

Design, Access & Heritage Statement

44 King Street, Manchester

On Behalf of ***Glasgow City Council as administrative authority of Strathclyde Pension Fund c/o DTZ Investors.***

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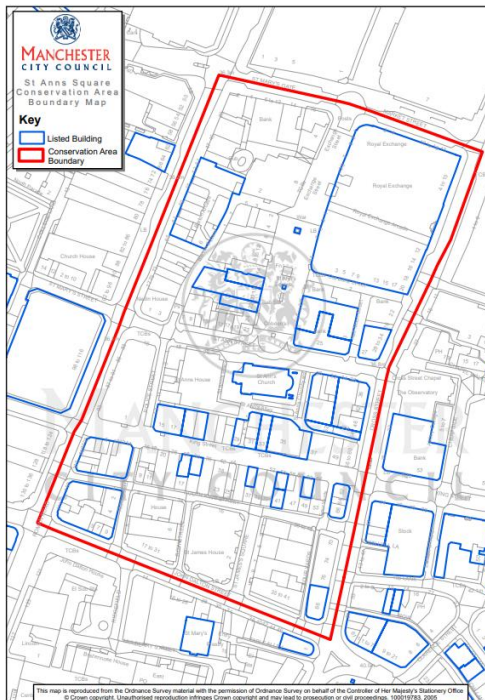
1. Introduction

- 1.1 This Design and Access Statement has been prepared to accompany a planning application for the proposed installation of replacement air conditioning units and air handling equipment at 44 King Steet, Manchester. This application is on behalf of **Glasgow City Council as administrative authority of Strathclyde Pension Fund c/o DTZ Investors**.
- 1.2 The proposed works include the installation of new air handling units within two acoustic enclosures located within the existing plant area of the building at first floor roof level. The plant will replace existing air handling equipment which is to be removed and replaced with modern high efficiency units. The installation of the plant is necessary to facilitate the continued commercial use of the premises and to provide internal climate control for the comfort of occupants and visitors.
- 1.3 The replacement plant and equipment is part of the Landlords drive towards net zero and this upgrade is required to achieve the target energy performance rating, as well as maintaining the existing retail use by replacing redundant and outdated HVAC equipment. The system has been designed to be as energy efficient as possible, therefore reducing the energy demands on the building and significantly lowers the carbon footprint.
- 1.4 The building is located within Manchester City Centre and forms part of a historic commercial streetscape characterised by retail and commercial uses at ground floor level with upper floor accommodation being a mixture of retail and office space with some residential uses.

- 1.5 This Design and Access Statement will assess the context of the site, describe the proposed works, and explain how the scheme responds to relevant planning policy and design considerations.
- 1.6 The Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) and relevant local planning policy.
- 1.7 The Statement includes;
 - A description of the application site's location;
 - An overview of the proposed scheme;
 - A summary of the planning policy context;
 - Consideration of design and access; and
 - Assessment of Heritage Impact

2. Site Location and context

- 2.1 The application relates to 44 King Street, Manchester. The building is situated within the commercial core of Manchester City Centre and forms part of the established retail and commercial frontage along King Street. The building is located within the St Anns conservation area which is highlighted below. This area was designated in 1970 to protect the high number of historically and architecturally significant buildings.



- 2.2 The surrounding area is characterised by a mix of retail, commercial and leisure uses. King Street is a prominent pedestrianised route with a strong historic character and high quality built environment. There are listed buildings nearby including 28 King Street, 48 King Street and the Old Exchange.



Figure 1 - Existing elevations

- 2.3 The application relates to the rear of the building only, with no proposals to alter the frontage. Images are shown below of the existing rear elevation, and surrounding adjoining roofs and plant areas. The red boxes show the demise and existing condensers. All other plant in the images belongs to adjoining properties.



Figure 2 - Image of rear elevation and existing condensers



Figure 3 - Overview of rear elevation and adjacent plant

- 2.4 The building consists of four storeys, with basement ground and first floor being retail use and the upper floors office space that is not part of this application or demise.
- 2.5 The building is currently vacant, with the works required to facilitate an incoming tenant in order to provide heating, cooling and fresh air.

- 2.6 The only entrance to the building is from King Street at ground level, however there are two fire escape routes internally that provide emergency escape through adjacent properties. The application site is shown on the aerial image below.



Figure 4 - Site location reference image – demise is basement ground and first floors only.

3. Planning Policy Context

National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides a presumption in favour of sustainable development. Sustainable development is defined as development that supports economic growth, protects and enhances the environment, and contributes to strong and healthy communities. The relevant paragraphs have been referenced below.
- 3.2 Chapter 12 of the NPPF emphasises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning system should achieve. Development should be visually attractive, sympathetic to local character, and maintain a strong sense of place.
- 3.3 Section 16 of the NPPF addresses conserving and enhancing the historic environment. It confirms that heritage assets are an irreplaceable resource

- and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to quality of life for present and future generations.
- 3.4 Paragraph 205 requires applicants to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal.
- 3.5 Paragraph 206 requires decision makers to identify and assess the particular significance of heritage assets that may be affected by development and to take this assessment into account when considering proposals, with the aim of avoiding or minimising harm.
- 3.6 Paragraph 210 requires local planning authorities to consider:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation can make to sustainable communities and economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 3.7 Where development would result in harm to the significance of a heritage asset, Paragraph 215 requires that harm is weighed against the public benefits of the proposal. Public benefits can include securing the optimum viable use of buildings, supporting economic activity, improving environmental performance, and ensuring long-term maintenance and occupation.
- 3.8 The NPPF also promotes the effective use of land and buildings, supporting proposals that enable continued viable use of premises, particularly in city centre locations where commercial activity contributes to vitality and sustainability.

Local Planning Policy

- 3.9 The following policies from the Manchester Core Strategy, Saved Unitary Development Plan Policies and Places for Everyone policy have been considered in relation to the proposed design.
- Policy EN1 Design Principles & Strategic Character
 - Policy EN3 Heritage
 - Policy SP1 Spatial Principles
 - Policy CC8 Change and Renewal
 - Policy EC8 Central Manchester

- Policy DC18 Conservation Areas
- Policy DM1 Development Management
- Policy JP0P2 Heritage

4. The Proposed Scheme

- 4.1 The proposals involve the installation of new air handling plant within an acoustic enclosure located within a plant deck formed on the rear single storey roof area.
- 4.2 The new plant will replace existing dated air handling units which are to be removed.
- 4.3 The installation is required to support the ongoing commercial use of the premises and to ensure appropriate internal environmental conditions.
- 4.4 The plant is located above a single storey roof and is not visible from street level on King Street or South King Street.
- 4.5 The installation of two fresh air louvres are proposed on the existing rear window which has been over boarded internally for many years. The louvres will be formed within the existing glazing panels, with timber window retained and redecorated. This ensures no permanent holes are formed in the masonry for large ductwork and all plant can be removed and the proposals are reversible.
- 4.6 Proposed elevations are provided as part of this application that show the size and scale of the new enclosure. Cross sections are included to show the location of the fresh air grilles and duct interface with the existing timber windows.

5. Design and Access

- 5.1 The works are confined to the rear single storey roof which currently houses five condenser units serving adjacent buildings, and further open air condensers on the opposite side of the passageway.
- 5.2 The replacement of existing plant with new equipment represents an operational upgrade rather than a material change to the building's external appearance, albeit the new equipment will be housed within acoustic enclosures to meet the local authority noise requirements.
- 5.3 The plant is contained within acoustic enclosures designed to minimise visual and noise impacts and is utilitarian in nature.

- 5.4 The proposals are functional in nature and represent a proportionate intervention required to support continued building use and to improve energy efficiency.
- 5.5 Existing access arrangements to the building are unchanged.
- 5.6 Level access at ground floor level is retained.
- 5.7 The proposals do not alter circulation routes or accessibility within the building or externally and remove the units that currently overhang the alleyway.

6. Assessment of Heritage Impact

- 6.1 As required under Paragraph 205 of the NPPF, an assessment of the significance of relevant assets has been undertaken, and the impact of the proposed works on these assets appraised.

6.2 Significant Listed buildings relevant to this application;

Old Exchange, King Street

Includes: Nos.5, 6 AND 7 ST ANN'S PASSAGE. Range of shops with passage through. Dated 1897 on frieze over ground floor; altered. Probably iron-framed, with cladding of red sandstone and terracotta, slated mansard roof. Rectangular plan with central through-passage. Eclectic style. Three storeys and attics, 3 structural bays; with pilastered piers to ground floor (those to left altered), frieze lettered "AD / OLD EXCHANGE / 1897" and cornice, C20 shop fronts; giant Ionic pilasters to 1st and 2nd floors, ornamental terracotta panels between 1st and 2nd floors, bracketed frieze and moulded main cornice with low parapet, 4 moulded lateral chimney stacks and 4 symmetrically disposed segmental-pedimented dormers in the roof. The 1st floor has wide elliptical-arched windows (one in the 1st bay and 2 in each of the others), with decorated spandrels and wooden mullion-and-transom glazing; the 2nd floor has mullioned windows with segmental-headed lights (3 in the 1st bay, 2+2 in the 2nd bay, and 3+3 in the 3rd bay).

33 King Street

Shop. Later C19, altered. Red brick with stone dressings, slate roof. Rectangular plan at right-angles to street. Eclectic style. Four storeys divided into 2 halves (stylistically at odds with one another), the lower of one wide bay with ground- and 1st-floor openings contained under a full-width segmental arch with moulded imposts and keyed head, and the upper with piers making 3 bays (1:2:1 windows). The ground floor has corner pilasters with crocket

capitals (and a C20 shop front), and the 1st floor has a 3-light window, the outer lights in the form of oriels with pargetted underhangs and swept lead roofs, and a pargetted tympanum above. The upper half of the facade, in muscular Gothic style, has bracketed sill-bands and corbel tables, shouldered segmental-headed sashed windows to 1st floor, those in the centre coupled with a crocket-capital shaft between, similar windows to the outer bays at 2nd floor and a 2-centred arch in the centre containing 2 arched sashed lights with similar shafts, a gable over this flanked by simple pinnacles. Included for group value.

48 King Street

Shop. c.1860-80, altered. Red brick with sandstone dressings and slate roof. Narrow rectangular plan at right-angles to street. Gothic style. Three storeys and three narrow bays. C20 shop front at ground floor framed by original columns with crocket caps and enablatures, and moulded frieze. The upper floors have brick corner pilasters, a panelled band between floors, moulded main cornice broken in the centre by a large 2-centred arch rising into a steeply-pitched gable which breaks through the parapet; sashed windows of one, three and one lights on each floor, those at second floor with transoms, a prominent stone balcony in the centre of each floor with bowed wrought-iron railings, and a carved stone tympanum over the centre windows at second floor.

28 King Street

Shop. Later C19, altered. Painted stucco on brick, slate roof. Narrow rectangular plan at right-angles to street. Three storeys and attic with five-light window at first floor. Double-fronted shop front at ground floor (probably C20); continuous arcaded fenestration to both upper floors, with round-headed arched lights at first floor, square-headed at second floor, both sets of windows set back behind delicate screens of slender cast-iron columns, those at first floor with ornamented open-work spandrels and those at second floor with tendril-like arch-bracing to the head. Prominent dentilled and modillioned cornice over second floor; three-window attic storey with central round-headed two-light window in architrave with segmental open pediment, flanked by square windows under corbel-tables.

19 Warehouse Shop King Street

Shop. Late C19 and early C20, altered. Front of sandstone ashlar, rear (to South King Street) of brick (roof concealed). Narrow rectangular plan at right-angles to street, with frontages to both streets. The King Street facade is in Baroque style, 3 storeys and attic, 3 unequal bays; C20 shop front at ground floor. The upper floors have a wide segmental bow in the centre with 5-light windows flanked by narrow rectangular bays with single-light windows, all these windows transomed; enriched bands between floors, modillioned eaves

cornice, balustraded parapet to the bow, and large volutes to a pedimented 3-light attic window in the centre (carving in the pediment). The South King Street facade, 2 low storeys with 4 windows at 1st floor, has an original cast-iron shop front with slender shafts and elaborately decorated frieze under a cornice arched over the centre (windows now blacked out); sashed window at 1st floor, cornice, and parapet with central pediment and ball finial.

6.3 Significance of the St Ann's Square conservation area;

- 6.4 St. Ann's Square Conservation Area in Manchester was designated on 29 July 1970 by Manchester City Council, becoming the city's first conservation area. It contains numerous listed buildings, including the Grade I listed St Ann's Church and is characterised by a mix of Victorian, Edwardian and 18th century architecture, supplemented with some more recent construction. The conservation area is bounded by Deansgate, St Mary's Gate, Market Street, Cross Street and John Dalton Street.

Impact On Conservation Area

- 6.5 Manchester City Council acknowledges in its guidance to the conservation area that King Street in particular has the rich variety that comes with renewal and repair of individual properties over a long period.
- 6.6 The proposal will have a positive impact on the surrounding area as the replacement units will reduce the existing noise levels from AC and HVAC.
- 6.7 The building is not listed, and the alterations are relatively minor and reversible. The proposed area for the new AC units is not visible from any key vantage points within the conservation area. This importantly includes King Street and King Street south due to the central nature of the roof area that sits behind the building, but in a central courtyard.
- 6.8 The area proposed for the new AC currently houses more than 8 adjacent AC units, with the primary use of the space being to house plant and equipment to serve the neighbouring buildings and therefore is not out of context to the surrounding infrastructure.
- 6.9 The proposal therefore meets the requirements of;
- Policy EN3 and CC9 of the core strategy
 - The NPPF
 - Planning (Listed Buildings and Conservation Areas) Act 1990

Impact on Listed Buildings

- 6.10 Whilst the above listed assets are significant to the heritage of the area, the proposed works do not have an impact for the following reasons;
- 6.11 The proposals involve replacement of existing plant and associated service adjustments that reduce the noise emissions of existing plant to the rear of the building and neighbouring buildings.
- 6.12 Works are reversible and confined to service infrastructure only.
- 6.13 The plant is positioned within a discreet area that is not visible from any nearby listed asset.
- 6.14 Overall the works are considered to result in negligible change to the character or appearance of the building and its surroundings and cause no visual impact or harm to nearby listed buildings.
- 6.15 The works are limited in scope, and do not alter the predominant public appearance of the building and do not affect access.
- 6.16 The access and pedestrianised nature of the area are not affected by the proposed works.
- 6.17 In summary there is no negative impact on nearby listed assets within the conservation area and no harm will be caused to the significance of the Conservation Area.
- 6.18 The proposal therefore meets the requirements of;
- Policy EN3 and CC9 of the core strategy
 - The NPPF
 - Planning (Listed Buildings and Conservation Areas) Act 1990
- 6.19 In addition the proposed works contribute to the commercial use of the building, supporting the vitality of the street, as follows:
- The proposal supports the continued viable commercial use of the building.
 - The proposal reduces the carbon footprint of the building by introducing a more sustainable method of heating and cooling.
 - The proposals support the continued viable commercial use of the premises while preserving the character of the surrounding area.