Paul Butler Associates
Planning, Development & Heritage Consultants

28 August 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Maximillian Gibson

23.1898/02

Dear Mrs Roscoe,

113-119 Portland Street, Manchester

Applications for Planning Permission and Listed Building Consent.

On behalf of our client, Bruntwood Estates Ltd, we are pleased to submit applications for planning permission and listed building consent relating to the above site. The proposed development relates to a small section of the lower ground floor which is currently in use as toilets and storage associated with the former café-bar 'Leaf' which previously occupied the site. The proposals are for the change of use of this floorspace to shower and change facilities associated with the office use (Class E) on the upper floors.

The description of development is:

"Change of use of part of the lower ground floor to shower and change facilities associated with the office use (Class E) on the upper floors. Listed building consent for internal alterations".

The Site

The application building is grade II listed and located within the Whitworth Street Conservation Area. The site is located in the city centre in a highly sustainable and accessible location.

The Proposals

The proposed works involve the removal an existing modern partition toilet block from the lower ground floor of the building. A new freestanding partition structure will be installed to provide a shower and change facility associated with the office accommodation on the upper floors of the building.

The proposals involve a change of use of the application floor space from ancillary space associated with the former cafe-bar (sui generis) to floorspace ancillary to the office use (Class E) on the upper floors of the building.

Please refer to the submitted drawings and Design and Access prepared by Axi for a full description of the proposals.

Access arrangements will remain as per the existing. No external alterations or new M&E installations are required as the existing services will be adapted to serve the new shower block.

Planning Appraisal

Principle of Development

The proposed change of use from sui generis café-bar to Class E office is appropriate given the upper floors of the building are in office use, and given the city centre location of the application site. Provision of office use within the city centre accords with Manchester City Council's Core Strategy policy SP 1. The provision of a shower and change facility is also wholly acceptable, as this will encourage healthier and more active lifestyles for staff employed at the offices accommodated on the upper floors of the building.

Heritage

A Heritage Statement prepared by Paul Butler Associates has been prepared and provides a analysis of the heritage significance of the application building, and sets out an assessment of the impact of the proposed scheme upon that significance. The Heritage Statement concludes that the proposals will have a positive impact on the special character of the listed building, and thereby preserve and enhance the significance of this designated heritage asset in accordance with Core Strategy Policy CC 9.

Ventilation

No new installations are required in terms of mechanical ventilation or extraction. The shower block can be fully served by adapting the existing M&E, and as such no related external alterations are required. The proposed use is not associated with fumes or odours, therefore no further consideration of this matter is required.

Refuse

The proposed use will generate a very limited amount of waste. The refuse collection arrangements will tie in with the existing arrangements for the associated office use.

Summary

The proposed scheme is in accordance with multi-level planning policy, and there are no material reasons which should prevent the approval of this application.

Notwithstanding compliance with relevant planning policy, the proposals will also deliver a series of positive planning and regeneration benefits. It will:

- Making efficient use of an existing building.
- Provision on shower and change facilities for use by office staff at the building, thereby enabling and encouraging people to cycle to work which will contribute to a reduction in trips made to the site via private car, and therefore help to reduce carbon emissions and the impacts of climate change.

- Help to reduce the number of cars on the road, thereby making a contribution towards tackling air quality issues.
- Encouraging healthier and more active lifestyles for employees of the office accommodation.
- Creating temporary employment during fit out works.
- Investing in a building which is within a highly accessible location, therefore encouraging the use of sustainable modes of transport.

Application Documents

The following information is submitted in support of the application:

- Application Forms and Ownership Certificates
- Design and Access Statement (prepared by Axi)
- Heritage Statement prepared by (Paul Butler Associates)
- Shower & Changing Facility, Stage3 (Rev A) (prepared by Bruntwood Works)
- Waste Management Proforma
- Location Plan
- Planning drawings (prepared by Axi):
    - Lower Ground Floor Plan As Existing 000 Rev 00
    - Existing GA Sections 020 Rev 00
    - Existing Reflective Ceiling Plan 030 Rev 00
    - Existing Lower Ground Floor Plan Strip Out 060 rev 00
    - Lower Ground Floor Shower Block As Proposed 100 Rev 00
    - Shower Block Sections As Proposed 120 Rev 00
    - Shower Block Reflective Ceiling Plan 301 Rev 00
    - Standard Shower and W/C Cubicle Details 500 Rev 00
    - Shower Block Fire Strategy As Proposed 700 Rev 00
- M&E drawings:
    - Lower Ground Floor H&P Layout (prepared by Cubic Works)
    - Lower Ground Floor Mechanical Layout (prepared by Cubic Works)
    - Proposed Electrical Services IEC-E1753-E-100 Rev P3 (prepared by Imperial)

The application fee of £578 has been paid by my client at the time of submission.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with you in progressing the application through to determination.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons), MSc, MRTPI

Principal Planner