MANCHESTER CITY COUNCIL

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

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Arkwright House

Address Line 1

Parsonage Gardens

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 2LF

Description of site location must be completed if postcode is not known:

Easting (x)

383576

Northing (y)

398428

Description

Applicant Details

Name/Company

Title

Mr

First name

Robin

Surname

Matthews

Company Name

Hillcrest Limited

Address

Address line 1

2nd floor, 7 Portman Mews South

Address line 2

Marylebone

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1H 6AY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Reilly

Company Name

Claremont Group Interiors

Address

Address line 1

2

Address line 2

Kelvin Close

Address line 3

Town/City

Birchwood

County

Country

United Kingdom

Postcode

WA3 7PB

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

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

Relocate existing "Arkwright House" brass signage plaques from fire escape exits, to original locations at main building archway entrance, reusing existing fixing holes which are still visible. Also reposition existing gas lamps to same centralised location around main entrance from current position by fire exits. Installation of new planters to infill between steps up from street level into building. Removal of internal glass fire escape doors and installation of new paneled doors to match existing night door design. Creation of new teapoint room in basement level - constructed of plasterboard partition walls, water and drainage services required to teapoint. Amendment to existing shower room layout in basement and addition of new wc to be connected into existing foul drainage system. Ground floor works to consist of removal of existing door and corridor to back of house area, with install of new fire rated door and creation of gym space, social hub, treatment room and new shower room as a result.

Has the development or work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- [x] Yes
- [ ] No

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

Planning applications 087674/FO/2008/C1 and 087672/FO/2008/C1 and listed building applications 087675/LO/2008/C1 and 087673/LO/2008lC1 and 088166-LO-2008-C1

Immunity from Listing

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

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [x] Yes
- [ ] No

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

BASEMENT FLOOR
E013826 BF 001
E013826 BF 010
E013826 BF 100
E013826 BF 102
E013826 BF 102.1
E013826 BF 103
E013826 BF 103.1
E013826 BF 103.2
E013826 BF 104
E013826 BF 105
E013826 BF 106
E013826 BF 210
E013826 BF 220
E013826 BF 300
E013826 BF 500

GROUND FLOOR
E013826 GF 001
E013826 GF 010
E013826 GF 100
E013826 GF 102
E013826 GF 102.1
E013826 GF 103
E013826 GF 103.1
E013826 GF 103.2
E013826 GF 104
E013826 GF 105
E013826 GF 106
E013826 GF 300
E013826 GF 500

EXTERNALS
E013826 EB 220
E013826 EB 221
E013826 EB 222

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Ceilings

Existing materials and finishes:
N/A - Basement teapoint room Moisture resistant plasterboard ceiling - Basement Shower room N/A - Ground floor existing teapoint room

Proposed materials and finishes:
600mm X 600mm White ceiling grid and tiles to new basement Breakroom Teapoint. New moisture resistant Plasterboard ceiling to match existing build up, where shower room is to be slightly extended. New moisture resistant plasterboard ceiling to match spec used elsewhere in new Ground floor showers (previously teapoint room)

Type:
Internal walls

Existing materials and finishes:
Existing plasterboard walls to ground floor back of house corridor to be stripped out. Adjacent wall to be dropped from full height to half height (1200mm high)

Proposed materials and finishes:
New solid partition walls - constructed out of metal stud and plasterboard (various specs i.e. moisture board, soundbloc board, wall board), to form new ground floor gym space, social space, treatment room and ground floor showers. As well as basement breakout teapoint.

Type:
Internal doors

Existing materials and finishes:
2no Single glazed glass fire escape double doors with brass door knob, to be stripped out

Proposed materials and finishes:
2no Solid paneled escape double doors to be installed, design to match existing night doors, with brass ironmongery. New laminate doors to newly created rooms - ground floor shower rooms and treatment room. New glass doors to existing lobby entrance, door into gym space and new fire rated door to ground floor core area. In basement - new laminate door to breakout teapoint room.

Type:
Floors

Existing materials and finishes:
Basement - existing concrete car park floor Ground floor - Existing barrier matting to be replaced, ground floor entrance lobby and communal core area tiles to be replaced, existing back of house currently blank raised access floor tiles, with carpet tiles to current management office and breakout. Ground floor toilets existing flooring to be replaced. Existing parquet to be retained. Existing flooring to management office to be retained.

Proposed materials and finishes:
Basement - breakout teapoint room, new polysafe vinyl floor to be installed Ground floor - new barrier matting to be installed, new tiled floor to ground floor entrance lobby and communal core areas, new carpet to seating/waiting area in reception, new carpet tiles to ramp/corridor, new looselay vinyl tiles to social space, gym area and treatment room. New looselay vinyl tiles to shower room. Existing parquet to be retained. Existing flooring to management office to be retained.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

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EXTERNALS
E013826 EB 220
E013826 EB 221
E013826 EB 222

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

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?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Arkwright House

Date (must be pre-application submission)

21/11/2024

Details of the pre-application advice received

Clarification around drawings/details required for submission and review

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected 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 above statements apply?

- [ ] Yes
- [x] No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Robin

Surname

Matthews

Declaration Date

27/11/2024

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Matthew Reilly

Date

29/11/2024