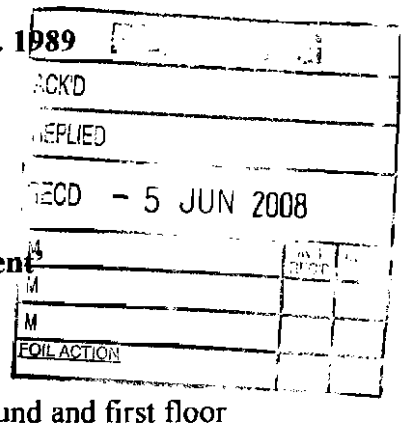


Job No. 1989

23 Manor Street, Ardwick, Manchester
for Arawak Walton Housing Association

LISTED BUILDING CONSENT APPLICATION
Justification Statement to Comply with Planning.
Policy Guidance Note 15: 'Planning and the Historic Environment'

a) Why are the proposed works considered necessary ?

- The alterations to the internal walls to the basement, ground and first floor office spaces are to provide an improved environment within the self-contained office accommodation necessary for the applicants day to day work. The applicant is Arawak Walton Housing Association, who currently owns the above mentioned property. Without the alterations, which will provide the rationalizing of internal spaces and increased storage provision, the space will not serve the needs of the people working in the offices.

b) The relationship to the defined work area to the rest of 23 Manor Street

- No external alterations are envisaged.
- Internal alterations are located at the basement, ground and first floor office spaces as indicated on the drawings, and are limited to the forming of new openings within existing internal walls and the construction of a new openable partition in the Ground Floor meeting room. All other original features are to be left intact and unimpaired.
- The new openings in the basement will remove modern stud partitions to reinstate original openings that had been filled in recent years.

c) Impact of proposed alterations.

- The building's original features of special interest such as the original Georgian lobby door are to be left untouched and un-spoilt by the alterations. In addition, no external alterations to windows or doors are proposed.
- The new openings and partitions are to include appropriate detailing to skirtings, architraves and doors to remain in keeping with the period of the building. All redecoration is to be sympathetic to the buildings original features.

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Bernard Taylor Partnership Ltd.
23rd May, 2008