

FAO David Morris

Building Control & Licensing
Manchester City Council,
P O Box 532,
Town Hall,
Manchester
M60 2LA

16th March 2022

Dear David,

Proposal: Variation of Condition 2 Specified Plans attached to planning permission
Reference Number: 124976/FO/2019
Location: 59 Upper Chorlton Road, Manchester, M16 7RQ

The design changes have been carried out to reduce number/ratio of 1-bedroom flats to 2-bedroom flats. The approved scheme has 11no 1-bed (8no 1person) flats, 4no. 2-bed flats and 2no 3-bed flats.

We have looked harder at the layouts and taken the decision that it is worth the additional construction costs to improve the ratio to 3no 1-bed flats and 14no 2-bed flats

This has been achieved by relocating internal walls and reallocating floor area between some flats. We have also relocated the bike store area outside the building in a secure shed and made a small adjustment to circulation spaces to give more area to the flats.

We have also made a small number of minor changes affecting window sizes and numbers to satisfy relevant planning conditions and building regulations in terms of external noise, heat gain/loss, natural light, and ventilation.

The layouts have been value engineered with a structural engineer on board in relation to construction, structural efficiency, and structural integrity.

To enhance the flats for the end users as well improving the orientation of the living rooms to a better south or west aspect where possible we have also added more privately accessed private amenity garden spaces and roof terraces.

The landscape has been amended a small amount to add the secure bike store and to maximise the attraction for its use as external amenity space by creating semiprivate garden areas. The surfaces will all be porous to reduce the quantity of runoff and rainwater collection in response to the SUDS requirements.

All the windows to the north elevation will be clear glass as existing and permission will be sought to remove the condition requiring semi-transparent glass to the North Elevation windows.

Miscellaneous other amendments:

Roof over entrance to allow a rain protected pause outside on the entrance landing while keys are found, and the front door is opened.

Increased cupboard sizes to all flats to allow for a more efficient all electric heating and hot water system with hot water tanks.

Main roof terrace will be accessible for all the flats.

Additional roof light which is an Automatic opening vent to the shared circulation space to meet current fire regulations.

Attic apartments reconfigured to retain and expose existing features like the inglenook trusses.

We have set out to and managed improve all the flats without changing the footprint of the approved plans or volume of the building and without changing the number of flats. I hope these changes can be treated as minor variations and the enhancements can be approved reasonably quickly.

Many thanks

Simon James