

SM/MC/8180/C - 03
28 April 2021

Manchester City Council
Technical Support Team
Planning
P O Box 532
Town Hall
Manchester M60 2LA

For the attention of Julie Roscoe

Dear Sir/Madam

STOREYS, MANCHESTER
Application No: 129474/AO/2021
Listed Building Application

Further to your correspondence dated 14/04/21 we enclose further information scheduled below to address the items raised. We also include a response to each item along with the document reference codes for the relevant information.

- 1) Further annotation has been added to the L(00) code proposed plans & L35) code reflected ceiling plans to include a reference to original or non-original where existing is written. There is a schedule referencing and describing the proposed works / materials proposed with the reference included on the plan, and example is included below:

*UGA1 EXISTING NON-ORIGINAL WALL - LININGS TO BE REMOVED.
ORIGINAL MASONRY WALL TO BE EXPOSED, SEALED / WHITE-WASHED TO ID SPECIFICATION.
UGB - EXISTING NON-ORIGINAL ACOUSTIC FLOOR TO FORMER GUESTROOMS TO BE REMOVED &
REPLACED.
NEW PLYWOOD & GYPSUM PLANK FLOOR DECK ON BATTENS, TO MATCH EXISTING NON-ORIGINAL
BUILD-UP*

LRW_8180_L(00)201A Proposed Lower Ground Floor Plan_LBC
LRW_8180_L(00)202A Proposed Upper Ground Floor Plan_LBC
LRW_8180_L(00)203A Proposed First Floor Plan_LBC
LRW_8180_L(00)204A Proposed Second Floor Plan_LBC
LRW_8180_L(00)205A Proposed Third Floor Plan_LBC
LRW_8180_L(00)210A Proposed Section A-A
LRW_8180_L(00)211A Proposed Section B-B
LRW_8180_L(35)01C Proposed Lower Ground Floor RCP
LRW_8180_L(35)02C Proposed Upper Ground Floor RCP
LRW_8180_L(35)03B Proposed Typical Guestroom Floors RCP

Cont/

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- 2) Further annotation has been added to the L(26) code demolition plans to include a reference to original or non-original where existing is written. There is a schedule referencing and describing the proposed works with the reference included on the plan, and example is included below:

*UG1 - REMOVAL OF NON-ORIGINAL BEER DROP LIFT & SHAFT.
EXISTING NON-ORIGINAL BEER DROP & BLOCKWORK SHAFT INSTALLED AS PART OF 2002 WORKS.
EXISTING ADJACENT NON-ORIGINAL JOISTED FLOOR HAS BEEN CUT BACK AS PART OF 2002 WORKS.
NEW JOISTED FLOOR TO BE INSTALLED / BEARING ON EXISTING ORIGINAL BEAMS (AS THE ORIGINAL BUILD-UP). SEE NOTES ON LOWER GROUND FLOOR PLAN FOR ASSOCIATED WORK BELOW.
UG2 - REMOVAL OF NON-ORIGINAL PLASTERBOARD BULKHEADS & DECORATIVE CEILING THROUGHOUT FRONT OF HOUSE AREAS.
EXISTING NON-ORIGINAL BULKHEADS & CEILINGS INSTALLED AS PART OF THE 2002 WORKS. FIRE BOARDED SOFFIT TO BE LEFT IN PLACE & MADE GOOD WHERE NECESSARY. REFER TO L(35) CODE CEILING PLANS FOR TREATMENT TO BEAMS ABOVE.
LRW_8180_L(26)100E Demolition Lower Ground Floor Plan
LRW_8180_L(26)101F Demolition Upper Ground Floor Plan
LRW_8180_L(26)102C Demolition First Floor Plan
LRW_8180_L(26)103A Demolition Second Floor Plan
LRW_8180_L(26)104A Demolition Third Floor Plan
LRW_8180_L(26)105A Demolition Section A-A
LRW_8180_L(26)106A Demolition Section B-B*

- 3) We enclose existing & proposed 1:50 extract sections & elevations showing the existing & proposed signage. We also include revised 1:100 full elevations to include the existing signage.
LRW_8180_L(00)213_ Existing & Proposed Signage Sections
LRW_8180_L(00)100A Existing Elevation-Princess St

I trust the above & enclosed information is sufficient to validate the application but do not hesitate to contact me directly if you need anything further.

Yours faithfully
for **Leach Rhodes Walker**

Simon Mather

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