



Paul Butler Associates

Planning, Development & Heritage Consultants

05.09.2025

Lucy Harrison
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

25.2144/18.07.25/lpw02ja

Dear Lucy,

Application for Listed Building Consent for alterations to the Eddie Newcomb Building (former Chemistry Laboratories) on Burlington Street, Manchester

Introduction

On behalf of our client, the University of Manchester, please find enclosed an application for Listed building consent for proposed alterations to the Eddie Newcombe building. The works proposed are to the interior of the building and will enable the lower and upper ground floors to be used by the University's IT Department. They will also have the advantage of making the building compliant with the latest fire regulations. The refurbishment and fire protection works changes proposed have no external impact other than the re-hanging of an external door to open outwards rather than inwards which when discussed at pre-app on site was agreed to be covered under LBC without the need for Planning Permission.

The works proposed form part of a wider refurbishment project across several buildings of the Oxford Road Campus, including the Kilburn Building, Prospects House and the Eddie Newcomb Building (the site). This application therefore forms part of a wider strategic investment project.

Every attempt has been made to ensure that the proposed works, whilst being compliant with building safety regulations, safeguard the historic fabric and character of the building. The alterations proposed will allow the listed building to be retained in active use thereby preserving it.

The submission consists of this letter and the supporting plans and documents which are listed below.

Submitted Plans and Reports

Information submitted as part of this application includes:

Cover letter 25.2144/18.07.25/lpw02ja;

Completed Listed Building Application Consent Form.

Heritage Statement prepared by Paul Butler Associates, 5 Sept 2025.

Architect Plans

7808-FA-EN-00-DR-A-11300 - Proposed LGF & LGF.M Door and Screen Reference Plan-P04.pdf

7808-FA-EN-00-DR-A-11500 - Lower Ground Floor Setting Out Plan-P04.pdf

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7808-FA-EN-00-DR-A-11700 - Proposed LGF & LGF.M GA Floor Finishes-P04.pdf
7808-FA-EN-00-DR-A-11701 - Proposed LGF & LGF.M GA Wall Finishes-P04.pdf
7808-FA-EN-00-DR-A-11800 - Furniture Plans-P04.pdf
7808-FA-EN-00-DR-A-14102 - Proposed LGF & LGF.M Ceiling Type Plans-P04.pdf
7808-FA-EN-00-DR-A-19100 - Fire Plan-P06.pdf
7808-FA-EN-00-DR-A-23100 - Internal Partition Details 1-P04.pdf
7808-FA-EN-00-DR-A-23200 - External Door Modification Details-P04.pdf
7808-FA-EN-00-DR-A-31100 - Internal Door Type Elevations and Details-P04.pdf
7808-FA-EN-00-DR-A-32100 - Internal Screen Elevations, Details and Schedule-P04.pdf
7808-FA-EN-00-DR-A-33300 - Teapoint Details-P03.pdf
7808-FA-EN-01-DR-A-11501 - Lower Ground Floor Mezzanine Setting Out Plan-P03.pdf
7808-FA-EN-XX-DR-A-01101 Site Location Plan.pdf
7808-FA-EN-XX-DR-A-12100 - Existing GA Sections-P04.pdf
7808-FA-EN-XX-DR-A-12101 - Proposed GA Sections-P04.pdf
7808-FA-EN-XX-RP-A-09-103 Eddie Newcombe Design and Access Statement P02.pdf
7808-FA-EN-XX-RP-A-09-105 Eddie Newcombe Photo Survey and Method Statement P02.pdf
7808-FA-EN-ZZ-DR-A-23205 - Standard Equipment Mounting Height Details-P02.pdf
7808-FA-EN-ZZ-DR-A-23206 - Typical Acoustic and Fire Opening Detail-P02.pdf
7808-FA-EN-ZZ-DR-A-23400 - Fitted Furniture Joinery Details Poseur Bench-P02.pdf
7808-FA-EN-ZZ-SR-A-41100 - Lower Ground Floor Door Schedule-P04.pdf
7808-FA-EN-ZZ-SR-A-41101 - Lower Ground Floor Mezzanine Door Schedule-P04.pdf
7808-FA-EN-00-DR-A-01100 - Existing & Demolition LGF & LGF.M Plans-P04.pdf
7808-FA-EN-00-DR-A-11100 - Proposed LGF & LGF.M GA Plans-P08.pdf

M&E Plans

0406325-HLE-EN-XX-SH-E-700001.pdf – Schedule Distribution boards
0406325-HLE-EN-XX-SH-E-708001.pdf - Luminaire Schedule
0406325-HLE-EN-XX-SH-M-606002.pdf - Schedule Heat recovery ventilation units

0406325-HLE-EN-XX-SH-M-706001.pdf – Schedule Supply diffusers.

0406325-HLE-EN-XX-SH-M-706002.pdf – Schedule Extract grilles.

0406325-HLE-EN-XX-SH-M-706007.pdf - Radiator Schedule

0406325-HLE-EN-XX-SH-P-606001.pdf - Electric Storage Water Heaters Schedule

0406325-HLE-EN-XX-SP-CS-000000.pdf - Part A - Preliminaries

0406325-HLE-EN-XX-SP-CS-000001.pdf - Part B - Project Details and System Specifications

0406325-HLE-EN-ZZ-DR-E-700001.pdf - LGF & LGF.M Proposed Small Power and Data Layout

0406325-HLE-EN-ZZ-DR-E-703001.pdf - LGF & LGF.M Proposed LV Distribution

0406325-HLE-EN-ZZ-DR-E-708001.pdf - LGF & LGF.M Proposed General and Emergency Lighting Layout

0406325-HLE-EN-ZZ-DR-E-750001.pdf - LGF & LGF.M Proposed Security and Layout

0406325-HLE-EN-ZZ-DR-E-755001.pdf - LGF & LGF.M Proposed Fire Alarm Layout

0406325-HLE-EN-ZZ-DR-M-604001.pdf - LGF & LGF.M Heating and Cooling Services Layout

0406325-HLE-EN-ZZ-DR-M-654001.pdf - LGF & LGF.M Ventilation Services Layout

0406325-HLE-EN-ZZ-DR-P-503001.pdf – LGF Proposed Above Ground Drainage Layout

0406325-HLE-EN-ZZ-DR-P-557001.pdf – LGF Proposed Domestic Water Services Layout

Policy Compliance

An assessment of the physical impact of the proposals has been undertaken in the context of adopted heritage and local planning policy. Please refer to the Heritage Statement submitted in support of this application.

The scheme has been developed by a Team with substantial knowledge and experience of heritage considerations in the refurbishment of listed buildings and includes Avison Young and Fairhurst Architects. We look forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely



Mark Clifford, IHBC

Principal Heritage Consultant

cc Simon Connolly (University of Manchester); Klaire Daggatt (Fairhursts);
Ollie Davis (Avison Young)