Documentation

for

Planning Submission

Landlord Enabling Works

at

35 King Street, Manchester, M2 7AT

September 2023

Cushman and Wakefield LLP
No. 1 Marsden Street
MANCHESTER M2 1HW

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SECTION 1: PROJECT INTRODUCTION



1. Introduction to Project

35 King Street is a four-storey 18th Century Town House, which is Grade II listed, and has a modern framed extensions to either side and to the rear. The original house is traditional masonry construction with brick facade to the front and duo pitched slate roofs above, with a low parapet to lead lined gutters. There are timber sash windows to the front elevation with stone surrounds and sills. The central front door is approached up four stone steps and has a stone surround with simple pediment above, supported by scrolled brackets. To either side of the main entrance are iron railings above a painted stone plinth.

There is a modern metal capping extending from the stone plinth to the brickwork, which is assumed to be covering former basement lights. The extension is three storey and has modern full height glazed facade, concrete floors, and a flat roof with a profile metal roof cladding. A section of the roof to the rear has been enclosed within a steel and glazed guard rail and timber decking installed to the surface. The rear elevation is of modern appearance, dating from circa 1990s. It consists of stretch bond brickwork consisting of two courses of orange brickwork alternating with single courses of blue brickwork with local bands of buff colour smooth faced sandstone. They elevation is perforated by colour coated metal framed infill panelling and areas of glass panelling. The elevation includes glass doors.

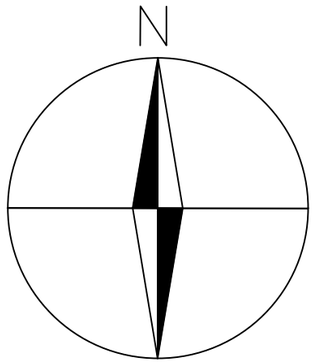
The proposed Landlord works aim to form three separate retail units 1, 2 & 3. Unit 1 will be on the left-hand side of the building as viewed from King Street and take up part of the basement and ground floor level. Unit 2 will comprise of the Grade II listed town house, the first floor including extension areas and roof areas. Unit 3 will mirror Unit 1 taking up the right-hand side of the building comprising of part of the basement and ground floor as shown on drawings. Each unit will have individual electricity and water supplies. Units 1 & 3 will have existing M&E installations stripped out and left as shell with basic lighting and fire alarm as part of these proposed works. Unit 2 as detailed above will be undergoing an incoming tenants fit out which will be subject to a separate planning application. Units 1 & 3 will have double door sets fitted to the King Street elevation set within the existing glazed curtain walling. There are no planned demolition works to the first and second floors.

In summary the works will include:

- Strip out 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.
- 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 existing M&E installations to Units 1 & 3.
- New fire alarm and basic lighting to Units 1 & 3

SECTION 2: Planning Drawings





Site Plan

(Scale 1:500)



Scale

1:100

Notes

Rev	Description	Date	Drawn

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Project & Development Services
North West

No. 1 Marsden Street
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Tel: +44 (0) 161 236 9595
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Client:

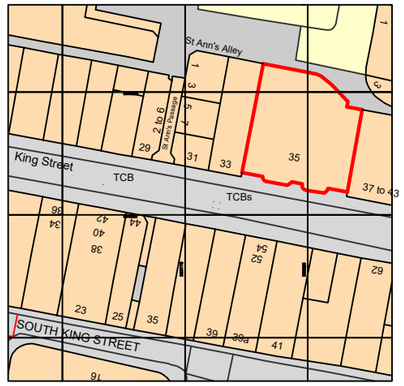
Project: 35 King Street - Enabling Works

Drawing: Site Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P01 Revision:



N

0 1 2 3 4 5

Site Location Plan
(Scale 1:1250)

Scale
1:100

Notes

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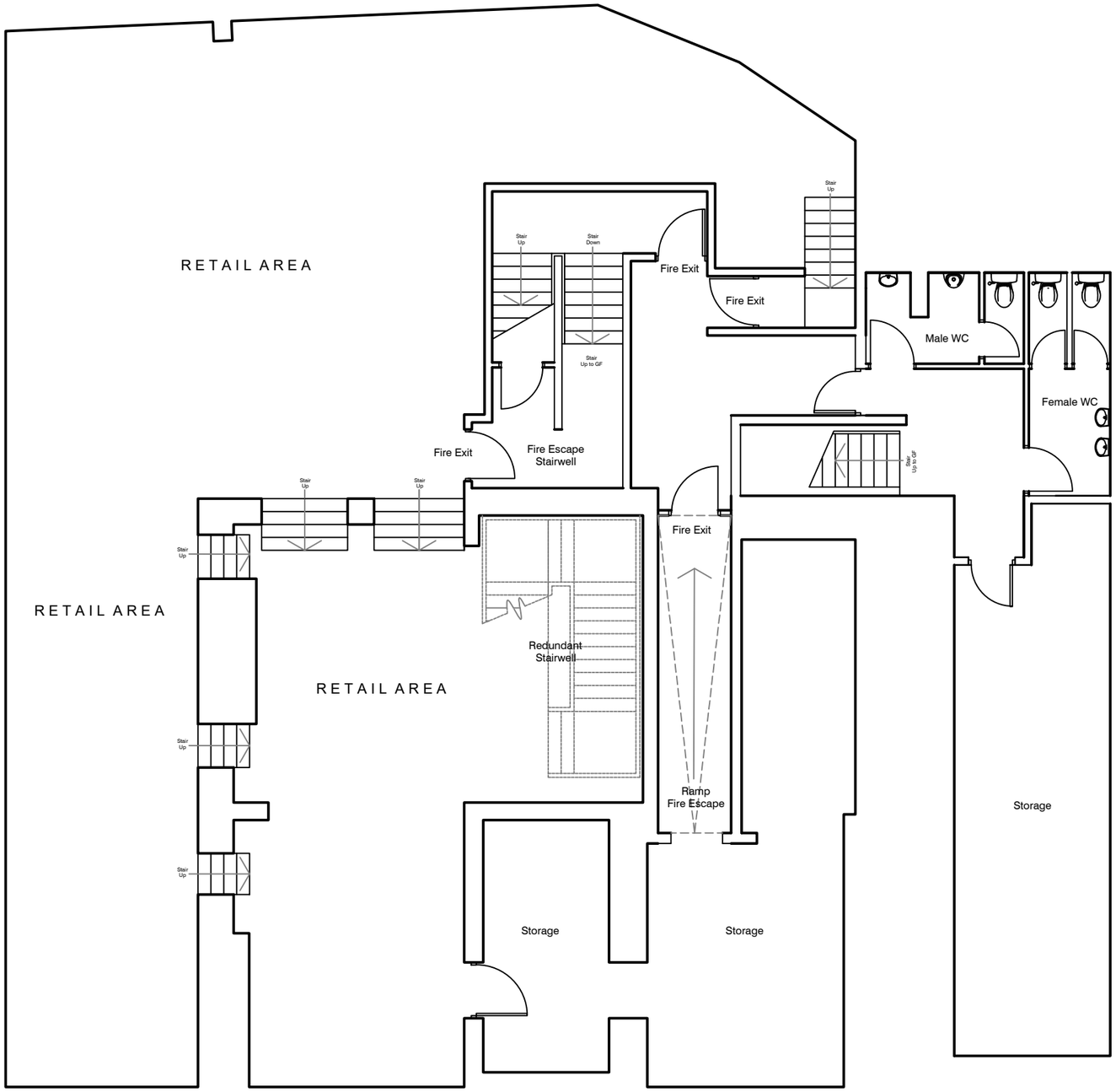
Project: 35 King Street - Enabling Works

Drawing: Site Location Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P02 Revision:



Existing Basement Layout Plan

(Scale 1:100)

Notes

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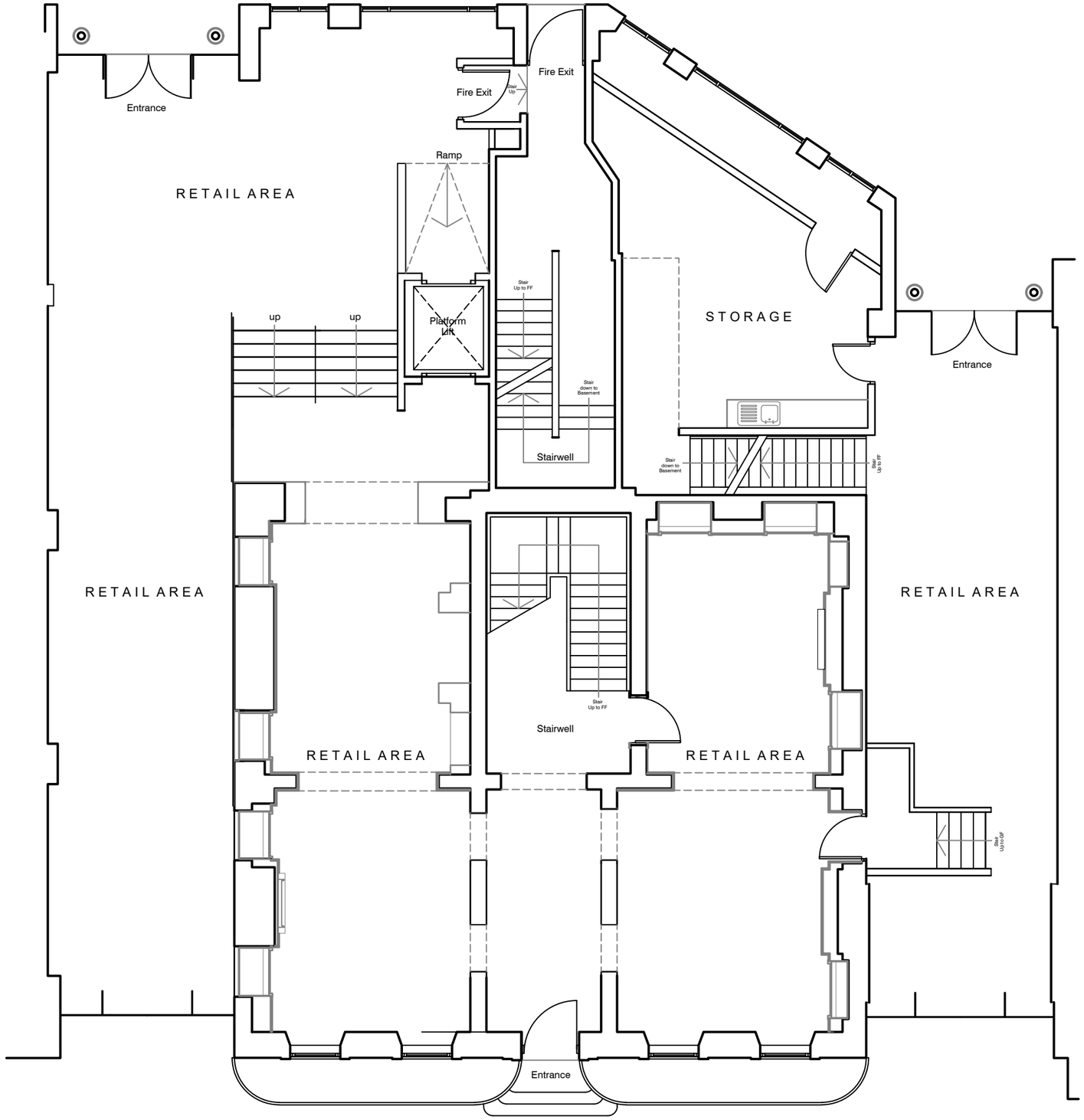
Project: 35 King Street - Enabling Works

Drawing: Existing Basement Layout Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P03 Revision:



Existing Ground Floor Layout Plan

(Scale 1:100)

Notes

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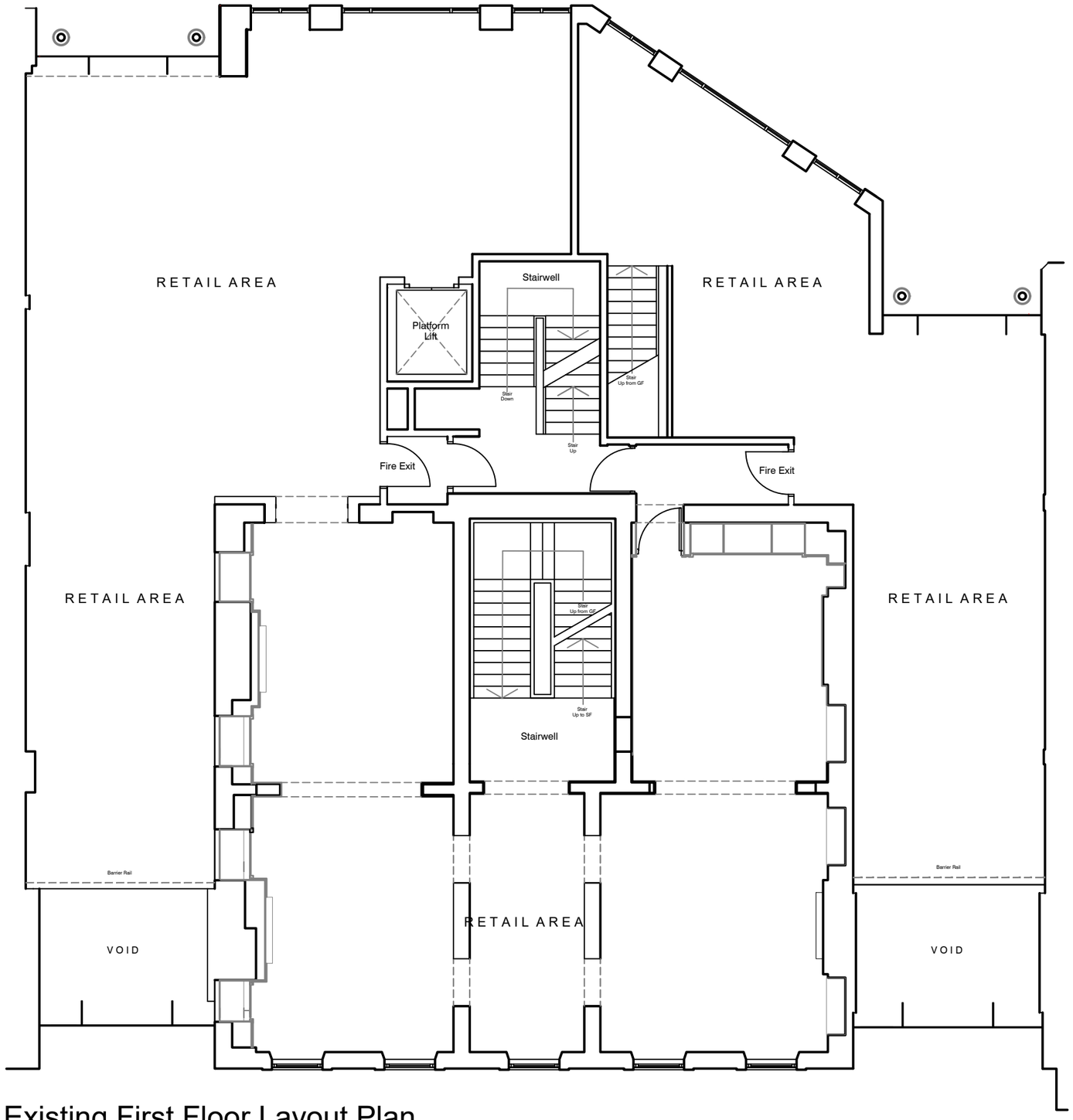
Project: 35 King Street - Enabling Works

Drawing: Existing Ground Floor Layout Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P04 Revision:



Existing First Floor Layout Plan

(Scale 1:100)

Notes

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Client:

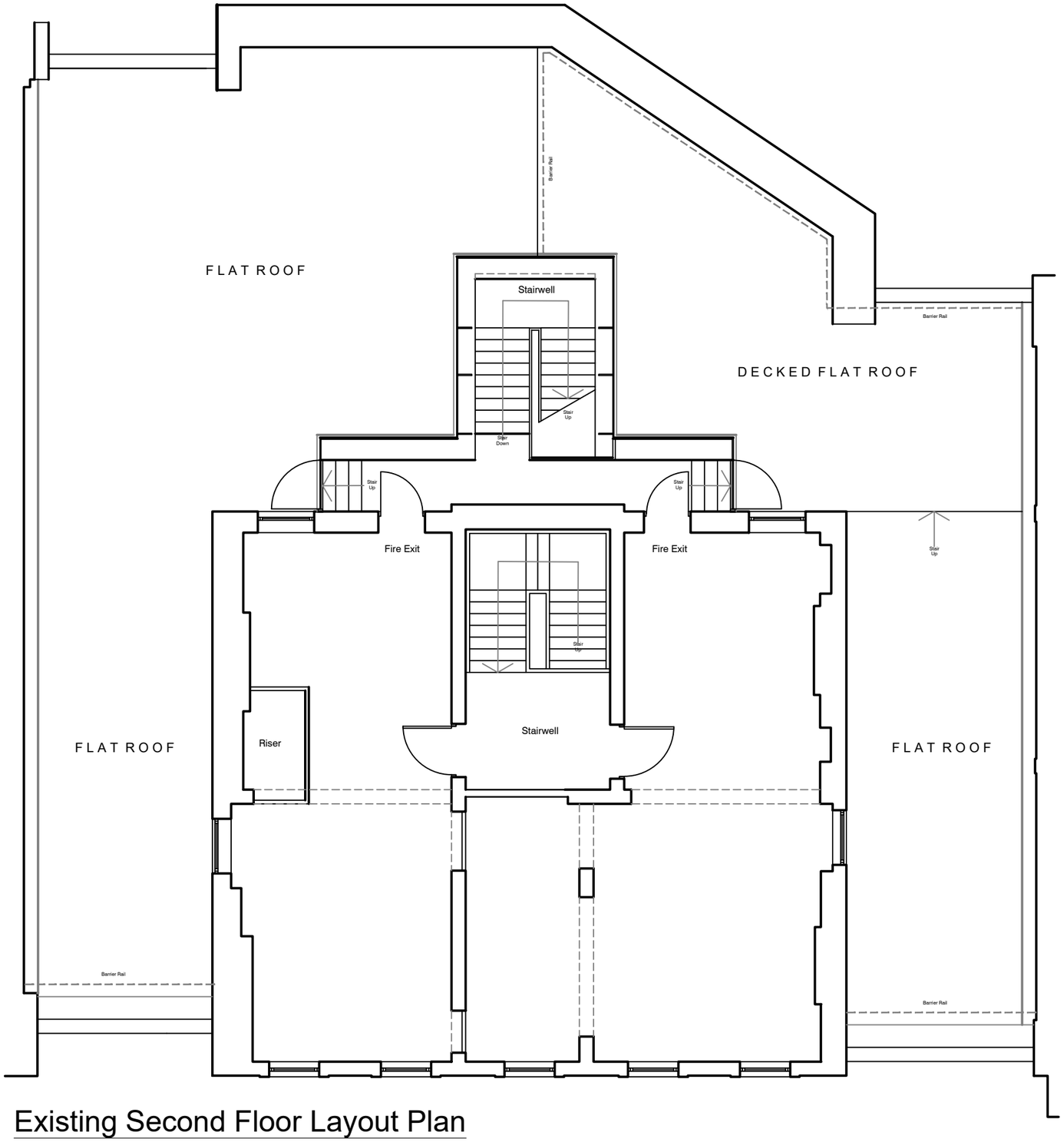
Project: 35 King Street - Enabling Works

Drawing: Existing First Floor Layout Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P05 Revision:



Existing Second Floor Layout Plan

(Scale 1:100)

Notes

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Client:

Project: 35 King Street - Enabling Works

Drawing: Existing Second Floor Layout Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P06 Revision:



Existing Front Elevation

(Scale 1:100)

Notes

Rev	Description	Date	Drawn

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Project: 35 King Street - Enabling Works

Drawing: Existing Front Elevation

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P07 Revision:



Existing Rear Elevation

(Scale 1:100)

Notes

Rev	Description	Date	Drawn

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Client:

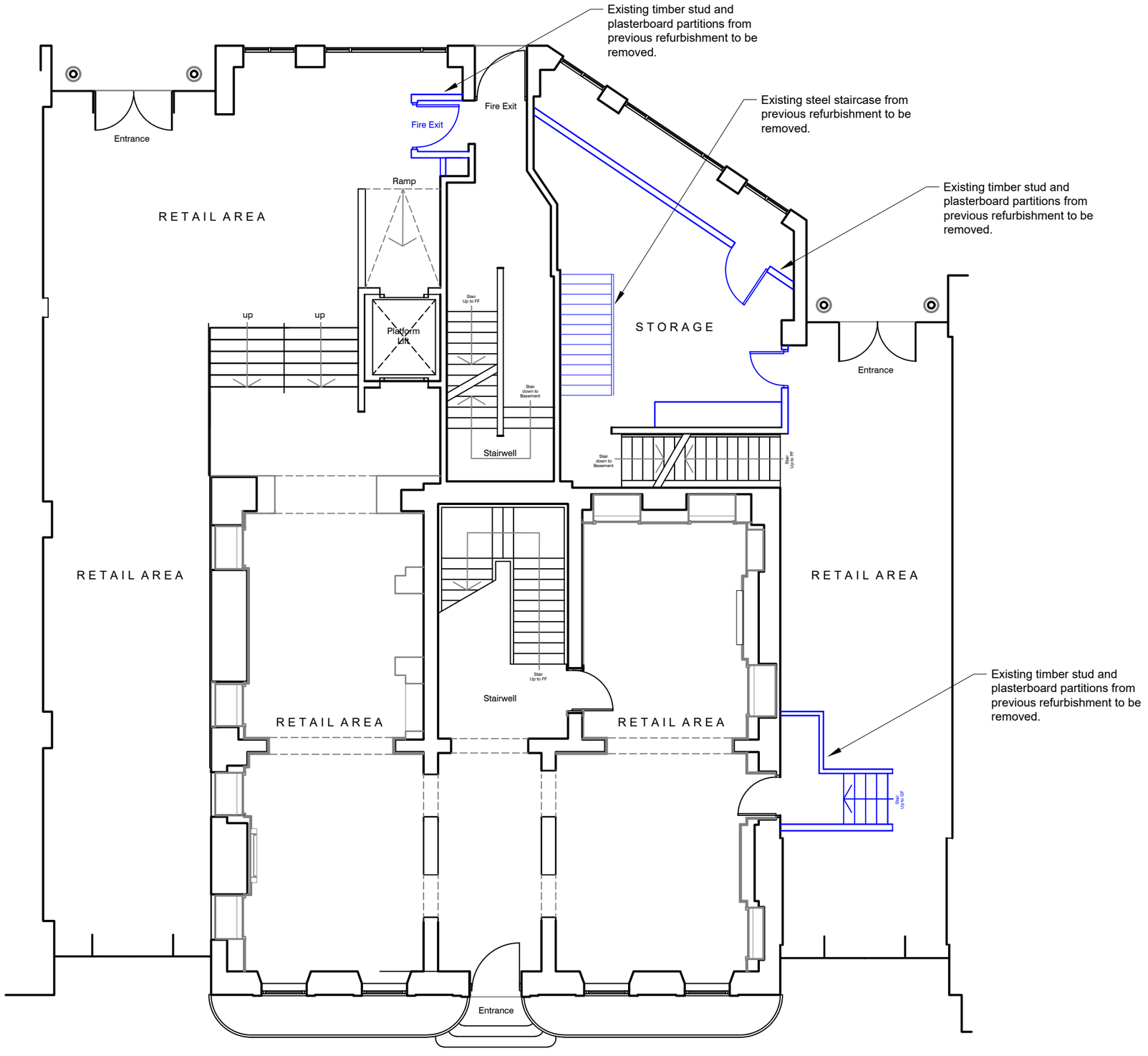
Project: 35 King Street - Enabling Works

Drawing: Existing Rear Elevation

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P08 Revision:



Ground Floor Demolition Plan

(Scale 1:100)

Notes

Denotes Demolition Works

Rev	Description	Date	Drawn

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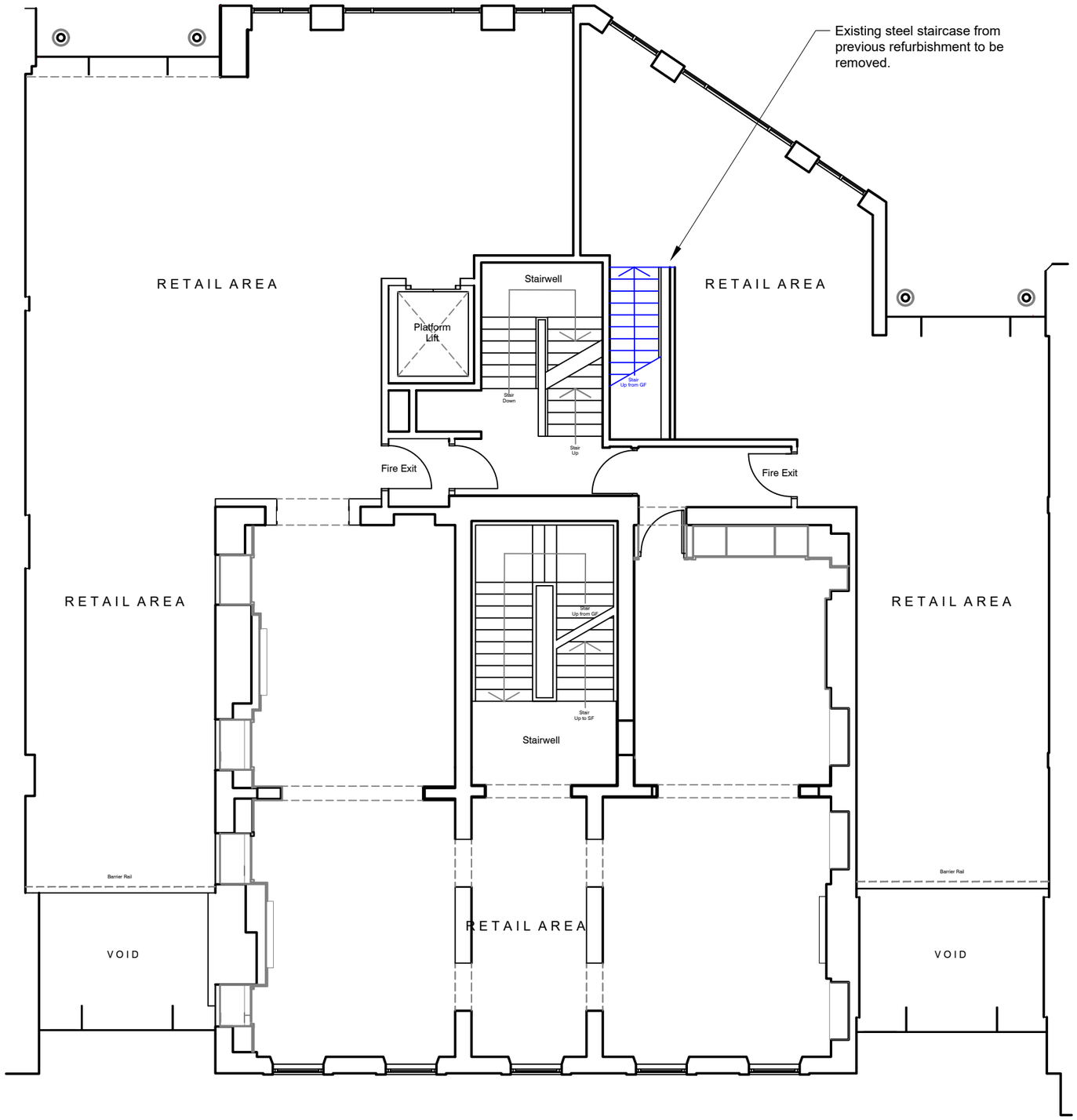
Project: 35 King Street - Enabling Works

Drawing: Ground Floor Demolition Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P09 Revision:



First Floor Demolition Plan

(Scale 1:100)

Notes

Denotes Demolition Works

Rev	Description	Date	Drawn

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Client:

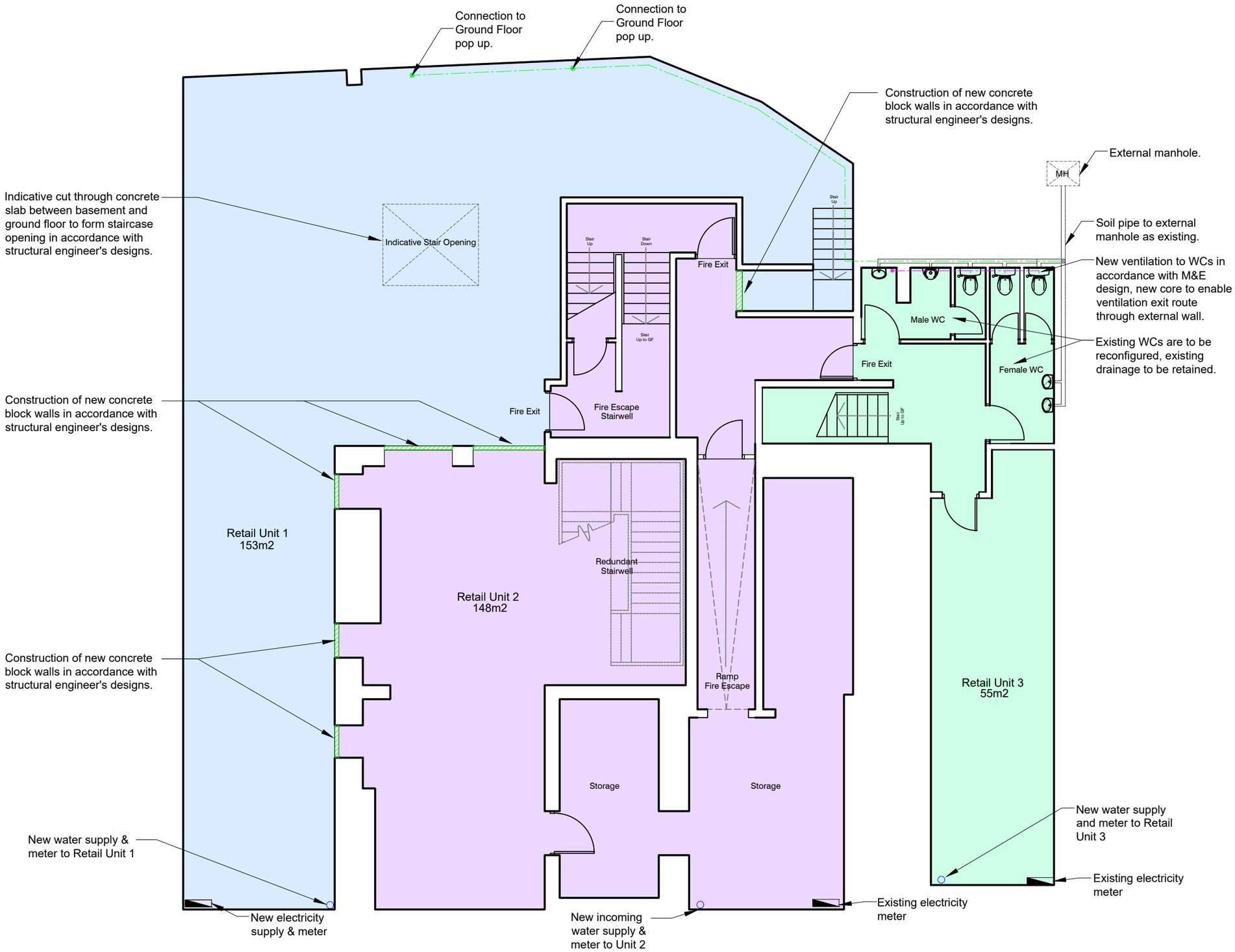
Project: 35 King Street - Enabling Works

Drawing: First Floor Demolition Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P10 Revision:



Proposed Basement Layout Plan

(Scale 1:100)

Notes

- Denotes New Works
- Denotes New Water & Waste Supply
- Proposed New Retail Unit 1
- Proposed New Retail Unit 2
- Proposed New Retail Unit 3

Rev	Description	Date	Drawn

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Client:

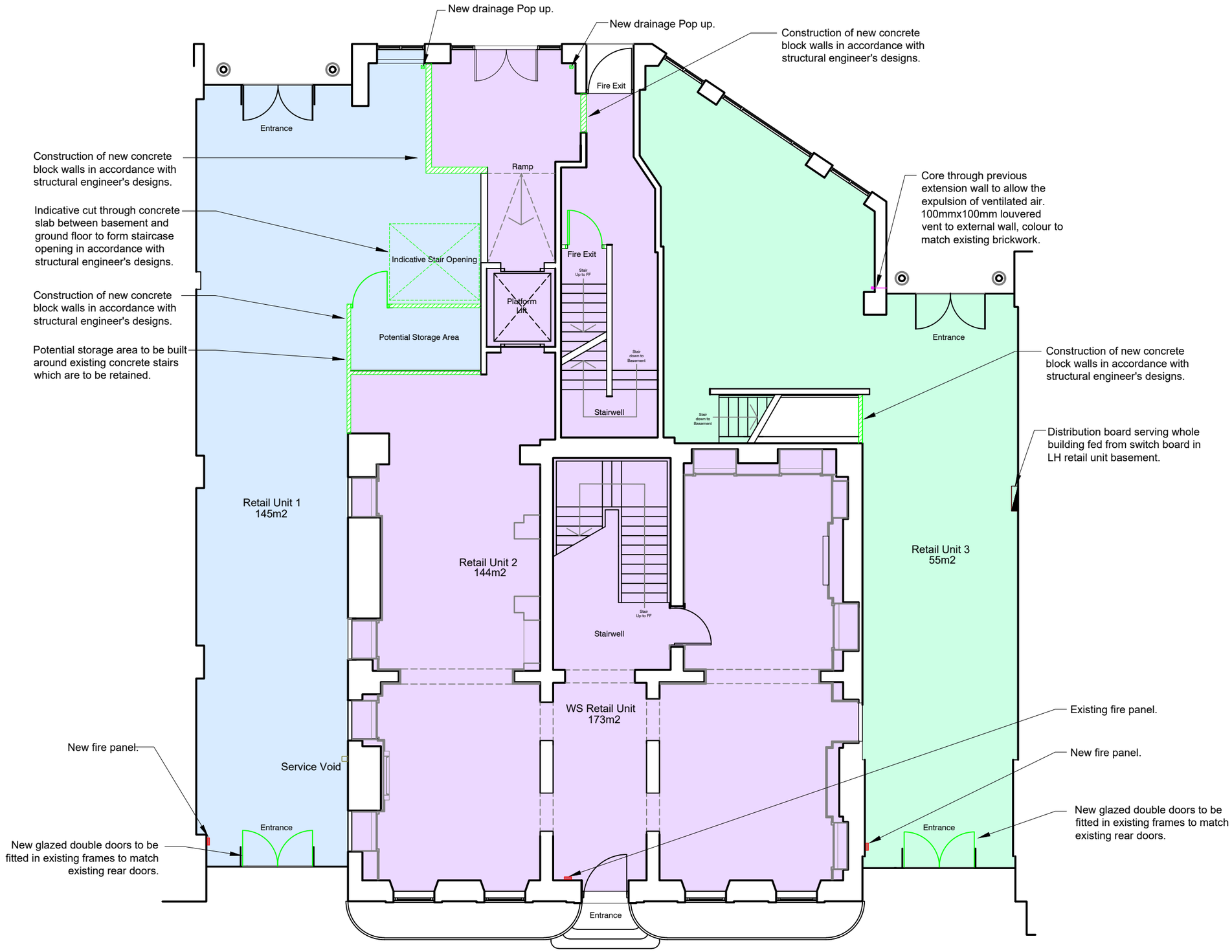
Project: 35 King Street - Enabling Works

Drawing: Proposed Basement Layout Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P11 Revision:



Proposed Ground Floor Layout Plan

(Scale 1:100)

Notes

- Denotes New Works
- Proposed New Retail Unit 1
- Proposed New Retail Unit 2
- Proposed New Retail Unit 3

Rev	Description	Date	Drawn

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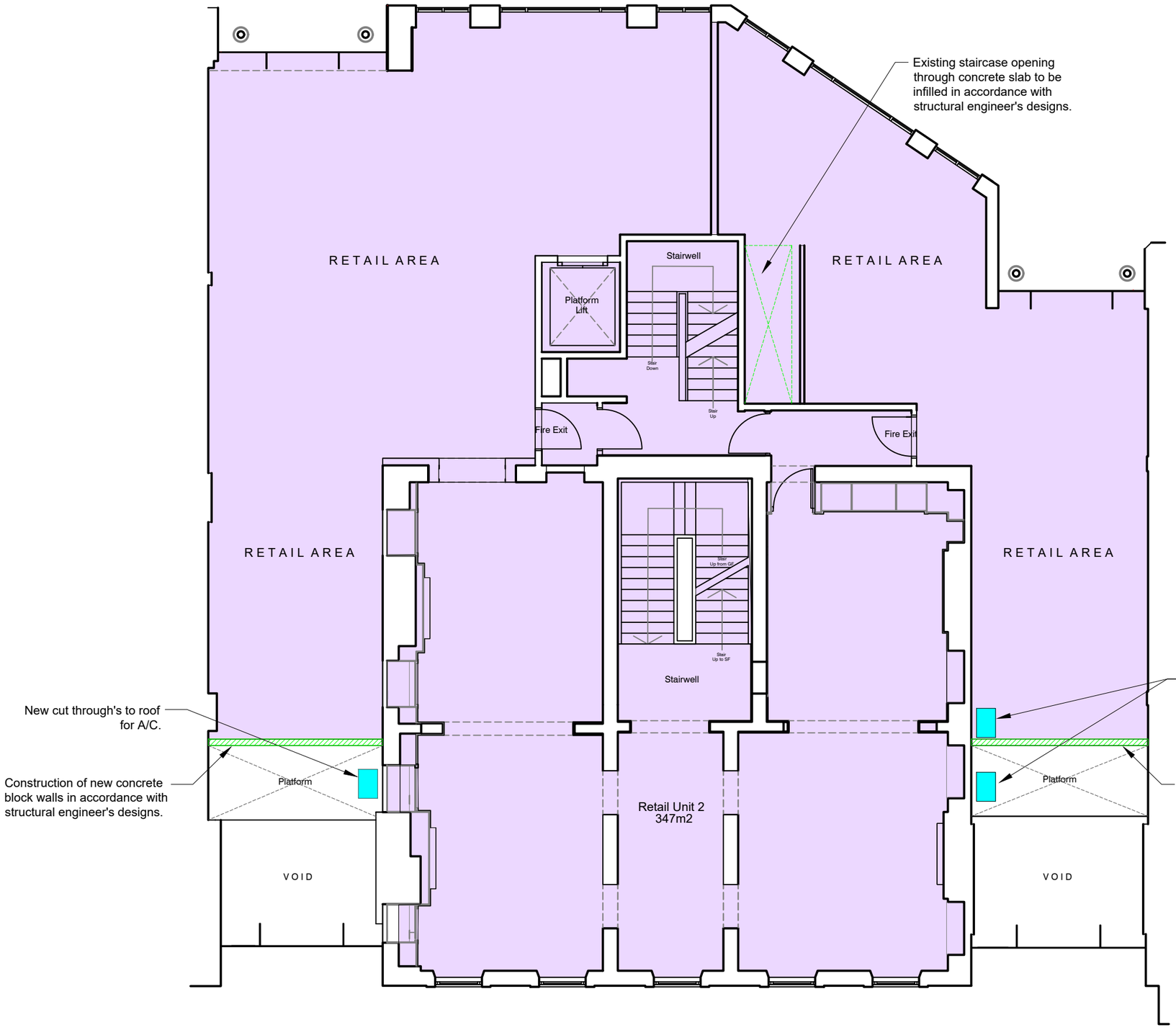
Project: 35 King Street - Enabling Works

Drawing: Proposed Ground Floor Layout Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P12 Revision:



Proposed First Floor Layout Plan

(Scale 1:100)

Notes

- Denotes New Works
- Denotes New Services Routes
- Proposed New Retail Unit 1
- Proposed New Retail Unit 2
- Proposed New Retail Unit 3

Rev	Description	Date	Drawn

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Client:

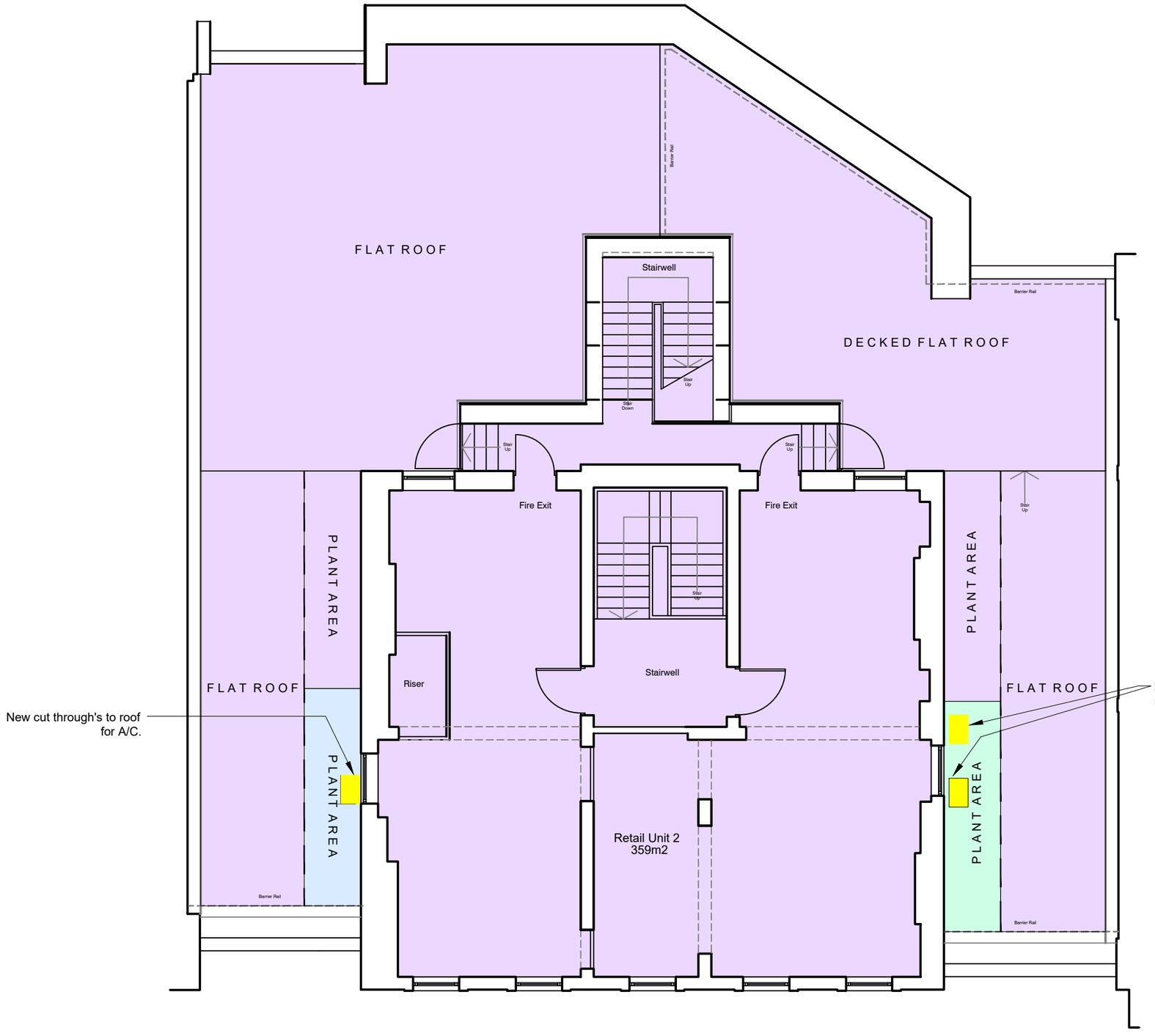
Project: 35 King Street - Enabling Works

Drawing: Proposed First Floor Layout Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P13 Revision:



Proposed Second Floor Layout Plan

(Scale 1:100)

Notes

- Retail Unit 1 Plant Area
- Proposed New Retail Unit 2
- Retail Unit 3 Plant Area

Rev	Description	Date	Drawn

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Client:

Project: 35 King Street - Enabling Works

Drawing: Proposed Second Floor Layout Plan

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P14 Revision:

New doors to match existing glazed doors to the rear of the property.

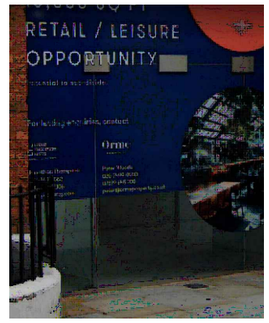


New doors to match existing glazed doors to the rear of the property.









Use of existing glazed frames to be incorporated in new doors.

Use of existing glazed frames to be incorporated in new doors.

Proposed Front Elevation

(Scale 1:100)

Notes

Denotes new work.

Rev	Description	Date	Drawn

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Client:

Project: 35 King Street - Enabling Works

Drawing: Proposed Front Elevation

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P15 Revision:



Proposed Rear Elevation

(Scale 1:100)

Notes

Rev	Description	Date	Drawn

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Client:

Project: 35 King Street - Enabling Works

Drawing: Proposed Rear Elevation

Scale: As shown at A3 Drawn by: LC

Date: September 2023 Checked by: JL

Drawing Number: P16 Revision: