

Our Ref : MB/100 King Street Lower Basement
Your Ref : 116973/FO/2017 & 116974/LO/2017
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David Brettell
City Centre Team
Growth and Neighbourhoods Directorate
Manchester City Council
Planning Department
PO BOX 532
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M60 2LA

24 August 2021

Dear Mr Brettell

Application for Full Planning and Listed Building Consent for internal alterations to the lower basement of Hotel Gotham to provide further hotel accommodation
100 King Street, Manchester, M2 4WU
Planning Portal Ref: PP-10160379

Further to receiving Full Planning and Listed Building Consent (references 116973/FO/2017 & 116974/LO/2017) on 20 October 2017 which have now lapsed, please find enclosed a resubmission application which is substantially for the same proposal as before but with the following changes from the approved plan M3015-104 Rev C:

- The existing staff toilets/canteen & lockers are to remain in the current position (former safe store 2)
- We are proposing to locate the new customer toilets in what was going to be the private dining room (currently the offices) (former safe store 3)
- The new kitchen facility will be located in former safe store 1 – (was the new staff toilets and lockers on approved plans (116974/LO/2017 (approved on 20 October 2017))
- The Offices are now going to be located remotely in another building and this space will be divided up to form a flexible event space.

- Re-arrangement of new wall to electric room to avoid interface with existing glazed screen.
- Repositioning of new door and wall to increase floor space of reception space and form cloakroom below existing stair 9.

These changes would not impact on the fabric or spatial arrangements of the sub-basement area in a manner which would affect its character as a building of special architectural or historic interest. The rest of the layout is as per the previously submitted plans and as such the Listed Building Consent and corresponding Planning Permission has already been granted for the overall extent of changes but requires renewal through this new application. Accordingly, the submission comprises several of the previously approved documents and drawings as well as some amended details.

The full package of information supplied with our application is as follows:

- Application form and ownership certificate
- Planning, Design and Access Statement prepared by CDP Ltd
- Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd
- Squid Inc (Interior Designers) Scope of Finishes dated 26-02-2019

BMS Drawings

- 3015-100 Original layout plans dated 1933
- 3015-101 Existing plans 2006-2015
- 3015-102 Location plan
- 3015-103A Proposed access to basement
- 3015-104J General Arrangement – Sub basement level
- 3015-105D Sub Basement plan – Fire strategy
- 3015-110B Colours and finishes schedule
- 3015-111 Private dining room floor finishes
- 3015-112 Private dining room details

AF Connell drawings

- C5782-56-(-01)-01 Mechanical services Lower basement – Air conditioning & Electric Heating Services layout
- C5782-57-(-01)-01 Mechanical services Lower basement – Ventilations services layout
- C5782-58-(-01)-01 Mechanical services Lower basement – Domestic water services layout
- C5782-62-(-01)-01 Electrical Services Lower basement - Small power, Data & Security Rev.02
- C5782-63-(-01)-01 Electrical Services Lower Basement – Lighting layout
- C5782-95-(-01)-01 Mechanical services Lower basement – Drainage services layout

The fundamental beneficial impact of the proposed alterations will clearly be the restoration of the use of the lower-basement space, but will also include the injection of additional vitality into this part of city. These factors both will have a broad impact on the fabric of the individual heritage asset and the city's wider historic environment. The cumulative heritage impact of the proposed development is thus clearly beneficial

We trust that you have everything you require to validate and determine our applications favourably. However, if you require anything further please contact myself or our architect, Neil Jordan, on 01422 376821.

Yours sincerely,

Miranda Bell

**Planning Manager
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