Design and Access Statement

27 and 29 King Street, Manchester, M2 6AF

Revision		Date
R1	Issue	

CRAIG FOSTER ARCHITECTS

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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 subject to this submission comprise minor external repairs to the exterior of Old Exchange, 29 King Street, Manchester M2 6AF being a Grade 2 Listed Building within the St Anns Square Conservation Area. The works are proposed by the owners of 27 King Street, as part of measures to prevent water ingress into their premises. 27 King Street is not a Listed Building.
2.02	The works comprise: - Installation of new stepped lead flashings between the roof of 27 King Street and the walls and chimney breasts on the western side of 29 King Street. Refer detail drawing 26117-5-004. - Pointing repairs to existing parapet coping above the front of the party wall between 27 and 29 King Street - Repairs to the flaunching to chimney pots relating to 27 King Street, on the top of chimneys above the party wall between 27 and 29 King Street Refer drawings 26117-5-001 to 26117-5-004.
3.00	**THE NEED FOR THE PROPOSAL**
3.01	Water ingress has occurred in 27 King Street, particularly at the front against the party wall with 29 King Street, and these proposed works are part of a programme of refurbishment to 27 King Street.
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. 29 King Street forms part of 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 5 Leadwork will be installed at abutment of roof of No 27 and upper part of party wall to No 29, strictly in accordance with the recommendations and guidance of the Lead Sheet Training Academy (formerly Lead Sheet Association).
6.02	Mortar repair to be undertaken to parapet coping above the front of the party wall between 27 and 29 King Street. Mortar for jointing will be Ironstone Terracotta Lime Mortar, refer Heritage Impact Assessment
6.03	Repairs to the flaunching of chimney pots relating to 27 King Street, on the top of chimneys above the party wall between 27 and 29 King Street

7.00	ACCESS
7.01	The works comprise minor repair works to lead flashings, pointing and flaunching, and have no impact on the existing access arrangements / strategy.

Craig Foster Architects : June 2026