

SM/MC/8180/C - 02
17 March 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: 129466/LO/2021

Listed Building Consent for Internal Alterations and the Installation of External Signage

Further to your correspondence dated 05/03/21, we enclose further information scheduled below in line with the items raised. We also include a response to each item along with the document reference codes for the relevant information.

- 1) Further annotation and hatching has been added to the L(00) code proposed and L(35) code reflected ceiling plan drawings to highlight the proposed works / materials and how it relates to the original or non-original fabric. Related drawings are scheduled below:

LRW_8180_L(00)201_ Proposed Lower Ground Floor Plan_LBC
LRW_8180_L(00)202_ Proposed Upper Ground Floor Plan_LBC
LRW_8180_L(00)203_ Proposed First Floor Plan_LBC
LRW_8180_L(00)204_ Proposed Second Floor Plan_LBC
LRW_8180_L(00)205_ Proposed Third Floor Plan_LBC
LRW_8180_L(00)206_ Proposed Fourth Floor Plan_LBC
LRW_8180_L(00)207_ Proposed Fifth Floor Plan_LBC
LRW_8180_L(00)208_ Proposed Sixth Floor Plan_LBC
LRW_8180_L(00)209_ Proposed Roof Plan_LBC
LRW_8180_L(35)01B Proposed Lower Ground Floor RCP
LRW_8180_L(35)02B Proposed Upper Ground Floor RCP
LRW_8180_L(35)03A Proposed Typical Guestroom Floors RCP

- 2) Further annotation and hatching has been added to the L(26) code demolition drawings to highlight the proposed works and how it relates to the original or non-original fabric. The Red Deer demolition drawings have now been superseded by the LRW L(26) code demolition plans so the reference note to Red Deer has been removed. Related drawings are scheduled below:

LRW_8180_L(26)100D Demolition Lower Ground Floor Plan
LRW_8180_L(26)101E Demolition Upper Ground Floor Plan

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Page 2 – 17 March 2021

LRW_8180_L(26)102B Demolition First Floor Plan
LRW_8180_L(26)103_ Demolition Second Floor Plan
LRW_8180_L(26)104_ Demolition Third Floor Plan
LRW_8180_L(26)105_ Demolition Section A-A
LRW_8180_L(26)106_ Demolition Section B-B

- 3) Further plans have been generated to include all guestroom floors (first to sixth floor) in the L(26) code existing and L(00) proposed drawings, but as no works are proposed to fourth to sixth floors, we have not included these levels in the L(26) demolition drawings:

LRW_8180_L(26)01A Existing Lower Ground Floor Plan
LRW_8180_L(26)02A Existing Upper Ground Floor Plan
LRW_8180_L(26)03A Existing First Floor Plan
LRW_8180_L(26)04_ Existing Second Floor Plan
LRW_8180_L(26)05_ Existing Third Floor Plan
LRW_8180_L(26)06_ Existing Fourth Floor Plan
LRW_8180_L(26)07_ Existing Fifth Floor Plan
LRW_8180_L(26)08_ Existing Sixth Floor Plan
LRW_8180_L(26)09_ Existing Roof Plan
LRW_8180_L(26)10_ Existing Section A-A
LRW_8180_L(26)11_ Existing Section B-B

- 4) Cross sections have been included through the building in both directions. The sections have been included in the L(26) code existing, L(26) code demolition and L(00) code proposed drawing packs. The sections have been annotated and hatched to indicate how the works relate to the original or non-original fabric. 1:25 sections through the guestroom types can be found on Red Deer drawings 329-105 – 108 (type A) and 329-122 – 124 (type B). 1:20 sections of the ground – lower ground interventions are included on L(00)212:

LRW_8180_L(26)10_ Existing Section A-A
LRW_8180_L(26)11_ Existing Section B-B
LRW_8180_L(26)105_ Demolition Section A-A
LRW_8180_L(26)106_ Demolition Section B-B
LRW_8180_L(00)210_ Proposed Section A-A
LRW_8180_L(00)211_ Proposed Section B-B
329-105-T2
329-106-T2
329-107-T2
329-108-T2
329-122-T1
329-123-T1
329-124-T1
LRW_8180_L(00)212_ Existing & Proposed opening through Upper Grd Floor

- 5) We include the V1.0 signage proposals and L(00)100-105 existing & proposed elevations highlighting the proposed signs, location & fixing method:

Storeys_Exterior_Signage_v1
LRW_8180_L(00)100_ Existing Elevation-Princess St

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Page 3 – 17 March 2021

LRW_8180_L(00)101_ Existing Elevation-George St
LRW_8180_L(00)102_ Existing Elevation-Back George St
LRW_8180_L(00)103 Proposed Elevation-Princess St
LRW_8180_L(00)104 Proposed Elevation-George St
LRW_8180_L(00)105 Proposed Elevation-Back George St

We are looking for specialist input and more detailed survey information and will provide more information when it is available.

- 6) We include S(00)01 Outline Architectural Specification containing a detailed scope of works relating to the existing original & non-original elements:

LRW_8180_S(00)01A_Outline Specification Section 5

- 7) We have included a section within the S(00)01 specification to cover the existing features & finishes:

LRW_8180_S(00)01A_Outline Specification Section 6

- 8) We have included a section within the S(00)01 specification to cover the services proposals and appearance of air-conditioning equipment:

LRW_8180_S(00)01A_Outline Specification Section 5

L20006-IN2-01-00-DR-M-1001
L20006-IN2-01-00-DR-M-2001
L20006-IN2-01-00-DR-M-3001
L20006-IN2-01-02-DR-M-2001
L20006-IN2-ZZ-ZZ-DR-M-0001
L20006-IN2-ZZ-ZZ-DR-M-0002
L20006-IN2-ZZ-ZZ-DR-M-0061
L20006-IN2-ZZ-ZZ-DR-M-0062

- 9) We have included details of remedial work to both guestroom & upper ground floor acoustic floating floors & framing detail to the secondary glazing, and fire stopping to the perimeter of the guestroom floor:

LRW_8180_A(32)03 Secondary Glazing Frame Detail
LRW_8180_A(43)01A Typical Guestroom Remedial Work
LRW_8180_A(43)02A Ground Floor Guestroom Remedial Work
LRW_8180_A(43)03A Guestroom Perimeter Fire Stopping Remedial Work

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

Yours faithfully
for **Leach Rhodes Walker**

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