



Paul Butler Associates

Planning, Development & Heritage Consultants

29 October 2021

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall, Manchester
M60 2LA

21.1608

Dear Mrs Roscoe

Application for Planning Permission – No.1 Balloon Street

On behalf of our client Wittington Investments (Properties) Limited, we are pleased to submit an application for a proposed scheme to upgrade internal and external parts of the above mixed-use building. The description of development for the application is as follows:

'Recladding of existing ground floor brickwork with new aluminium façade; replacement of existing ground floor windows and doors; works to second floor terrace level including demolition of existing conservatory, construction of a single storey extension, installation of new access door and works to terrace surface; removal of glazed canopy over main entrance; removal of redundant plant; and replacement of a section of paving at street level.'

The project comprises internal and external works designed to increase the standard of internal office space at ground and first floors, and the perception of the building as a whole from street level. The replacement of the building's 1990s conservatory at the second floor level is also proposed, with a modern pavilion structure. As is noted within the description, the scheme also includes the refurbishment of parts of the second floor terrace, replacement of a small area of public realm, and the removal of redundant plant.

Supporting Documents

The application is supported by a series of planning drawings prepared by OMI Architects (please refer to attached drawing schedule) and the following technical reports:

- Design and Access Statement by OMI Architects.
- Planning and Heritage Statement by Paul Butler Associates, which includes:
 - Community Involvement Statement
 - Blue and Green Infrastructure Statement
 - A Disabled Access Statement
 - Waste Management Strategy
 - Surface Water Drainage Statement
- Demolition Method Statement by CubicWorks.

The application fee of £234 has been paid via the Planning Portal. This is on the basis that the scheme will result only in an increase of 24 sqm of floorspace. The scheme includes the removal of redundant plant, however no additional or altered plant is required currently.

Scheme benefits

The proposed development will provide a series of economic, social and environmental benefits. These include:

- Through the installation of a new cladding system, the replacement of glazing and doors, the enhancement to the building's main entrance and reinstatement of secondary entrance; incorporating the sensitive use of materials, the proposals will have a minor but positive impact on the character and appearance of the Shude Hill Conservation Area, the setting of nearby listed buildings and structures, the significance of which will be unaffected.
- The replacement of the building's second floor 1990s conservatory structure with a high quality pavilion type extension building, resulting in a significant improvement to internal accommodation within this part of the building, and the aesthetic appearance of the building from the terrace area.
- The refurbishment and reconfiguration of the ground floor reception area, resulting in additional usable spaces which will enliven the streetscene, as well as the reuse and enhancement of existing office floorspace.
- Minor additional works to the second floor terrace, and replacing a small area of deteriorated public realm.
- Securing direct investment into the City through the provision of jobs during the refurbishment and construction stage and ensuring economic benefits via the improvement of existing office space, and associated facilities including the proposed pavilion building.
- The encouragement of further investment into this key location within Manchester City Centre.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application on behalf of Wittington Investments (Properties) Limited and look forward to working with officers in progressing the application through to a positive determination. If you require anything further, please let me know.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Drawing Schedule

- Site Location Plan (Ref: L0001)
- Existing Ground Floor Plan (Ref: L0100)
- Existing Second Floor Plan (Ref: L0101)
- Existing Elevation – North (Ref: L1601)
- Existing Elevation – North West (Ref: L1602)
- Existing Elevation – West (Ref: L1603)
- Existing Elevation – South West (Ref: L1604)
- Existing Elevation – South (Ref: L1605)
- Existing Elevation – East (Ref: L1606)
- Existing Elevation – North Internal (Ref: L1607)
- Proposed Ground Floor Plan (Ref: L1000)
- Proposed Second Floor Plan (Ref: L1001)
- Proposed Elevation – North (Ref: L1608)
- Proposed Elevation – North West (Ref: L1609)
- Proposed Elevation – West (Ref: L1610)
- Proposed Elevation – South West (Ref: L1611)
- Proposed Elevation – South (Ref: L1612)
- Proposed Elevation – East (Ref: L1613)
- Proposed Elevation – North Internal (Ref: L1614)
- Proposed Entrance (Ref: L1615)
- Proposed Rear Terrace (Ref: L1616)