

Cheetwood House

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Responses are marked in RED.

Condition 01

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.'

This will be done.

2. The development hereby approved shall be carried out in accordance with the following:

484-123.1 - 1F Room 1
484-123.2 - 1F Room 2
484-123.3 - 1F Room 3
484-123.4 - 1F Room 4
484-123.5 - 1F Room 5
484-123.6 - 1F Room 6
484-123.7 - 1F Room 7

484-133.1 - 2F Room 1
484-133.2 - 2F Room 2
484-133.3 - 2F Room 3
484-133.4 - 2F Room 4
484-133.5 - 2F Room 5
484-133.6 - 2F Room 6
484-133.7 - 2F Room 7

484-143.1 - 3F Room 1
484-143.2 - 3F Room 2
484-143.3 - 3F Room 3
484-143.4 - 3F Room 4
484-143.5 - 3F Room 5
484-143.6 - 3F Room 6
484-143.7 - 3F Room 7
484-143.8 - 3F Room 8

484-153.1 - 4F Room 1
484-153.2 - 4F Room 2
484-153.3 - 4F Room 3
484-153.4 - 4F Room 4
484-153.5 - 4F Room 5
484-153.6 - 4F Room 6
484-153.7 - 4F Room 7
484-153.8 - 4F Room 8
484-153.9 - 4F Room 9

484-219 rev A - GF Ceiling & Skirting

484-220 - 1F GA
484-221 - 1F Demolition
484-222 rev A - 1F Ceiling & Skirting
484-223 - 1F Radiators/Heating
484-224 rev A - 1F Electrical

484-230 - 2F GA
484-231 - 2F Demolition
484-232 rev A - 2F Ceiling & Skirting
484-233 - 2F Radiators/Heating
484-234 rev A - 2F Electrical

484-240 rev A - 3F GA
484-241 - 3F Demolition
484-242 rev A - 3F Ceiling & Skirting
484-243 - 3F Radiators/Heating

484-244 rev A - 3F Electrical

484-250 rev A - 4F GA
484-251 - 4F Demolition
484-252 rev A - 4F Ceiling & Skirting
484-253 - 4F Radiators/Heating
484-254 - 4F Electrical received by the City Council as local planning authority on 17 March 2020

484-226 rev A - 1F Door Schedule
484-236 rev A - 2F Door Schedule
484-246 - 3F Door Schedule
484-256 rev A - 4F Door Schedule

484-225 rev A - 1F Window Schedule
484-235 rev A - 2F Window Schedule
484-245 rev A - 3F Window Schedule
484-255 rev A - 4F Window Schedule

484-410 rev A - Floor Buildup/Repair
484-411 - Window Detail - Plan
484-412 rev A - Window Detail - Section
484-413 rev A - Airsource Heat Pump
484-414 rev A - Kitchenette Detail
484-415 rev A - 4F Meeting Room

473-001 - Location Plan
473-101 - Existing Basement Plan
473-102 - Existing Basement Ceiling Plan
473-103 - Basement Heritage ID
473-111 - Existing Ground Floor Plan
473-112 - Existing GF Ceiling Plan
473-113 REV A - GF Heritage ID

473-201 - Demo Plan - Basement
473-202 - Proposed Basement Plan
473-203 rev A - Proposed Basement Ceiling
473-204 rev A - Proposed Basement Floor Finish
473-205 - Proposed Basement Ventilation Planning
473-211 - Demo Plan - GF
473-212 - Proposed GF Plan
473-213 rev A - Proposed GF Ceiling
473-214- Proposed GF Floor Finish
473-215 - Proposed GF Ventilation
473-260 - Street Elevations
473-261 - Shopfront Elev - Newton St
473-262 rev A - Shopfront Elev - Dale St
473-263 rev A - Elevation - Cavell Street
473-265 - Shopfront Details I
473-266 - Shopfront Details II
473-267 - Advertising Detail
473-268 - Cycle & Bin Store
473-400 rev A - Glazed Screen
473-401 - Level Access
473-402 rev A - Level Access

473-403 rev A - Archway Detail
473-404 - Bin Store Doorway
473-405 - Ceiling Ducts and Trays
473-406 - Column Protection
473-407 - AC Unit
473-408 rev A - Shadow Gap Detail
473-409 rev A - Glazed Screen

AC Specification received by the City Council as local planning authority on 20 January 2020;

Combi Steamer Extraction Hood received by the City Council as local planning authority on 20 January 2020;

Crime Impact Assessment (Sean Bastow’s email to Matthew@ArchitectureM dated 15 October 2019) received by the City Council as local planning authority on 20 January 2020;

Lintel Specification received by the City Council as local planning authority on 20 January 2020;

Stair Void Infill received by the City Council as local planning authority on 20 January 2020;

TGL Operating Schedule received by the City Council as local planning authority on 20 January 2020;

Noise Impact Assessment by Hepworth Acoustics Report No: P19-407-R01v1 dated August 2019;

Technical Details - Pavement Light received by the City Council as local planning authority on 17 March 2020;

Schedule of Works Rev A dated March 2020 received by the City Council as local planning authority on 17 March 2020;

Design and Access Statement received by the City Council as local planning authority on 16 January 2020;

Waste Management Proforma Appendix E received by the City Council as local planning authority on 16 January 2020

This will be done.

Condition 03

3(a) Notwithstanding the details shown in the approved documents, before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the L Aeq (entertainment noise) shall be controlled to 10dB below the L A90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Referencing the previously submitted ‘*Noise Impact Assessment by Hepworth Acoustics Report No: P19-407-R01v1 dated August 2019*’ and reading through it point to point, it is noted in 1.6 & 4.2:

‘Therefore, the only potential noise impact associated with the proposed change of use from class A3 use to a class D2 use that is warrants further investigation is the proposed building services equipment.’

‘Activities at the yoga studio will not be noisy and there will be no significant noise breakout or transmission from the basement unit to the permitted upper floor apartments.’

There is no concern regarding noise breakout with the proposed usage of the premises and there are no adjacent or nearby residential units located within the vicinity of the site.

3(b) Upon completion of the development or within one month of first occupation of the development, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the acoustic consultant’s report approved under a) above.

The report shall undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and a timetable for implementation of those measures.

This will be done - a noise report upon completion will be carried out to ensure acceptable criteria has been met.

Condition 04

4(a) Notwithstanding the details shown in the approved documents, before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (L Aeq) below the typical background (L A90) level at the nearest noise sensitive location.

This will be done - the additional ancillary equipment chosen to service the upper office accommodation 1F to 4F, installed on the service decks within the proposed balconies to the former loading slots on Cavell Street, will be selected and acoustically treated to achieve a rating level of 5dB (L Aeq) below the typical background (L A90) level at the nearest noise sensitive location.

There are no residential properties nearby or adjacent to the site. Plant and equipment usage will be limited the hours of operations, with very limited use during night time periods.

4(b) Upon completion of the development or within one month of first occupation of the development, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the acoustic consultant's report approved under a) above.

The report shall undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and a timetable for implementation of those measures.

This will be done - a verification report upon completion will be carried out, submitted to and approved to ensure validation of the work undertaken conforms to recommendations.

Condition 05

5. Servicing shall take place from Back Piccadilly in accordance with a servicing strategy that has been submitted to and agreed in writing by the City Council as local planning authority before the development commences.

Servicing will take place to the rear of Cheetwood House. Vans/waste refuse units will turn right off one-way traffic on Dale Street, onto Little Lever Street whereby Cavell Street can be accessed.

The waste/recycling storage is accessed from the rear of Cheetwood House from Cavell Street, which will provide ease of access for refuse collection.

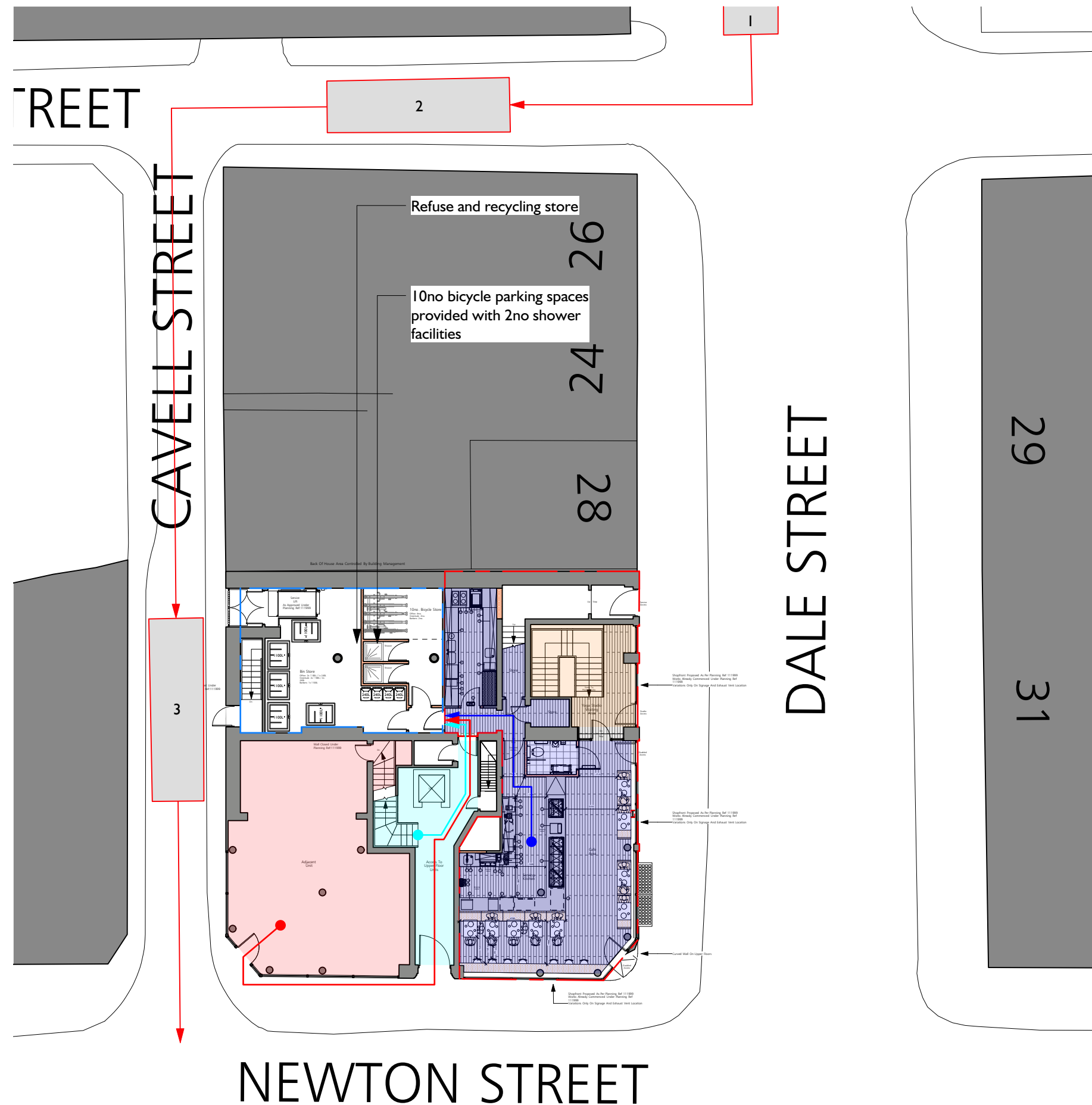
Daily pick up will be provided by an external waste management company. Once the collection truck has arrived, containers will be wheeled out from the loading bay onto Cavell Street through access controlled gates.

The upper floor offices will produce minimal waste [paper/general] and have no deliveries to site given it's office use without the need for consumable/perishable goods.

The GreenLab will produce more waste given it's use as a cafe and consumption of perishable goods. This will be facilitated with daily collections. Deliveries will also take place daily to restock food supplies. These will also take place on Cavell Street.

Cavell Street is significantly quiet compared to Dale Street and Newton Street, facilitating easier deliveries and collections which will not impede traffic by stopping on the busy roads.

Waste collection and deliveries will also take place between 0730-2000 Monday to Saturday, as per condition 06.



Condition 06

6. No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday.

This will be done.

Condition 07

7. The uses hereby approved shall not be brought into use until space and facilities for bicycle parking have been provided in accordance with the approved drawings. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

This will be done.

Condition 08

8. The A3 cafe premises shall not be open outside the following hours:-

07:30 to 20:00 Monday to Friday; and
08:30 to 17:00 Saturdays, Sundays and Bank Holidays.

This will be done.

Condition 09

9. The D2 use shall not be open outside the following hours:-

06:30 to 20:15 Monday to Friday; and
08:00 to 15:00 Saturdays, Sundays and Bank Holidays.

This will be done.

Condition 10

10. The development hereby approved shall not be occupied or used unless and until the security measures set out in the Crime Impact Assessment (Sean Bastow’s email to Matthew@ArchitectureM dated 15 October 2019) received by the City Council as local planning authority on 20 January 2020, have been implemented in full.

This will be done - security measures will adhere to the key points raised within the Crime Impact Asessment:

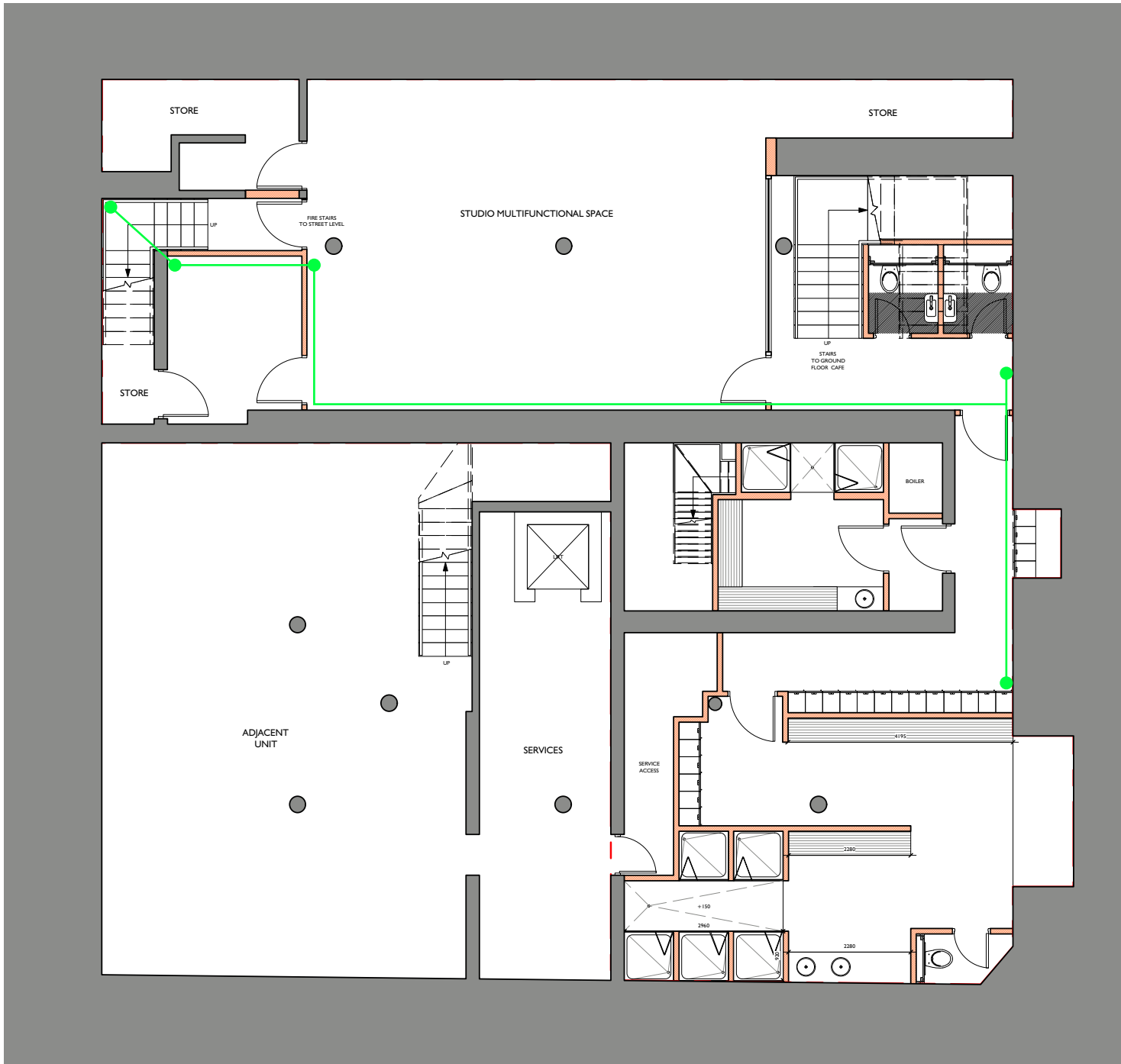
- Any new external fidngs (i.e. shutters, windows or doors) should be certified to Secured by Design standards.
 - No new external fittings are to be fitted? The doors/windows on the approved elevations will be certified to Secure by Design standards. No internal or external shutters will be installed as they are not required as part of the Crime Impact Statement
- A CCTV system should be included within these premises and should be capable of monitoring the following areas: external doorways, and all internal spaces.
 - Hikvision 5MP Turbo HD Dome Camera with 20m IR, PoC camera is proposed with specification/ appearance below.
- Signage should be displayed to indicate the areas of the premises that are restricted to staff only.
 - Blue circles indicate the location of signage to restricted staff only areas. Image below is an example of the brushed aluminium finish to be used and installed on new, non-original doors.
- Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only.
 - In addition to the point above, the orange area on the plan is accessible only by staff of the GreenLab with the red area being accessible by all staff of Cheetwood House. Access locks will be installed on the non-original doors leading to the green & red areas, where Staff Only signs are installed.
- An intruder alarm should be installed or if there is an existing one within the current building for the coverage of this to be reviewed and extended to cover the proposed second floor when not in use.
 - Existing security alarm for upper floors will be reviewed and extended where necessary.



Proposed CCTV Camera ●
Hikvision 5MP Turbo HD Dome Camera with 20m IR, PoC
-White metal
-111x82.4mm
-350g



Proposed door signage ■
Architectural door signage for staff only/restricted areas.
Brushed aluminium finish



Proposed Basement Plan



Proposed Ground Floor Plan

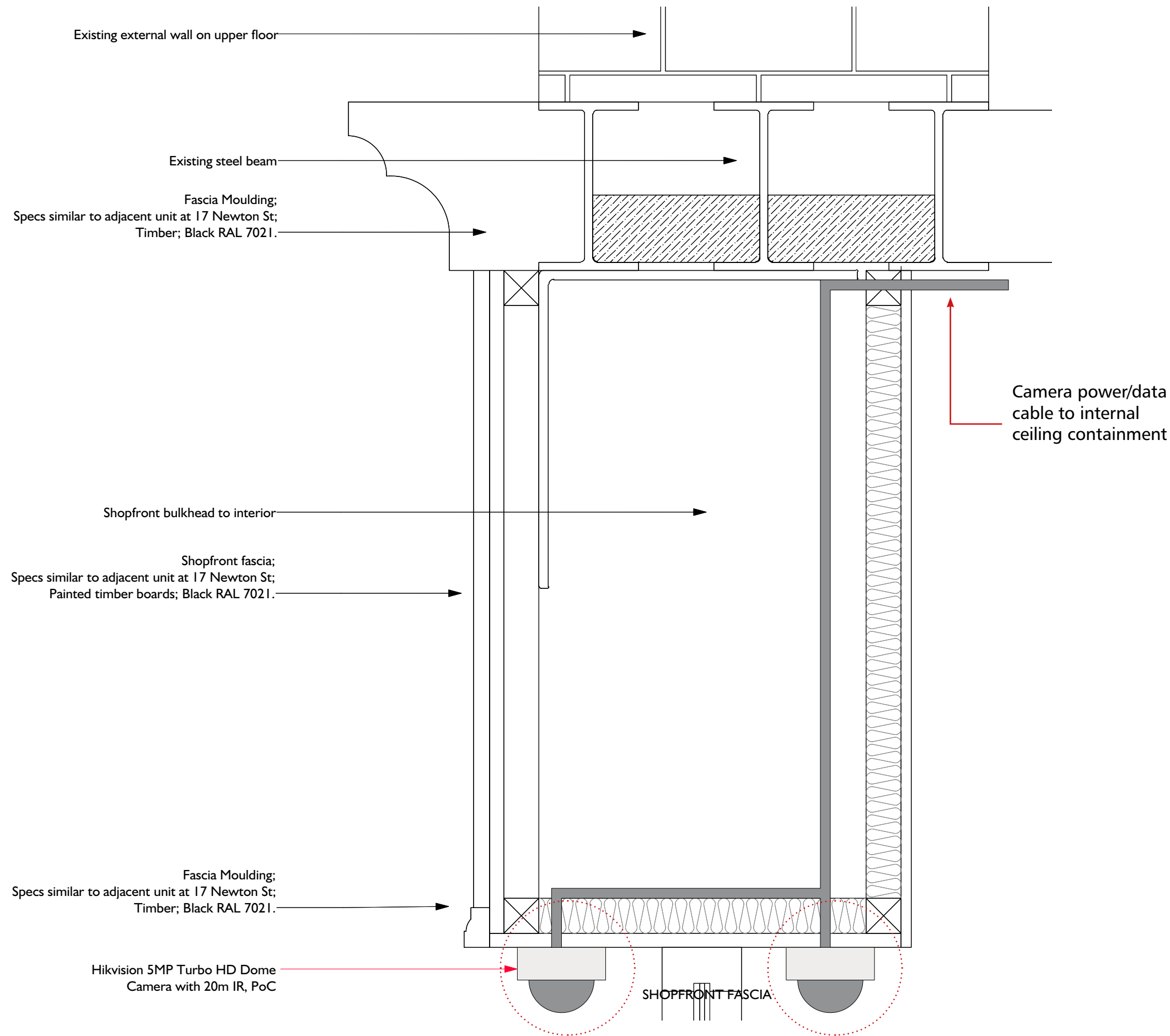
- Proposed CCTV Camera
- Proposed Cabling Route
- Proposed Door Signage

Newton Street Elevation



Dale Street Elevation





Condition 11

11. Notwithstanding the details shown on the approved drawings and documents, access to the proposed cafe unit on the corner of Newton Street and Dale Street shall be provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority before the cafe use commences.

Drawing '402-Level Access.pdf' submitted with further detail. This will be implimented before the cafe use commences.

Condition 12

12. Notwithstanding the details shown in the approved drawings and documents, as set out in condition 2 above, before development commences final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a. A specification and method statement for any works to windows including repair, draughtproofing, painting and reinstatement;

- Repair

Method stament has been provided within the Schedule of Works document, reference *'2. Window - Repair'*

- Draughtproofing

Method stament has been provided within the Schedule of Works document, reference *'4. Window - Draughtproofing'*

- Painting

Method stament has been provided within the Schedule of Works document, reference *'3. Window - Painting'*

- Reinstatement

No windows are being reinstated - all windows are currently in place or operational. The only windows which would be considered to be reinstated is:

- that dealt with the repair work to external elevation regarding the stone work whcih requires further dialogue & confirmation and,
- the window along Cavell St which is currently boarded over at the end of the shop front facade. This is to be reinstated in the same style and fashion to the adjoining window frame and glazing.

- b. Details including method statements of any repair work to external elevations, including samples of materials;

Method stament has been provided within the Schedule of Works document, reference *'18. Repair Work to External Elevation'*

- c. Details including method statement of cleaning of external elevations;

Method stament has been provided within the Schedule of Works document, reference *'17. Cleaning of External Elevation'*

- d. Details including method statements of any repair / making good works to the roof;

Method stament has been provided within the Schedule of Works document, reference *'19. Repair / Making good works to roof'*

- e. Colour of any external painting including rainwater goods, doors and window frames;

All colours are to match existing rainwater goods, doors and window frames

- f. Details of the design of a timber door to the ground floor loading slot on Cavell Street;

Drawing provided, reference *'263-Elevation - Cavell Street.pdf'* with timber door detail in ground floor loading slot on Cavell Street.

- g. Details of the proposed balconies to the former loading slots on Cavell Street;

Drawing provided, reference *'413-Airsource Heat Pump.pdf'* with proposed balcony details in former loading slots on Cavell St.

- h. Details including method statements of any repair work to historic cornicing;

Method stament has been provided within the Schedule of Works document, reference *'6. Cornicing Repairs'*.

- i. Details including method statements of any repair work to historic skirting boards;

Method stament has been provided within the Schedule of Works document, reference *'8. Skirting Repairs'*.

- j. Details including method statements of any repair work to floors;

Method stament has been provided within the Schedule of Works document, reference *'10. Floor Build-up Repair'*.

- k. Details including method statements of any repair work to ceilings;

Method stament has been provided within the Schedule of Works document, reference *'7. Ceiling Repairs'*.

- l. Details including method statements of any repair work to walls;

Method stament has been provided within the Schedule of Works document, reference *'11. Wall Repair'*.

- m. Details of the junctions of any metal studding or plasterboard partitions with historic fabric;

Method stament has been provided within the Schedule of Works document, reference *'14. Metal Studwork Partitions'*.

- n. Paint removal specification and methodology;

Method stament has been provided within the Schedule of Works document, reference *'13. Paint Removal'*.

- o. Locations and details (including any fixtures and fittings) of any external lighting, TV aerials and CCTV cameras, as well as any other fixtures or fittings required to implement the recommendations of the Crime Impact Assessment referred to in Condition 10;

CCTV camera specification and location are referenced within Condition 10.

- p. Works to repair / replace existing pavement lights including method statement;

Method stament has been provided within the Schedule of Works document, reference *'15. Pavement Lights'*.

Also reference seperate document *'NAG-P150-100.pdf'* for further detailed specification of pavement lights.

- q. Details of repairs or modifications to retained staircases;

Method stament has been provided within the Schedule of Works document, reference *'16. Stair Retention'*.

Also reference seperate document *'Stairs Structural Report.pdf'* for further investigation and proposal of stair retention.

- r. Details of power connections from the proposed cable trays to the desks in the upper floor offices.

It was discussed with MCC during a site visit that perimeter trunking was not preferred but cable trays were acceptable to allow for clutter free walls. This still requires a connection to desks which is discrete whilst functional.

Seperate document *'Ceiling to Desk Containment.pdf'* suggests 20mm galvanised steel conduit to provide power from containment trays to desks, sockets would be integrated within the desks to reduce the number of perimeter sockets required.

Condition 13

13. The yoga studio (D2) hereby approved shall be used only as a yoga studio and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

This will be done.