

33 King Street
(St. Ann's Alley)

MANCHESTER



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Rare Elevation Main Entrance – Additional Documentation
and proposed works

Ref: 143424/LO/2025 – Granted 25/09/2026



Rare Entrance – Additional Documentation

Planning Application Reference: 143424/LO/2025 (Decision dated 25/09/2026)

- This document is submitted in support of a **planning application already granted** by Manchester City Council.
- It provides **additional information required to discharge Condition 3** of the approved consent.
- The document **references previously approved drawings and documents** submitted as part of the existing application.
- It includes **annotated photographs of the existing entrance hallway and porch area**.
- It clarifies the **design, material finish, specification and methodology** for the approved works.
- No amendments to the approved scheme are proposed.

33 King Street, MANCHESTER

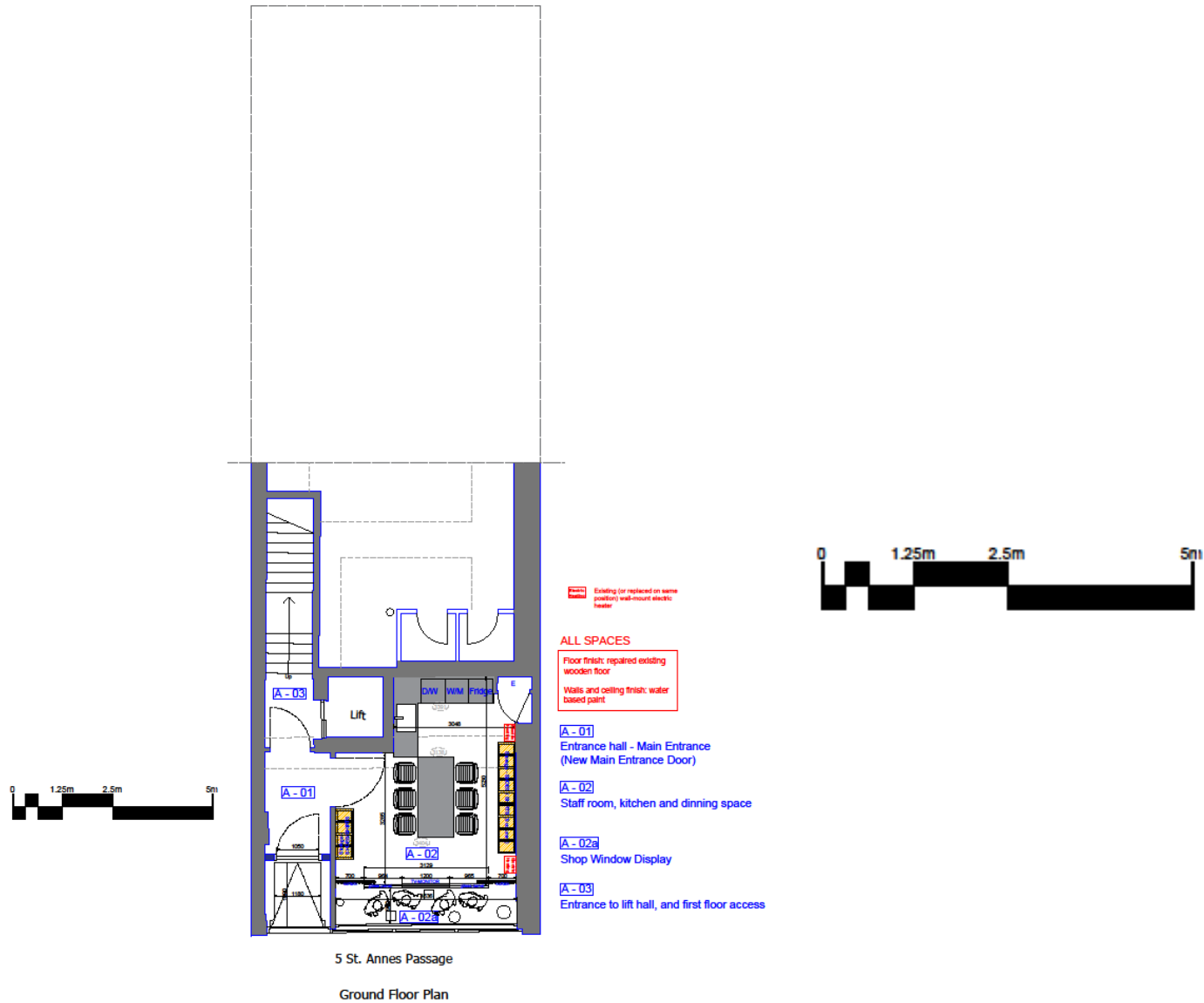


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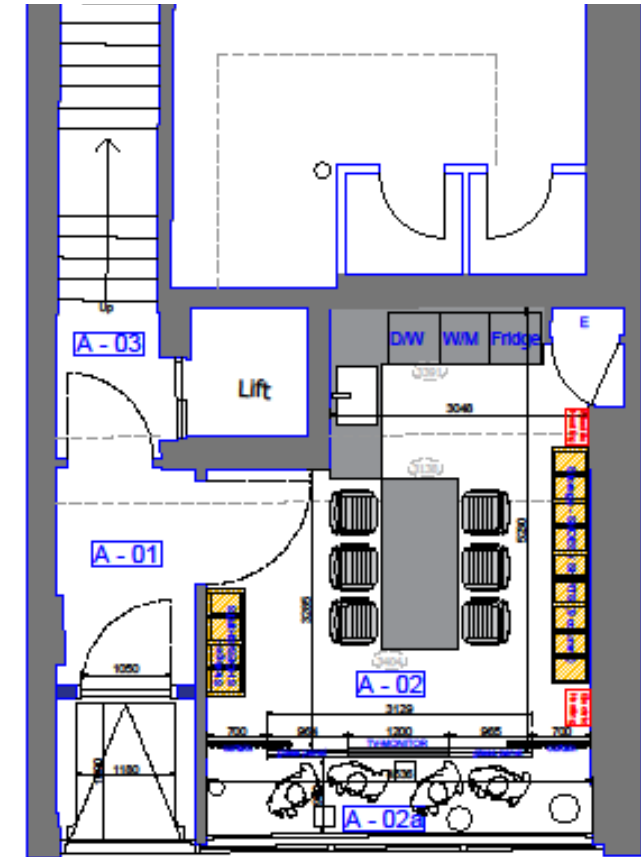
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33 King Street



Approved Drawings [143424/LO/2025 - 25/09/2026] – for reference



DEVELOPED DESIGN - 1c	33 KING STREET / 5 St Anne's Passage
Ground Floor PLAN - PROPOSED	
1:75 @ A3	Not For Construction / AUG 2025

33 King Street, MANCHESTER

Approved Drawings [143424/LO/2025 - 25/09/2026] – for reference

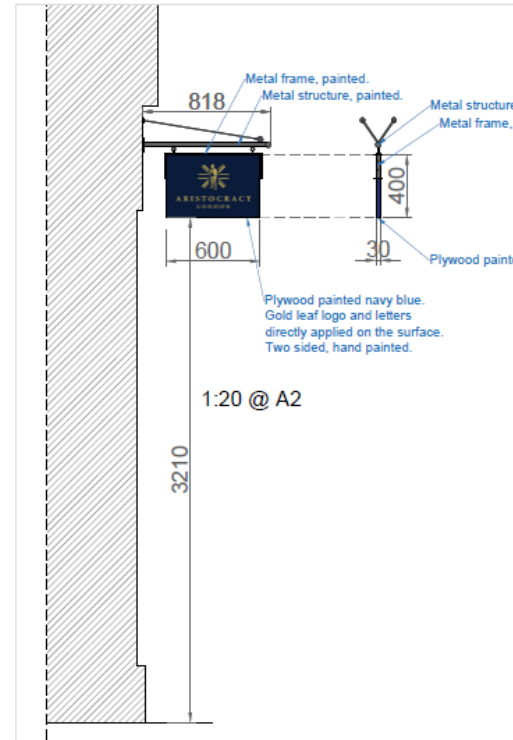


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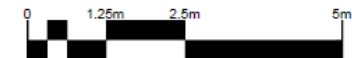


EXISTING



PROPOSED

DEVELOPED DESIGN - 1c	33 KING STREET / 5 St Anne's Passage
Rear Facade (Main Entrance) - EXISTING and PROPOSED	
1:50 and 1:20 @ A2	Not For Construction / SEPTEMBER 2025



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EXISTING / Exterior Elevation



PROPOSED / Exterior Elevation

Approved [143424/LO/2025 - 25/09/2026]



Additional Report – New Recessed Entrance Door and Porch Works

This report is submitted in support of **Planning Application Ref. 143424/LO/2025**, approved by Manchester City Council on **25/09/2026**, and forms part of the information required to discharge **Condition 3** of the consent.

Condition 3 requires the submission and approval of additional information relating to the **design, material finish, specification and methodology** of the approved works to the new recessed entrance door to St Ann's Passage and associated porch repair works.

The proposed design, as previously approved, introduces a clearly legible main entrance within the existing opening to St Ann's Passage. The entrance is recessed and set fully within the established façade line, ensuring that no alteration is made to the scale, proportion or structural configuration of the listed building. The approved drawings included earlier in this document establish the overall design intent, proportions and relationship of the entrance to the wider rear façade.

The new wooden entrance door is to be installed within the existing opening, with no enlargement, reduction or structural alteration. The surrounding historic fabric, including reveals, thresholds, wall linings and ceiling structure, will be fully retained. The door design, materials and finish are consistent with those shown on the approved drawings and have been selected to sit comfortably within the architectural language of the building, while remaining clearly readable as a contemporary intervention.



Porch repair works are limited to **localised making good, repair and reinstatement** of existing elements where required. These works do not involve removal of historic fabric and are confined to repair using compatible materials and finishes. Existing floor levels, skirtings, wall finishes and junctions are to be retained wherever possible, with any necessary repairs undertaken on a like-for-like basis.

Methodologically, all works will be carried out in a **reversible and non-invasive manner**. Fixings will be surface-mounted where required, with no chasing into historic masonry or joinery. Existing finishes will be protected during works, and no original fabric will be removed or altered as part of the installation process.

Annotated photographs included in the following slides clearly identify the extent of the proposed works within the entrance porch and confirm areas of retention, repair and intervention. These annotations should be read in conjunction with the previously approved drawings and photomontages. In summary, the information submitted provides the level of detail required by Condition 3 and confirms that the approved works will be implemented without harm to the significance of the listed building. The proposal safeguards the building's historic fabric while improving legibility and functionality of the entrance.

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Entrance Porch – Proposed Works (1)

- Existing metal roller shutter to be retained and repainted navy blue.
- Existing carpet finish within the entrance hall to be replaced.
- Existing timber floor to be repaired and made good where required.
- Internal walls and ceiling to be redecorated on a like-for-like basis.



Entrance Porch – Proposed Works (2)

- Existing carpet finish within the entrance hall to be replaced.
- Existing timber floor to be repaired and made good where required.
- Internal walls and ceiling to be redecorated on a like-for-like basis.
- Existing public realm pavement to be retained, with no alterations proposed.
- Existing EAS anti-theft gates (Electronic Article Surveillance pedestals) to be removed.



Entrance Porch – Proposed Works (3)

- Existing metal roller shutter to be retained and repainted navy blue.
- Existing carpet finish within the entrance hall to be replaced.
- Existing timber floor to be repaired and made good where required.
- Internal walls and ceiling to be redecorated on a like-for-like basis.
- Existing public realm pavement to be retained, with no alterations proposed.
- Existing EAS anti-theft gates (Electronic Article Surveillance pedestals) to be removed.

All works will be carried out using non-invasive, reversible methods. Existing historic fabric will be protected during works, and no structural alterations are proposed.