

proposal

location
date of application
application number
article 35 declaration

Conversion of buildings to provided 58 residential apartments (Class C3) (26 x 1 bed and 32 x 2 bed) (41 units in Minshull House and 18 units in Minto Turner Building) above lower ground and ground floor Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), ground floor extension to Minshull House to provide additional commercial space (uses as specified above), creation of 59 secure cycle parking spaces and works to provide hard and soft landscaping including new public square in front of Minshull House and pedestrian route along Little David Street to the Kampus Courtyard, servicing and access.
Minshull House And Minto & Turner Building, Former Manchester Metropolitan University Aytoun Street Campus, Chorlton Street, Manchester, M1 3DT
6 june 2017
115570/FO/2017 + 115571/LO/2017
Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application.
This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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changes

kampus listed buildings

external changes schedule

status

rev b / 16 07 2021

notes: item numbers listed below have been used as references on substituted drawings.

drawn / checked: jr / hmg

item	description	location	reason	date raised	informally agreed? y/n	additional notes
ws3+						
ext 01	wholesale replacement of existing windows in timber	minto (all elevations)		05.04.18	y	also agreed via through condition discharge/discussion with mcc.
ext 02	wholesale replacement of existing roof slates	minto + minshull	due to poor existing condition	07.06.18	y	also agreed via through condition discharge/discussion with mcc.
ext 03	omission of secondary plant deck - G5 kit in tenant demise (extract fans) and in landlord plant room (supply AHU).	minshull	reduction in demolition works, structural intervention and improvement to roofscape.	06.03.18	y	
ext 04	change to profiled aluminium cladding from stained timber weatherboarding	minshull (rear elevation + G5 extension)	to follow same change as new build dutch houses in regard to fire regulation compliance regarding combustible cladding	18.02.19	y	
ext 05	shrouding to service risers omitted from plant deck	minshull house (roof)	to reduce visual impact of risers + ease installation of tenant services.	-	-	
ext 06	window layout to third floor chorlton square adapted	minshull house (chorlton square elevation @ level 03)	to respond to clashes with existing corbels.	26.10.18	y	via demolition comparison drawings
ext 07	aperture size to windows reduced	minshull house (gable elevation @ ground floor)	due to retention of existing insitu concrete wall (refer item 11 in internal changes tracker).	26.10.18	-	via demolition comparison drawings
ext 08	arrangement (glass to solid ratio) changed to escape stair windows	minshull house (chorlton square elevation - levels 01-03)	due to clash with existing concrete stair (stair embedded into existing masonry). would result in less demolition to existing fabric.	19.03.20	y	first draft of changes agreed on conference call
ext 09	solid vent panel omitted from slot glazing (type 5 window)	minshull house (rear elevation - levels 02 + 03)	to meet recommended levels of purge ventilation for building regulations	01.10.19	y	
ext 10	new timber door to little david street to replace existing door	minto (little david street elevation)	existing timber door unfortunately misplaced. replacement (new) timber door now required	-	-	
ext 11	minto entrance door amended to single door/open outward	minto (little david street elevation)	to improve circulation in small entrance area	18.03.18	y	
ext 12	spandrel depth increase to G4 shopfront + type 07 window	minshull house (little david street + chorlton street elevations)	refer to item int 04	-	-	
ext 13	additional spandrel element windows above G4/G5 entrances	minshull house (rear elevation - level 01)	due to need to retain brick pier below existing bracket as advised by structural engineer	-	-	
ext 14	extent of canopy increased by 300mm above G4 and G5 commercial unit entrances	minshull house (rear elevation - level 01)	to conceal non original concrete lintel	-	n	
ext 15	external existing steelwork to have painted finish of red oxide	minshull house (rear elevation - canopy structure)	to match other existing steel elements of the Listed Buildings i.e. Minto + Turner escape stair	16.02.21	y	
ext 16	vision panels required for external doors	minto (little david street elevation + minshull street gable) minshull house (little david street elevation + minshull street elevation)	BCO requested vision panels are to be incorporated into new timber doors.	27/11/20	y	

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ext 17	omitted curved glazed sections to window arches at level 02 + 03. replaced with smaller solid panel in arches with larger glazing panels below	minshull house (little david street elevation + chorlton street elevation)	discussed and agreed at sample stage as improved design	-	-	
ext 18	solid blanking panels to G4 entrance level 01 windows replaced with glazing panel	minshull house (little david street elevation)	unable to produce blanking panel of required width, narrow glazing panels suggested as it would be possible to produce + allows more light into affected apartments	-	-	
ext 19	openings to level 00 updated to include louvre in side panels, existing lintel to be exposed and bin/bike store doors both to be louvred.	minshull house (chorlton square elevation - level 00)	due to existing physical building constraints, doors + windows had to be lowered to avoid clash with existing lintels. louvre (originally above the doors) had to be relocated into side panels. bin/bike store openings amended to louvred design for ventilation provision and consistency across elevation	-	-	
ext 20	level 03 existing lintels to be left exposed	minshull house (chorlton square elevation - level 03)	following further exploration of the existing building fabric it was decided to expose the existing lintels above level 03 windows to maintain consistency with elsewhere in the listed buildings.	-	-	
ext 21	orientation of second bay windows flipped	minshull house (chorlton square elevation - level 01-03)	orientation of second bay windows flipped during early stage design development	-	-	
ext 22	inclusion of projecting window sleeve to window arrangement	minshull house (rear elevation - level 01)	structural requirement to retain further existing brickwork piers.	24.05.21	y	installation inspected on site 14.07.21
ext 23	omission of signage canopy + introduction of localised tenant signage locations	minshull house (rear elevation - level 01)	due to pull out test results on the existing brickwork	24.05.21	y	site inspection 14.07.21
ext 24	change to mvhr vent design	minshull house (rear elevation - level 02)	in order to reduce vent panel size/overall impact on facade	13.07.21	y	site inspection 14.07.21