

2202/T/001

City Centre Team
Planning Growth and Development Department
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O. Box 532
Manchester
M60 2LA

18th May 2022

Dear City Centre Team

**FULL PLANNING APPLICATION FOR RECLADDING EXISTING BUILDINGS AT PARADISE WHARF
JUTLAND HOUSE & WHITTLES CROFT, PARADISE WHARF, DUCIE STREET
(MCC Original Planning Ref: 060863/FO/CITY3/00)**

We write on behalf of Paradise Wharf Management Company Ltd, (the Applicant), to submit an application for the partial recladding of Jutland House, recladding of Whittles Croft and replacement windows to both properties at the above site.

Background to Site

Full planning approval was granted for the redevelopment of the site on 7th August 2001 for:
"A mixed used development including erection of two new buildings and the conservation of an existing building into 101 apartments with retail and bar/restaurant."

The development was completed circa 2004.

Proposed Works

QFF have been appointed by Paradise Wharf Management Company Ltd to carry out intrusive surveys at the property and to develop proposals which are further detailed on the enclosed plans, but include in brief:

- Replacement of existing HPL cladding with ALUBOND 9000 (A2)
- Replacement of existing timber windows with PPC Aluminium
- Installation of perimeter flashings, cills and pressings in PPC Aluminium
- Installation of cavity barriers
- Remedial works to façade & soffit sub-structure
- Replacement insulation of limited combustibility A2-s1, d0 or Class A1

Supporting Information

The following information has been submitted via planning portal (ref: PP-11219943) in support of this application:

- Relevant application forms with Certificate B
- LHA - Covering letter
- 2202-LHA-RP-001_A Design and Access Statement
- 2202-LHA-PL-10-001_- Location Plan
- 2202-LHA-PL-10-002_- Site Plan
- 2202-LHA-PL-20-001_- Proposed Cladding Materials & Window Frames
- 2202-LHA-PL-20-200_A Jutland House-Existing Elevations
- 2202-LHA-PL-20-201_- Jutland House-Proposed Elevations
- 2202-LHA-PL-20-202_A Whittles Croft-Existing Elevations
- 2202-LHA-PL-20-203_A Whittles Croft-Proposed Elevations
- MAF Associates - Fire Statement

In addition to the above, physical samples of the proposed cladding materials have been sent to the Council Offices:

- i) PPC Aluminium RAL 7022
- ii) ALBOND 9000 A2 'Metalic Grey' Colour Code: 0950-0912
- iii) ALBOND 9000 A2 'Aluminium Grey' Colour Code: 0907-0912

Summary

We consider the proposed works will have a positive impact on the visual appearance of Jutland House and Whittles Croft whilst providing improved energy efficiency and responding to fire safety concerns and recommendations.

We trust the above provides sufficient information for you to validate the application, but please do not hesitate to contact me should you require anything further.

Yours faithfully,



Jenny Hayes
Director
Lechler Hayes Architects