

DESIGN & ACCESS STATEMENT

*Planning application for elevation alterations to
provide ventilation louvres to replace existing
windows together with the installation of roof plant
equipment and associated plant enclosure*

**55 King Street
Manchester
M2 4LQ**

**on behalf of
Orbit Investments (Properties) Limited**

March 2023

1	TYPE OF APPLICATION: This is a full planning application to provide ventilation louvres and the installation of roof plant equipment and associated enclosure.
2	LOCATION: The application relates to 55 King Street, which is currently part vacant. The property is located in Manchester City Centre and is surrounded by commercial and retail uses in a busy part of the city centre.
3	DESCRIPTION OF PROPOSED DEVELOPMENT: The proposal seeks to gain approval for elevation alterations to provide ventilation louvres to replace existing windows together with the installation of roof plant equipment and associated plant enclosure.
4	DATE OF PREPARATION: March 2023 – Original Copy
5	DATE OF ANY AMENDMENTS: No amendments.
6	APPLICANT: Orbit Investments (Properties) Limited
7	AGENT: The Emerson Group Emerson House Heyes Lane Alderley Edge Cheshire SK9 7LF
8	ASSESSING THE CONTEXT OF THE SITE: The property is situated on King Street in Manchester city centre. The ground floor of the building includes a range of retail and commercial uses with offices above. The surrounding area includes a range of uses although they are predominantly retail and café/restaurant uses at the ground floor with commercial uses on the upper floors.

9	DESIGN PRINCIPLES & CONCEPTS APPLIED: <u>Use:</u> The use of the building is Class E (commercial, business and service) and this proposal would not affect the use of the building. <u>Amount:</u> The planning application relates to the west elevation of the building and to the roof of the building and would provide ventilation louvres to replace existing windows together with the installation of roof plant equipment and an associated plant enclosure. The louvres and the new plant equipment are required to provide a new air conditioning system for the building. The existing system was originally designed for a single user and is not an efficient design when multiple tenants occupy the building. The new system would improve energy efficiency, reduce carbon emissions and would improve the EPC rating for the office building, making it more attractive for future tenants. <u>Layout:</u> The layout of the premises would not change, however there would be new plant equipment on the roof of the building that would be screened by a 3.1m enclosure wall. <u>Scale:</u> The scale and massing of the building would not change apart from the new plant enclosure on the roof of the building. <u>Landscaping:</u> There are no alterations to landscaping. <u>Appearance:</u> The proposed louvres would be located to the west elevation of the building and would replace existing windows. The louvres would be constructed of aluminium and would be hard anodised in a colour to blend sympathetically with the existing granite cladding. The plant screening would consist of a fully louvred enclosure wall.
10	APPROACH TAKEN TO ACCESS: There are no proposals to alter access to the building, it already being satisfactory. Direct and level access is proposed at street level.
11	COMMITMENT TO MAINTAINING A RELEVANT ACCESS STATEMENT: This opportunity is taken to commit to undertake any additional works with regard to matters of design and access in future, to help keep standards of design and access to a satisfactory level.

12	DESIGN AND ACCESS STANDARDS AND GUIDANCE FOLLOWED TO PREPARE THIS DESIGN AND ACCESS STATEMENT: In the preparation of this Design and Access Statement, the following documents were considered: • Circular 01/06 (DCLG): Guidance on Changes to the Development Control System. • CABE (2006): Design and Access Statements: How to Write, Read and Use them.
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