November 2023

Design and Access Statement

35 King Street, Manchester

Application for:

Planning Permission and Listed Building Consent for the Creation of 3 Separate Retail Units through a Series of Internal Works, External Alterations to the Front Elevation and Associated Works

Application by: Strathclyde Pension Fund c/o DTZ Investors

CONTENTS

1 Introduction

a) Introduction
b) Design and Access Statement Requirements
c) Summary of the Proposal
d) Supporting Information

2 Appraising the Context

a) The Application Site
b) The Surrounding Context
c) The Accessibility of the Site
d) Relevant Planning History

3 Design Principles & Concepts Applied to the Proposed Development

a) Amount
b) Use
c) Layout
d) Appearance
e) Scale
f) Public Realm and Landscaping

4 Access Considerations

a) Access Policies
b) Consultation
c) Accessibility
d) Car Parking
e) Access for Emergency Services

5 Summary and Conclusion

1.0 Introduction

a) Introduction

1.1 This Design and Access Statement has been prepared by Savills (UK) Limited on behalf of Strathclyde Pension Fund c/o DTZ Investors in relation to an application for planning permission and Listed Building Consent at 35 King Street in Manchester.

b) Design and Access Statement Requirements

1.2 The Design and Access element of this Statement is submitted in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 ('The Order') and the National Planning Practice Guidance ('PPG'). Part (3) of The Order and Paragraph: 031 Reference ID: 14-031-20140306 of PPG section titled 'Validation requirements' confirm the information that should be included within a Design and Access Statement.

1.3 A Design and Access Statement should only be consider the following two key questions:

1. Is the proposal of a good design standard?
2. Is the development accessible?

1.4 To meet the requirements of the Order and PPG and to answer the two questions, this Statement is structured as follows:

1. Provides a summary of the proposal

2. Confirms the supporting information submitted with the application

3. Appraises the context of the site, namely:

a. The application site
b. The surrounding context
c. The accessibility of the site
d. The relevant planning history

4. Explains the design principles and concepts that have been applied to the development and how the design takes into account of the context of the site, in particular:

a. Amount of floorspace
b. Use of floorspace
c. Layout
d. Appearance
e. Scale
f. Public realm and landscaping

5. Considers all matters relevant to access, namely:

a. Access Policies and how these have been taken into account
b. Consultations that have been taken into account in relation to access
c. Accessibility
d. Car Parking
e. Servicing
f. Access for Emergency Services

c) Summary of the Proposal

1.5 The applications propose to bring prominent floorspace within Manchester City Centre back into beneficial use by introducing new retailers into the City Centre, that will substantially contribute to the overall vitality and viability of King Street.

1.6 The proposal seeks for the creation of 3 separate retail units through undertaking a series of internal works, external alterations to the front elevation and associated works. The application is simply required to allow the landlord to undertake enabling works to create separate retail units for the incoming tenants. A further application for Planning Permission and Listed Building Consent will be submitted in due course on behalf of the Tenant, which will relate to the more specific fit-out proposals.

d) Supporting Information

1.7 This Statement forms part of a wider suite of application documents produced by the professional project team. The wider application suite has informed the design and access matters relevant to the development.

1.8 The complete list of documents submitted with the application are:

1. Drawings produced by Cushman and Wakefield
2. Planning Statement, produced by Savills
3. Heritage Statement, prepared by Donald Insall Associates

2.0 Appraising the Context

a) The Application Site and its Surroundings

2.1 The Site is 35 King Street in Manchester City Centre. The precise boundary of the Site is shown on the Site Location Plan submitted as part of the drawing pack.

2.2 The Site is located on the pedestrianised retail area of King Street in the centre of Manchester. The property is located on the north side of King Street near both the corner with Cross Street, and the walkway through to St Ann's Square. King Street is renowned for its exclusive retail and food beverage offering. In recent years however, the area has experienced an increase incidence of vacant units. The surrounding area consists of a mix of retail, food and beverage and residential uses.

2.3 The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation from 2010 until 2020. The building has been vacant since 2020. The floorspace at the application site can therefore be characterized as long-term vacant floorspace within the City Centre in a prominent location that does not contribute to its vitality and viability.

2.4 The property comprises a Grade II Listed Building arranged over four floors (English Heritage number: 1282985). The listing was down graded from II* in the 1990's given the lack of surviving interior elements. The Site is also located within the St Ann's Conservation Area.

2.5 The Site is located within Flood Zone 1, which means that it has a low probability of flooding from rivers and the sea. There are no Public Rights of Way affected by the proposal.

b) The Accessibility of the Site

2.6 Given the application site's City Centre location, it is highly sustainable in terms of its proximity to local amenities. The application site is located within the heart of Manchester City Centre, and is immediately surrounded by a range of employment uses, shops, restaurants and cafes; all of which are within easy walking distance of the site. The site comprises an incredibly accessible location in immediate proximity to existing services, amenities, transport nodes and employment.

2.7 Given the Site's accessible location, it is well-located to utilise existing infrastructure and promote active travel between surrounding commercial, community, civic and residential areas within the City Centre. This includes high quality pedestrian infrastructure within the City Centre that connects all existing uses, and cycling infrastructure including on-road cycling infrastructure in close proximity to the Site.

c) Relevant Planning History

2.8 The application site has a fairly detailed planning history, which is set out in full on Page 38 of the associated Heritage Statement. The majority of the planning history for the building comprises applications for signage, external alterations and internal reconfiguration. In terms of the most recent planning history, a series of applications were approved in 2011 to allow occupation by Jack Wills:

- 094440/LO/2010/C1 (Approved 2nd February 2011) – Listed Building Consent for internal and external alterations including removal of metal columns, fenestration amendments to King St and St Ann's Churchyard elevations, removal of handrail to King Street entrance and installation of signage
- 094402/AO/2010/C1 (Approved 2nd February 2011) – Retrospective application for installation of signage to King Street and St Ann's churchyard elevations – pin mounted letters, brass plaque, projecting sign, glazing signage
- 094661/FO/2010/C1 (Approved 2nd February 2011) – External alterations including removal of metal columns and fenestration amendments to King Street and St Ann's churchyard elevations and removal of handrail to King Street elevation

3.0 Design Principles and Concepts

3.1 The design and layout details of the proposal are set out on the drawings that accompany the application.

3.2 The development is of a good standard of design that preserves the Listed Building. As described above, the works proposed as part of this application are minor and almost wholly located in the modern retail service wings of the building. The proposals are predominantly internal and will not have an impact on the Conservation Area, or the significance of the Listed Building.

a) Amount of Floorspace

3.3 The application site comprises an area of circa 445 sq.m. No new floorspace is proposed as part of the application.

b) Use

3.4 The application site is currently vacant. The application site falls within Use Class E.

c) Layout

3.5 The proposed design relating to the internal works are detailed on the Proposed Floor Plans, included as part of the drawing pack submitted with the application. The works are summarised below:

- Strip out of the existing lightweight partitions to the ground floor;
- Removal of steel staircase from Unit 3 from ground floor to first floor;
- Cut out of floor to Unit 1 for the provision of staircase between basement and ground floor;
- Installation of blockwork walls to separate the three demises;
- Infill of concrete floor at first floor level following removal of staircase;
- Installation of two glazed door sets to Units 1 & 3;
- New electrical supply to Unit 1 and new water supply to all units;
- Extension of existing soil pipes from basement of Unit 3 to provide pop ups to facilitate future fit outs to Units 1 & 2;
- Strip out of existing M&E installations to Units 1 & 3; and
- New fire alarm and basic lighting to Units 1 & 3.

d) Appearance

3.6 In the main the appearance of the building at the Site will remain unaltered save for the installation of two new glazed doors to Units 1 and 3.

e) Scale

3.7 The proposed development is the refurbishment of an existing and established building. Scale is not a consideration that is relevant to the proposal.

f) Landscaping

3.8 No landscaping is proposed as the proposal relates exclusively to the refurbishment of an existing building.

4.0 Access

4.1 The site is in a central location within Manchester City Centre that is well connected to the surrounding area bya range of modes of transport as set out above.

a. Access Policies and how these have been taken into account

4.2 The development plan for Manchester relevant to the determination of this proposal is the Core Strategy Development Plan Document 2012 (the '**Core Strategy'**)

4.3 The relevant access policy is Policy T1

b. Accessibility

4.4 Accessibility is covered at Paragraphs 2.6 – 2.7 above. The site is accessible by a range of modes of sustainable transport.

c. Car Parking

4.5 No car parking is proposed as part of the application, but if users choose to travel by car, there are a number of car parks located within the vicinity of the Site.

d. Access for Emergency Services

4.6 The development proposals have been designed to permit unimpeded access for the emergency services.

5.0 Summary and Conclusions

5.1 This Design and Access Statement illustrates the key principles and concepts that have informed the layout and design of the development proposed at the application site.

5.2 This Statement demonstrates that the principles of inclusive design and access for all people have been considered from the outset and have informed the development process.

5.3 Accordingly, we conclude that:

1. The scheme is of a good design quality and consistent with established context; and
2. The development is accessible.

5.4 Planning permission should therefore be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 to enable the beneficial sustainable development of the site.