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Design & Access Statement

Re: 54 King Street, Manchester, M2 4LY
Date: September 2022

Proposals

The retail unit has a new tenant who intends to undertake a simple fitout to meet the purposes of their business. The works include internal alterations to the ground floor commercial unit and alterations to the shopfront, including replacement of signage.

The Site

Address: 54 King Street, M2 4 LY

Listing: Grade II Listed

List No: 1282986 (54 & 56 King Street)

List Wording: GV II Also known as: No.41 SOUTH KING STREET. Town house, now shops and office. c.1700, much altered. Stucco on brick, roof not visible. Rectangular double-depth plan at right-angles to street. Three storey, three window facade, with C20 shops at ground floor, four-pane sashed windows at first and second floors, all with moulded architraves (all flanked by C20 pseudo shutters and those in the centre with C20 balconies); bracketed cornice.

Principal features of interest are in the interior, front room at first floor with fielded panelling, fluted Ionic pilasters and plastered beams; rear room with late C17 or very early C18 moulded plaster emblems on the frieze (portcullis, running deer, flying boar etc), and moulded plaster decoration to the soffits of the beams (foliation with masks); closed string staircase with turned balusters and square newels. Linked by corridors to first floor of No.41 South King Street (q.v.), which contains the entrance. Listing NGR: SJ8379598284

Design

The interior design is bespoke to the purpose of the unit, which will be a custom clothing company. The need to replace the existing piercing studio rooms with smaller changing rooms is fundamental to the operation of the business.

The replacement of the entrance door provides more visibility and a cleaner aesthetic to the shopfront which is more in keeping with the adjacent units and the modern high street. The signage is minimal in design and avoids excessive clutter.

The proposals ensure a minimal impact on the historic fabric of the building, with the existing suspended ceiling being maintained and made good where required.

Access

Access to the unit is unchanged. Within the unit the removal of internal partitions creates an open space which is much easier to navigate. Within the changing rooms, one has been created at 1500×1500 to allow space for a turning wheelchair.

Summary

This simple retail fitout is in keeping with the area and helps to simplify the streetscene with a much less cluttered facade. The original fabric of the building is left untouched and only modern materials and structures are to be removed or altered.