Paul Butler Associates
Planning, Development & Heritage Consultants

20 February 2017

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

ljr03/rt

FAO Angela Leckie

Dear Mrs Roscoe,

Application number: 114889/FO/2016
Proposal: External alterations including reinstatement of blocked half-basement windows, removal/replacement of existing metal rollershutter doors, installation of new doors, provision of 5no. heat pumps on roof, and 'Manchester Bee' artwork to blank gable.
Location: 35 Houldsworth Street, Manchester, M1 1EB

This letter has been prepared in response to Manchester City Council's (MCC) letter of 17 January 2017 regarding the above application that was submitted on 23 December 2016. The MCC letter requests the provision of additional information to enable the application to be validated. On behalf of the applicant, Beech Holdings, please see below responses to the numbered points contained within the letter:

MCC Comment 1) Can you confirm that the existing timber windows to the rest of the building are to be retained. The replacement windows at basement level should match these in terms of materials and profile for consistency of appearance in terms of the architectural character of the building.

Response: The proposal involves the replacement of the existing timber windows and UPVC windows. The proposal will replace the mismatched windows with modern aluminium framed double-glazed units. The replacement of the windows will give a unified appearance, improve the overall appearance of the building, and enhance the building's thermal and acoustic performance. The replacement of the windows on this building with aluminium framed units has previously been granted planning permission by Manchester City Council under applications 084822/FO/2007/C2 and 084823/FO/2007/C2.

MCC Comment 2) The fire escape has not been included in the dwgs / submitted photos and details of this need to be provided

Response: Updated elevation drawings have been provided which show the fire escape. During survey work on the building it was found that the fire escape staircase had come away from the steel frame of the building which represented a significant and immediate health and safety risk. In addition to its removal for health and safety reasons, removal has also been necessary to allow the successful conversion of the building to high quality residential accommodation and ensure residents of the scheme have an adequate outlook from proposed apartments. The removal of the fire

escape has previously been granted planning permission by Manchester City Council under applications 084822/FO/2007/C2 and 084823/FO/2007/C2.

MCC Comment 3) Heat Pumps - Details regarding the noise output from the units, including the cumulative impact of all the units operating simultaneously, and any acoustic attenuation measures you are proposing to install to limit the breakout of noise from the units. You should also provide details of the ambient noise levels during the daytime, night and weekends and assess how noise from the units will impact on ambient noise levels.

Response: Five energy efficient heat pumps are proposed on the roof of the building. A 'Plant Noise Impact Assessment' has been prepared by PDA Acoustic Consultants. This has assessed the impact of noise generated by the heat pumps on background noise levels. The report establishes that noise egress from the heat pump units would be 23dB less than the existing background noise levels at the worst effected sensitive receiver, therefore satisfying Manchester City Council's acoustic criteria.

MCC Comment 4) Design and Access Statement / Heritage Assessment (Building is non designated Heritage Asset) to explain the design approach as appropriate in terms of context

Response: A Heritage Assessment Note has been prepared by Paul Butler Associates and considers the impact of proposed changes on the building. The Note confirms that the proposal will have a positive impact on the character and appearance of the building. The Note also considers design matters associated with the application proposal.

MCC Comment 5) Proposed roller shutter - can something with a better quality appearance be considered to improve the overall street environment - e.g something glazed?

Response: The updated elevations show the removal of the proposed rollershutter and the installation of a metal louvred door with a lovred over panel. Both will be powder coated anthracite grey to match the new aluminium windows. The provision of a glazed door is not appropriate as this opening serves a bin store area and could be subject to criminal damage.

MCC Comment 6) Mural - no objection in principle to this but we would not support any extension of the current extent of the render as this would be detrimental to the overall historic and architectural character of the building within the street scene. Can you confirm the significance of the 'Bee' and that this is not a company logo or form of advertising.

Response: The existing render identified where a former building, now demolished, would have abutted 35 Houldsworth Street. The existing render is in poor condition and requires removal and replacement. The brickwork to the gable elevation is in poor condition with a large proportion of the brickwork spalled or damaged. To ensure the condition of the building and prevent further decay of the masonry it is proposed to render the whole of the gable elevation which will ensure that it is weathertight. The application of render to the whole elevation will also provide a more attractive, clean and crisp elevation.

If the Council regarded the existing render to the gable as being of interest, then two colours of render could be provided to demarcate where the building previously abutted 35 Houldsworth Street.

The bee is a widely recognised symbol of Manchester which is believed to originate from the Victorian period when Manchester and its workers were known for their industriousness, perseverance, and team work. Seven bees were included on the Council's coat of arms from 1842 and can also be found on bins, streetlights, benches, street furniture and buildings across Manchester. The bee symbol is not a company logo or form of advertising.

The following drawings and documents have been submitted with this letter:

- Drawing 201 Rev A 'Proposed Elevations Existing Elevations'.
- Drawing 202 Rev A 'Proposed Elevations Existing Elevations'.
- Drawing 203 Rev A 'Proposed Elevations Existing Elevations'.
- Drawing 512 Rev A 'Detail Section'
- Louvred door image.
- Plant Noise Impact Assessment prepared by PDA Acoustic Consultants.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with you in progressing the application through to determination.

Yours sincerely

Ralph Taylor BSc MPLAN MRTPI
Planner

Cc Stephen Beech and James Roxborough, Beech Holdings
Paul Davidson and Liam Perry, Beech Construction