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Manchester City Council
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5th November 2024

Ref: 140797/FO/2024
VIA Email

To whom it may concern,

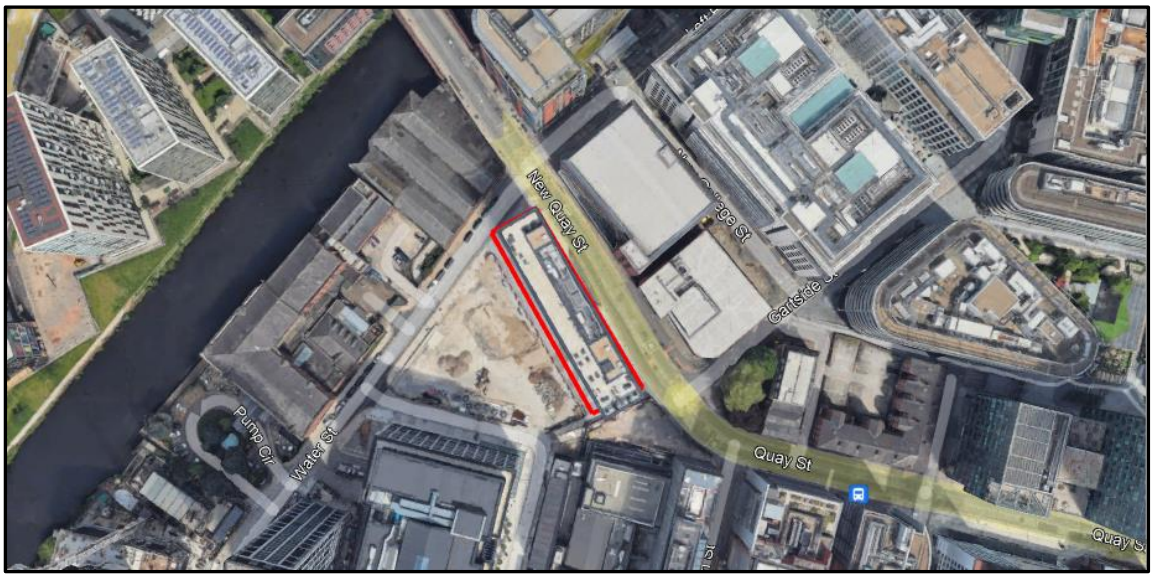
FULL PLANNING APPLICATION: MINOR EXTERNAL ALTERATIONS AT THE GLOBE AND SIMPSON BUILDING, 88-100, NEW QUAY STREET, MANCHESTER M3 4PR.

I write on behalf of our client, 'AVIVA', to submit a full application for minor external alterations at 88-100, New Quay Street, Manchester M3 4PR. Below is a description of the proposed alternations, along with the submission package that will be used to determine this application.

a. The Proposal

The building's operator has signed a lease agreement with a new tenant, and this application is therefore required to secure changes to best suit the tenants' future needs. The alterations concern the building's east elevation which fronts New Quay Street and the west elevation which adjoins a neighbouring development site.

Site Location Plan



Design Strategy / Evolution

Proposed works include the addition of localized doors and louvres to the New Quay Street and St Johns Square elevations of the Globe and Simpson building. These modifications are focused on the ground floor and mezzanine levels to support a food and beverage (F&B) tenant in the currently vacant unit.

The design proposals have been influenced by the F&B occupancy requirements, the original design of the building, and the overall building occupancy. While New Quay Street runs parallel to the Globe and Simpson Building, the main frontages of the ground floor unit face Water Street and St Johns Square.

The position of the existing main entrance to the ground floor unit dictates the internal layout for the F&B space, with greeting, seating, and bar areas near the main entrance. The “back of house” operations for an F&B establishment are typically located at the rear, which in this case is New Quay Street.

Although the New Quay Street elevation faces the public highway, it already accommodates back of house functions for the building, including means of escape doors, delivery entrances, substation access doors, and louvres. The new installations will match the design and colour of the existing features.

Internally, the vertical risers are being used as part of the overall building services, including the ground floor unit. However, to support F&B tenants, modifications to the facades are necessary to provide flexibility for tenants and optimize the ground floor space.

Proposed West Elevation

The western elevation currently serves as the main entrance to the ground floor unit and is mostly made of glass. It includes an automatic sliding door, which will continue to be used following these minor changes. Drawing number 006 illustrates the proposed changes and should be viewed alongside this cover letter. However, for the purposes of this document, a breakdown of those changes has been provided below.

- The existing Kawneer A110 Curtain Wall System will be modified.
- Three new glazed-in louvre panels (1661mm x 599mm each) will be installed.
- Existing caps, pressure plates, and three double-glazed fanlight units (1661mm x 599mm) will be removed.
- Existing pressure plates and external caps will be fixed back.

Proposed Eastern elevation

The eastern elevation, fronting New Quay St, currently has plant access and a service door with louvres above. Drawing number 006 illustrates the proposed changes and should be viewed alongside this cover letter, In addition to the following other minor alterations:-

- Three rebated louvre frames (L1, L2, L3) will be installed, each measuring 1200mm x 1540mm.
- A steel louvre door and personnel door will be added, both of which will be high-security doors with secure-by-design accreditation.
- 3mm thick steel insulated panels will be added to match the existing ones.

Technical specifications are being provided alongside this document.

b. Submission Package

The application package comprises of the following documents. For the avoidance of doubt, these plans supersede the documents previously submitted: -

Title	Author	Drawing Number
Covering Letter (this document)	Iceni Projects Ltd	
Security Door Specification	Techspecs Ltd	
Louvre Specification	Bridge Louvre Company Ltd	
Plant Noise Egress Assessment	Sandy Brown Ltd	
Proposed Site Plan	Forster Tullett Construction	100
Elevation Details	Forster Tullett Construction	007
Ground Floor Layout	Forster Tullett Construction	006
Proposed East Elevation	Forster Tullett Construction	005
Proposed West Elevation	Forster Tullett Construction	004
Existing North and South	Forster Tullett Construction	003
Existing East Elevation	Forster Tullett Construction	002
Existing West Elevation	Forster Tullett Construction	001

We trust that the package and information allow this application to be validated and approved without delay. However, should you have any questions or require further details, please contact me via the contact details provided in the application.

Yours sincerely,

Thomas Humphreys
Assistant Planner