PLANNING
ACKD
REPLIED
RECD
M
M
IM
VALIDATION

**Portland Chambers, 131-133 Portland Street, Manchester**

**Introduction to Portland Chambers**

Portland Chambers is located on the corner of Oxford Street and Portland Street, on the North-West corner of the Whitworth Street/Princess Street Conservation Area. The building was constructed in 1860 as a warehouse for Louis Behrens and Sons and is believed to have been used for shipping materials. It is thought that the 4th floor was used originally for offices to support the manufacture of materials in the rear of the building and sale on the ground floor. Portland Chambers was Grade II Listed on 3rd October 1974.

**Description of Proposed Works**

This application relates to a fit out in suite 02 on the 4th floor of Portland Chambers. The proposal is to construct 3 no. rooms as described in further detail below.

**- Meeting Room**

Drawing no. 4F02/03 illustrates the proposed partition, plasterboard (in red) and glazed (in blue) partition. The partition line is taken from the existing masonry structure and does not clash with the line of the exposed primary beam or cast iron column. As detailed the junction with the existing walls and soffits are clearly defined by the 50mm shadow as shown on drawing no. 4F02/03.

**- Comms Room**

The red line on drawing no. 4F02/04 illustrates the location of this room. The partition abuts to existing toilet partition wall which has been constructed under a previously granted consent. As with the other partitions a 50mm shadow gap with define the partition against that of the toilets, and it would avoid the line of the exposed primary beam.

**- Office One**

Office one shown on drawing no. 4F02/05 is almost entirely glazed. As the photographs illustrate junction C is into an exposed masonry wall and junction A is existing masonry structure, both with the previously described shadow detail. The line of the partition avoids that of the primary timber beams and the existing original sash windows.

**General Comments**

We believe that in the proposed works are sensitive alterations to the building that will have a limited effect on the historically significant features within Portland Chambers. The prospective tenant has sought keep the number of rooms required to an absolute minimum so not to impact on the historic fabric of the building. While still achieving an environment from which they can operate from as a business.

As the drawings/photographs illustrate the designer has maximised the use of the glazed partitioning, and not situated partitions along the line of structural timbers. Thus allowing the true volume of the suite to be appreciated. All the proposed partitioning has been designed such that it could be removed in the future and the suite reinstated with minimal repair works required to the existing finishes.