

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

Our Ref: PK/TH/SPC10029
Your Ref: 128759/LO/2020
Date: 10th March 2021

**For the attention of Emily Booth (Planner)
Planning, Building Control and Licensing**

Dear Ms Booth

Re: Application Number 128758/LO/2020
Proposal: The change of use of the ground floor of the building from use class B8 (storage and distribution) to use class E (office) use, together with associated alterations
Location: Ground Floor Chatham Mill, 8 Lower Ormond Street, Manchester M1 5QF

Further to your letter dated 3rd March, in regard to the above application. I will refer to each of your points in turn.

Your point 1

Revised annotated drawings T01, T04, T08, T09, T10, T11, T12, T13 are uploaded to the planning portal on 10th March.

- a) The drawings identify Original, Non-Original, Historic, Non-Historic and New features
- b) Existing floor finishes are annotated within the drawings. It is brought to your attention that the floors are non-original concrete floors with no significant historical interest.
- c) External windows and doors are outside of the applicants demise and the works. Work in these respects will be restricted to ad-hoc repairs, to ease, oil and bring the existing windows in to working order as well as to carefully rub down and paint frames to match the existing and finally to rub clean the window panes with mild detergent and water. It is not intended to remove/replace any existing original and or historic windows or doors.

Regulated by RICS

Your point 2

Revised fully annotated cross section AA, BB and CC (drawing T10) is uploaded to the planning portal dated 10th March 2021.

The proportion of clear glass and opaque glass blocks is yet to be designed. Nonetheless it is described within both the design and heritage statements. It is intended to be 50% clear and 50% opaque configured in such a way so as to enable view of the buildings original features and volume.

With regard to internal glazing, the majority of offices are proposed to best utilise the original windows, the remaining offices are to be formed from glass block partitions configured to provide a sustainable solution that satisfies the conflicting demand of the heritage building and modern office requirements.

In essence the proposal effectively manages the conflicting requirement to be compliant, to provide appropriate views of the buildings features and volume, and providing desirable individually lettable units that meet the demand for modern office working.

Your position regarding glass blocks is noted.

With regard to lighting, it is intended to remove all non-original and non-historic lighting and associated cables and switches and replace them with Industrial style LED lighting and switches that are sympathetic to the style and features of the building. The Sustainable LED Lighting is to be suspended, with limited penetrations through historic fabric. It is designed to run in line with the existing beams wherever possible and avoid the creation of new grid forms. The resulting level of harm is considered low and justified to create viable lettable space and in preference to the significant intervention of raised floors.

Your point 3

Is noted.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'PKnight'.

Peter Knight BSc (Hons) Building Surveying
Building Surveyor
For and on behalf of Scanlans

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