rae design

DESIGN STATEMENT

PREPARED BY: John S Clarke
PROJECT: 52 Princess Street
SUBJECT: Application to Vary Condition
DATE: 02.11.2009
REF: OPR-09042-04-1-design statement-2009.11.02

The recent refurbishment, as approved under planning approval ref 085215/LO/2007/C2, included the removal of internal sub-division walls within the main office areas. This approval, whilst specifically setting out a strategy for the internal sub-division within a single tenancy, does not address the issue of sub-division between separate occupancies. The design strategy approved under application 085215/LO/2007/C2 of partition walls not extending full height, or being predominantly glazed, is appropriate for use within a single occupancy, but cannot be applied where separate tenancies are required, for reason of privacy, security and fire compartmentation.

It is therefore proposed that the wording contained in the current planning approval is revised to incorporate a more appropriate Design Statement, that whilst retaining a controlling over view for the Planning Department also permits greater flexibility for the commercial use of the office space.

To retain maximum flexibility it is not proposed that plan options are included in the Design Strategy covered by the amended condition as this would again limit any future proposals. The intention of this Condition change is to create a mechanism that will readily permit future options to be agreed directly with the Planning Department without the necessity for a new Listed Building application to be submitted each time a new tenancy is interested in leasing accommodation within the building.

Planning Approval 085215/LO/2007/C2

Condition 5 is worded as follows:

Scaled drawn details (including location, materials and abutment with building fabric) of any partitions to be inserted within the building which are not shown on the approved drawings shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Such detail shall be in accordance with the Partition Strategy as detailed in Appendix B of BFAW PPG15 Statement dated November 2007.

Reason
For the avoidance of doubt and because such works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Proposed change to condition wording

Any proposals for future internal sub-division are to be agreed with Manchester City Council Planning Department prior to implementation. These solutions could be based on the following, but are however subject to the detail of construction, positioning and detailing being to the approval of Manchester city Council Planning Department.

- *Full height solid plastered partitions (applicable to all demise and separation walls and selective internal partitions)*
- *Full height glazed partitions (applicable within demise only)*
- *Partial height solid plastered partitions with clear space above (applicable within demise only)*
- *Partial height glazed partitions with clear space above (applicable within demise only)*
- *Design and materials of partitions will contrast with the original historic fabric*

In positioning the partitions due consideration should be given to the relationship of the new partition and the existing exposed structure (cast iron columns and beams and timber beams), with the emphasis on retaining the exposed nature of the original building fabric, where practically feasible / possible.