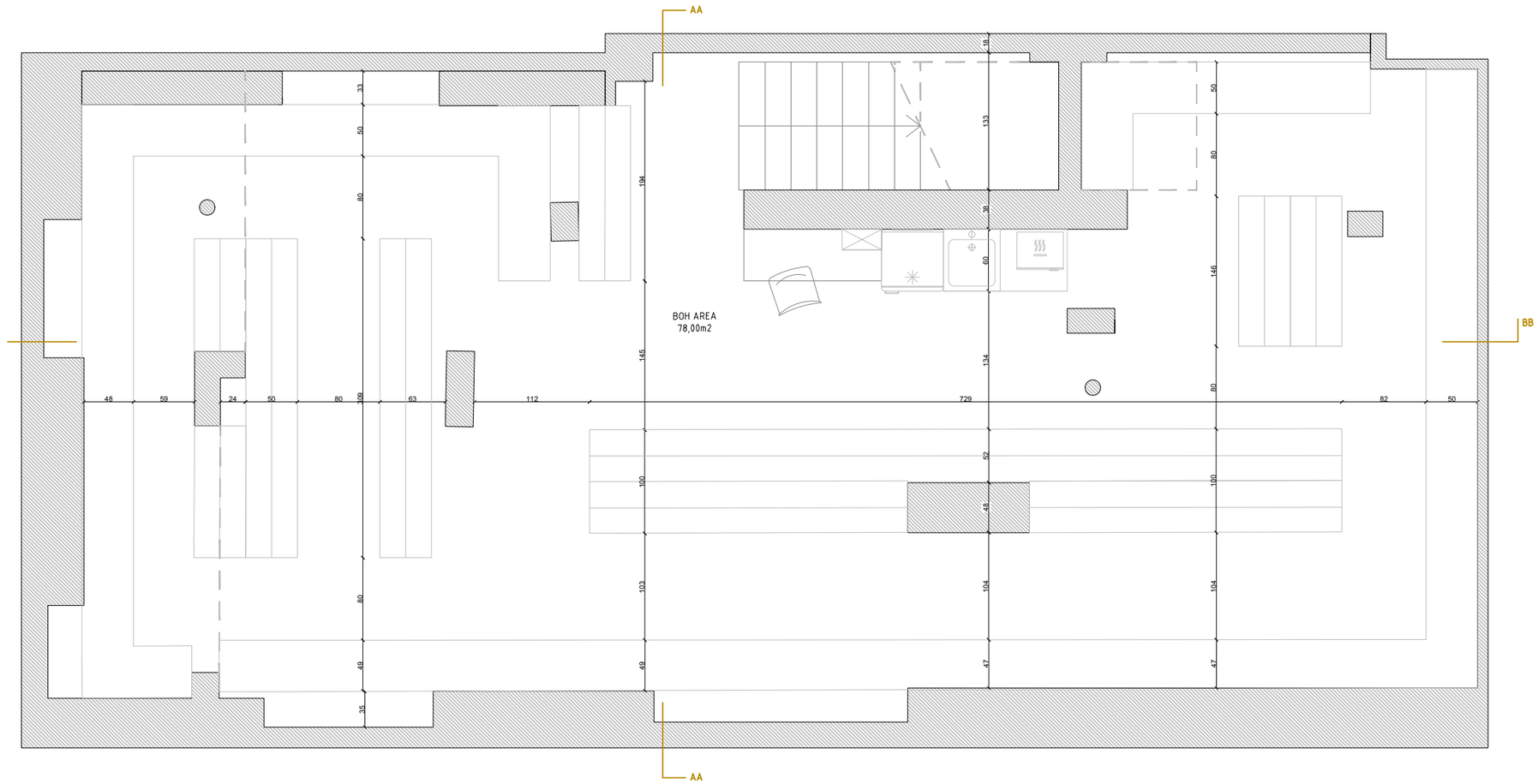
Ground floor:

- New floor finishes will be laid over protective substrate keeping the existing timber floor in good condition and allowing for easy removal at a later stage if necessary.



Proposed Finishes

PROPOSED FLOOR FINISHES - LOWER GROUND FLOOR

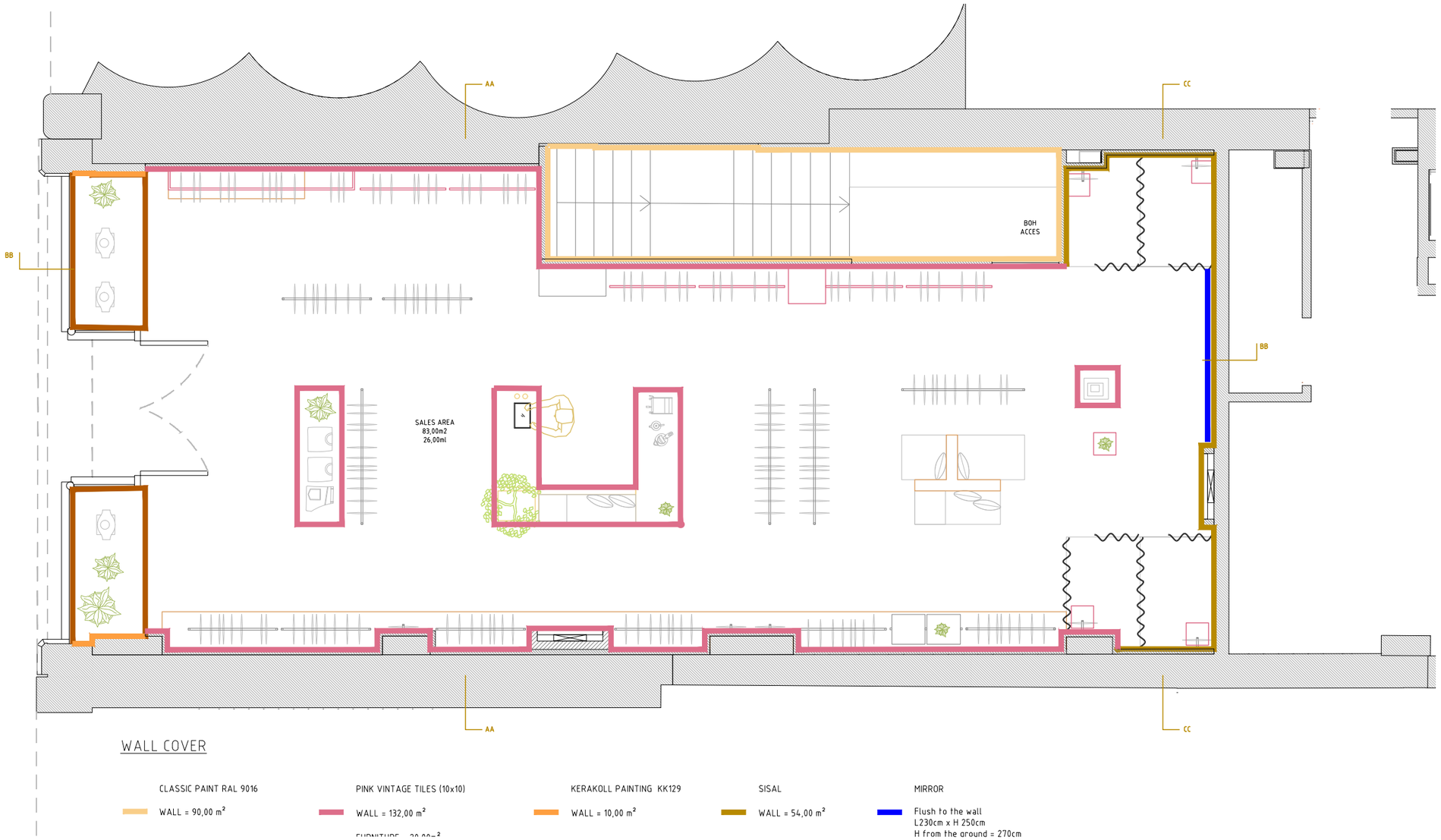


FLOORING

BOH : Soft floor or existing retained
GROUND FLOOR = 4,00m2
BASEMENT = 78,00m2

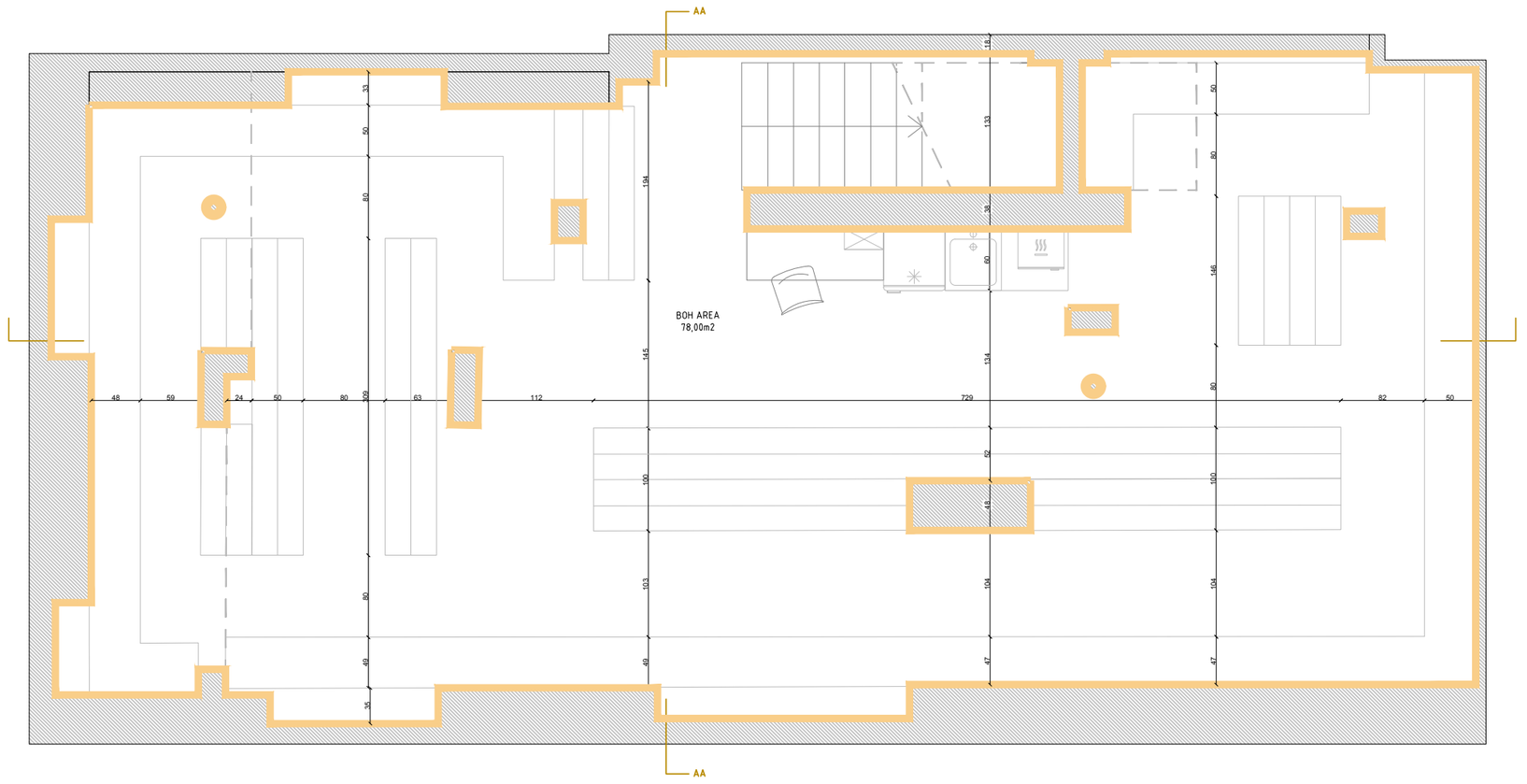
Proposed Finishes

PROPOSED WALL FINISHES - GROUND FLOOR



Proposed Finishes

PROPOSED WALL FINISHES - LOWER GROUND FLOOR



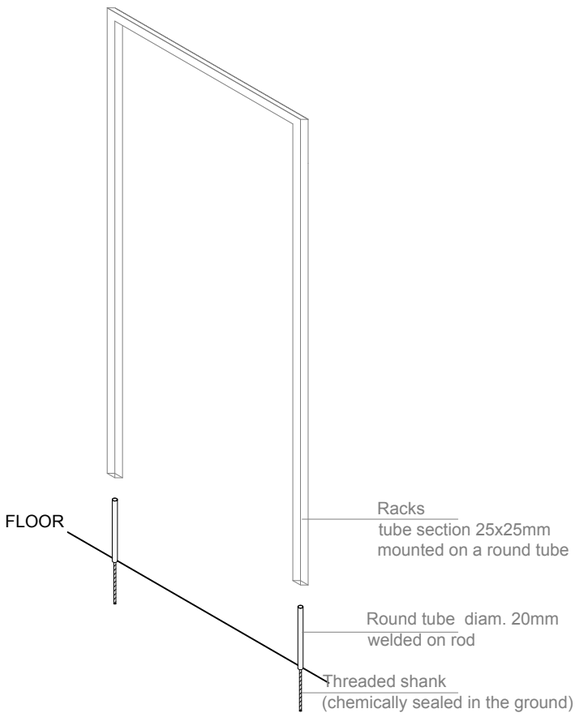
WALL COVER

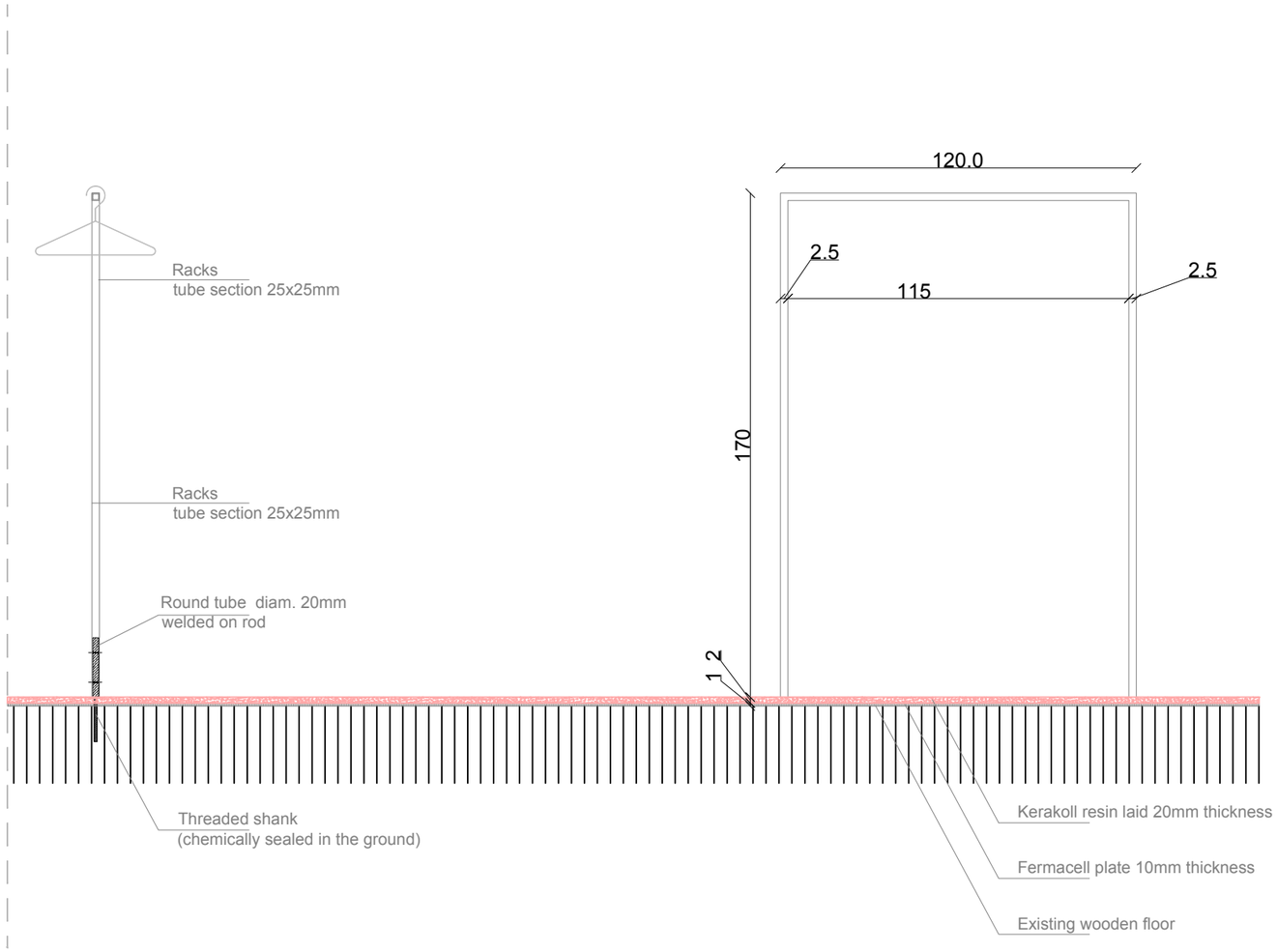
CLASSIC PAINT RAL 9016

WALL = 90.00 m²

Proposed Details

PROPOSED STANDARD FLOOR FIXING DETAIL





Proposed Details

PROPOSED NEW SIGNAGE DETAILS

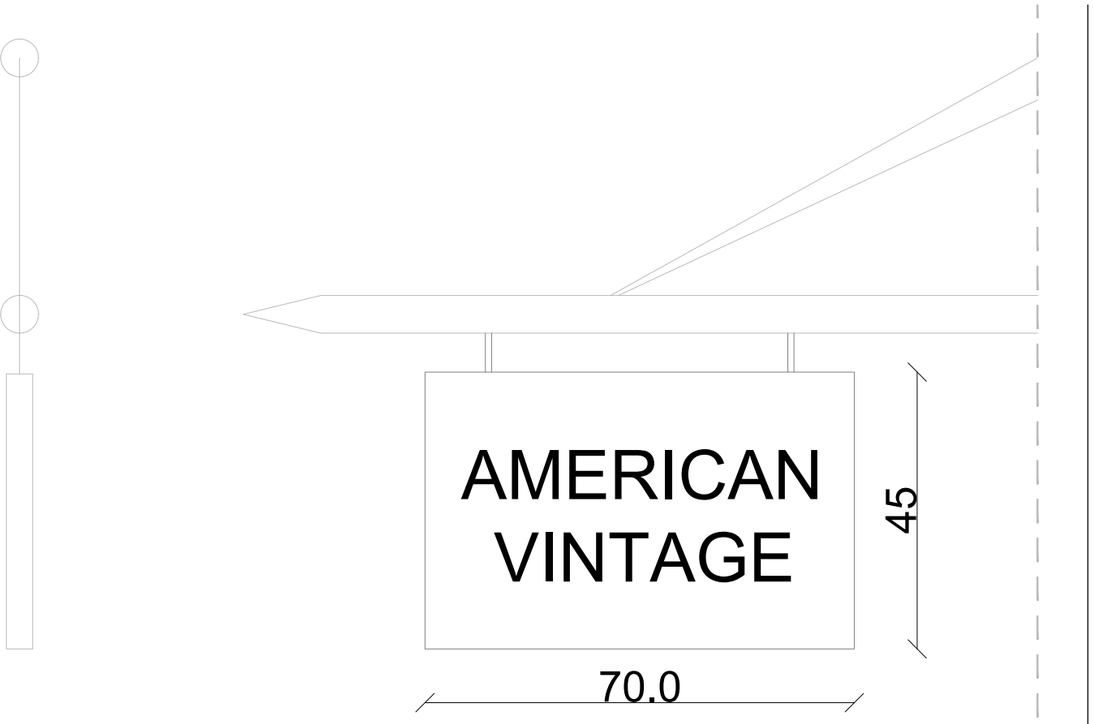




PHOTO OF PRINCIPLE - AMERICAN VINTAGE AT EARLHAM STREET

AMV FLAG SIGN

- Non illuminated
- Using the existing structure
- Hang a new plaque of the same size
- "American Vintage" inscription
- Black RAL 7021 logo
- Kerakoll KK129 background
- W = 70 cm
- H = 45 cm
- Thickness = 2 cm

Conclusion

SUMMARY

The proposal aims to improve the existing front facade by retaining, making good where necessary and redecorating the existing shopfront. Non historic features such as the Cath Kidston light fittings and the roller shutters will be removed therefore enhancing the appearance of the listed building.

Internally, the proposal aims to bring the commercial unit up to new fire safety standards by reinstating the protected staircase. New wall lining, ceiling and floor finishes will reinstate an appropriate finish to the unit and would not involve the loss of any residual historic fabric of interest.

Overall we believe the proposed work to be of no harm to the historic building.

Section 4
Appendices

— Drawing issue sheet

Document/Drawing Issue Sheet

DRAWING ISSUE REGISTER

Studio Carnot

Job:	**62 Kings Street, Manchester M2 4ND**	**Date of issue**	**Year >**	24	
Job no:	**0006**		**Month >**	10	
Sheet no:	**1of 1**		**Day >**	28	
	(**A**) Acrobat (**D**) Dwg (**P**) Plot		Format >	A	
	(**P**) Paper (**E**) Email (**O**) Online (**D**) Disc		Type >	E	
	(**I**) Information (**P**) Planning (**T**) Tender (**C**) Construction (**S**) As Built		Status >	T	

Drawing No	Size	Document Title	Scale	
Existing / Demolition Drawings				
0000	A1	Existing Basement Plan	1:75	00
0001	A1	Existing Ground floor Plan	1:75	00
0010	A1	Existing Location & Site Plan	VARIES	
0100	A1	Existing Front Elevation	1:50	00
0101	A1	Existing Front Elevation - Photograph	N/A	00
0200	A1	Existing Section AA	1:75	00
0201	A1	Existing Section BB	1:75	00
0202	A1	Existing Section CC	1:75	00
Proposed GA Plans				
1000	A1	Proposed Basement Plan	1:75	00
1001	A1	Proposed Ground Floor Plan	1:75	00
1006	A1	Proposed Lower Ground Floor Plan	1:75	00
1100	A1	Proposed Front Elevation	1:50	00
1101	A1	Proposed Front Elevation - Photomontage	N/A	00
1200	A1	Proposed Section AA	1:75	00
1201	A1	Proposed Section BB	1:75	00
1202	A1	Proposed Section CC	1:75	00
1301	A1	Proposed Ground Floor Plan - Fit out	1:75	00
1400	A1	Proposed Basement Plan - Wall Finishes	1:75	00
1401	A1	Proposed Ground Floor Plan - Wall Finishes	1:75	00
1500	A1	Proposed Basement Plan - Floor Finishes	1:75	00
1501	A1	Proposed Ground Floor Plan - Floor Finishes	1:75	00
1601	A1	Proposed Ground Floor Plan - DDA	1:75	00
Proposed Details				
1700	A1	Proposed Flag Sign details	1:20	00
1701	A1	Proposed Floor Mounted Rack details	1:20	00
Documents				
DOC 001	A4	Design, Acces & Heritage Statement	N/A	00
241024_62KingStreet_HA_THP_KG_V1	A4	Heritage Appraisal	N/A	00