

Design and Access Statement

Old Exchange, 29 and 31 King Street, 5, 6 and 7 St Anns Passage, Manchester, M2 6BE



Revision		Date
R1	Issue	27.01.2026

**CRAIG
FOSTER
ARCHITECTS**

ITEM	DESCRIPTION	PAGE
1.00	The Document	3
2.00	The Works	3
3.00	The Need for the Proposal	3
4.00	Context of the Development	3
5.00	Conservation Areas / Building Listing	3
6.00	Detail of the Work	3
7.00	Access	3

This document should be read in conjunction with the separate Heritage Impact Assessment

1.00 THE DOCUMENT	
1.01	This is a Design and Access Statement prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 Article 4.
1.02	This Design and Access Statement is submitted as the works are to a development greater than 100 sq m.
2.00 THE WORKS	
2.01	The works comprise minor external alterations to the facades of Old Exchange, 29 and 31 King Street, 5, 6 and 7 St Anns Passage, Manchester M2 6BE being a Grade 2 Listed Building within the St Anns Square Conservation Area.
2.02	The works comprise: - Installation of new lead flashings to stone cills.
3.00 THE NEED FOR THE PROPOSAL	
3.01	Water has been ponding on to the stone cills to the windows leading to deterioration of the cill and water tracking into the building. The proposals are to cap the cills with a lead flashing set to fall to eradicate the issue.
4.00 CONTEXT OF THE DEVELOPMENT	
4.01	The building sits within the St Anns Square Conservation Area with St Anns Passage forming a connecting passageway between King Street and St Anns Place.
4.02	King Street is a major historic retail thoroughfare within the town centre.
4.03	St Anns Place to the north of the property forms a calm pedestrianised area between the Application site and the Grade 1 Listed the Church of St Ann.
5.00 CONSERVATION AREAS / BUILDING LISTING	
5.01	The site sits within the St Ann Square Conservation Area, the premises are a Listed Building Grade 2 : Listing Reference: List Entry No. 1197936.
5.02	A separate Heritage Impact Assessment addresses the proposals within this context.
6.00 DETAIL OF THE WORK	
6.01	Code 6 Leadwork will be installed across the stone cills which are subject to deterioration due to ponding water strictly in accordance with the recommendations and guidance of the Lead Sheet Training Academy (formerly Lead Sheet Association).
6.02	Mortar for jointing will be Ironstone Terracotta Lime Mortar, refer Heritage Impact Assessment
6.03	There is no change to the building or its floor area other than as detailed above.
7.00 ACCESS	
7.01	The works comprise minor works to lead over-cloak stone cills and have no impact on the existing access arrangements / strategy.

Craig Foster Architects : January 2026