

Planning application statement

Project	Booth Street East
Date	19 March 2024
File Ref	5461/5.01- 002
Revision	P1- 20.03.24- Update following further correspondence with MCC.

Background

HMA have been working with the University of Manchester (UoM) on the redevelopment of the Booth Street East building as part of planning application reference 135572/FO/2022 approved 27 January 2023.

The proposals included an internal and part external refurbishment of Booth Street East which has included works to upgrade the insulation to the roof and replace existing plant equipment.

Following a review during the above mentioned works it is proposed to remove the existing Brise Soliel to the Oxford Road elevation of the building due to several issues identified below.

Existing Brise Soliel

Booth Street East incorporates a series of external Brise Soliel to the Oxford Road, Booth Street East and North Elevations that add character to the external facade and provide a degree of solar shading in peak summer months. There are a number of issues associated with the Brise Soliel, including:

- Complexity of cleaning windows and gutters from street level as existing brise soleil present an obstruction.
- Risk of water dripping and soiling from pigeons onto the public footpath of Oxford Street
- Long term maintenance issues associated with the cleaning and repairing of the louvres that will require scaffold placement to carry out works in a safe manner.

Consideration for Removal of Oxford Street Brise Soliel

On the basis of the above; to consider the removal of the brise soliel to the Oxford road elevation only; the design team have carried out analysis of the Brise Soliel in relation to Functional Use, Aesthetic Value and Condition and outline the following:

Functional Use

Thermal modelling has been carried out to understand the thermal performance of the building including overheating from solar gain. Troup Bywater and Anders have identified that should the Brise Soliel be removed, the internal temperature is not likely to increase by more than 1 degree for more than 3% of the occupied time and consider the removal to have limited impact on the operational use of the building.

Aesthetic Value

The cantilevered brise soliel provides a degree of visual interest to the building form when viewed from Oxford Road, however this is restricted during the summer months by the natural appearance and environmental benefits of mature trees. We would consider the removal of the brise soliel will have a limited visual impact on the appearance of the building.

Maintenance Issues

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As previously stated, the University of Manchester have encountered long term maintenance issues associated with the cleaning and repairing the louvres as any significant work to repair, decorate or maintain requires scaffold placement on the public pavement of Oxford Road to carry out works in a safe manner.

Condition

During the roof replacement works it has been noted that several of the holding down brackets are corroded and require remedial works as part of the project. Also, it is noted that the louvres mounted on the structural frame are loose and require securing and/or replaced. This will require the construction of a scaffold over Oxford Road to enable the works to be completed.

Manchester City Council Planning

HMA have discussed the Meeting with Manchester City Council Planning Officer Tony Mitchell (meeting dated 30 October 2023). It was advised that the proposal to remove the brise soleil could be supported if the impact on building performance and aesthetics were outlined. These issues have been explored as part of the development.

On the 20th March 2024, HMA sought further advice from Manchester City Council Planning Officer Jack Naven. The existing and proposed planning drawings as well as the planning statement were sent to Jack via e-mail for comments and to review if any further information would be required. No issues were identified in the response or any further information noted as being required.