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5807/05.01.01
2nd March 2025

Manchester City Council
P.O. Box 532
Town Hall Manchester
M60 2LA

Dear Manchester City Council,

Re: Listed Building Consent for the refurbishment of vacant spaces to the ground floor and first floors and painting of the frontage of the William Kay House Building.

Halliday Meecham Architects are pleased to submit a Listed Building Consent application on behalf of the University of Manchester. The full description of the development is as follows:

Listed Building Consent for the refurbishment of vacant spaces to the ground floor and first floors and painting of the frontage of the William Kay House Building.

Summary

The William Kay Building is grade II listed (listing no: 1246282) constructed in the 19th century. The building has been chosen to provide space for the new University of Manchester (UoM) Innovation Hub.

The proposed works include reuse of current rooms within level 0 and level 1 of the building. The spaces will require wall, ceiling decoration and new floor finishes. All ornamental features are not to be damaged. Where additional small power and data is required the team have worked with the existing. The later addition extensions to the ground floor house the male/female WCs, dining space and commercial kitchen. These will be fully refurbished. New replacement boilers, a Comms room and fire remedials will take place within the basement. The front and side gable elevation will be painted to match the neighbouring NatWest building which has recently been completed. An accessibility strategy is currently being undertaken and will be made as a separate application.

Application

The schedule of information submitted in this Outline Planning application is attached to this letter. The application form has been completed and issued to and is attached to this letter:

planning@manchester.gov.uk
jackie.whelan@manchester.gov.uk
jennifer.atkinson@manchester.gov.uk

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me using the agents' details within the application form.

Yours sincerely

Jason Lloyd

Jason Lloyd

Halliday Meecham Architects Limited

P.T.O

Model Issue Sheet

Project:	William Kay Unit M	PROJECT / JOB NO.	TYPES	SHEET No.
Location:	Oxford Rd, Manchester	5807	DR	01

[illegible][illegible]

Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



MANCHESTER
CITY COUNCIL

Planning

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr	First name:	Daniel		
Last name:	Stinton				
Company (optional):	University of Manchester				
Unit:		House number:		House suffix:	
House name:	University of Manchester				
Address 1:	Oxford Road				
Address 2:					
Address 3:					
Town:	Manchester				
County:	Greater Manchester				
Country:	United Kingdom				
Postcode:	M13 9PL				

2. Agent Name and Address

Title:	Mr	First name:	Jason		
Last name:	Lloyd				
Company (optional):	Halliday Meecham Architects				
Unit:		House number:		House suffix:	
House name:	Halliday Meecham Architects				
Address 1:	111 Piccadilly				
Address 2:					
Address 3:					
Town:	Manchester				
County:	Greater Manchester				
Country:	United Kingdom				
Postcode:	M1 2HY				

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

The Dover Street Building is grade II listed (listing no: 1282977) built in 1880-81. The building has been chosen to form part of the temporary decant strategy whilst the University carries out their decarbonisation programme. The Dover St Building will temporarily house some of the Zochonis Building tenants.

The proposed works include reuse of current rooms within the ground floor of Dover St Building and erection of 1 partition. New partitions are to be constructed not to affect existing features. 3 door openings made into an unoriginal wall. Some unoriginal floor finishes will be renewed due to wear. Some walls are to be decorated due to wear whilst matching to existing colour themes. Where possible we have chosen furniture based solutions in spaces, as not to compartmentalise the spaces further.

Has the work already started without consent? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent? ☐ Yes ☒ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House number:

327-333

House suffix:

House name:

William Kay House

Address 1: University of Manchester

Address 2: Oxford Road

Address 3:

Town: Manchester

County: Greater Manchester

Postcode (optional):

M13

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Grade II
List Entry No: 1246282

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☒ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:
Jackie Whelan

Reference:
William Kay House

Date (DD/MM/YYYY):
(must be pre-application submission) 20-01-2025

Details of pre-application advice received?

21-10-24 Teams meeting review with Jen Atkinson
20-01-25 On site meeting with Jen Atkinson and Jackie Whelan to review proposal.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No With respect to the authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	Brick and render	Render to be painted	☐	☐
Roof covering	Slate and felt		☐	☐
Chimney	Brick and render		☐	☐
Windows	Existing timber sash windows		☐	☐
External doors	Timber. Aluminium to later building extension		☐	☐
Ceilings	Existing lath and plaster. Existing 600mm grid suspended ceilings to later building extension.	Existing lath and plaster ceilings to be painted. Covings not painted to negate overpainting.	☐	☐
Internal walls	Internal walls mainly masonry with some partition infills.	2 new internal stud partition to 1st floor WCs. Plasterboard, skim and water based paint finish.	☐	☐
Floors	Existing suspended timber floors		☐	☐
Internal doors	Timber painted white	Timber painted white	☐	☐
Rainwater goods			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard standing			☐	☐
Lighting			☐	☐
Others (add description)			☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

If Yes, please state plan(s)/drawing(s) references:

5668-HMA-WK-ZZ-DR-A-0201_P05 - William Kay B1 & L0 as Proposed
5668-HMA-WK-ZZ-DR-A-0202_P05 - William Kay L1 & L2 as Proposed

10. Demolition

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: ☐ Yes ☐ No
- b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No
- c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

--

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

--

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐ Ecclesiastical Grade I ☐

Grade II* ☐ Ecclesiastical Grade II* ☐

Grade II ☒ Ecclesiastical Grade II ☐

Don't know ☐

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☒ Yes ☐ No

b) Works to the exterior of the building? ☒ Yes ☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

The overall conservation philosophy for this project is as below. This is in line with the Building Condition Survey conducted by the University of Manchester in-house Estates Building Surveyors in October 2024.

- Existing historic elements that are in good condition are to be retained.
- Existing historic elements that are of high value are to be retained.
- New proposals are to complement the existing rather than replicate.
- Works to historic elements are to be as minimal as possible to retain character and decorative features
- Features of little historic interest or importance may be removed.

External Conservation Scope

- Level changes are to be considered to make the building accessible to front and rear of site. The proposal is currently under review and will be made on a separate application.
- Repainting of the exterior, with black banding added back to mirror the external appearance as seen on the historic images of the site. Doors are to be painted in a heritage colour yet to be confirmed by the client.
- All the remaining original late Georgian elements are to be retained.

Internal Conservation Scope

- The proposal does not involve the modification of any original internal features.
- All the remaining original late Victorian elements are to be retained.
- Layout is to be retained
- No original partitions are to be removed
- Contemporary additions to the design are to be included.

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No ☐ Don't know

If Yes, please provide the result of the application:

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14. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

Signed - Applicant:

Or signed - Agent:

Jason Lloyd

Date DD/MM/YYYY:

02-03-2025

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

14. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date DD/MM/YYYY:

--

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:



The original and 3 copies* of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:



The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies* of the completed dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):



*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

--

Or signed - Agent:

Jason Lloyd

Date (DD/MM/YYYY):

02-03-2025

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

0161

National number:

306 5574

Extension number:

Country code:

+44

Mobile number (optional):

7341 090670

Country code:

Fax number (optional):

Email address (optional):

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18. Agent Contact Details

Telephone numbers

Country code:

+44

National number:

7473865633

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

--

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒

Yes

☐

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

☒

Agent

☐

Applicant

☐

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Jason Lloyd

07473865633

Email address:

jl@hallidaymeecham.com