

35 King Street, Manchester

Design & Access Statement



Mark Pinney Associates

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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.

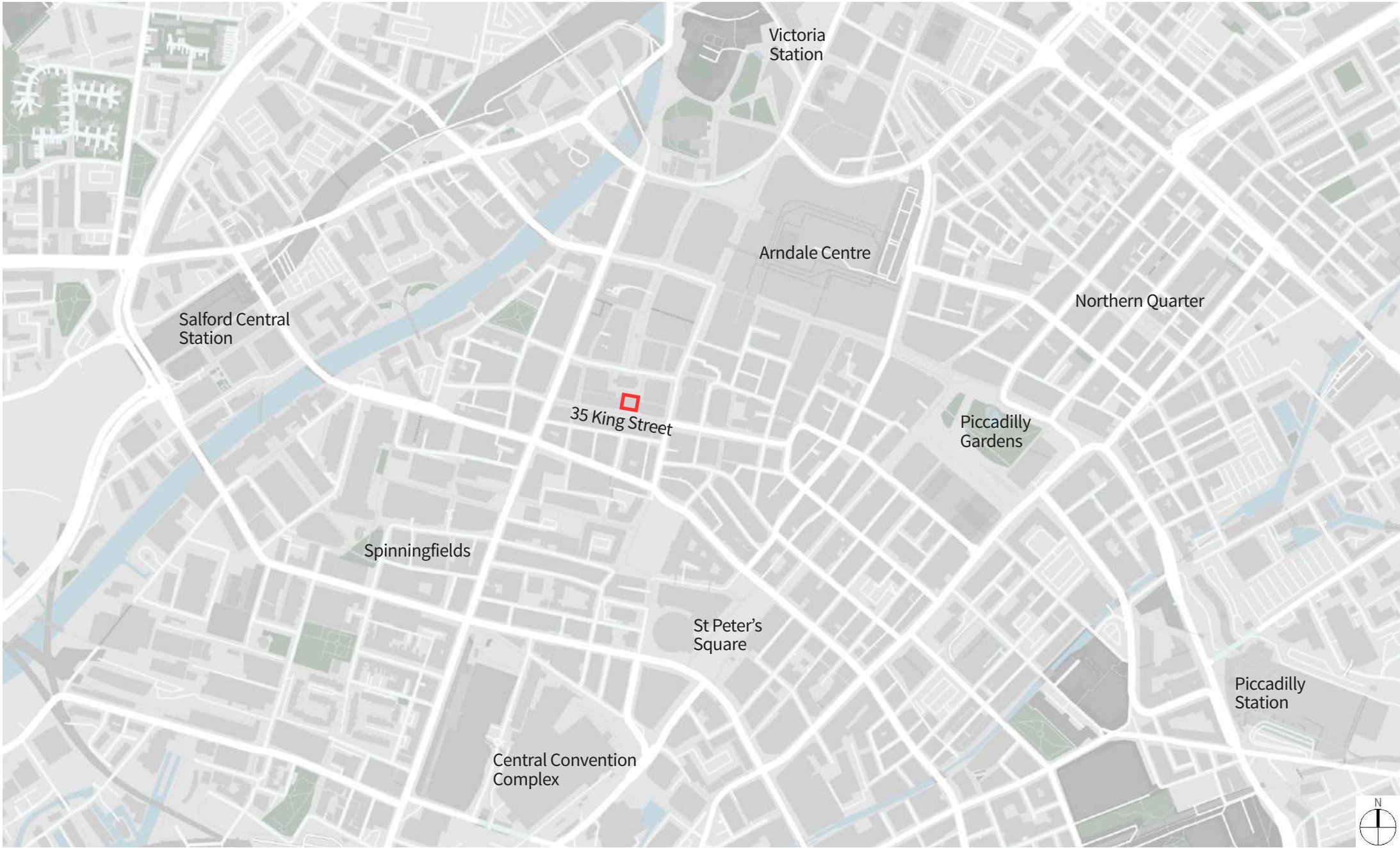
The brief for the project is to undertake a high-quality refurbishment of the original Georgian property, bringing it back into use as a retail store based on a townhouse concept. The existing, contemporary facades to the adjacent wings on either side of the original townhouse are not within the proposed scope of works.

The proposal spans the basement, ground, first and second (top) floors of the building including works to the roof terrace (accessed from second floor).

This Design & Access statement and the Architectural Method Statement and 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

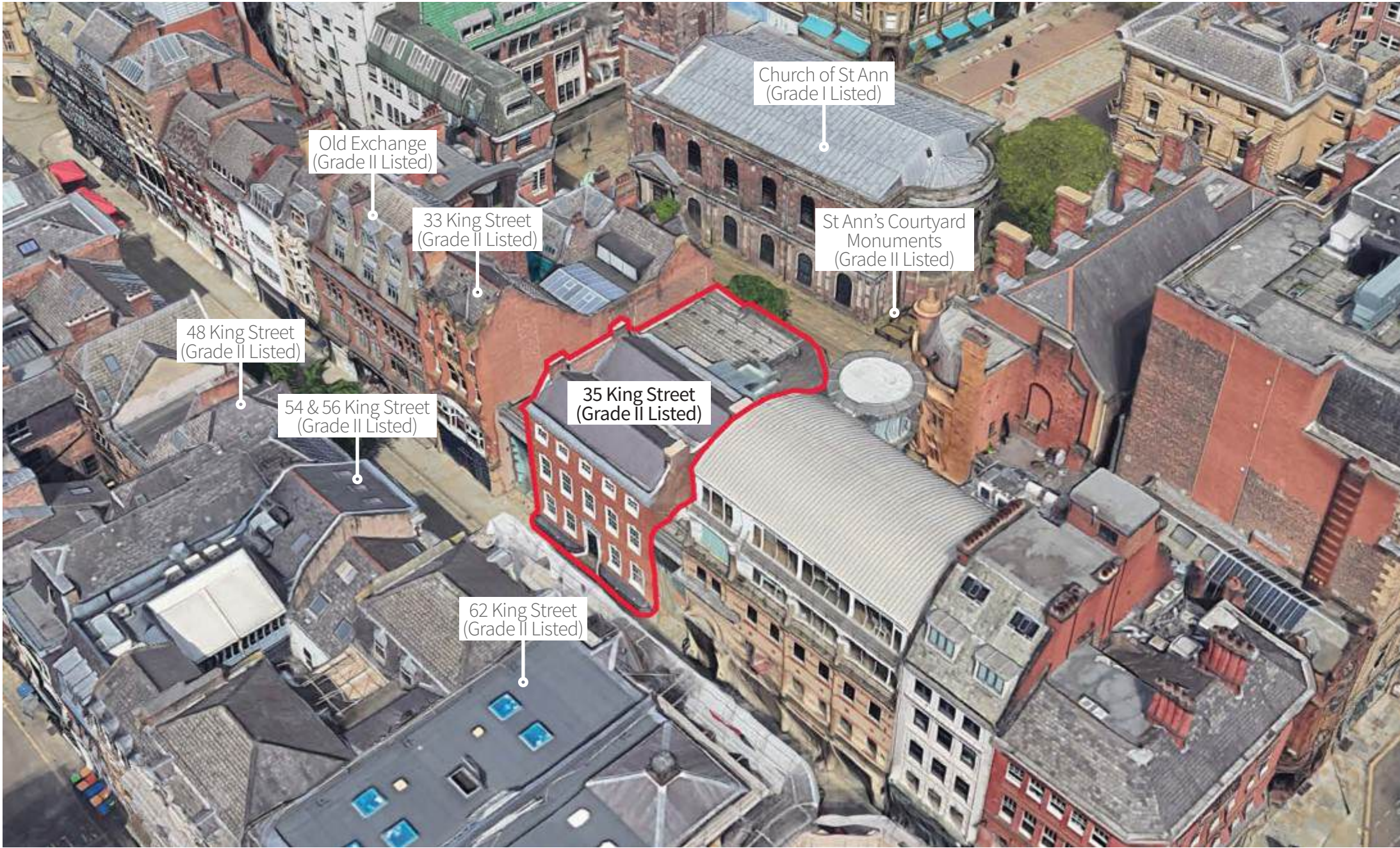
1.2 Site Location



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

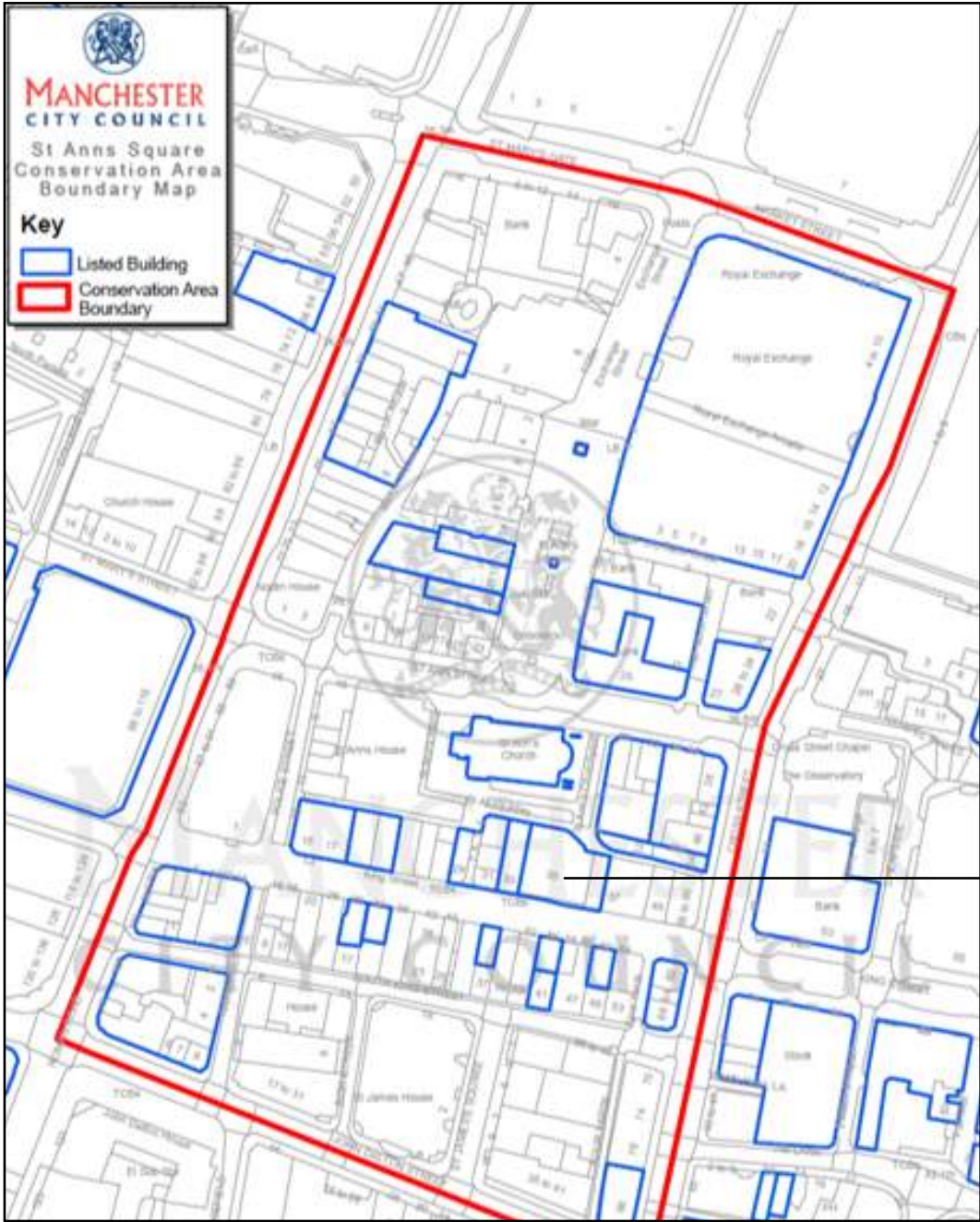
The building sits on the west end of King Street; a premium shopping destination and important thoroughfare in the centre of Manchester.

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

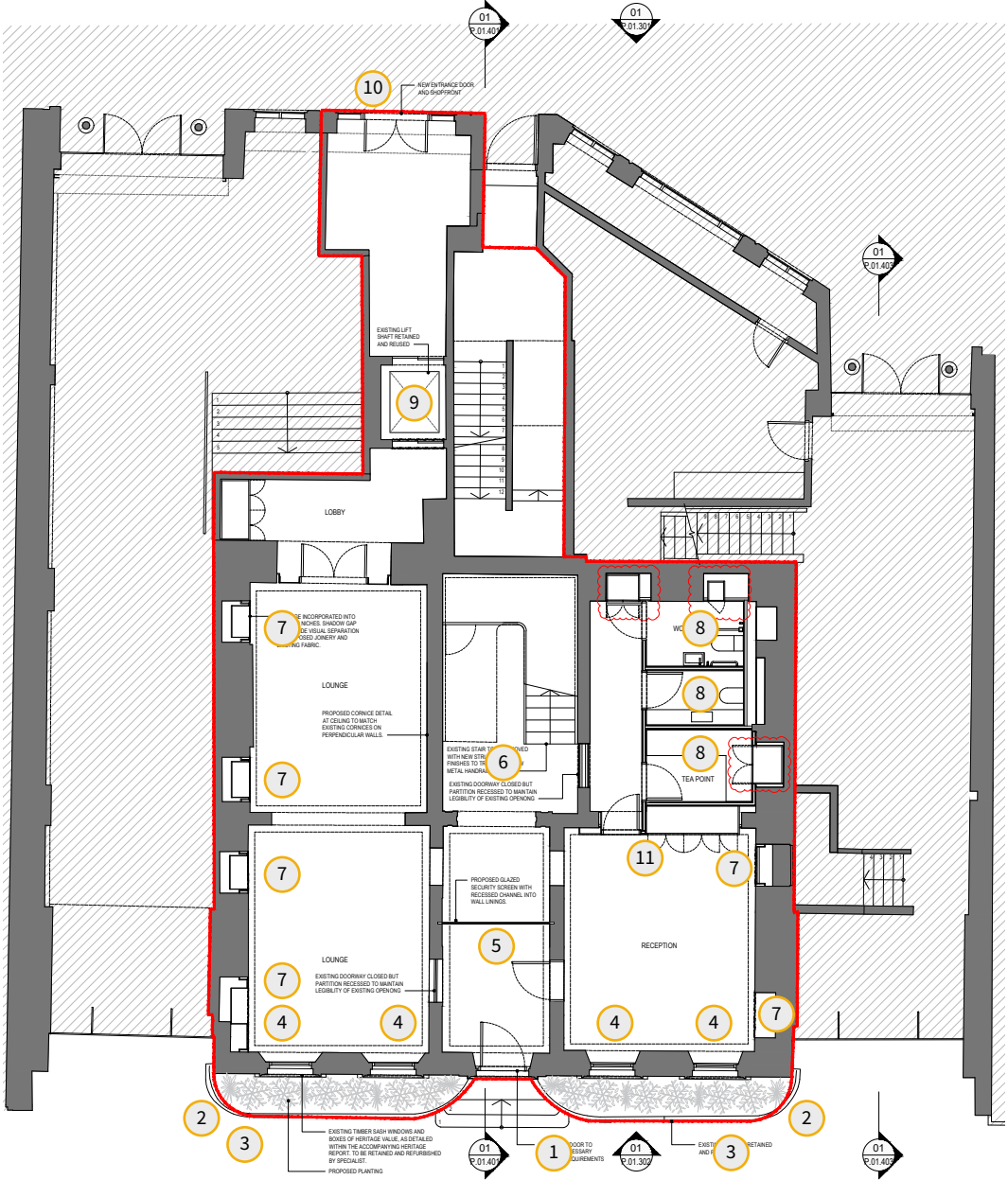
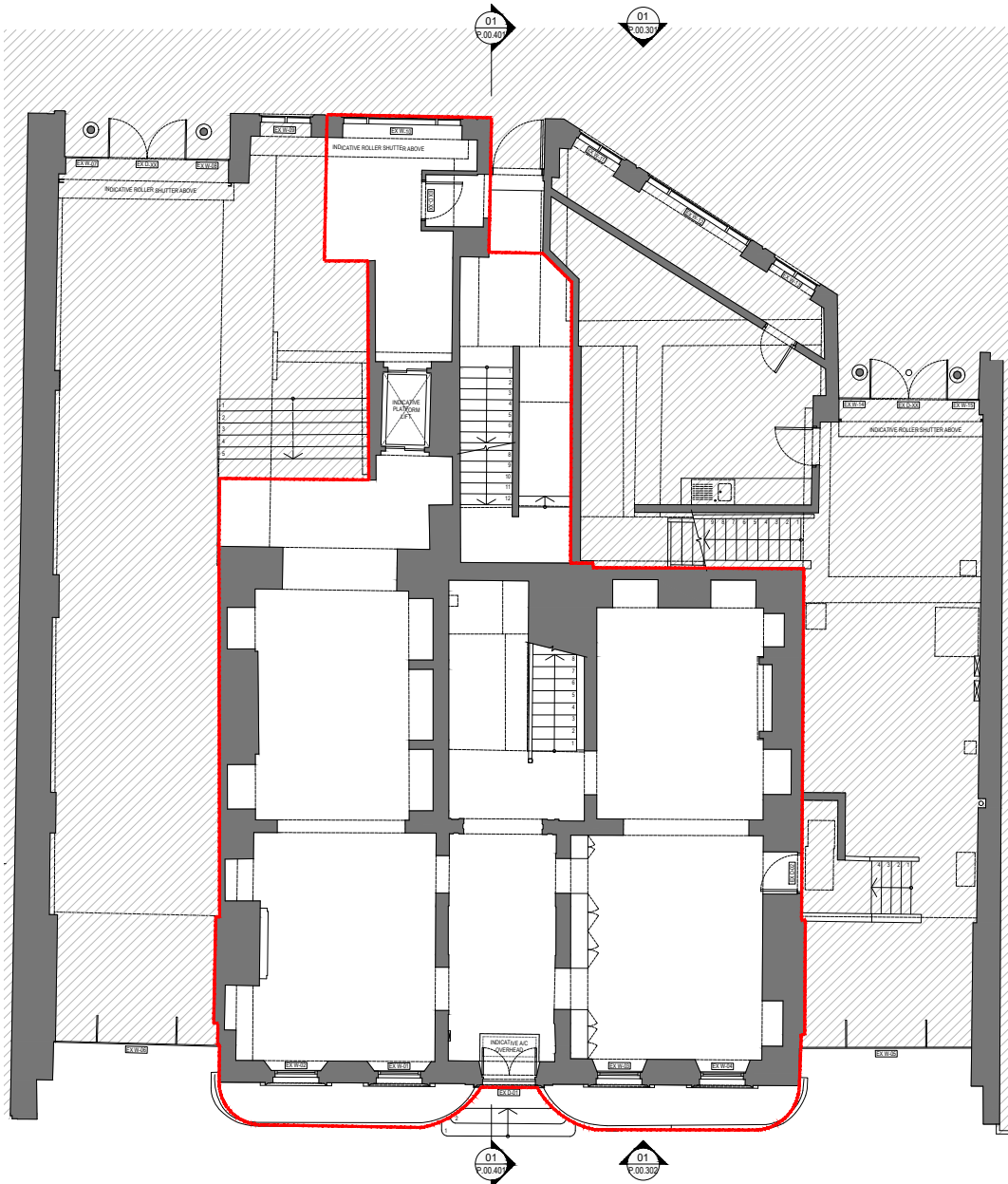


35 King Street is located within the St Ann’s Square Conservation Area, first designated by Manchester City Council in 1970.

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.”

3.1 Ground Floor Proposal

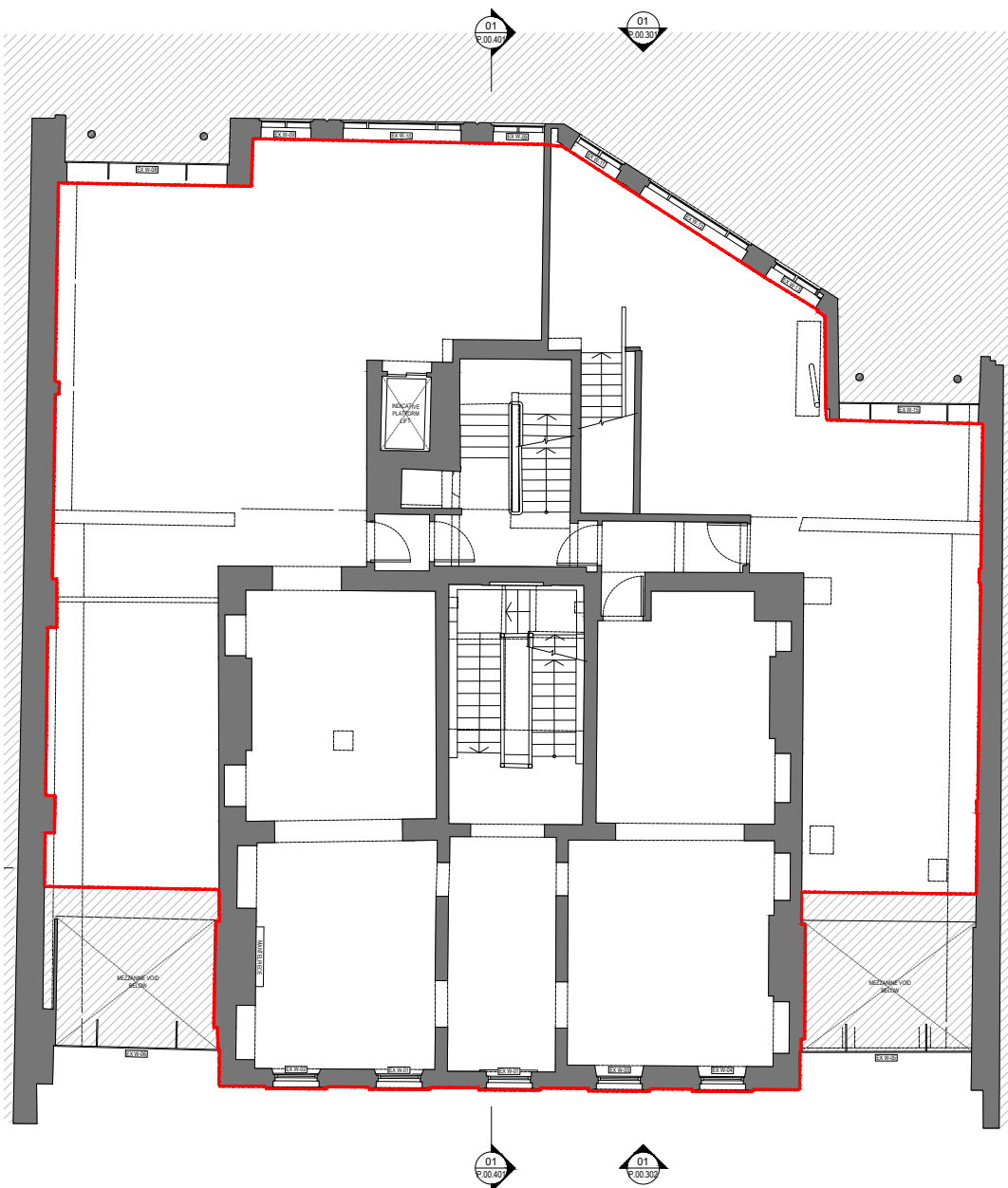


1. New front door, to provide necessary security requirements.
2. Existing railings retained and redecorated by stripping and repainting.
3. Proposed planting behind railings.
4. The existing timber sash windows are of historic and heritage significance, as detailed within the accompanying heritage report. To be retained and refurbished by specialist. Methodology to be covered by condition.
5. Proposed security screen with recessed channel into proposed wall lining to achieve flush finish.
6. New stair structure with new finishes to treads and new metal handrail. New storage under stair.
7. Storage incorporated into existing niches. Shadow gap to provide visual separation of proposed joinery and existing fabric.
8. Proposed WC and Tea Point locations.
9. Existing lift shaft retained and reused.
10. New entrance door, required for security purposes, and shopfront.
11. New fixed joinery element inserted into opening, to provide storage and access to the WCs.

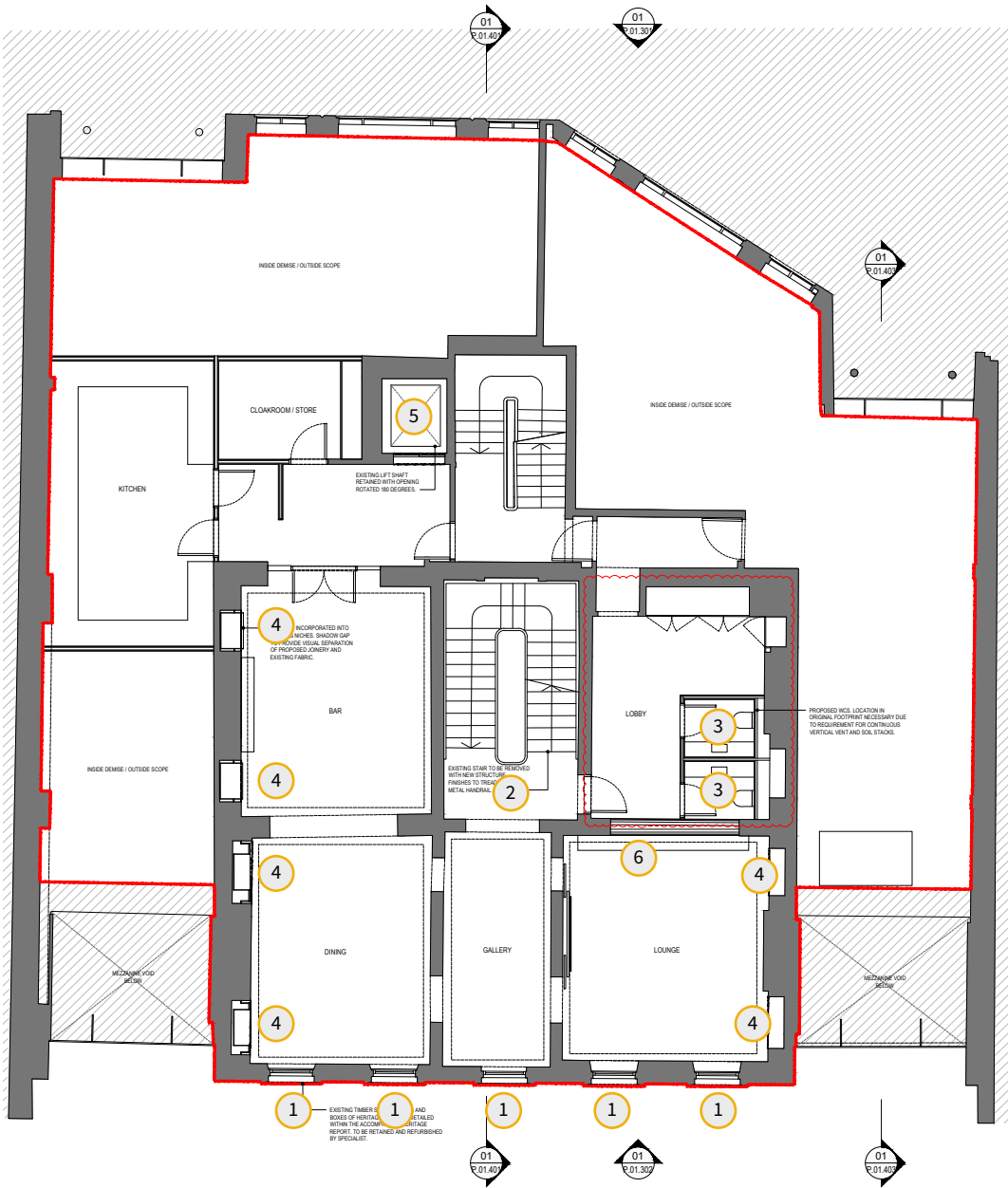
1	2
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1. Existing Ground Floor Plan
2. Proposed Ground Floor Plan

3.2 First Floor Proposal

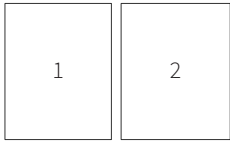


TING - FIRST FLOOR PLAN
DRAWN: T. HARRIS



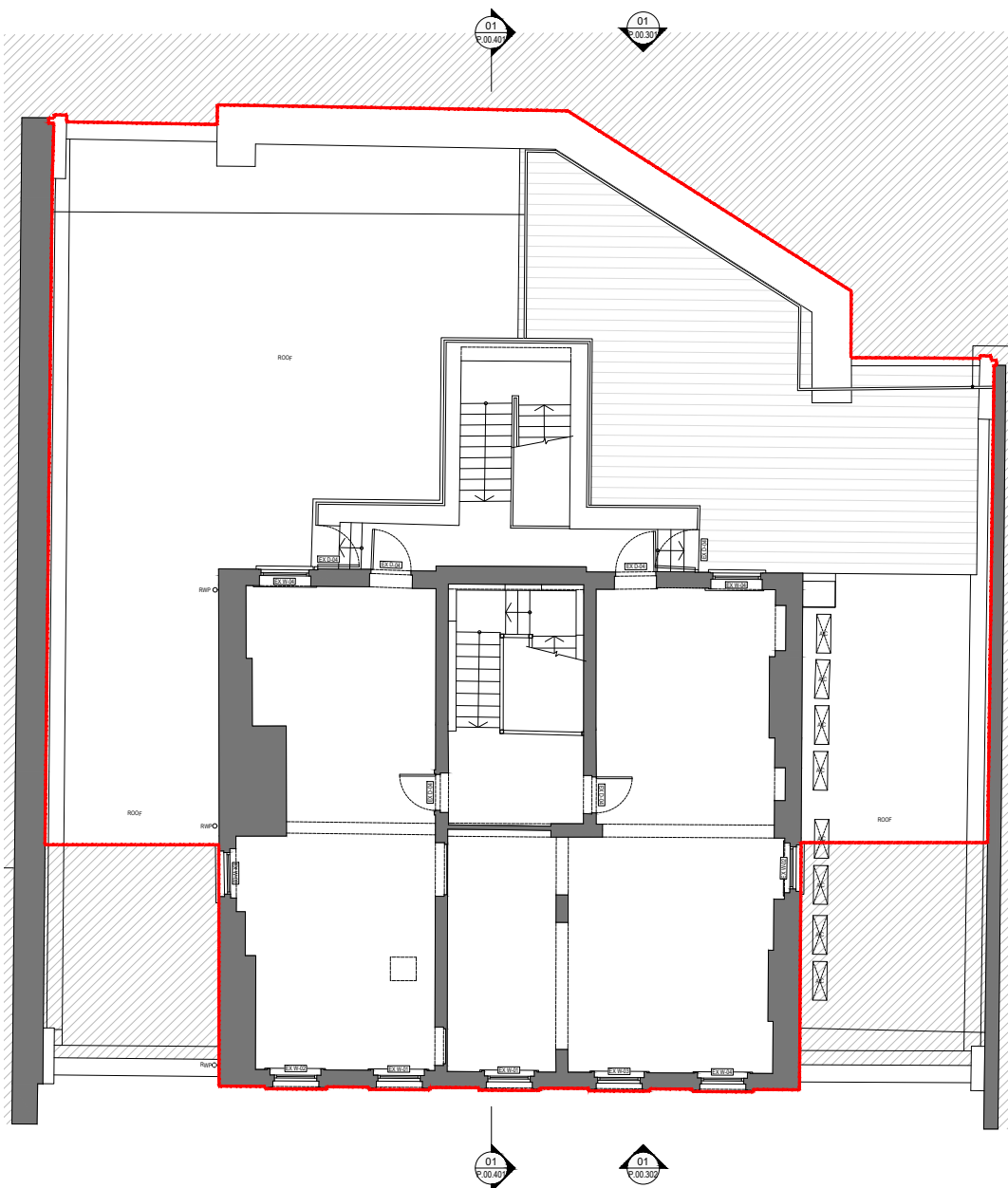
RAL ARRANGEMENT PLAN - FIRST FLOOR
DRAWN: T. HARRIS

1. The existing timber sash windows are of historic and heritage significance, as detailed within the accompanying heritage report. To be retained and refurbished by specialist. Methodology to be covered by condition.
2. New stair structure with new finishes to treads and new metal handrail.
3. Proposed WCs located in original footprint necessary to allow for continuous vertical vent for soil stacks.
4. Storage incorporated into existing niches. Shadow gap to provide visual separation of proposed joinery and existing fabric.
5. Existing lift shaft retained with opening rotated 180 degrees.
6. New fixed joinery element inserted into opening between rooms to provide storage.

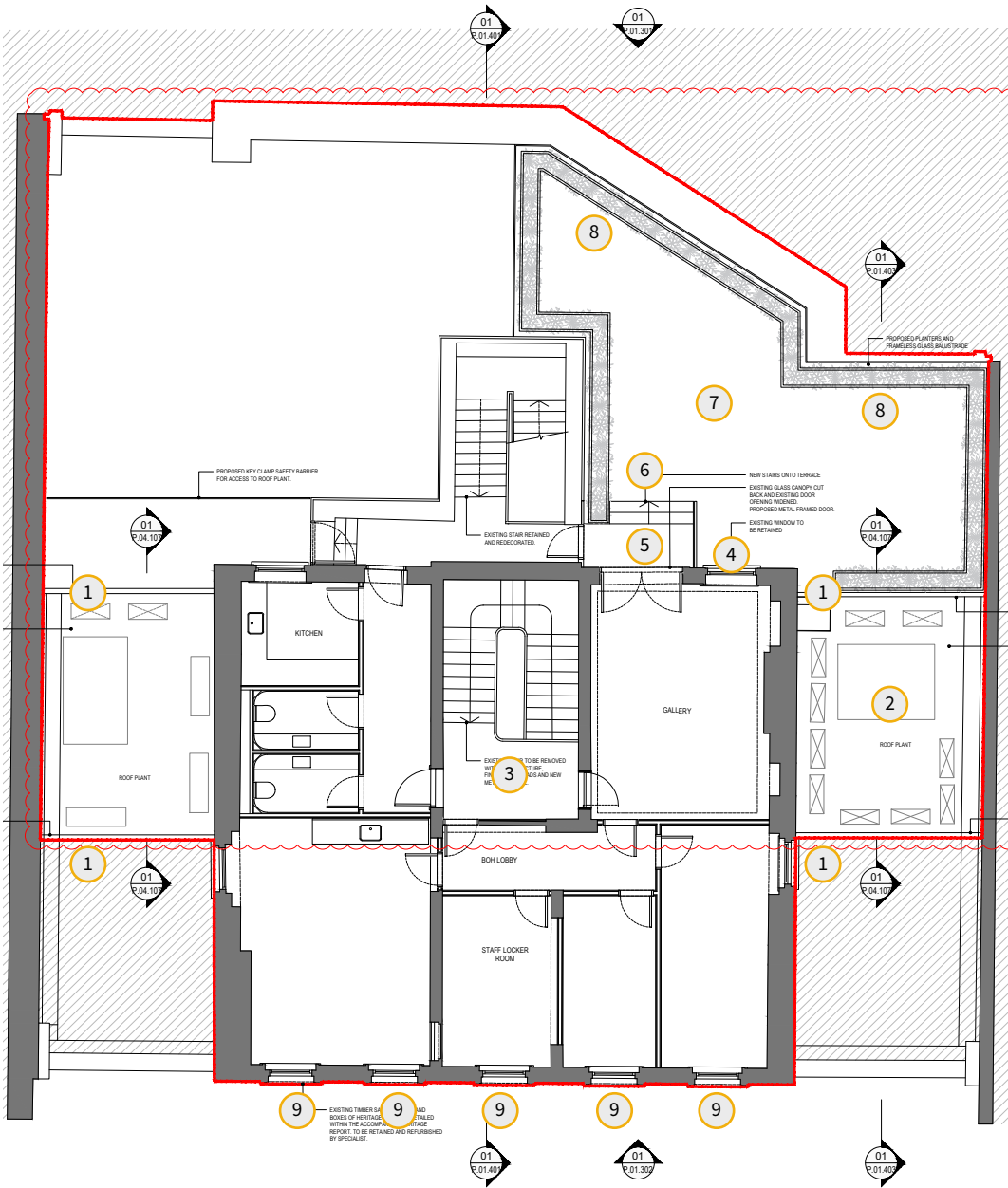


1. Existing First Floor Plan
2. Proposed First Floor Plan

3.3 Second Floor Proposal



TING - SECOND FLOOR PLAN
DATE: 11/08/24



RAL ARRANGEMENT PLAN - SECOND FLOOR
DATE: 11/08/24

- 1. Acoustic and visual timber screen for external plant.
- 2. Indicative size and location of external plant equipment.
- 3. New stair structure with new finishes to treads and new metal handrail.
- 4. Existing window to be retained.
- 5. Existing glass canopy cut back, and existing door opening widened. Proposed metal framed glazing system with security glass.
- 6. New stairs onto terrace.
- 7. Terrace using the existing decked area of the roof, with new timber decking, seating and planting.
- 8. Proposed planters and frame-less glass balustrade, set back from edge of terrace to minimise visual impact from street.
- 9. The existing timber sash windows are of historic and heritage significance, as detailed within the accompanying heritage report. To be retained and refurbished by specialist. Methodology to be covered by condition.

1

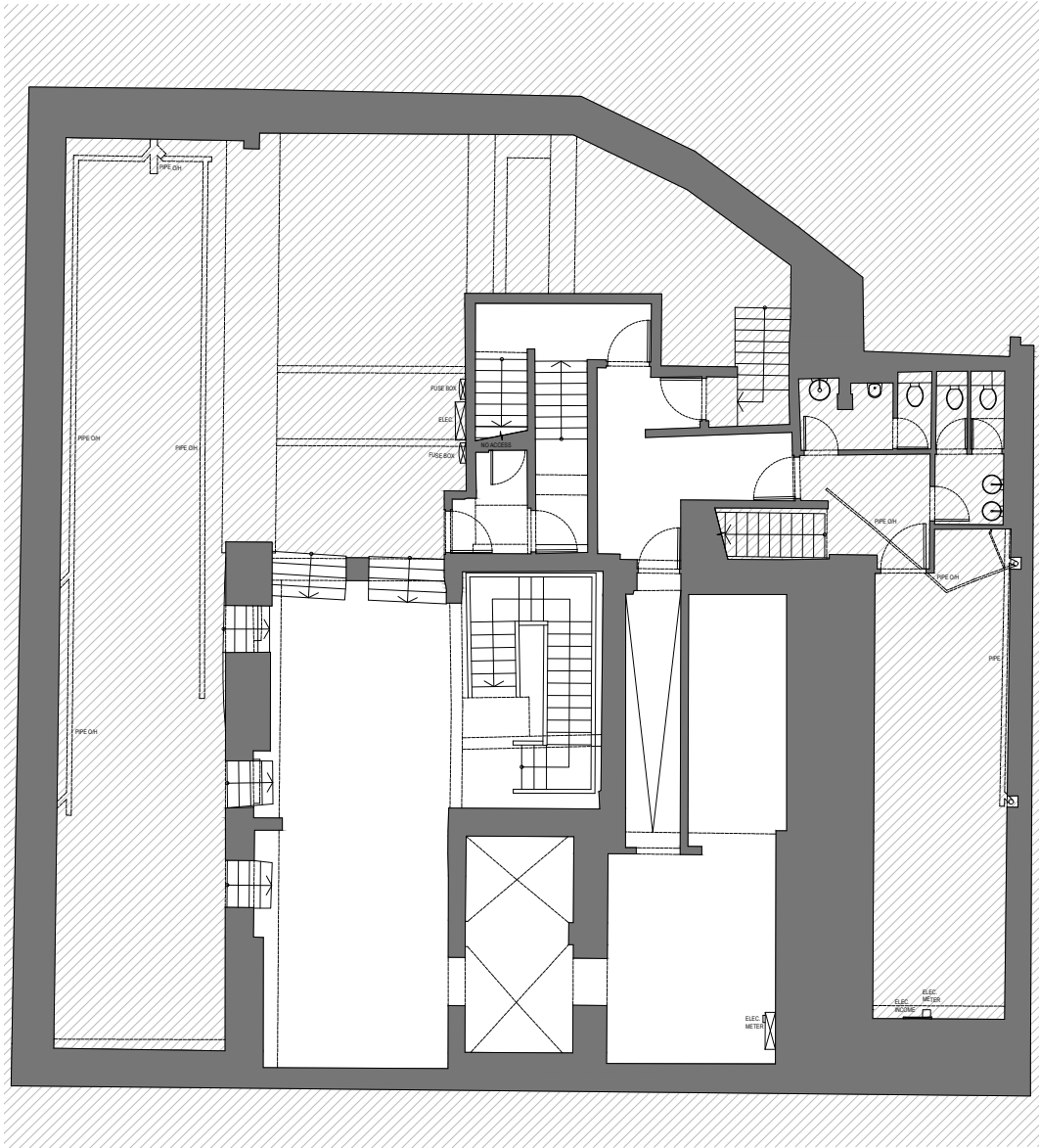
2

1. Existing Second Floor Plan

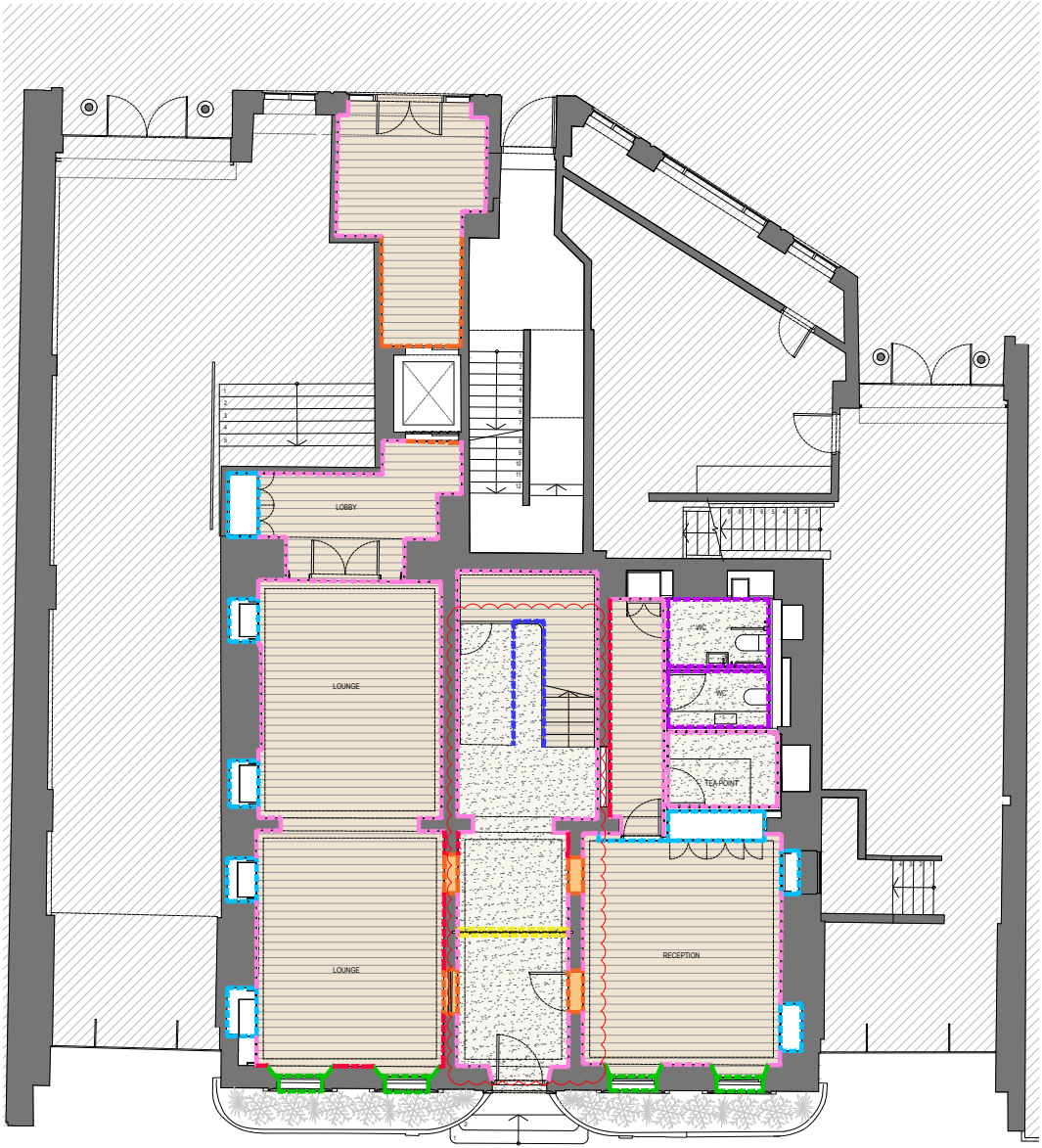
2. Proposed Second Floor Plan

4.1 Proposed Finishes Plans

- No new proposed finishes in the basement. Existing floor, wall and ceiling finishes will be retained.
- Ground floor, high-quality timber flooring is proposed throughout, except for the entrance hall, tea point and WCs which will have terrazzo flooring. The new flooring provides a sympathetic replacement to the current, non-original, timber, and tiled floor which is in poor condition.

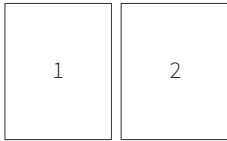


Basement Arrangement Plan - Basement
Scale: 1:100



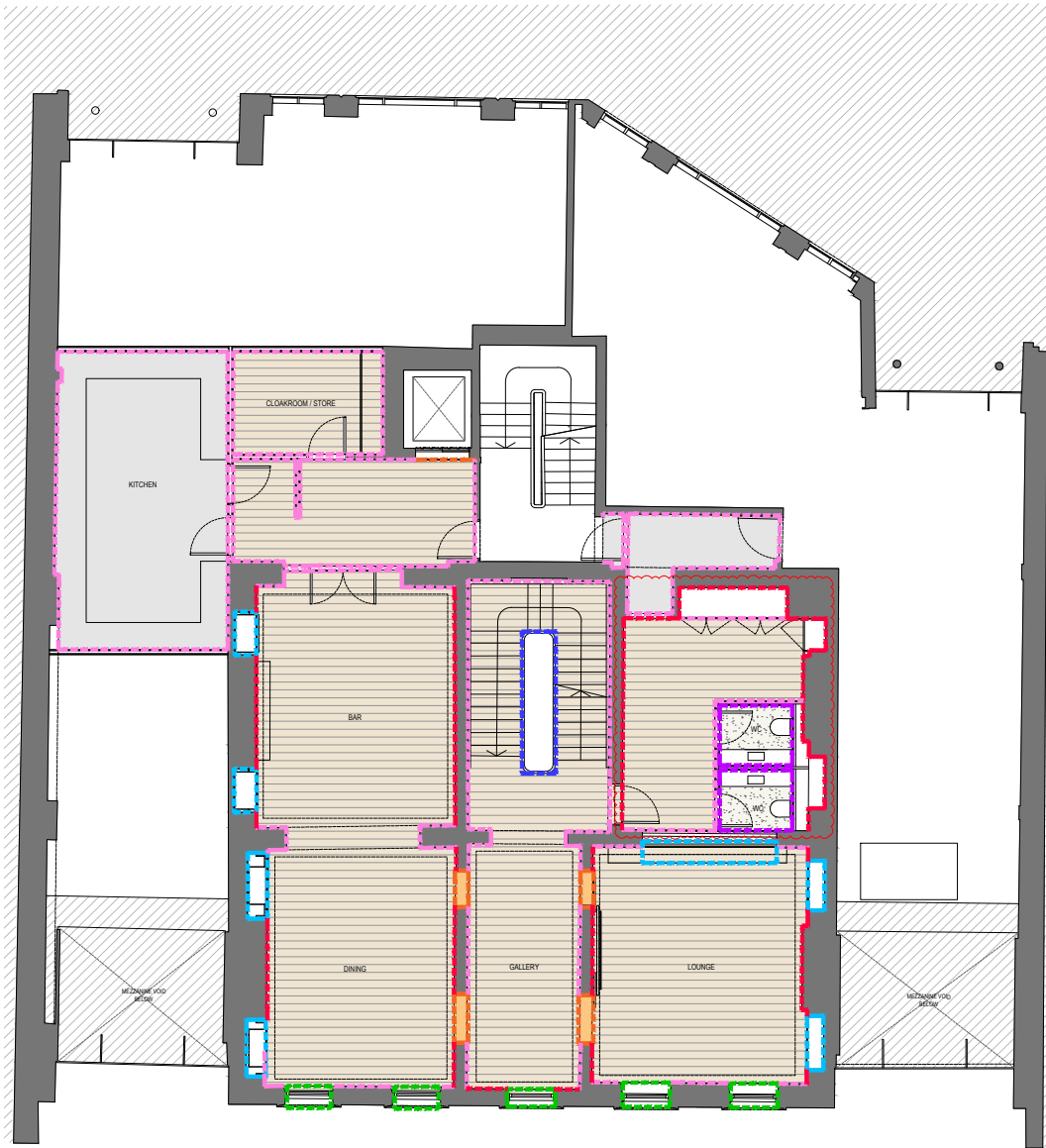
Proposed Finishes Plan - Ground Floor
Scale: 1:100

- | | |
|---|---------------------------|
| TIMBER FLOOR | VINYL FLOOR |
| TERRAZZO FLOOR | CONCRETE PAVERS (TERRACE) |
| METAL FLOOR | GLASS BALUSTRADE |
| JOINERY | WALL FINISH TILE |
| REFURBISHED WINDOW | METAL BALUSTRADE |
| WALL FINISH - EXISTING PLASTER RETAINED & PAINTED | WALL/DOOR FINISH METAL |
| ACOUSTIC PLANT SCREEN | GLASS SECURITY SCREEN |
| WALL FINISH - NEW PAINTED WALL LINING | |

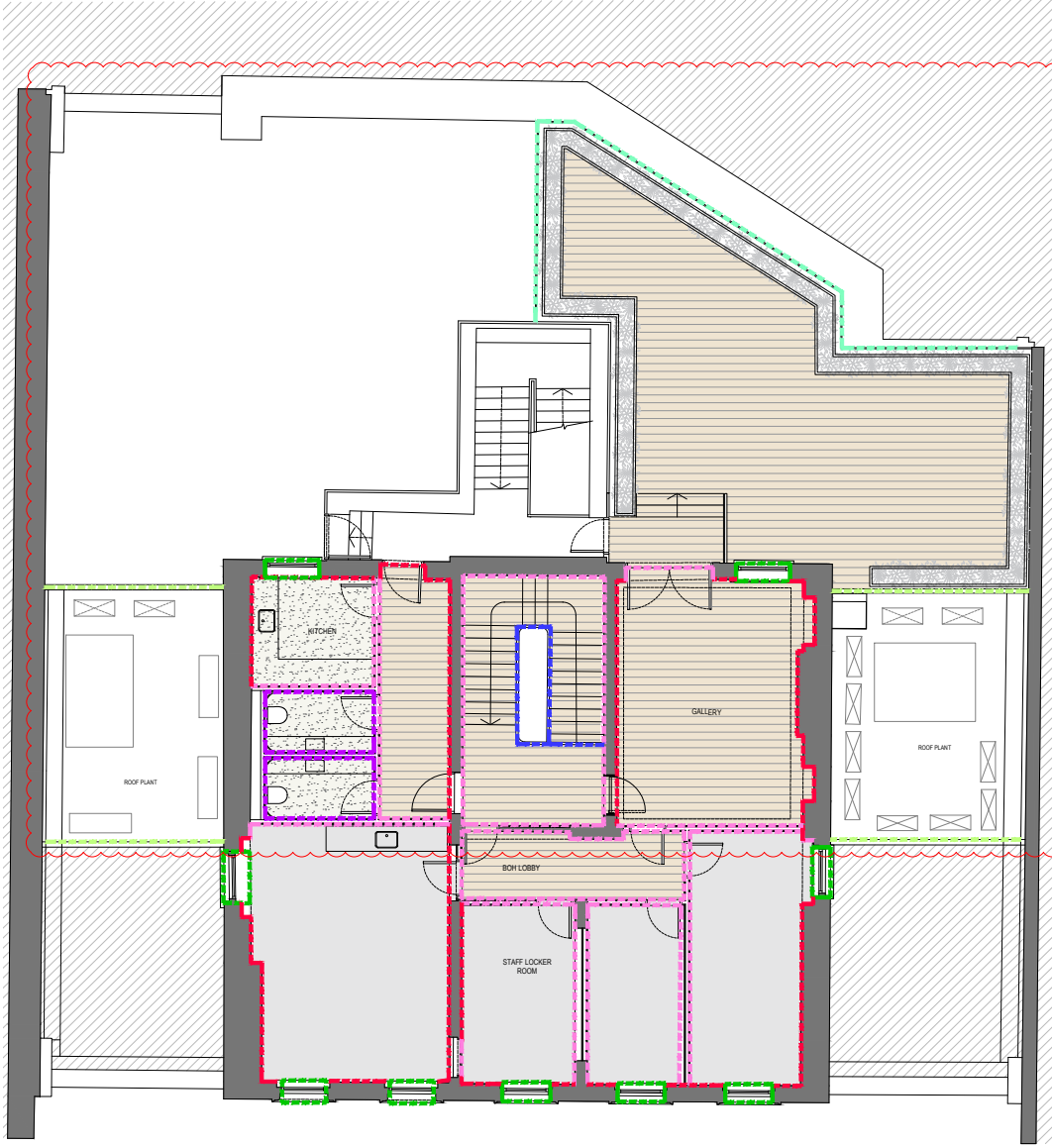


- Proposed Basement Finishes Plan
- Proposed Ground Floor Finishes Plan

4.1 Proposed Finishes Plans



PROPOSED FINISHES PLAN - FIRST FLOOR
DATE: 11/08/24



PROPOSED FINISHES PLAN - SECOND FLOOR
DATE: 11/08/24

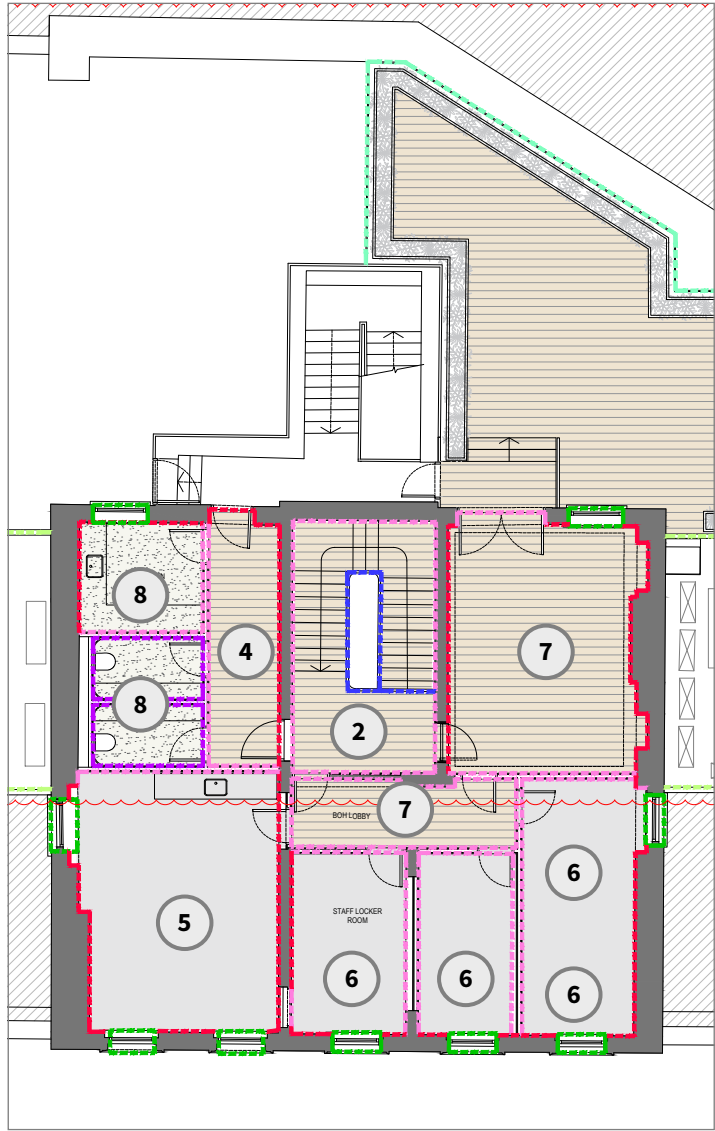
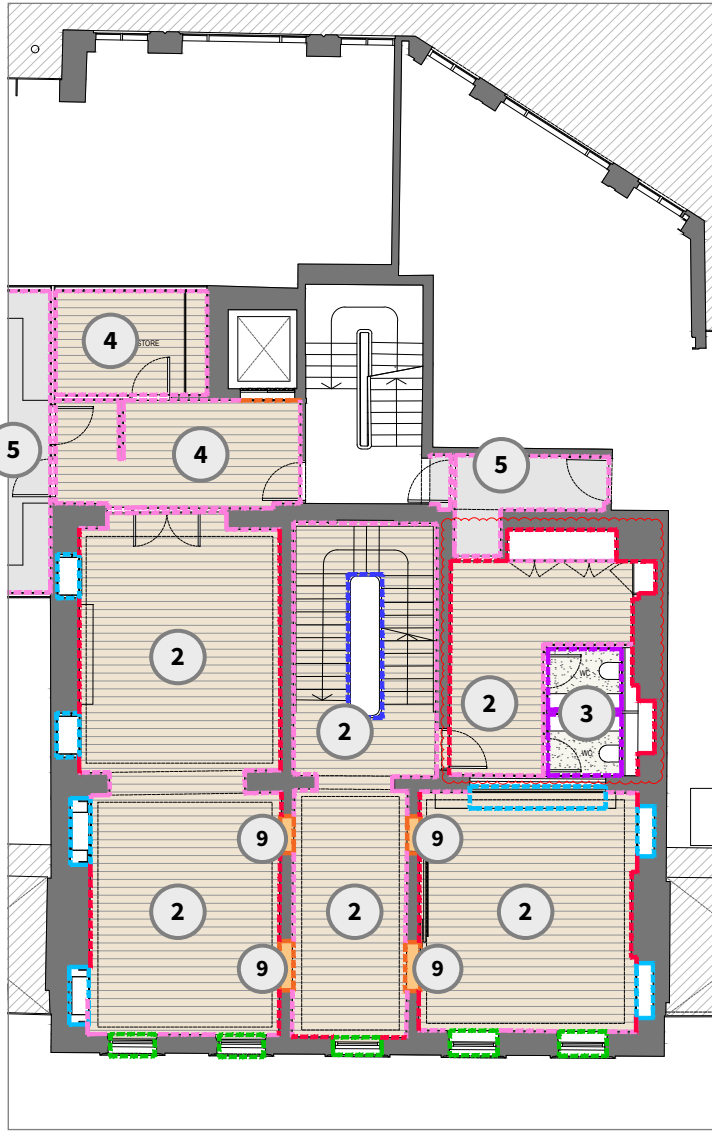
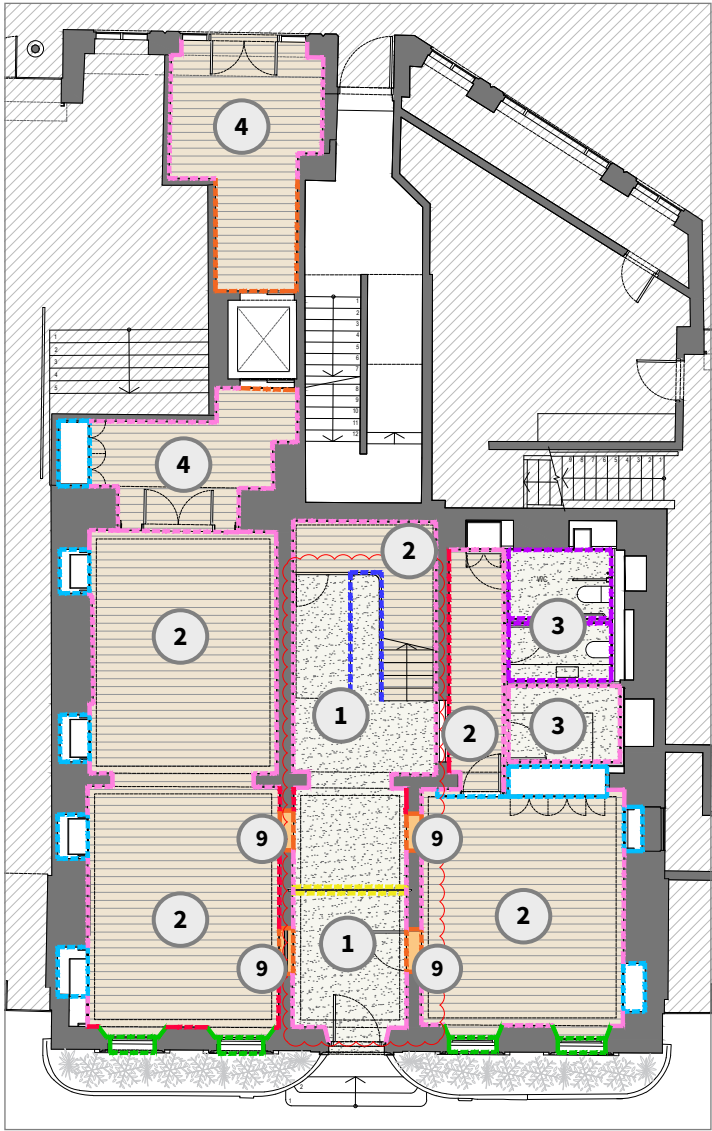
- First floor, high-quality timber flooring is proposed throughout, except for the WCs which will have terrazzo flooring. The new flooring provides a sympathetic replacement to the current, non-original, timber floor which is in poor condition. Vinyl flooring is proposed only for the kitchen and staff areas within the modern retail wings.
- Second floor, high-quality timber flooring is proposed for the sales and circulation areas, vinyl flooring for the offices and terrazzo flooring for the WCs and tea point. The second-floor finishes propose a significant upgrade from the existing carpet and exposed concrete floor finishes.

	TIMBER FLOOR		VINYL FLOOR
	TERRAZZO FLOOR		CONCRETE PAVERS (TERRACE)
	METAL FLOOR		GLASS BALUSTRADE
	JOINERY		WALL FINISH TILE
	REFURBISHED WINDOW		METAL BALUSTRADE
	WALL FINISH - EXISTING PLASTER RETAINED & PAINTED		WALL/DOOR FINISH METAL
	ACOUSTIC PLANT SCREEN		GLASS SECURITY SCREEN
	WALL FINISH - NEW PAINTED WALL LINING		

1	2
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1. Proposed First Floor Finishes Plan
2. Proposed Second Floor Finishes Plan

4.2 Internal Floor Finishes



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- Ground Floor Proposed Finishes Plan

First Floor Proposed Finishes Plan

Second Floor Proposed Finishes Plan

	Existing Floor		Proposed Floor	
1		Non-original Tiles		Terrazzo
2		Non-original Timber		Timber
3		Non-original Timber		Terrazzo
4		Non-original Concrete		Timber
5		Non-original Concrete		Vinyl
6		Non-original Carpet		Vinyl
7		Non-original Carpet		Timber
8		Non-original Carpet		Terrazzo
9		Non-original Timber		Metal

4.3 Wall Finishes



The plans show the existing wall conditions of the historic building fabric as assessed during the investigation work.

Proposal for the painted plaster areas:

All existing painted plaster areas will be treated respectfully. Where there are modern finishes on the plaster e.g wallpaper or tiles these will be carefully removed. Any damaged areas of plaster will be refurbished and repainted like for like. The plastered walls will remain exposed and not be lined with modern plasterboard to ensure the historic interest of the Grade II listed assets are retained.

Proposed works to modern linings:

Modern linings, most of which are plasterboard linings will be replaced like for like. The materiality behind the modern linings is primarily exposed brickwork. As discussed during the pre-application stage, the building would likely not have had exposed brick historically. Considering this, the proposal for the modern linings to be replaced like for like allows the appreciation of the traditional finishes to be retained.

Key:

- Modern Lining
- Painted Plaster
- Window & Door Frames / Arch Moulding to be Retained

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1. Ground Floor Existing Wall Conditions

2. First Floor Existing Wall Conditions

3. Second Floor Existing Wall Conditions



Example of modern lining and wallpaper covered plaster from investigation works. Refer to investigation works document for further photos.

4.4 Architrave Finishes



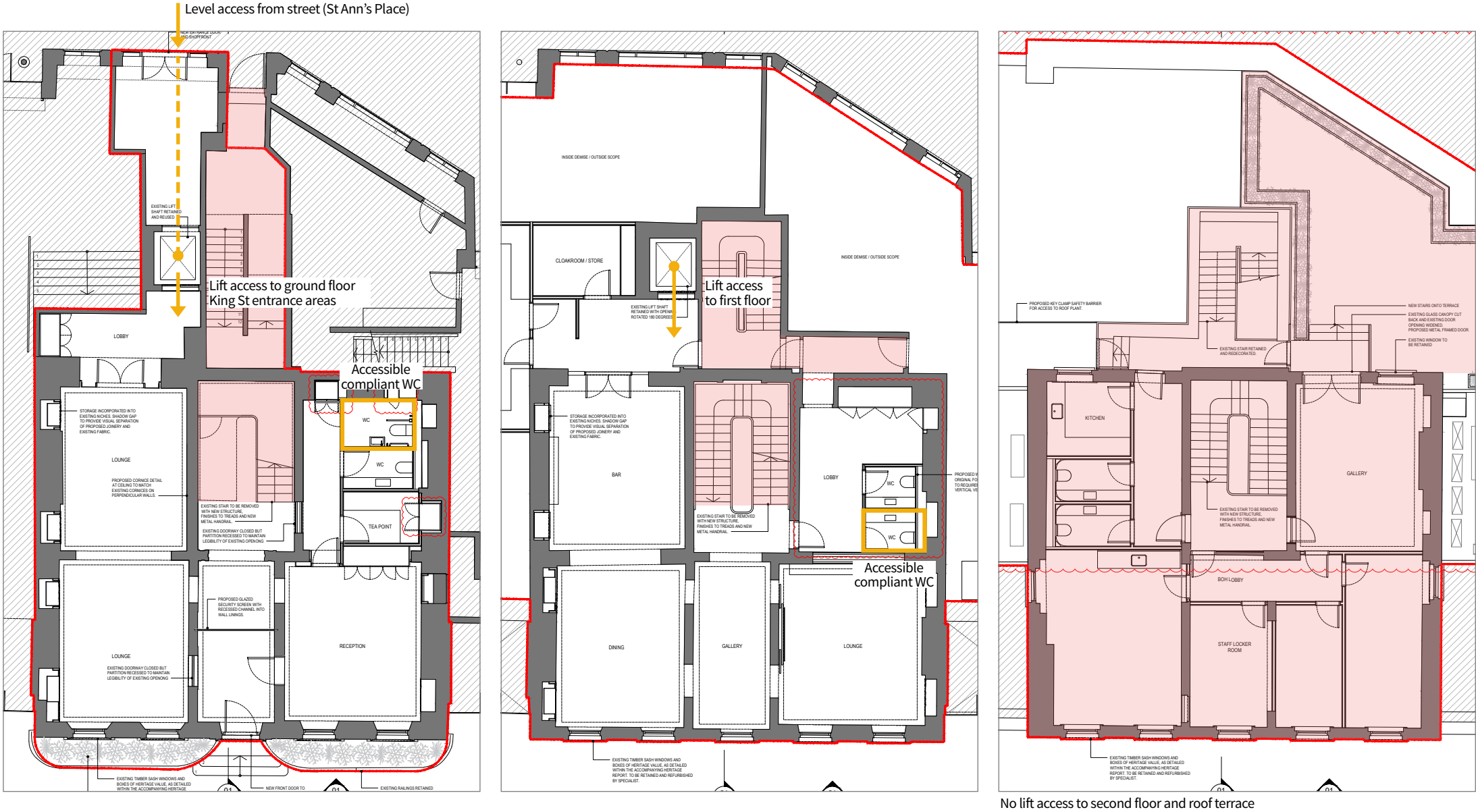
The existing architraves are neither original nor sympathetic to the historic character of the building.

To enhance the historic features of the building a more contemporary metal portal design has been proposed. This will provide a clear differentiation to the original fabric, allowing the historic design features to be celebrated.

The metal floor is to be read in conjunction with the whole portal architrave proposal.

For the architraves we have followed the SPAB philosophy for new interventions to read clearly as such rather than appearing to be an imitation or pastiche as the current modern architraves area. This approach was followed at 58-66 King Street which was welcomed by Manchester City Council.

5.0 Access Statement



Consideration has been made to the guidance set out within Manchester City Council's Local Plan and, specifically, to the following points within policy DM1 referring to Development Management –

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*
- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*

In addition, consideration has been made to the following, and captured within the accompanying Planning Statement –

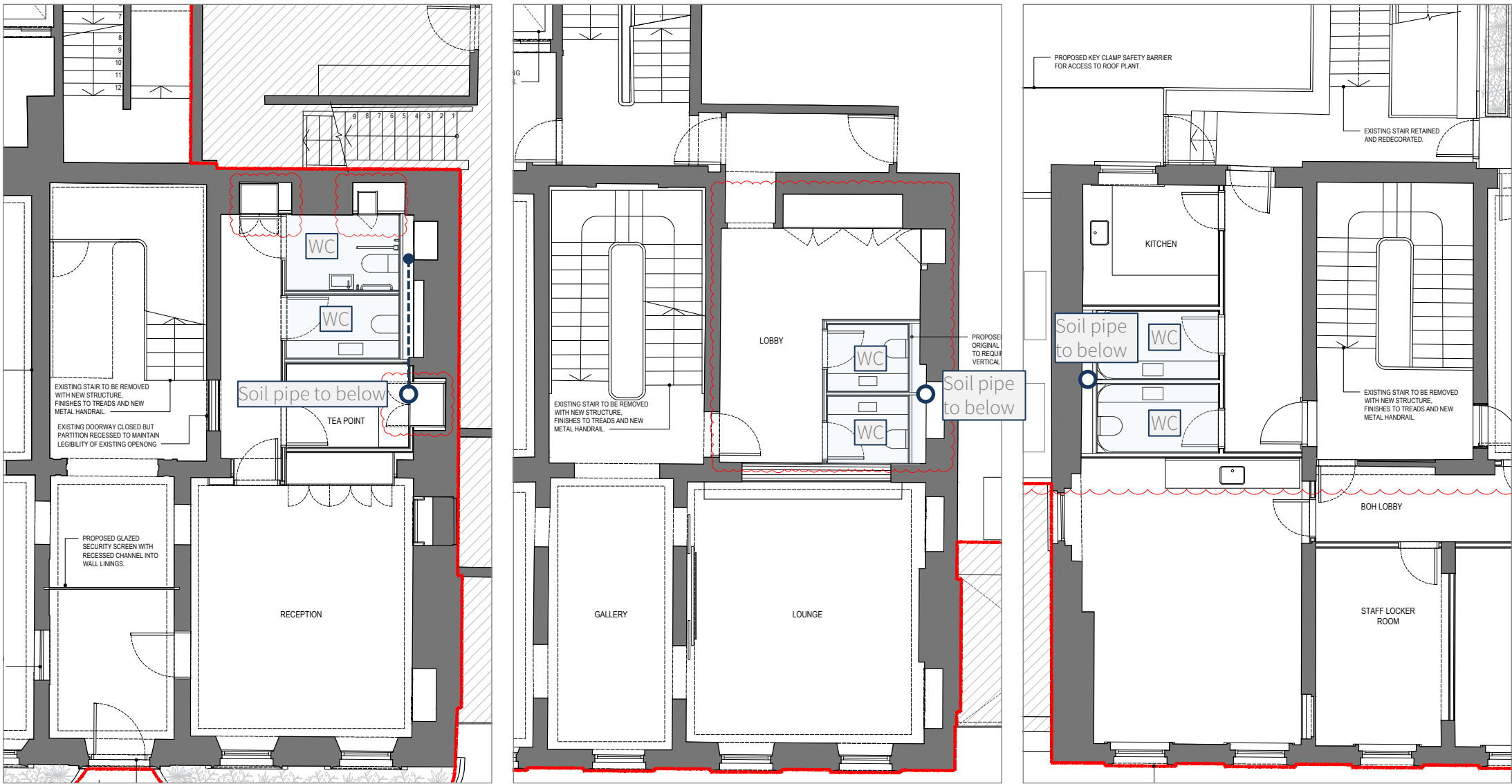
- *CC9/EN3 Design and Heritage*
- *EN1 Design principles and Strategic Character Areas*

Where possible level access is proposed to all areas within the property. This is not possible through the main, front entrance due to the existing steps, although level access is provided through the rear entrance, as per the existing condition.

The existing lift shaft is to be retained and reused, to allow level access to both the ground and first floors. The lift does not currently serve the second floor, which restricts access to this floor.

Provision for accessible WC accommodation has been made within the unit.

6.0 Proposed WC Locations



As part of the proposals, WCs have been proposed on each floor. The location of these facilities on the first floor was queried within the Pre-App engagement as this would not be in line with the historic use of this space.

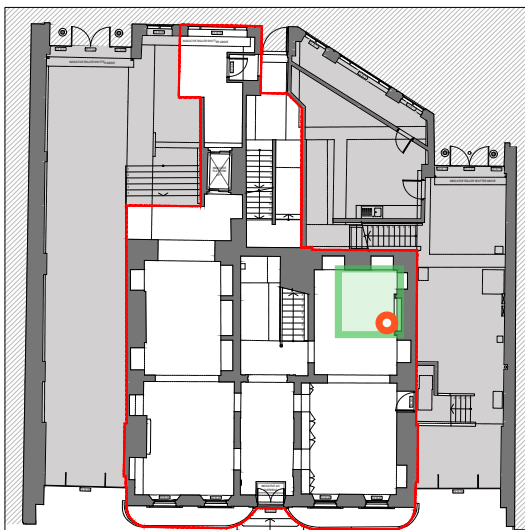
However, the location of the WCs on this floor has been determined by the limited existing drainage infrastructure. Specifically, it is necessary to connect to an existing drainage stack within the basement. In addition, locating the WCs within the historic footprint of the building is necessary, due to the limitation of the demise on the ground and second floors.

Technically, it is imperative that the drainage and vent stack be continuous with minimal offsets, to minimise the risk of blockage. Consideration has been made to minimise the extent of penetrations within the historic fabric by routing the stack within the niches that already exist.

Following comments from the heritage officer on the concern of too many proposed WCs, the proposal has been updated to omit two of the WCs on the second floor. This reduces the number of WCs to the minimum required in accordance with British Standard 6465, to operate the store as a hospitality facility, and ensuring there is still provision for the accessible WCs on ground and first floor level.

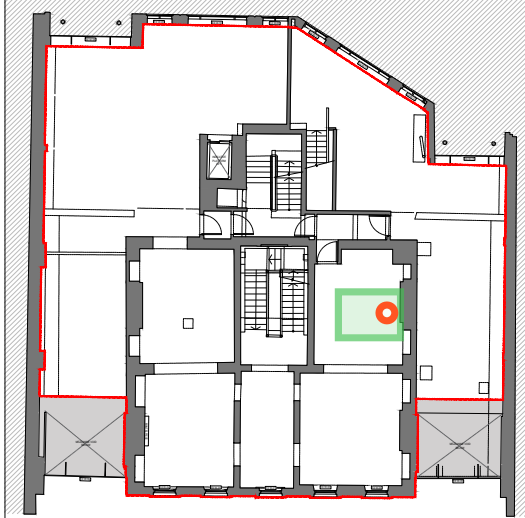
- | | | |
|---|---|---|
| 1 | 2 | 3 |
|---|---|---|
- 1. Proposed Ground Floor Plan WC Location
 - 2. Proposed First Floor Plan WC Location
 - 3. Proposed Second Floor Plan WC Location

6.1 WC Location Options Appraisal

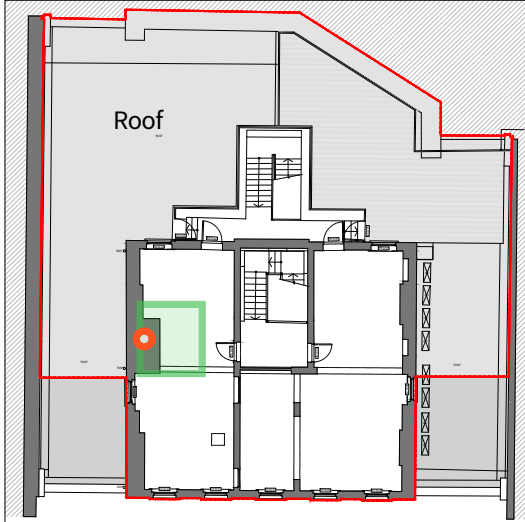


Option A

Ground Floor:
2 WCs to be located on ground floor (one accessible).
There is no suitable location within the modern retail areas at the rear of the ground floor demise for the WCs. The proposed location avoids any of the circulation routes.

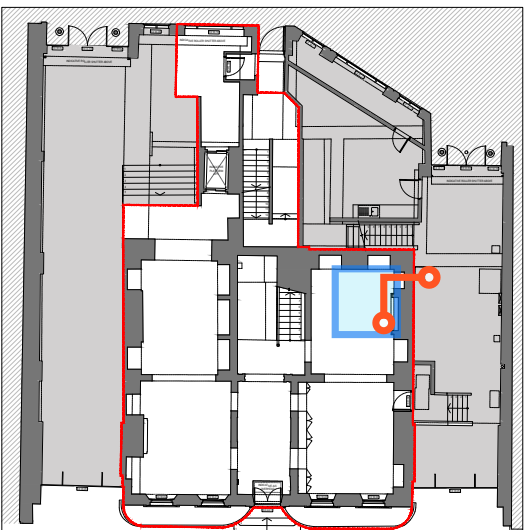


First Floor:
2 WCs to be located on first floor (one accessible).
WCs to be situated above the proposed ground floor location to allow for a continuous drainage and vent stack which penetrates through the modern non-original concrete slab.



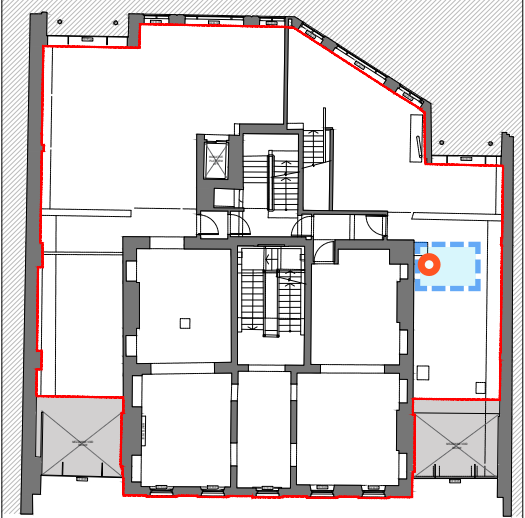
Second Floor:
2 WCs to be located on second floor.
There are no internal areas of the modern retail wings on second floor level. WCs to be situated above the proposed first floor location to allow for a continuous drainage and vent stack which penetrates through the modern non-original concrete slab.

Option A: Entirely within our demise, robust drainage strategy, all drainage works through the non-original slab, so no harm to the historic fabric.

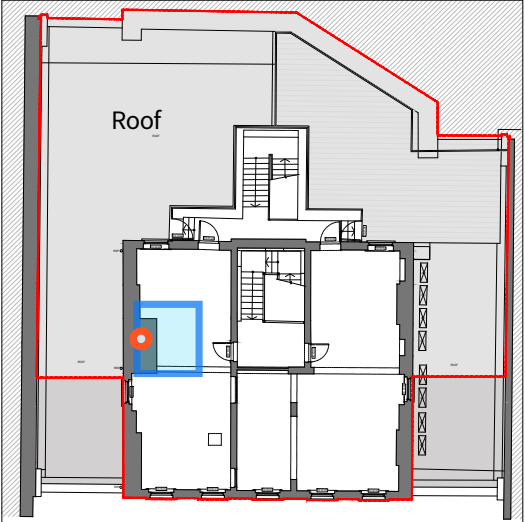


Option B

Ground Floor:
2 WCs to be located on ground floor (one accessible).
There is no suitable location within the modern retail areas at the rear of the ground floor demise for the WCs. The proposed location avoids any of the circulation routes.

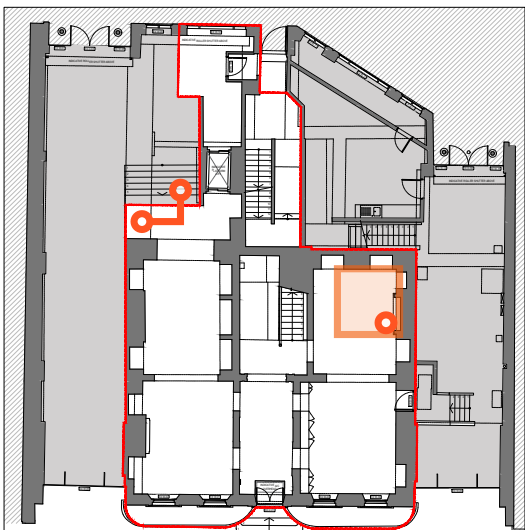


First Floor:
2 WCs to be located on first floor (one accessible). WCs could be situated within the modern retail wing rather than inside the original footprint. This location would sit above an area out of the demise which would mean the drainage **cannot** go through the slab to below. This would require penetrations through the heritage wall fabric for the drainage proposal to connect to the floor below, within the demise. **This is not a viable option as the drainage route would have to run outside of the demise, and would cause adverse harm to the heritage fabric.**



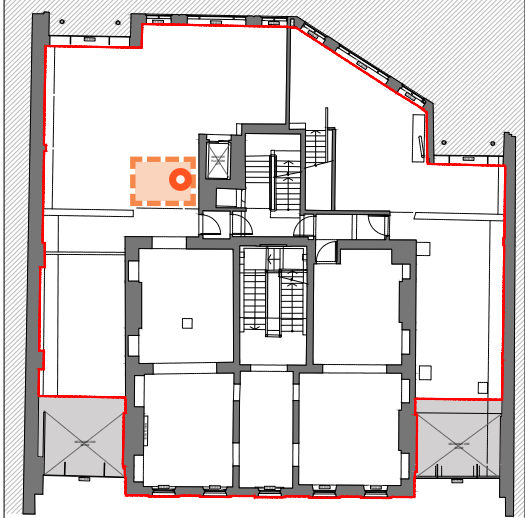
Second Floor:
2 WCs to be located on second floor.
There are no internal areas of the modern retail wings on second floor level. WCs to be situated above the proposed ground floor location to allow for a vertical drainage and vent stack which penetrates through the modern non-original concrete slab.

Option B: This is not a viable option as the drainage route would have to run out of the demise, and cause harm to the historic fabric.

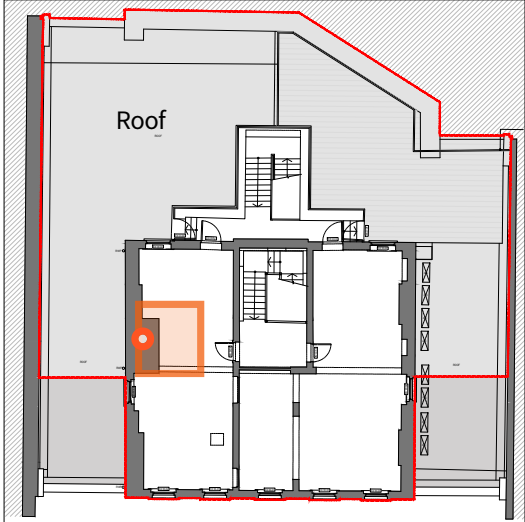


Option C

Ground Floor:
2 WCs to be located on ground floor (one accessible).
There is no suitable location within the modern retail areas at the rear of the ground floor demise for the WCs. The proposed location avoids any of the circulation routes.

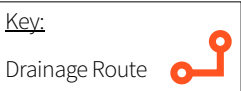


First Floor:
2 WCs to be located on first floor (one accessible). WCs could be situated within the modern retail wing rather than inside the original footprint. This location would sit above an area out of the demise which would mean the drainage **cannot** go through the slab to below. This would require penetrations through the heritage wall fabric for the drainage proposal to connect to the floor below, within the demise. **This is not a viable option as the drainage route would have to run outside of the demise, and would cause adverse harm to the heritage fabric.**

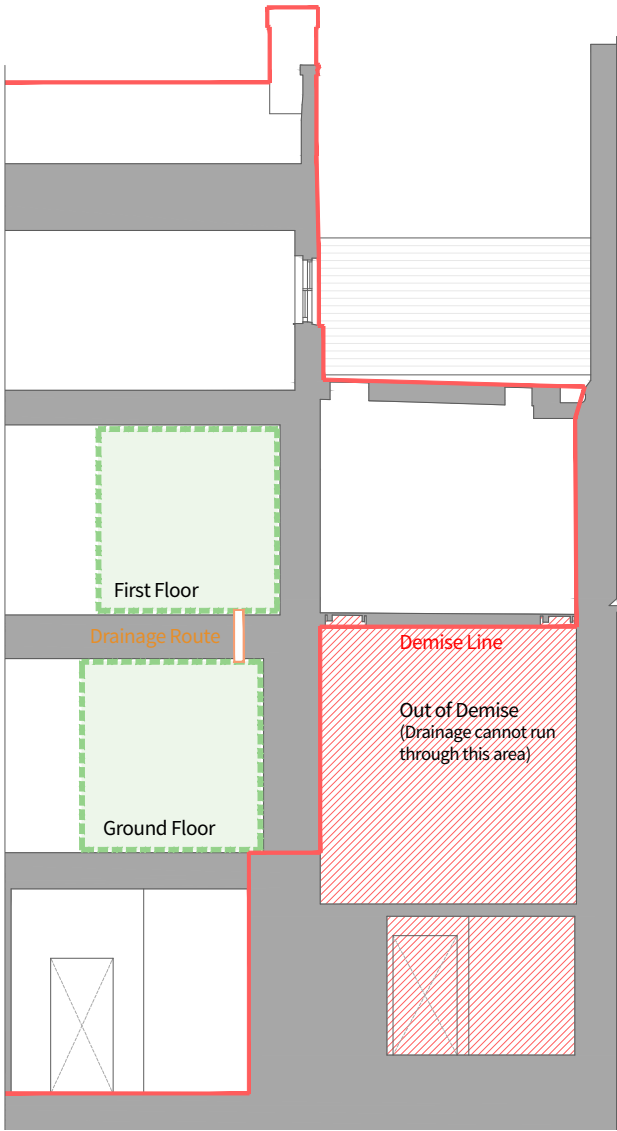


Second Floor:
2 WCs to be located on second floor.
There are no internal areas of the modern retail wings on second floor level. WCs to be situated above the proposed first floor drainage location to allow for a vertical drainage and vent stack which penetrates through the modern non-original concrete slab.

Option C: This is not a viable option as the drainage route would have to run out of the demise, and cause harm to the historic fabric.



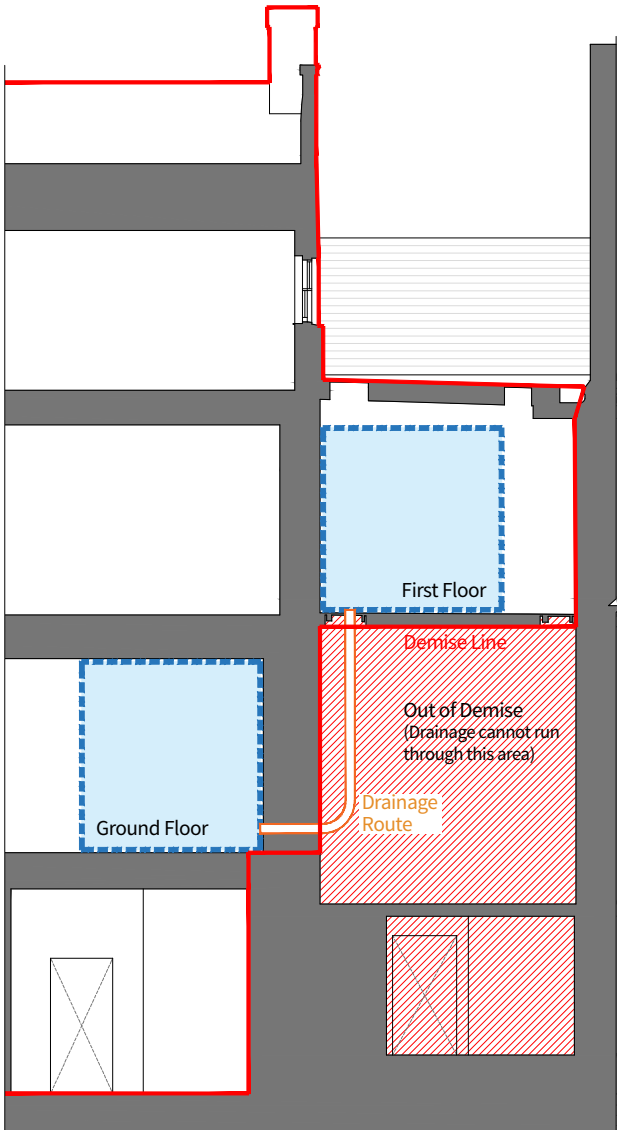
6.1 WC Location Options Appraisal



Option A 

First Floor WCs to be situated above the proposed ground floor location to allow for a continuous drainage and vent stack which penetrates through the modern non-original concrete slab.

Option A: Entirely within our demise, robust drainage strategy, all drainage works through the non-original slab, so no harm to the historic fabric.



Option B 

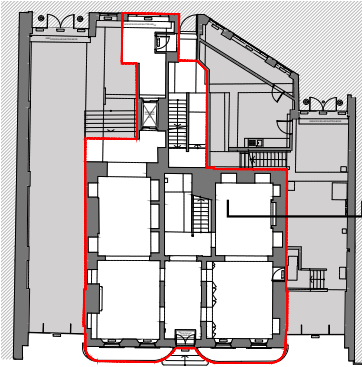
First Floor WCs could be situated within the modern retail wing rather than inside the original footprint. This location would sit above an area out of the demise which would mean the drainage **cannot** go through the slab to below. This would require penetrations through the heritage wall fabric for the drainage proposal to connect to the floor below, within the demise. **This is not a viable option as the drainage route would have to run outside of the demise, and would cause adverse harm to the heritage fabric.**

This constraint is also the same for **Option C.**

Option B + C: These are not a viable options as the drainage route would have to run out of the demise, and cause harm to the historic fabric.

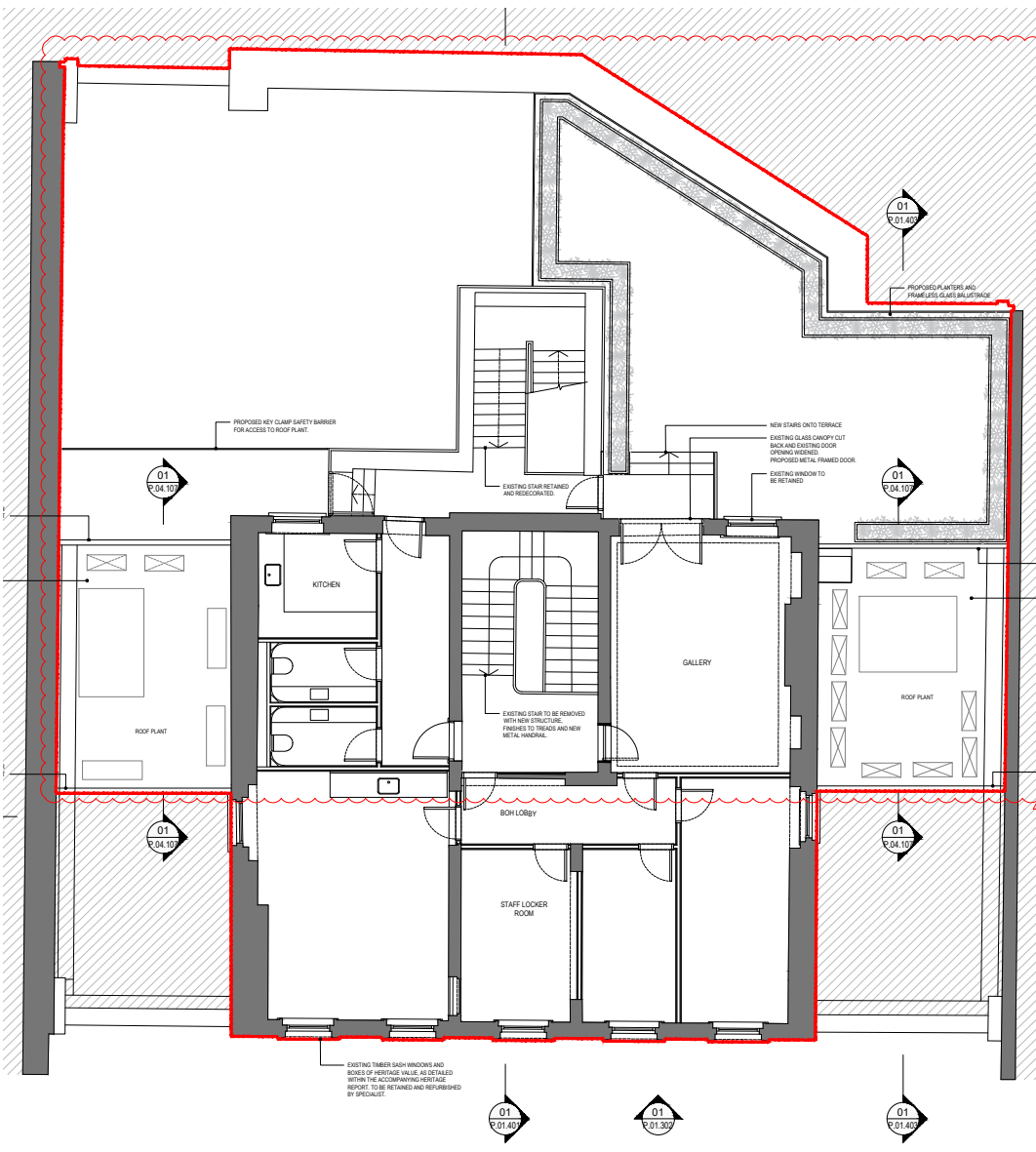
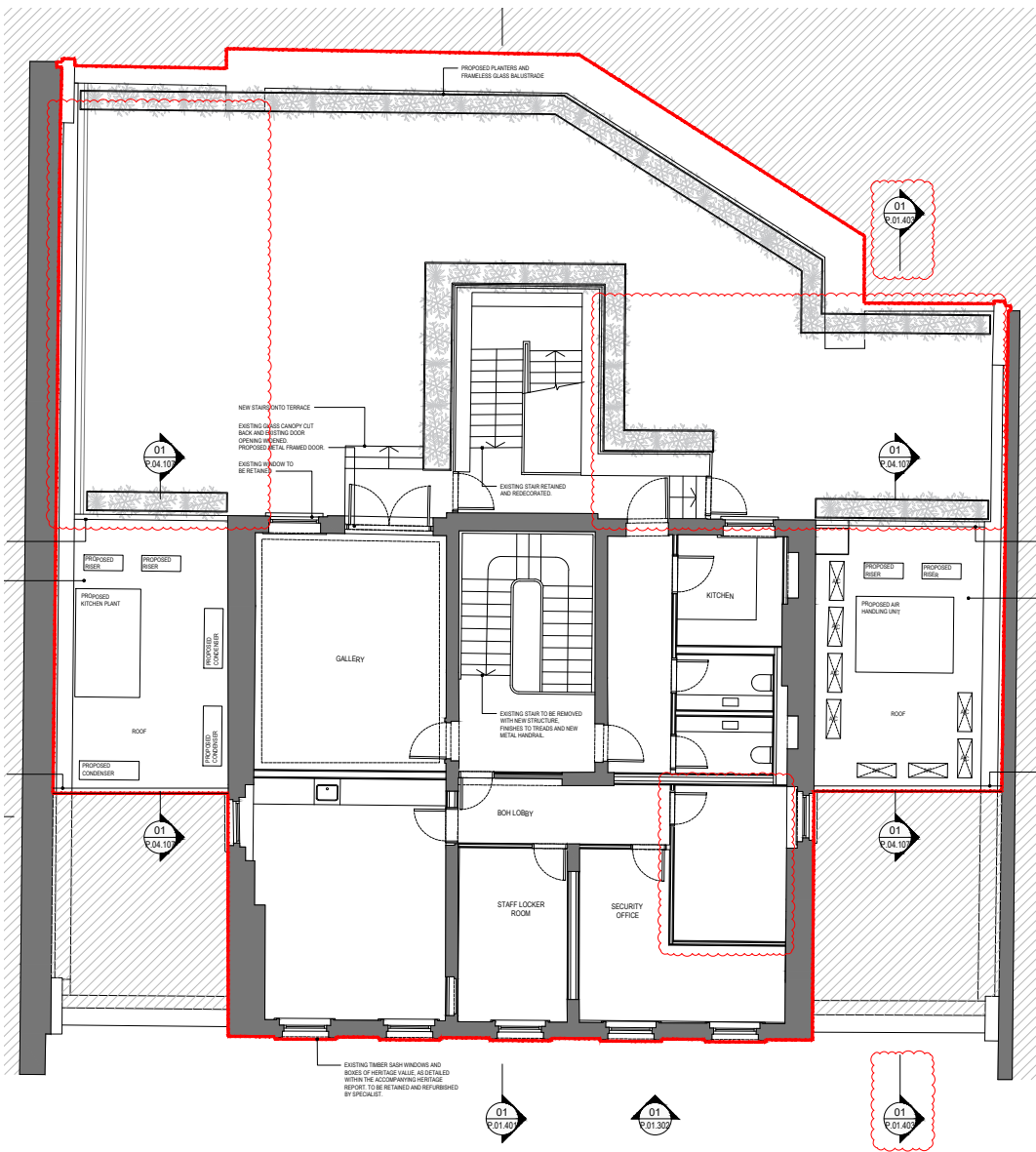
Due to the delineation of the building into three retail units, the demise line for this proposal (shown in red) does not include the ground floor modern retail wing. This means that any rooms located within the modern retail wings of the first floor cannot penetrate through the slab below into the demise of another unit.

The section sketches opposite explain the options reviewed and the constraints faced with locating the proposed the WCs above an area which is out of the demise.



Section Cut Ground Floor

7.0 Scheme Changes



The approved design for the second floor included a proposed new roof terrace spanning the width of the rear roof with access from new proposed doors on the north west side of the building.

Due to changes requested by the client, the new proposal uses only the footprint of the existing decked portion of the roof (the north east side) for the new terrace. This will include new timber floor finishes and frameless glass balustrade.

The existing glass canopy is proposed to be cut back and existing door opening widened as previously proposed, but location swapped to the opposite side (east side) of the rear façade.

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1. Approved Scheme Second Floor Plan

2. Proposed Scheme Second Floor Plan

Mark Pinney Associates