6th Floor
Origin
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Manchester, M2 2BQ

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Sixteen.

Planning Department,
Manchester City Council,
PO Box 532,
Town Hall,
Manchester,
M60 2LA.

7th March 2022

Dear Sir / Madam,

Please find enclosed an application relating to the refurbishment of 52 Princess Street in Manchester City Centre, submitted on behalf of our client "UKRO II Property Holdings III Limited".

The application description as stated on the application form is as follows:

- ***Planning and Listed Building Consent for internal and external alterations to building to allow for refurbishment, including creation of cycle store and showers in basement, replacement exterior lighting, painting of window frames and entrance door to ground floor and painting of metal railings.***

The property, also known as Rhodesia House, is a Grade II Listed office building in Manchester City Centre and is also located in the Whitworth Street/Princess Street Conservation Area.

The works are part of a strategy to sensitively refurbish and enhance the building which is necessary to attract new occupiers within a competitive office market. Additional works for new signage will be subject to a separate application for Advertisement Consent.

The application is accompanied by the following plans and documents:

- Design & Access Statement
- Heritage Assessment
- Schedule of Works (including method statement)
- Location Plan (ref: P.ST/LP/01)

<u>External plans</u>

- Existing Exterior Elevation (ref: EXT_048)
- Proposed Exterior Elevation (ref: EXT_049)

<u>Ground floor</u>

- Existing Ground Floor GA (ref: GF-GAEX)
- Reception Strip Out (ref: R-GA001)
- Reception Proposed GA (ref: R-GA002)
- Reception Proposed Partition (ref: R-GA002A)
- Reception Proposed Flooring (ref: R-GA003 – Rev 1)
- Reception RCP (ref: R-GA004)
- Reception Decoration (ref: R-GA005)
- Reception Proposed Elevation A-B (ref: R-GA006)
- Reception Proposed Elevation C-D (ref: R-GA007)
- Reception Proposed Elevation E-G (ref: R-GA008)
- Reception Counter (ref: R-GA009)

- Reception Booths Seating (ref: R-GA011)
- WC Proposed GA (ref: WC-GA024 – Rev 1)
- WC Decoration (ref: WC-GA025 – Rev 1)
- WC Proposed Typical Elevation (ref: WC-GA026)

First floor

- Existing First Floor GA (ref: L1-GAEX)
- First floor Strip Out (ref: R-GA013)
- First floor Proposed GA (ref: R-GA014)
- First floor Proposed Flooring (ref: R-GA015)
- First floor RCP (ref: R-GA016)
- First floor Decorations (ref: R-GA017)
- First floor Proposed Elevation H-K (ref: R-GA018)
- Meeting Room Proposed GA & Furniture (ref: M1-GA019)
- Meeting Room Proposed Flooring (ref: M1-GA020)
- Meeting Room RCP (ref: M1-GA021)
- Meeting Room Decorations (ref: M1-GA022)
- Meeting Room Proposed Elevation A-A (ref: M1-GA023)

Stairwells

- Typical Primary Stairwell (ref: ST-GA027 - Rev 1)
- Typical Secondary Stairway (ref: ST-GA028 - Rev 1)
- Basement Stairwell GF level (ref: ST-GA029 - Rev 1)
- Access to Basement Stairwell (ref: ST-GA030 - Rev 1)

Third floor

- Existing Third Floor GA (ref: L3-GAEX)
- L3 Strip Out (ref: L3-GA036)
- L3 Proposed GA (ref: L3.GA037 – Rev 1)
- L3 Proposed Flooring finishes (ref: L3-GA038)
- L3 RCP (ref: L3-GA039)
- L3 Beams & Plasterboard locations (ref: L3-GA040)
- L3 Proposed Partitioning and Decorations (ref: L3-GA041)
- L3 Partition Elevation A-B-C (ref: L3-GA043 – Rev 1)
- L3 Partition Elevation D-D (ref: L3-GA044 – Rev 1)
- L3 Proposed Elevation E-E (ref: L3-GA045)

Basement

- Existing Basement GA (ref: B-GAEX031)
- Basement Wall Types (ref: WT_01)
- Basement Proposed GA (ref: B-GA031- Rev 6)
- Basement Proposed Partitioning (ref: B-GAD32- Rev 1)
- Basement Proposed Floor Finishes (ref: B-GA033- Rev 1)
- Basement Raised Floor (ref: B-GA033A- Rev 1)
- Basement RCP (ref: B-GA034- Rev 1)
- Basement Decoration (ref: B-GA035- Rev 1)
- Basement Proposed Elevation A-A (ref: B-GA046- Rev 1)
- Basement Door Schedule

I trust you have everything required to validate the application. If, however, you do require anything further then please do not hesitate to contact me on 0161 461 1616 or dan@sixteenrealestate.com.

Sixteen.

Kind regards,

Dan Whitney

Associate Director – Planning