

Our Ref: 04C000367/NL/ED
Your Ref: PP-09619163



11 March 2021

Planning and Regeneration
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam

Application for Listed Building Consent at Cavendish House, Chapel Walks, Manchester

Avison Young has been instructed on behalf of Investstream Limited ('the Applicant') to submit an application for listed building consent at Cavendish House, Chapel Walks, Manchester ('the site').

Site History

In October 2020, planning permission and listed building consent was granted for the refurbishment and extension of the existing office building to include internal and elevational alterations; a new two storey roof extension to provide additional office accommodation and external roof terrace; and the change of use of existing restaurant at ground floor level to provide commercial floorspace and at first floor level to provide office accommodation (LPA references: 126422/FO/2020 and 126423/LO/2020).

The proposed internal alterations, for which listed building consent is now sought, are the result of minor post-determination scheme design changes owing to further detailed design work having been undertaken and the receipt of subsequent comments from the fire engineer.

Proposed Development

A detailed description of development is provided below:

"Listed building consent for internal alterations comprising the erection of 2no. internal columns on each floor, cycle storage and shower facilities, modifications to the WC layouts, the addition of smoke vent risers, the enlargement of the plant area and the removal of 1no. lobby to the stair core at the upper floors."

Submission

The following documents are submitted in support of this application:

- This covering letter prepared by Avison Young;
- Supporting Planning Statement prepared by Avison Young;
- Full set of proposed drawings prepared by Atelier MB Urban Architects comprising:
 - Lower Ground Floor Plan P(110) Rev H
 - Ground Floor Plan P(120) Rev I

- First Floor Plan P(130) Rev G
- Second Floor Plan P(140) Rev G
- Third Floor Plan P(150) Rev I
- Fourth Floor Plan P(163) Rev A
- Fifth Floor Plan P(173) Rev A
- Section A-A P(300) Rev G
- Section B-B P(301) Rev E
- Second Floor Strip Out Plan P(141) Rev B
- DAS Addendum Rev A prepared by Atelier MB Urban Architects;
- Heritage Addendum prepared by Atelier MB Urban Architects; and,
- Internal photographs of the existing building.

The application has been submitted electronically to the Planning Portal (reference: PP-09619163).

We trust that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours faithfully



Emily Davies
Associate
0161 956 4053
emily.j.davies@avisonyoung.com
For and on behalf of Avison Young (UK) Limited