

12 October 2020

F.A.O Emily Booth
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Emily,

Our Town Hall Project – Manchester Town Hall building
Application for Discharge of Condition - Listed Building Consent 125553/LO/2019

Please find enclosed an application for the partial discharge of Condition 6r and 11i attached to Listed Building Consent 125553/LO/2019, relating to the design and extent of boxing in works within the Manchester Town Hall. The Applicant is Manchester City Council.

For clarity, the description of development for Listed Building Consent 125553/LO/2019 is as follows:

“LISTED BUILDING CONSENT External and internal restoration, refurbishment and alteration works to the Grade I Listed Town Hall building, together with installation of new building lighting.”

Table 1 below confirms the documents submitted in support of this application for the partial discharge of conditions 6r and 11i relating to the design and extent of boxing in works within each different area of the Town Hall, attached to Listed Building Consent 125553/LO/2019.

For clarity, this application seeks a partial discharge in respect of the location and extent of a standard perimeter boxing in design to be installed in locations that have been categorised as being of less significance.

Table 1: Condition 6r and 11i Submission Documents

Condition Wording	Submission Document(s)
6r) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority ahead of works commencing as per the hereby approved Control Procedure Hierarchy prepared by Purcell (document ref: OTH-PUR-TH-ZZ-PRO-A-0005).	Perimeter boxing-in Justification Statement prepared by Purcell and dated September 2020: - OTH-PUR-XX-XX-RPT-A-0131 Perimeter boxing type details: - OTH-PUR-TH-ZZ-DWG-A-5920 - OTH-PUR-TH-ZZ-DWG-A-5921 - OTH-PUR-TH-ZZ-DWG-A-5922

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

Condition Wording	Submission Document(s)
The works shall be carried out only as agreed in accordance with the approved procedure and final confirmation of the proposal for each heritage item shall be submitted to and agreed in writing by the Local Planning Authority in accordance with the approved procedure. The design and extent of boxing in works within each different area of the building affected. Any instances of boxing in in any areas of the building shall be fully justified and shall be as limited as possible where justifiable. Full details of the appearance and finishes of any of these structures that have been justified are also required.	• OTH-PUR-TH-ZZ-DWG-A-5923 • OTH-PUR-TH-ZZ-DWG-A-5924 Arup schedule of boxing in types: • OTH-ARU-TH-ZZ-SCH-B-0011 For location of perimeter boxing and indication of types refer to cabinetry plans Refs: • OTH-PUR-TH-LG-DWG-A-0600 • OTH-PUR-TH-GF-DWG-A-0601 • OTH-PUR-TH-01-DWG-A-0602 • OTH-PUR-TH-02-DWG-A-0603 • OTH-PUR-TH-03-DWG-A-0604 • OTH-PUR-TH-04-DWG-A-0605 • OTH-PUR-TH-05-DWG-A-0606 • OTH-PUR-TH-06-DWG-A-0607 For specifications refer to the following documents: • K10 - OTH-PUR-TH-ZZ-SPE-A-5926 • K20 - OTH-PUR-TH-ZZ-SPE-A-5909 • K32 - OTH-PUR-TH-ZZ-SPE-A-5934 • P20 - OTH-PUR-TH-ZZ-SPE-A-5921 • P31 - OTH-PUR-TH-ZZ-SPE-A-5937 • M60 - OTH-PUR-TH-ZZ-SPE-A-5906 • Z10 - OTH-PUR-TH-ZZ-SPE-A-5940
11i) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority ahead of works commencing as per the hereby approved Control Procedure Hierarchy prepared by Purcell (document ref: OTH-PUR-TH-ZZ-PRO-A-0005). The works shall be carried out only as agreed in accordance with the approved procedure and final confirmation of the proposal for each heritage item shall be submitted to and agreed in writing by the Local Planning Authority in accordance with the approved procedure Full details of final locations and extent of partitioning and boxing out works.	As per details above.

The perimeter services and their associated current boxing-in have reached the end of their functional life and require replacement.

The majority of rooms within the Town Hall currently contain original, historic or modern services and covered in boxing-in panels of varying descriptions. Only very limited examples of boxing-in are of heritage value, with the majority being constructed in low-quality materials that are now in a poor condition.

The proposed boxing in strategy has been designed to preserve the historic significance of the building as far as possible, whilst futureproofing the proposed modern services within the building, allowing for easy access and maintenance. The design is well-considered and respects the context of Waterhouse's Victorian design. There will be consistency across the building and the boxing will represent a clear addition from a single phase of installations in the 2020s.

The design of the perimeter boxing has been discussed and agreed with Historic England, the Victorian Society and the Manchester City Council Conservation Officer ahead of this condition discharge application being submitted.

Areas of the highest significance are excluded from the standard boxing design and will be addressed through a bespoke solution which retains the maximum amount of historic fabric whilst allowing the room to be adequately serviced. The detailed design for these very high significance spaces is still being developed alongside the Manchester City Council Conservation Officer.

Application Documentation

The application has been submitted through the Planning Portal and comprises of the following documents:

- Application Form for the discharge of condition; and,
- Drawings and documents listed in Table 1.

There is no application fee for the discharge of conditions attached to a Listed Building Consent application. The Planning Portal Reference number for this application is PP-09132126.

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial discharge of the condition outlined above, to allow works to commence on site.

If you require any further details, please do not hesitate to contact me on the details above, or my colleague Hannah Shine (hshine@deloitte.co.uk / 0161 455 8014).

Yours sincerely



John Cooper

For and on behalf of Deloitte LLP