MANCHESTER CITY COUNCIL
Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Miss	First Name:	Samantha	Surname:	Johnson
Company name:	The University of Manchester Directorate of Estates and Facilities				
Street address:	Manchester University, Oxford Road				
				Telephone number:	
				Mobile number:	
Town/City:	MANCHESTER			Fax number:	
Country:				Email address:	
Postcode:	M13 9PL				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Duncan	Surname:	Sanderson
Company name:	Lloyd Evans Prichard				
Street address:	Boardwalk				
	21 Little Peter Street			Telephone number:	01618346251
				Mobile number:	
Town/City:	Manchester			Fax number:	
Country:				Email address:	
Postcode:	M15 4PS				duncan.sanderson@lep-architects.co.uk

3. Description of the Proposal

Please describe the proposed works:

Removal of a later addition from in front of the door opening between John Owens and the Coupland Street lightwell, and making good the facade, returning the north elevation of the building to its original appearance. Associated works in the lightwell include tidying the appearance by locating all cables draped around the building facade in ducts, thus concealing all services routed between a service tunnel and plantroom, and capping the service tunnel to make the doors once more accessible from the lightwell. Relocating air conditioning units currently surface mounted in the lightwell out of sight from Coupland Street, by relocating on the retaining wall, and concealing cable routes between the units and building in underground ducts. cutting out redundant concrete bases and resurfacing in bound gravel to match the remainder of the lightwell. Removal of the non DDA compliant ramp at the west end of the lightwell and opening up the space to the path across the former Botany building gable, allowing wheelchair access to the lightwell and newly opened up staff entrance. Replacement of the existing steps between Coupland Street and the Botany gable path with a new flight compliant with the needs of the ambulant disabled. Installation of a new lighting scheme to cover the lightwell.

Has the work already started? (•) Yes ( ) No

If Yes, please state the date when the work was started: 13/06/2016

3. Description of the Proposal

Has the work been completed? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name: Manchester University

Street address: Oxford Road

Town/City: MANCHESTER

Postcode: M13 9PL

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 384615

Northing: 396824

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ◉ Yes ○ No

If Yes, please describe and include the planning application reference number(s), if known:

General fabric repair works to the buildings around the lightwell, together with works to the lightwell surfacing, retaining walls and railings, are covered by the following Listed Building Consent Notices:
099064/LO/2012/C
101391/LO/2013/C1
101393/LO/2013/C1

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Tony Surname: Mitchell

Reference:

Date (DD/MM/YYYY): 19/04/2016 (Must be pre-application submission)

Details of the pre-application advice received:

Confirmation of support for proposals and initial feeling that Listed Building Consent was not required for the works. Subsequent discussions on 22 December 2016, 10 February 2017 and 10 March 2017 as the works became more involved led to confirmation that Listed Building Consent should be sought. Full details of consultations are included in the 'Design and Access Statement' submitted in support of this application.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External Doors - description:

Description of *existing* materials and finishes:

Existing pair of doors, 3 no. panels per leaf (bottom solid, panels above glazed), modified as fire rated doors operational from the service tunnel side only.

Description of *proposed* materials and finishes:

Existing doors stripped of all ironmongery, repaired as necessary and re-hung in existing frame. Stain finish internally, paint externally, to match other external doors into John Owens. Doors to be operational from both sides with swipe card controlled entry.

External Walls - description:

Description of *existing* materials and finishes:

Existing aluminium framed glazing system on a brick dwarf wall with stone copings, and pitched roof utilising the same system over the stairwell from the service tunnel to the John Owens door.

Description of *proposed* materials and finishes:

All of the above to be removed from the face of the building and carted away, and the stone surrounds to the doorway made good in snadstone to match existing where necessary.

Lighting - description:

Description of *existing* materials and finishes:

Existing building mounted lighting and associated cabling to be carted away.

Description of *proposed* materials and finishes:

Supply and fix new lighting and associated cabling as indicated on drawing No. M4218-DSSR-JO-00-DR-MEP-63001-C

OTHER - description:

Type of other material: Lightwell surfacing:

Description of *existing* materials and finishes:

Concrete bases, tarmac and local areas of cobbles, with concrete steps and tarmac finishes to ramp.

Description of *proposed* materials and finishes:

Existing concrete bases, ramp and step finishes, and all other surfacing to be broken out and carted away. Lay new concrete slab capping to service tunnel and concrete ducting to accommodate service cables between tunnel and lightwell. Surfacing in the lightwell to be permeable resin bound gravel paving, with resin bonded finishes, aggregate to match, laid over concrete slabs and duct covers. Steps to be sandstone with carborundum strip inserts to nosings, and powder coated steel handrails.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

4106A/LW001 'Location Plan'
4106A/LW002 Rev E 'Alterations to Coupland Street Lightwell'
4106A/LW003 'Coupland Street Elevation - Existing and Proposed'
4106A/LW004 Rev. A 'Proposed Steps to Former Botany Lightwell'
Design and Access Statement incorporating Heritage Impact Assessment'
'Photographs'
M4218-DSSR-JO-00-DR-MEP-63001-C 'General and Emergency Lighting Electrical Services Layout'

10. Demolition

Does the proposal include total or partial demolition of a listed building? ○ Yes ◉ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?	◉ Yes	○ No
If Yes, will there be works to the interior of the building?	○ Yes	◉ No
Will there be works to the exterior of the building?	◉ Yes	○ No
Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?	◉ Yes	○ No
Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?	○ Yes	◉ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/ drawing(s).

State references for these plan(s)/drawing(s):

Refer to drawing no. 4106A/LW001 'Location Plan', LW002 Rev E 'Alterations to Coupland Street Lightwell', LW003 'Coupland Street Elevation - Existing and Proposed' and LW004 Rev. A 'Proposed Steps to Former Botany Lightwell' for location and extent of the proposed works. Supporting information is contained in the 'Design and Access Statement incorporating Heritage Impact Assessment' and 'Photographs' documents submitted in support of this application, whilst the proposed lighting scheme to cover the area is detailed on drawing no. M4218-DSSR-JO-00-DR-MEP-63001-C.

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?	○ Don't know	○ Grade I	◉ Grade II*	○ Grade II
Is it an ecclesiastical building?	○ Don't know	○ Yes	◉ No	

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?	○ Yes	◉ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

15. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr First name: Duncan Surname: Sanderson

Person role: AGENT Declaration date: 03/05/2017 ☑ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 03/05/2017