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Design, Access and Heritage Statements

Project

27 King Street, Manchester. M2 6AF

Client

Jennor (UK) Ltd

REVISION	DATE

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1. Introduction

This statement has been prepared in support of a planning application for minor external works at 27 King Street, Manchester, located within a St. Anns Square Conservation Area. The building is not listed.

The proposals comprise essential maintenance and repair works, including roof replacement and localised stone repairs, designed to preserve the building's historic character and improve its performance.

The site lies within a designated St. Anns Square Conservation Area, and the works have been designed to preserve and enhance the character and appearance of the surrounding historic environment.

2. Description of Development

The application seeks consent for:

- Removal of the existing asphalt flat roof covering
- Installation of a new Protec warm roof system, including insulation and carrier layer
- Localised remedial repairs to existing St Bees red sandstone

The works are minor in scale and do not alter the building's overall form or use.

3. Site Context and Heritage Designation

The site is located within Manchester City Centre on King Street, an area characterised by high-quality historic commercial buildings constructed in natural stone.

The building contributes positively to the character and appearance of the Conservation Area, particularly through its use of St Bees red sandstone and traditional architectural detailing.

King Street is a historically significant commercial street within Manchester city centre, characterised by high-quality historic buildings, many of which date from the 19th and early 20th centuries. The area is defined by its consistent architectural language, including stone façades, classical detailing, and traditional materials such as red sandstone.

The application property contributes positively to the streetscape and wider Conservation Area through its materiality and architectural character. The roof facades to the rear (Mayo St.) and is not visible from King Street.

No. 29 and 31 King Street known as Old Exchange is a listed building, Grade II. First listed 03-Oct-1974, it links King Street with St. Anns passage.

4. Design Principles

Amount and Scale

No extensions or additional built form are proposed. The roof replacement will maintain the existing height and profile.

Layout

No changes to layout are proposed. Works are confined to the roof and localised façade areas.

Design Proposal

The existing asphalt flat roof covering has reached the end of its serviceable life and is in need of replacement. The proposal is to install a **Protec warm roof system**, incorporating:

- High-performance insulation to improve thermal efficiency
- A new waterproof membrane system
- A carrier layer to support the assembly

The replacement will be carried out on a like-for-like basis in terms of overall roof profile, with no significant alteration to the building's height, massing, or visible form.

The roof is not prominently visible from street level, and therefore the visual impact on the Conservation Area will be negligible.

Appearance and Materials

- The new warm roof system will not be visible from street level
- No changes are proposed to principal elevations
- Stone repairs will be undertaken using matching St Bees red sandstone and lime-based mortar

All materials will match the existing in colour, texture, and finish.

5. Heritage Impact Assessment

The proposals have been designed to preserve the character and appearance of the Conservation Area in accordance with statutory duties.

- Roof works will have **no visual impact**
- Stone repairs will **preserve and enhance** the building fabric
- The proposal results in **no harm**, or at worst **less than substantial harm**, outweighed by public benefits

The works ensure the continued maintenance and longevity of a heritage asset.
Overall, the proposals comply with the statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character or appearance of the Conservation Area.

6. Planning Policy Context

National Policy

The proposal accords with the National Planning Policy Framework, particularly Section 16, which supports the conservation and enhancement of heritage assets.

Local Policy – Manchester Core Strategy

- **EN1 – Design Principles:** Maintains character and appearance
- **EN3 – Heritage:** Preserves Conservation Area significance
- **EN9 – Green Infrastructure:** Supports sustainability through improved thermal performance

The proposal is compliant with the development plan.

7. Access

No changes to access arrangements are proposed:

- Existing entrances and circulation remain unchanged
- No impact on inclusive access

8. Sustainability

The development incorporates sustainable principles through:

- Improved thermal performance via the warm roof system
- Retention and repair of existing stonework
- Reduction in long-term maintenance requirements

9. Stone Repair Method Statement

9.1 Scope of Works

Works include inspection, cleaning, repair, and limited replacement of deteriorated St Bees red sandstone.

9.2 Conservation Principles

The approach follows guidance from Historic England:

- Minimum intervention

- Maximum retention of historic fabric
- Like-for-like repair
- Use of compatible materials

9.3 Inspection and Recording
- Pre-works inspection of all stonework
- Photographic recording before, during, and after works
- Identification of defects including cracking, erosion, and spalling

9.4 Cleaning
- Low-pressure water cleaning and soft brushing
- No abrasive or high-pressure methods
- Trial panels to be approved prior to works

9.5 Stone Repairs
Indent Repairs
- Removal of defective stone to sound substrate
- Installation of new matching stone indents
- Fixed using stainless steel pins and lime mortar

Surface Repairs
- Use of specialist lime repair mortars
- Colour and texture matched to existing stone

Replacement
- Only where stone is beyond repair
- New stone to match St Bees red sandstone in all respects

9.6 Repointing
- Careful hand removal of defective mortar
- Repointing using lime-based mortar
- Matching existing joint profile and finish

9.7 Workmanship and Protection
- Works undertaken by experienced conservation specialists
- Protection of adjacent materials during works
- Appropriate weather protection to ensure proper curing

9.8 Quality Control
- Sample panels for approval
- Ongoing inspection during works
- Final sign-off upon completion

10. Conclusion
The proposed development is a sensitive and appropriate intervention within a Conservation Area.
- It preserves and enhances the character of the area
- It complies with the National Planning Policy Framework and Manchester Core Strategy policies
- It ensures the long-term conservation and performance of the building

The application is therefore considered acceptable and should be approved by Manchester City Council.