

Emily Booth

From: Paul Mason
Sent: 19 March 2025 16:52
To: Emily Booth
Subject: Fw: Mansfield Chambers - update prior to Site Visit on 5th March
Attachments: RE: App. CDN/24/1133 - Mansfield Chambers; RE: CDN/24/1134 - Discharge of Condition 7 (MEP) attached to listed building consent 139944/LO/2024

Hi Emily, i've looked at the moulding and shopfront details and these look acceptable.

Thanks,

Paul Mason
Heritage & Urban Design Manager
Planning, Building Control & Licensing,
Growth & Development Directorate,
Manchester City Council

email: paul.mason@manchester.gov.uk
tel: 0161 234 4585

Postal address: Planning Service, Manchester City Council, PO Box 532, Town Hall Extension, Manchester, M60 2LA.

From: Katie Parfett-Bass <katie.parfettbass@savills.com>
Sent: 13 March 2025 17:22
To: Emily Booth <emily.booth@manchester.gov.uk>; Paul Mason <paul.mason@manchester.gov.uk>
Cc: Paula Gonzalez Montero <paula@johnsonpinney.com>; Natasha Snowling - The Millbridge Group Plc (nsnowling@millbridgegroup.co.uk) <nsnowling@millbridgegroup.co.uk>; Tony Scott - The Millbridge Group Plc (tscott@millbridgegroup.co.uk) <tscott@millbridgegroup.co.uk>; Matthew Sobic <MSobic@savills.com>; Kate Martyn (kate.martyn@insall-architects.co.uk) <kate.martyn@insall-architects.co.uk>
Subject: RE: Mansfield Chambers - update prior to Site Visit on 5th March

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Hi both,

As with 35 King Street, there are a few urgent matters on this project that we need a response on **early next week**, again to prevent any delays with shop openings. Both projects are now incredibly time critical so we would really appreciate your support. To summarise the key outstanding elements that we need a response on here:

Damp proofing (Condition 14 of the LBC)

- Paul – please can you confirm that following the site visit and after reviewing the damp proof report and photos sent through, you are happy with the damp proofing proposal. Once confirmed, Emily I will formally submit the report to discharge Condition 14 of the LBC.

Shopfront (Condition 3 of the LBC)

- Emily – you had previously confirmed that the only outstanding element here related to the moulding. We submitted the requested information for this on 21st Feb (re-attached for reference).
- We need confirmation next week that this condition can be discharged as the shopfront works are critical and any further delay will delay the store opening – clearly the store can't open without the shopfront having been completed

M&E (Condition 7 of the LBC)

- We responded to the LPA's request for further information on the 27th January – please see attached.
- Please can you confirm that this condition can now be discharged

As always, we are very happy to set up a call if it would help to discuss.

Many thanks in advance,

Katie

Katie Parfett-Bass
Associate
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From: Katie Parfett-Bass

Sent: 07 March 2025 12:37

To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Paul Mason <paul.mason@manchester.gov.uk>

Subject: RE: Mansfield Chambers - update prior to Site Visit on 5th March

Hi Emily,

No problem – please see attached photos. If any more are sent through to me I will forward them on.

Many thanks,

Katie

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From: Emily Booth <emily.booth@manchester.gov.uk>

Sent: 07 March 2025 12:22

To: Katie Parfett-Bass <katie.parfettbass@savills.com>

Cc: Paul Mason <paul.mason@manchester.gov.uk>

Subject: FW: Mansfield Chambers - update prior to Site Visit on 5th March

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Hi Katie,

Thanks you for this and thanks for showing around both buildings and getting everyone there to discuss this.

I've been through my site photos for the building and the photos I remember must have been Paula's. Given this, please can you send the photos that you have?

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
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Notice of upcoming leave –
17th 19th and 20th February 2025
27th to 31st March 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Katie Parfett-Bass <katie.parfettbass@savills.com>
Sent: 06 March 2025 17:01
To: Emily Booth <emily.booth@manchester.gov.uk>; Paul Mason <paul.mason@manchester.gov.uk>
Cc: Matthew Sobic <MSobic@savills.com>
Subject: FW: Mansfield Chambers - update prior to Site Visit on 5th March

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Hi both,

Thank you very much for your time on both sites yesterday – it was really useful and very much appreciated. Thank you Paul for also confirming that the principle of the damp proofing works that have been undertaken are acceptable – as you acknowledged, the Type C system that has been used aligns with conservation best practices and retains the value of the historic fabric.

As discussed on site, I have re-attached the damp proof report to this email so you can review. Emily – I know you mentioned you had some photos of the damp from your previous site visits that you were going to show Paul – we also have a few so if it helps we can easily send some through.

We obviously need to formally discharge this condition, so Paul once you have reviewed and confirmed you are happy with everything, please can you let us know so I can formally submit.

Any questions in the meantime, please let us know.

Many thanks,

Katie

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From: Katie Parfett-Bass

Sent: 27 February 2025 17:11

To: emily.booth@manchester.gov.uk; paul.mason@manchester.gov.uk

Cc: Matthew Sobic <MSobic@savills.com>

Subject: Mansfield Chambers - update prior to Site Visit on 5th March

Hi Emily and Paul,

As per my earlier email on 35 King Street, I thought it would also be useful to provide an update as to progress on this Site, in advance of next week's meeting – again to allow a productive discussion to take place on Site.

The principle reason for meeting on Site here is to discuss the damp proofing requirements at basement level. Our intention with this Site Visit is to also demonstrate to you both the positive works we have done so far to preserve and enhance the Grade II Listed building. The structural engineer will be present at the meeting, along with the client, to provide a narrative around some of these positive works.

I wanted to let you both know in advance of the meeting that the damp proofing works have been undertaken on Site. The client acknowledges that this has been done in advance of formal approval from yourselves, however hopefully the below demonstrates the reasoning behind progressing prior to formal sign off. I have again provided a chronology of events to help provide context -

- On 31st May 2024, a site visit was undertaken with Manchester City Council ('**MCC**'), in advance of submission of the full planning application and Listed Building Consent application. The damp issues were reviewed by officers (Emily Booth and Paula Burbicka) as part of this meeting.
- On the 19th July 2024, MCC advised that no damp proofing should be installed on site, and any water ingress issues should be resolved through increased ventilation. Savills responded comprehensively to note that the damage is so advanced (as evidenced on Site), that it would not be possible to rectify the issue without intervention – this was fully justified in a comprehensive email which set out a number of options and deduced that damp proofing was the only solution
- On 30th July 2024, planning permission and Listed Building Consent ('**LBC**') was granted for the installation of a new shopfront and internal refurbishments (Refs: 139944/FO/2024 and 139944/LO/2024) (the '**2024 Planning Permission and LBC**')
- Notwithstanding the email correspondence on the 19th July, Condition 14 of the 2024 LBC was imposed requiring a strategy to resolve damp issues within the basement to be submitted to and approved in writing by the City Council prior to the commencement of works to areas of the basement affected by damp.
- On 10th October 2024, an application to discharge Conditions 10 (staircase) and 14 (damp proofing) was submitted to MCC (Ref: CDN/24/0952) – this submission included a damp proofing report undertaken by Peter Cox (damp proof specialists)
- On 31st October 2024, we received comments from MCC to state that the Type C waterproofing membrane suggested would create 'dry' internal surfaces, but would not stop the deterioration of the external walls and original fabric. Measures to increase ventilation and improve permeability were therefore suggested.
- On 6th November 2024, a site visit took place with the project team, Emily Booth and Paula Burbicka – during this meeting the extent of the damp issue was again acknowledged by officers, however Paula remained of the view that further intrusive works were required in order to get a better understanding of the source of water ingress to the property

- On 5th December 2024, Savills requested that Condition 14 (damp proofing) be withdrawn from the pending discharge of condition application to allow Condition 10 (staircase) to be approved
- In the meantime, lengthy discussions took place between the project team and Peter Cox, and it was relayed to Peter Cox that their report must acknowledge concerns raised regarding the source of water ingress to the property
- On 13th January 2025, Savills provided a comprehensive email response to MCC, along with a revised report undertaken by Peter Cox. The intention of this email was to gain an in principle agreement to the damp proofing, prior to formal submission of the discharge of condition application. This email is re-attached for reference, however to summarise:
 - Peter Cox revised their report, to acknowledge the concerns raised regarding the source of water ingress to the property.
 - Peter Cox deduced that the cause of the ingress is a combination of hydrostatic pressure and lateral moisture due to the nature of the retained structure.
 - Peter Cox recommended that external weak points with regards to pointing, gutters etc are repaired. A drainage inspection undertaken last year also identifies that some remedial works are implemented to the external drainage. These matters will be addressed
 - Ultimately Peter Cox concluded that these works, along with any other external excavation measures, **would not eliminate the need for the internal Type C Waterproofing system.** The reasons for this are set out in detail in the report. On this basis, the Type C Waterproofing system is the only solution to resolve the damp issue, which is significant.
 - The internal Type C waterproofing proposed provides a controlled, maintainable and reliable method to manage damp and water ingress, ensuring the basement walls treated remain dry and fit for purpose.
 - Importantly, the strategy aligns with conservation best practices and **retains the value of the historic fabric.**
 - It was reiterated that if the damp proofing measures proposed are not implemented, the damp issue cannot be resolved and the building cannot be brought back into use.
 - An urgent call was requested to discuss prior to formal submission
- 15th January 2025, 17th January 2025, 22nd January 2025, 30th January 2025 and 4th February 2025 – Savills followed up to request a call to discuss
- 5th February 2025 – it was agreed that a site visit would be necessary to review the issue

As is clear from the chronology of events above, we have been seeking to work with MCC since May 2024 to reach an agreement on the damp proofing position. We provided a robust report for the initial discharge of condition application, and subsequently responded to and addressed all comments received by MCC both on site and via email correspondence. As requested, the technical report was amended to acknowledge concerns raised around the source of water ingress to the property.

We met on Site twice with MCC to discuss the damp issue – we pointed out on both occasions that the water ingress was coming through the wall. Paula was in disagreement with this – hence the request for the specialist report to be updated. At every stage of the process we have done all we can to work proactively with MCC.

Unfortunately the project team had little choice but to progress with the damp proofing works, as any further delays in this element would have had a detrimental impact on the overall project programme – as reiterated in all of my emails. Not only this, the delay in intervention was only causing the damp issue to worsen – the smell of the damp was starting to take over the whole building. As a project team (with specialist input) – we have done everything we possibly can to demonstrate that implementing the damp proofing system was the correct approach to take.

Whilst there was a request from Paula to explore excluding water from the property entirely to further investigate the issue, as opposed to controlling the water once it's in the property, in order to do this we would have first had to identify where the water was coming from externally. This would have involved digging up St Ann's Square (which is clearly not within the client or landlord's ownership), to investigate a wider issue – this was, in our view, an unreasonable request which was not practically achievable and would have cost the client more than the entirety of the project.

We understand that proceeding with these works in advance of formal approval is not best practice, however I am hopeful that the above demonstrates the justification for doing so. The client made a decision to proceed at risk with the knowledge that this was the only solution to resolve the damp issue, and bring the building back into use in a way that protects the heritage fabric of the building in its entirety.

We trust that this email and the correspondence provided to date is sufficient to demonstrate that the damp proofing was entirely necessary to protect the building and enable it to be bought back into use by a high end retailer. We will of course discuss this further on Site next week – on that note, it is important that the latest damp report, re-attached for reference, has been read in advance of next week's site visit.

If you have any questions, or would like to discuss in advance of next week's visit please let us know.

Many thanks,

Katie

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