

12 June 2024

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Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sir/Madam

**APPLICATION FOR LISTED BUILDING CONSENT ON BEHALF OF CUT & CRAFT LTD FOR
INTERNAL WORKS TO PART OF THE GROUND FLOOR & BASEMENT AT 38 & 42 MOSLEY
STREET, MANCHESTER TO PROVIDE THE APPROVED RESTAURANT – PP-13145709**

Moorside Planning has been undertaking discussions with officers about the works required to bring forward the restaurant use approved by 132737/FO/2022 and 135024/LO/2022 within the ground floor and basement of the former Royal Bank of Scotland at 38 & 42 Mosley Street in Manchester. This application is the culmination of the dialogue to date, and includes specific changes to address the comments received.

In addition to the completed forms and certificates, the application is accompanied by the following documents:

- Drawing AC23- P01 - Existing Layout;
- Drawing AC23- P02 - Proposed GF;
- Drawing AC23- P03 Rev A - Proposed LGF (*an updated drawing*);
- Drawing AC23- P04 - Existing Internal Elevations (*a new drawing*);
- Drawing AC23- P05 - Proposed Internal Elevations (*a new drawing*);
- Drawing AC23- P06 - Existing and Proposed LGF Elevations Demolition (*a new drawing*);
- Drawing AC23- P08 - Site Location Plan;
- Drawing AC23- P09 - Site Plan;
- Drawing AC23- P10 Rev A - Ground Floor Entrances General Works (*an updated drawing*);
- Drawing AC23- P11 Rev A - Ground Floor General Works (*an updated drawing*);
- Drawing AC23- P12 Rev A - Lower Ground Floor General Works (*an updated drawing*);
- Drawing AC23- P13 Rev A - Proposed Kitchen, Column Enclosure and Extract Link Details 1 of 4 (*an updated drawing*);
- [*Drawing AC23- P14 no longer forms part of the application submission*];
- Drawing AC23- P15 Rev A - Proposed Kitchen, Column Enclosure and Extract Link Details 3 of 4 (*an updated drawing*);
- Drawing AC23- P16 Rev A- Proposed Kitchen, Column Enclosure and Extract Link Details 4 of 4 (*an updated drawing*);
- Drawing AC23- P17 - Existing Reception Elevations;
- Drawing AC23- P18 - Proposed Reception Elevations;
- Drawing AC23- P19 - Existing Lower Ground Floor Reflected Ceiling Plan;
- Drawing AC23- P20 - Proposed Lower Ground Floor Reflected Ceiling Plan;

- Drawing AC23- P21 - Existing Ground Floor Reflected Ceiling Plan;
- Drawing AC23- P22 - Proposed Ground Floor Reflected Ceiling Plan;
- Drawing AC23- P23 Rev A - Proposed Lower Ground Floor Lighting Layout (*an updated drawing*);
- Drawing AC23- P24 Rev A - Proposed Ground Floor Lighting Layout (*an updated drawing*);
- Drawing AC23- P25 - Lower Ground Floor New Staircase and Staircase Rooms 1 of 4;
- Drawing AC23- P26 - Lower Ground Floor New Staircase and Staircase Rooms 2 of 4;
- Drawing AC23- P27 - Lower Ground Floor New Staircase and Staircase Rooms 3 of 4;
- Drawing AC23- P28 - Lower Ground Floor New Staircase and Staircase Rooms 4 of 4;
- Drawing AC23- P29 - Lower Ground Floor Lounge Lobby;
- Drawing AC23- P30 - Lower Ground Floor Private Dining Bar Area;
- Drawing AC23- P31 - Lower Ground Floor Private Dining Room;
- Drawing AC23- P32 - Lower Ground Floor Immersive WC Corridor;
- Drawing AC23- P33 - Gents WCs;
- Drawing AC23- P34 - Ladies WCs;
- Drawing AC23- P35 - Proposed Restaurant Entrance and Freestanding Display Units;
- Drawing AC23- P36 - Raised Dining Area Built-in Wine Display;
- Drawing AC23- P37 - Raised Floor Screen Detail 1 of 2;
- Drawing AC23- P38 - Raised Floor Screen Detail 2 of 2;
- Drawing AC23- P39 - Raised Dining Area Built-in Display;
- Drawing AC23- P40 - Raised Dining Display and Waiter Station;
- Drawing AC23- P41 - Sofa Style Fixed Seating;
- Drawing AC23- P42 - Raised Dining Display and Glowing Tables;
- Drawing AC23- P43 - VIP Display and Waiter Station;
- Drawing AC23- P44 - DJ Unit and Banquette Seating;
- Drawing AC23- P45 - VIP Booth Seating;
- Drawing AC23- P46 - VIP Recess Display;
- Drawing AC23- P47 - Coffee Station;
- Drawing AC23- P49 - Lower Ground Floor Builders Works;
- [*Drawing AC23- P50 - Builders Works Notes no longer forms part of the application submission, having been superseded by the Schedule of Works*];
- Drawing AC23- P51 - Raised Floor Detail;
- Drawing AC23- P52 - Typical Column Detail (*a new drawing*);
- Drawing 10472-HBL-XX-00-DR-D-0001 Rev P01 - Proposed Drainage Plan (*a new drawing*);
- Drawing 10472-HBL-XX-00-DR-S-1001 Rev P03 - Ground Floor Plan showing Structural Works (*a new drawing*);
- Drawing 10472-HBL-XX-XX-DR-S-0101 Rev P03 - Lower Ground Floor Plan showing Structural Works (*a new drawing*);
- A Schedule of Works (*a new document confirming the nature of each element of the works shown by the application drawings, and the implications for the fabric of the building, be it original or a later intervention*);
- A Schedule of Structural Works (*a new document to be read in conjunction with Drawings 10472-HBL-XX-00-DR-D-0001 Rev P01, DR-S-1001 Rev P03 and DR-S-0101 Rev P03*);
- Planning Statement (including Design and Access);
- Heritage Statement (including Heritage Impact Assessment).

Note:-

*Following the submission of the original application on the 12th June further information was requested to confirm the scope of works involved. Whilst the interventions to the **original** fabric of the building, other than the extensive repairs and maintenance indicated, are limited to the provision of a new opening within the lower ground floor, various drawings have been updated and additional information provided to clarify the nature of the proposals. This letter has, therefore, also been updated to reflect this, for the purposes of clarity.*

Given that the works proposed are internal to the building, linking with the previously approved extraction and ventilation equipment, planning permission is not required – the use being both within the same class as the previous bank as well as having been addressed by the previous applications.

As the application site extends over two floors and is split into multiple subareas, the proposed works are best shown graphically. However, a separate Schedule of Structural Works, which specifies where any structural interventions are proposed, is provided along with a separate Schedule of Works, which confirms the nature and extent of all elements of the proposals, including any fixings and the material into which they are to be fixed (i.e. whether they are original or later 1960s/70s).

Detailed elevations are provided for all elements of the building where works are involved, which are specified within those drawings. Given the limited impact upon the historic fabric of the building, other than its repair and maintenance, the level of information is entirely appropriate to the proposals (and accords with the advice received from your conservation department prior to submission). Those drawings should, however, be read in conjunction with the aforementioned schedules.

No acoustic insulation works are proposed. The thermal insulation for the kitchen is included within the stud walls to that pod. As the application drawings demonstrate, this comprises a free-standing element within that part of the building, with no works proposed to the historic fabric of the building. However, as it sits within two columns within the space being used, its relationship with the historic fabric is fully detailed and shown by the scaled Drawings P13 Rev A, P15 Rev A and P16 Rev A.

The application drawings confirm that all the cornicing, skirting boards etc are to be repaired and renovated as part of the overall works. Materials are specified on the pertinent drawings, where works are proposed – for instance, please see Drawing P39 for details of the treatment for existing alcoves within the former banking hall.

The implications of the various works are then the subject of a Heritage Statement with Impact Assessment produced by Stephen Levrant Heritage Architecture (SLHA).

The documents accompanying this submission have therefore defined the extent of structural works involved, and the limited impact for the original fabric of the building (being the provision of one new door within the lower ground floor/basement). As identified, most of the works proposed relate to the later 1960s/70s interventions, with no historic fabric lost within the ground floor. Indeed, the only works to the historic fabric within the ground floor comprise repair and maintenance, as specified by the attached drawings, Schedule of Works and other documents. The implications of the works have therefore been clearly identified, assessed, and are very much in-keeping with the preapplication dialogue undertaken with officers (the scope having been revised/reduced to address various comments).

Ultimately, the need to respect the building's integrity has driven the proposals, whilst meeting the operational aspects associated with delivering a bespoke dining experience commensurate with the asset itself. Indeed, the proposals are a considered solution that minimises the interventions required whilst not affecting the significance of the listed building or the character and appearance of the host area. In this respect, it is noted that the proposals the subject of this application are the culmination of dialogue with Paul Mason and Emily Booth of your Authority, and very much in-keeping with policy aspirations.

Given the additional information provided, I look forward to the application being registered and to then discussing its merits of the proposals with the Officer to whom it is allocated.

Yours faithfully
On behalf of Moorside Planning

A handwritten signature in dark ink that reads "Matthew Pardoe". The script is cursive and fluid.

Matthew Pardoe
Director