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9th, July 2008

Angela Leckie
Planning
Manchester City Council
PO Box 463,
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Your Ref: 086993 - 109 Portland Street

Dear Angela

Further to our telephone conversation earlier today and Jackie Tipping's letter dated 27th June 2008 requesting a 'commentary on the impact that the proposed alterations will have on the fabric character of the listed building' to the above referenced site, please find below our comments.

The proposed alterations for the relocation of the current kitchen servicing 'Buffet City Restaurant' within 111 Portland Street to a new location within 109 Portland Street will require the removal of the existing flue extract from the upper ground level unit. The new extract will project from the existing flue extract location servicing the lower ground level unit (109 Portland St.) Refer to dwg. no.01.004 EXIST RE & 02.005PROP RE showing existing and proposed rear elevations. Note the point of projection from the building is directly behind the existing location of the extract motor system at external ground level.

The location of existing extract motor system and vertical flues from the extract motor will be retained, see rear elevation photograph on dwg.no. 01.002 EXIST and the existing and proposed rear elevation dwg.no. 01.004EXIST RE & 02.005PROP RE.

The removal of the extract from the upper ground level provides the opportunity to reinstate a window to the point of exit of the current extract location. The existing window opening is currently filled with masonry blockwork. As discussed previously with the Manchester City Council's conservation officer, the proposed new window will be to match the original widow type to levels above (painted timber frame sash window).

In addition, the previous location for the kitchen will be refurbished to provide addition seating to the restaurant at upper ground level (111 Portland Street).

This area has aspect facing the rear servicing area. Currently the rear elevation has original metal crittal frame fenestration reflective of the original design heritage of the building. This is currently in poor repair and has been over boarded internal and externally. The proposal allows for the refurbishment of the rear elevation; removal of over boarding, reinstatement of new glazing panels (opaque) to the metal crittal fenestrations, making good of surrounding masonry walls and redecoration to match original fabric. Whilst the proposal allows for the refurbishment of the rear elevation and gain natural light via the existing fenestration, the proposal also allows for the glazing to be opaque, as the rear serving area is utilised for deliveries, waste bin storage and collections, etc by several buildings and business types.

The proposed division of 109 Portland Street lower ground level into two units front and rear has been considered for the following reasons;

- *The existing rear area is the location for the proposed new kitchen servicing 111 Portland Street. The proposed kitchen location provides direct access to the restaurant area above via existing staircase (currently unused), the rear area of the unit was previously used as kitchen and is therefore partially prepared for utilisation as a kitchen, finally as inspected by the Manchester City Councils conservation officer there are no elements of the existing internal fabric of this area of building that reflect the heritage of the building.*

- *The proposed wall division to separate the unit into two is proposed adjacent to the existing column and beam midway along the depth of the unit. As per onsite discussions with Manchester City Council's conservations officer the partition wall head meeting the ceiling will be a minimum of 100mm away from the existing beam and column the purpose being to provide a clear appreciation of the existing original structure to the building. In addition any partition wall built that meets the beam will have a shadow gap at the wall head, again the purpose being to a clear appreciation of the existing original structure to the building. See proposed dwg.no. 02.002 Plan & Sec Aa There are currently no proposals for the refurbishment of the front unit as the intention of the tenant is to sublet this unit in the near future.*

I trust the above information and commentary provided is satisfactory. Please note I have made reference above to drawings submitted with The Listed Building Consent application you received on the 19th June 2008.

Meanwhile please do not hesitate to contact me if you require any further information.

Yours faithfully