

13 June 2024

Planning Team
Manchester City Council
Town Hall
Manchester
M60 2LA

FAO Jack Naven

Dear Jack

Grosvenor Building, Manchester

Application for Discharge of Conditions of Planning Permission Ref: 131811/FO/2021 and Listed Building Consent Ref: 131812/LO/2021

Please find enclosed a condition discharge application in relation to the Grosvenor Building, Manchester, approved under Planning Permission Ref: 131811/FO/2021 and Listed Building Consent Ref: 131812/LO/2021. The application is submitted by Manchester Metropolitan University ('the Applicant').

This application is submitted to discharge Condition 3 and 6 attached to the Planning Permission, which has the following description of development:

"Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building, including steel access ladders and fall arrest systems, and replacement of fire exit door with window."

It is also submitted to discharge parts of Condition 4, and fully discharge Conditions 5 and 6 attached to the Listed Building Consent, which has the following description of development:

"LISTED BUILDING CONSENT for the full refurbishment of the Grade II Listed Grosvenor Building including internal and external alterations, refurbishment of existing windows, roof and facade, internal aesthetic works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/ replacement of all MEP services"

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Conditions Discharge

This section sets out the relevant condition and documentation that is submitted in support of the application for the discharge of the relevant conditions.

Planning Permission

Condition 3

“A signage strategy for external signage shall be submitted to and agreed in writing by the City Council as local planning authority, before the signage is installed. The signage should be minimised and suitably formed and located. All external signage shall then comply with the approved strategy.”

Placemarque, the applicant’s signage consultant, have designed appropriate signage to be fixed to the external façade of the building. The naming of the building is being amended, from the “Grosvenor Building” to “Grosvenor West”.

The signage is designed to show the new name of the building, enable wayfinding around the site, and remove redundant signage. “Grosvenor West Refurbishment: Signage Schedule” prepared by Placemarque details the signage sizing and detail.

Four no. signs are proposed on external facades that are considered secondary, and these consist of aluminium powder coated panels held off the wall by rods.

The main entrance to the building from the principal facade will be tidied up with the removal of redundant signage (2.no) and one new plaque inserted in line with the wayfinding across the wider Manchester Metropolitan University campus. New signage to this façade will reuse existing penetrations to mortar and brickwork for its fixings.

Following discussion with MCC, no advertisement will be installed to the fan light above the main entrance to the building.

The design and location of the signage is considered appropriate for the location, and we therefore consider that this condition can be fully discharged.

Condition 6

“Prior to any above ground development samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority, this shall fixing, joining details, methods of ventilation and window details. The development shall only be implemented in accordance with the agreed materials”

Several items of repair and reinstatement have been made across the building. These have been split in the below themes in order to assess each material separately. The below information outlines the detail required, and as such Condition 6 can be fully discharged.

Stone Repair to Main Entrance Step

Repairs have been necessary to the main entrance step, to regulate the tread of each step where they have weathered and worn over time. This is detailed in the drawings pack 'Dunhouse Step Shop Drawings', and the specification of the stone used (Catcastle buff) is detailed in the 'Dunhouse Catcastle Buff Specification' report.

Finial Repair

Finial repair was required to the finial located on the north east roof. A detailed plan "Roof Finial Refurbishment" (ref DR-A-017116) supports this application, alongside Quadrigas and follows informal agreement with the conservation officer in August 2022.

Lightwell Paint System

There are several existing lightwells along Cavendish Street that have been uncovered and refurbished as part of the works. In order to protect these from weathering and damage, they have been bonded with a polyurethane system, consisting of a primer (see specification sheet "Temabond ST 200"), intermediate coat (see specification sheet "Temacoat RM 40"), and finish colour (see specification sheet "Temadur 50"). The system is outlined in the "System sheet TP127".

Slate Repair

Repairs to the roof are required in order to improve areas of degradation and damage.

As part of the repair, some of the roof slates were required to be replaced. It was agreed with MCC that slates would be re-used where possible, particularly on the roof aspects that are most visible, as indicated by the "Slate Renewal Strategy" produced by C&A. 60% of the slates across the roof are from existing, with 40% requiring reinstating due to damage, replaced by reclaimed Welsh slate as shown on site on 22 August 2022.

Mansafe System

As part of the refurbishment of the site, it was required the mansafe system across the roof was updated. The locations of each element of the system is outlined in "LWD8070-01 MMU Manchester Layout", with specifics drawings showing detail as per the following drawings;

- Riser Access G.Elec (prepared by C&A Architects)

- Roof Access Plan (prepared by C&A Architects)
- Step Over GA (prepared by Mantech Safety Systems)
- Ladder B (prepared by Mantech Safety Systems)
- Ladder C (prepared by Mantech Safety Systems)
- Ladder D (prepared by Mantech Safety Systems)
- Ladder E (prepared by Mantech Safety Systems)
- Ladder EO (prepared by Mantech Safety Systems)
- Ladder G (prepared by Mantech Safety Systems)
- Ladder G – Upper (prepared by Mantech Safety Systems)
- Platform 1, Lower Platform & ladder (prepared by Mantech Safety Systems)
- Platform 1 (prepared by Mantech Safety Systems)
- Roof Step Overs (prepared by Mantech Safety Systems)
- Roof Step up 9a (prepared by Mantech Safety Systems)
- Roof Step up 9b (prepared by Mantech Safety Systems)
- Roof Access Platform (prepared by Mantech Safety Systems)

Repointing and Repair

Repointing and repair of some areas of the façade was required, where mortar had cracked or moved with time. This was repaired with lime mortar to match existing, per “Lime Green Natural Mortar” specification sheet, and shown in situ against the existing in the “Sample Sheet” prepared by Quadriga.

Rainwater Goods

The rainwater goods have been replaced with an Alumasc rainwater system, a cast iron product to reflect the existing (“Apex Heritage rainwater goods” specification report)

The rainwater goods have been replaced with an Alumasc rainwater system, a cast iron product to reflect the existing (“Apex Heritage rainwater goods” specification report). This was informally agreed after a sample was shown to the conservation officer on site in August 2022 (image: “Shown on Site August 2022”).

Window Glass Replacement

Replacement glass for windows was also shown to and informally agreed on site in August 2022. Glass for new windows to the basement areas will consist of thin double glazed sealed units, as per item 07 in the submitted image “Shown on Site August 2022” comprising; an inner pane of laminated clear glass, and outer pane of hand drawn heritage clear glass.

Patent glazing to the rooflights will include heritage LC Type Glazing Bars, glazed with double glazed sealed units, as per item 08 in the submitted image “Shown on Site August 2022”

comprising; an inner pane of 8.8mm Laminated clear glass, and an outer pane of Coolite SKN17ii Solar Control glass.

Listed Building Consent

Condition 4

Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following areas unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Chatham Link bridge roof replacement refurbishment and associated structural improvements*
- b) Window ironmongery replacement and external window paint colour and specification where necessary*
- c) Details of insulation to be included in roof refurbishment*
- d) Schedule of internal door refurbishment*
- e) Final M&E specification and location where not specified in the documents and drawings as per Condition 2*
- f) Final details of rigging in the Holden Gallery*

Parts B and C of this condition have been previously approved, via condition discharge application (ref.CDN/22/0337).

Detail required by parts E and F do not require discharging. Part E requires further information 'where not specified in documents' with regards to the approved M&E strategy; there is no change to the approved materials strategy and therefore no submission is required. Part F requires final details of the rigging in the Holden Gallery; no rigging is being taken forward as part of the project, and as such no submission is required.

Part A, Chatham link bridge roof replacement, requires detail to be submitted in order to discharge the condition. 'C&A Architects produced "Chatham Bridge Link Roofing Proposal" report which outlines the detail of the proposed materiality and fixing of the new roof.

The existing bridge link roof was inspected by the roofing contractor who undertook the works to the Grosvenor building and found the material to be a copper effect membrane roof – rather than a natural metal copper. Through viability testing with the client, a quality and suitable product to match was put forward for consideration.

A new copper effect membrane product proposed was chosen as it will provide a finish to match in proximity to the existing material, both in materiality, construction detailing, roof height and colour, complete with standing seams to reflect the articulation on the existing roof and help to preserve this element of the listed building, as well as to the providing a suitable material that offers the longevity and viability for the client/building owner to protect the heritage asset.

Part D, internal door refurbishment, required a door schedule, which has been prepared by C&A Architects and supports this application. The “Heritage Doors Upgrade” report, also prepared by C&A Architects, details the location of each door, and its proposed replacement. This has been informally agreed via email on 8th January 2024 with the Conservation Officer following initial comments.

On the basis of the above, this application can now be fully discharged.

Condition 5

“Within one month of uncovering the roof timbers, confirmation of roof tiles replacement and structural repairs to roof timbers will be issued to the City Council as local planning authority”

Some elements of the timber roof also required repair due to degradation and water ingress as per “Timber Survey” prepared by Quadriga. A site visit to the roof was undertaken in October 2022 with MCC officers, who reviewed the existing condition of the timber and agreed informally the scope of repair.

“Timber repair and images” shows the extent and locations of repair.

On the basis of the above, this application can now be fully discharged.

Condition 6

“A signage strategy for internal and external signage shall be submitted to and agreed in writing by the City Council as local planning authority, before the signage is installed. The signage should be minimised and suitably formed and located. All external signage shall then comply with the approved strategy”

In the report produced by Placemarque; “Grosvenor West Refurbishment: Signage Schedule”, a full schedule of internal signage is considered. The design follows on from the existing signage throughout the Grosvenor East building, as they are interconnected at ground level. It is also considered there is substantial redundant signage and clutter, including poster cases, information boards and signage drawn on paper and sellotaped to doors, which will be removed in order to rationalise wayfinding.

The proposed signage is to be fixed with rods, and is raised from the wall, in order to reduce surface area damage underneath each sign. The sign panels are to be powder coated aluminium panels. This material will be complementary to the architecture of the building as it's a classic material that is used mostly in heritage spaces. It has a clean, elegant finish and is highly durable.

No signage is proposed to be installed upon glazed tile finishes throughout the building internally.

External signage is as outlined above.

On the basis of the above, this application can now be fully discharged.

Summary

In addition to the documents listed in the letter above, and this Covering Letter, the application also comprises the application form.

The Application has the Planning Portal reference: PP-13122413 (planning permission) and PP-13122598 (listed building consent) and the application fee of £215 in addition to the prerequisite Planning Portal service charge will be paid online.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of the conditions as outlined above. If you require any further details, please do not hesitate to contact my colleagues Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812).

Yours Sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

For Deloitte LLP