HERITAGE STATEMENT

Application Reference: PLA-2026-000543
Site Address: 35 King Street, Manchester, M2 7AT
Proposal: Installation of 1no. air conditioning condenser unit at roof level
Applicant: Mr Prem Kumar Nuvvala

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1. Introduction

This statement has been prepared to support a full planning application for the installation of a single air conditioning condenser unit at roof level at 35 King Street, Manchester.

The purpose of this document is to describe the significance of the heritage asset and assess the impact of the proposed works in accordance with **Section 16 of the National Planning Policy Framework (NPPF)**. It has been prepared on a proportionate basis, reflecting the limited scale of the proposed development.

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2. Site Context and Description

The application site is located on King Street within Manchester City Centre, an area characterised by high-quality historic commercial buildings which contribute positively to the city's architectural and townscape character.

The building forms part of a coherent and well-defined street frontage, where significance is principally derived from:

- The primary elevations and their architectural treatment
- The consistent scale and vertical rhythm of development
- The contribution to the wider historic streetscape

The **roof level is not a prominent component of the building's significance**, particularly in views from the public realm, where it is largely screened by parapets and surrounding built form.

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3. Heritage Significance

The building is considered to make a **positive contribution to the character and appearance of the surrounding townscape**.

In heritage terms, the following elements are of greatest significance:

- Principal façades and architectural detailing
- Material quality and proportional composition
- Contribution to the continuity of the street

The **roofscape is of comparatively low significance**, particularly where it relates to modern interventions, plant, or screened service areas. Such areas are typically considered secondary in heritage terms.

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4. Description of Proposed Works

The proposal comprises:

- Installation of **1no. air conditioning condenser unit**
- Dimensions:
    - 940mm (W) x 330mm (D) x 998mm (H)

Siting and Design Approach

- The unit will be positioned at **roof level**, to the **rear of an acoustic screen**
- The siting has been carefully selected to avoid visibility from the principal frontage
- The installation utilises an **existing screened plant area**, which already accommodates roof-level services

The proposal does not involve:

- Removal of historic fabric of significance
- Alteration to principal elevations
- Intervention in architecturally sensitive areas

All works are minor in nature and reversible.

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5. Assessment of Impact

5.1 Visual and Townscape Impact

The proposed condenser unit will be **effectively screened from public views** due to:

- Its location **behind an existing acoustic screen**
- Set-back from roof edges and parapets
- The enclosed nature of surrounding development

As a result, the proposal will **not be perceptible in key public viewpoints**, including from King Street.

5.2 Impact on Significance of the Heritage Asset

The proposal has been assessed in line with NPPF guidance and results in:

- **No harm** to the significance of the heritage asset; or at most
- **Less than substantial harm at the very lowest end of the scale**

This is because:

- Works are confined to a **secondary roof location**
- There is **no impact on principal elevations or architectural features**
- The unit is **screened and visually contained within an established plant area**

Overall, the proposal preserves both the building and its contribution to the wider townscape.

We will also carry out full acoustic report for the unit and appointed the contractors already.

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6. Justification

The installation of the condenser unit is required to support the continued and viable operation of the commercial premises.

Alternative options have been considered:

- **Internal plant installation** – not feasible due to ventilation and space constraints
- **Lower-level external locations** – would introduce more prominent visual impact

The chosen roof location:

- Minimises impact on the building and public realm
- Makes use of **existing screened infrastructure**
- Represents the **least harmful and most pragmatic solution**

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7. Mitigation Measures

A number of embedded design measures ensure minimal impact:

- Location **behind existing acoustic screening**
- Compact unit size with sub-1m height
- Set-back from parapet edges to avoid skyline intrusion
- Neutral/ recessive finish to reduce visual presence
- Reversible fixing, avoiding lasting impact on historic fabric

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8. Planning Policy Context (NPPF Section 16)

The proposal has been assessed against the following:

- **Paragraph 199** – Great weight given to conservation
- **Paragraphs 200–202** – Requirement to assess harm
- **Paragraph 203** – Balancing of less than substantial harm

Policy Conclusion

The development:

- Preserves the significance of the heritage asset
- Introduces, at most, negligible change within a non-sensitive area
- Is justified by operational requirements

Accordingly, the proposal is consistent with national heritage policy objectives.

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9. Conclusion

The proposed installation has been carefully designed and sited to ensure that it has **no material impact on the architectural or historic significance of the building**.

Key points:

- Located **within an existing screened plant area**
- **Not visible from the public realm**
- No impact on **principal elevations or defining features**
- Represents a **minor and reversible intervention**

The proposal therefore:

- Preserves the character and appearance of the building and its setting
- Complies with the requirements of the NPPF
- Should be considered acceptable in heritage and planning term

10. Appendix

Elevation Drawing showing roof plant location:



Existing roof plan zone above the building:



