

18th October 2024
L241018 - SAV Cover Letter LBC



Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

Katie Parfett-Bass
E: Katie.parfett@savills.com
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

SUBMITTED VIA THE PLANNING PORTAL REF: PP-13492393

Dear Sir / Madam,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
LISTED BUILDING CONSENT FOR INTERNAL WORKS TO PLANT ROOM
17-23 ST ANN'S SQUARE, MANCHESTER
WATCHES OF SWITZERLAND COMPANY LIMITED**

We write on behalf of our client, Watches of Switzerland Company Limited, to apply for Listed Building Consent ('LBC') for internal works to the plant room at Mansfield Chambers in Manchester City Centre.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This cover letter;
- The completed application forms;
- Heritage Statement, prepared by Donald Insall Associates;
- Design and Access Statement, prepared by Johnson Pinney Associates;
- Architectural Method Statement, prepared by Johnson Pinney Associates;
- The following drawings:
 - Ref: 1357.P.00.050 – 'Location Plan';
 - Ref: 1357.P.00.060 – 'Site Plan';
 - Ref: 1357.P.00.099 – 'Existing Basement Floor Plan';
 - Ref: 1357.P.00.100 – 'Existing Ground Floor Plan';
 - Ref: 1357.P.00.199 – 'Existing Reflected Ceiling Plan – Basement';
 - Ref: 1357.P.00.200 – 'Existing Reflected Ceiling Plan – Ground Floor';
 - Ref: 1357.P.00.209 – 'Existing Wall Finishes – Basement';
 - Ref: 1357.P.00.210 – 'Existing Wall Finishes – Ground Floor';
 - Ref: 1357.P.00.249 – 'Existing Ceiling Finishes – Basement';
 - Ref: 1357.P.00.250 – 'Existing Ceiling Finishes – Ground Floor';
 - Ref: 1357.P.00.400 – 'Existing Sections';
 - Ref: 1357.P.01.099 – 'Demolition Basement Floor Plan';
 - Ref: 1357.P.01.100 – 'Demolition Ground Floor Plan';
 - Ref: 1357.P.01.199 – 'Demolition Reflected Ceiling Basement Plan';
 - Ref: 1357.P.01.200 – 'Demolition Reflected Ceiling Plan – Ground Floor';
 - Ref: 1357.P.01.400 – 'Demolition Section';
 - Ref: 1357.P.02.099 – 'Proposed Basement Floor Plan'

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



- Ref: 1357.P.02.100 – ‘Proposed Ground Floor Plan’;
- Ref: 1357.P.02.199 – ‘Proposed Reflected Ceiling Plan – Basement’;
- Ref: 1357.P.02.200 – ‘Proposed Reflected Ceiling Plan – Ground Floor’;
- Ref: 1357.P.02.300 – ‘Proposed Wall Finishes – Ground Floor’
- Ref: 1357.P.02.299 – ‘Proposed Wall Finishes – Basement’;
- Ref: 1357.P.02.399 – ‘Proposed Ceiling Finishes – Basement’
- Ref: 1357.P.02.400 – ‘Proposed Ceiling Finishes – Ground Floor’;
- Ref: 1357.P.03.202 – ‘Proposed Sections – Plant Room’

The Site & Planning History

The application site comprises the ground and basement levels of Mansfield Chambers at 17-23 in Manchester City Centre, which is located on the pedestrianised retail area of St Ann’s Square. The ground and basement floors of the building are vacant, and were most recently occupied by Barclays Bank up until 2022. The upper floors of the building comprise office uses which are not subject to the current application.

The proposals are required to allow occupation by Mappin and Webb, a luxury retailer who are looking to establish a new flagship store in the heart of Manchester City Centre.

On 30th July 2024, planning permission was granted for the installation of a new shopfront and permission for the floorspace to operate between the hours of 9am-6pm Monday to Saturday, and 11am-5:30pm on Sundays (Ref: 139943/FO/2024) (the ‘**2024 Permission**’).

Listed Building Consent was granted in conjunction for the internal refurbishment, along with the installation of a new shopfront (Ref: 139944/LO/2024) (the ‘**2024 LBC**’).

The Proposed Development

The application seeks Listed Building Consent for works to the plant room of the property at 17-23 St Anns Square.

The works comprise works to the plant room in order to allow sufficient head height for maintenance purposes. The works will comprise the following:

- The current suspended ceilings will be removed and reinstated to accommodate the required MEP services;
- The existing carpet tiles will be removed and replaced with vinyl tiles;
- Walls will be stripped and modern linings installed where applicable, while exposed fabric will remain visible and painted

Full detail of the proposed works are provided on the drawings, DAS and AMS submitted in support of the application.

The proposal has been designed to complement the approved scheme by preserving heritage elements and concealing MEP services within the back of house areas. Overall, the proposal aims to enhance the historical features of the Grade II listed building whilst creating a luxurious space tailored to the specific needs of Mappin & Webb.

Planning Policy and Assessment of the Proposed Development

The National Planning Policy Framework (‘**NPPF**’) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘**Listed Buildings Act**’) are relevant in the assessment of the LBC Application.

The statutory development plan for the Site consists of Manchester’s Local Development Framework – Core Strategy Development Plan Document 2012 (the ‘**Core Strategy**’).

Below we assess the proposed development against the relevant local policies that comprise the development plan and the national planning policies contained within the National Planning Policy Framework ('NPPF') where appropriate.

The proposal comprises works to the plant room area above the ground-basement stair located in the northwest corner of the building. It is proposed to re-design the plant room, partially demolishing the ceiling below to provide sufficient head height for maintenance – finishes would also be replaced with vinyl tiles in place of carpet, relined walls and the replacement of the suspended ceilings. The proposals affect only modern fabric whilst the overall aesthetic would remain unchanged with exposed fabric remaining.

A Heritage Assessment has been submitted in support of the proposals. As noted within the Assessment, the works to the plant room would have a negligible impact on the significance of the building overall.

As such, the proposals will sustain the significance of the building in accordance with Paragraph 203 of the NPPF and meet the statutory duty of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the special architectural and historic interest of the listed building. The proposals would also accord with Policy 19 of the UDP in that the alterations would have no adverse impact on the architectural or historic character of the building.

Conclusion

This application seeks LBC for works to the interior of the property at Mansfield Chambers in Manchester City Centre.

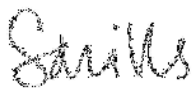
This cover letter has assessed the proposed development against the guidance contained within the development plan and the NPPF.

Overall the principle of development is considered to be appropriate and there will be no unacceptable impacts on the wider building from a heritage perspective.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Matt Sobic at these offices.

Yours faithfully

A handwritten signature in black ink, appearing to read "Savills", written in a cursive style.

Savills (UK) Limited
Planning