

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: 24th February 2021

For the attention of Julie Roscoe (Director of Planning, Building Control & Licensing)

Dear Ms Ruscoe

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 22nd February, in regard to the above application. I will refer to each of your points in turn.

Your point 1

All of the drawings are annotated in black text at the right hand side of and advise original, non-original and historic elements of the structure that are to be affected by the proposal.

Revised drawings are uploaded to the planning portal.

Reference to floor and wall finishes are described within the drawings and also within the design statement as well as the materials statement.

Windows are outside of the applicants demise and the works 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.

The proportion of clear glass and opaque glass blocks 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.

Regulated by RICS

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 point 2

Revised annotated ceiling plans are uploaded to the planning portal.

With regard to the lighting installation, a lighting plan has not yet been designed. Nonetheless, it is proposed to install industrial style energy efficient LED lighting, to give a modern, but vintage feel that is in keeping with the historic nature of the building.

Visual images of the intended lighting style can be seen within the Materials Statement as well as within drawing T02.A3L.

Quantity and position of the fittings will be calculated to provide light levels in compliance with Regulation 8, Lighting, in The Workplace (Health, Safety and Welfare) Regulations 1992 and in accordance with Society of Light and Lighting (SLL) Code for Lighting (Chapter 2).

Your point 3

Revised annotated cross-section drawings are uploaded to the planning portal.

Section 9 of the heritage statement deals with the mechanical and electrical proposal that will serve the lighting and heating.

"9.5. All power and mechanical ducting will be face fixed to the fabric. All electrical distribution will be via metal conduits and power poles. No suspended ceilings or raised floors are proposed."

Your position regarding glass blocks is noted, please also consider to my response to your point 1 above.

Yours Sincerely



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

Office: 0161 236 8781
Mobile: 07384 252 138