53Two Theatre

Date: 04/09/2019

App No: 124382/FO/2019

Location: Arches 18 & 19, Watson St., Manchester, M3 4LP

Planning Consent

In response to:

Item 1 – Acoustic Planning Report is now uploaded and available.

Item 2 – The Design and Access statement is now uploaded as part of the planning application.

Item 3 – Please see section 4.2.2 of the Transport Statement alongside section 10 of the Operating Schedule for full details on servicing and deliveries, drawing 040 also outlines traffic flows for various vehicle sizes.

Item 4 – Please see section 4 of the Operating Schedule. Please see drawing 005A (existing),031 (Demolition) and 015B (Proposed) for the elevational drawings.

Please see drawings 020 and 021B Reflected ceiling plans showing the proposed locations of ventilation and lighting equipment.

Please see Acoustic Planning Report.

Please see M&E Technical Specification for details.

The project does not contain a commercial kitchen or gas heating therefore there is no requirement for extraction of fumes or flues in the building.

Item 5 – Please see section 21 of the Operating Schedule.

See drawing 010D for the location of the bin store

See Proforma for Planning Applications.

Item 6 – Please see section 7, 16 and 18 of the Operating Schedule

Item 7 - Please see Operating Schedule for full details.

Item 8 – A Crime impact statement is now uploaded.

Item 9 – Please see section 3 of the Operating Strategy.

Item 10 – Please see drawing 041 (Proposed Uses Plan)

Item 11 – The proposal will not contain any external signage. Please see drawing 015B for illuminated signage to be set behind the glazing.

Item 12 – Would we be able to condition this, we are not currently at the stage of appointing a construction partner.

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Listed Building Consent

Item 1: In response to the following points as outlined in your letter requesting variations:

- A summary of the history and development of the building asset and its setting
- A statement of the significance of the interior and exterior as relevant
- A clear and full explanation of where proposals impact on the heritage asset and its setting
- A written assessment of the proposals to the significance of the heritage assets
- A statement of justification for the works together with any details of any mitigation measures provided.
- Photographs of all areas of the building (internal and external) affected by the proposal.

Please see the heritage statement which provides a response to these requests.

Item 2: In response to the following requests:

- A full method statement for the proposed works
- A written specification of the proposed works

Would we be able to have these as conditions?

Item 3: In response to the following requests:

- Plans showing where the original building fabric (original and non-original) will be removed altered or concealed.

  Please see drawings 002 (Existing), 030 (Demolition), 010D (Proposed Ground Floor) and 011B (Proposed Mezzanine)

- Details of wall finishes and how any columns, down stand beams or other features such as cornices, skirting boards etc. are too be dealt with.

  Indicative wall finishes can be seen from the visuals in the updated design and access statement. We are aiming to expose as much of the original brickwork as possible.

- Scaled existing and proposed ceiling plans.

  Please see drawings 006 (Existing), 020 (Ground Floor RCP) and 021B (Mezzanine RCP)

- Scaled existing and proposed elevation drawings of all elevations affected by the proposed works (if applicable), including any internal elevations…

  Please see drawings 005A (Existing), 031 (Demolition) and 015B (Proposed).

- The relationships between these proposed works and the existing listed structure including details of any raised floors or underdrawn ceilings and the means of affixing the proposed works to the existing listed structure

  The ceilings are to be exposed with underdrawn services as noted on drawing 021. Any connections of the services to the exposed ceilings will be made into the mortar joints as noted on drawing 021B

Item 4: In response to the following requests:

- Accurate annotated drawings detailing internal works required to implement any acoustic insulation scheme

The acoustic report is now uploaded.

Item 5: In response to the following requests:

- Details of remedial / restoration works to existing historic fabric / finishes etc.
- The treatment of the existing elevational window openings or achieve the required acoustic insulation, including a schedule of works for the retention, repair and refurbishment of the existing windows…

We believe these points are not relevant, as we are not conducting restorative works or retaining the existing (non-original) elevational window openings.