Paul Butler Associates
Planning, Development & Heritage Consultants

17.04.2024

Julie Roscoe
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

24.2015/ldt01jr

Fao: Paula Burbicka (Heritage & Urban Design Officer, MCC) &
Emily Booth (Senior Planning Officer, MCC)

Dear Julie,

48 King Street, Manchester: Application for Listed Building Consent

Introduction

On behalf of our client Bellstaff International Ltd please find enclosed an application for listed building consent for the refurbishment of the basement and ground floor of 48 King Street, Manchester for retail use by Bellstaff including internal and external works.

The proposals will allow the vacant basement and groundfloor of the property to be brought back into productive use and are facilitated by a new shopfit out which will meet with the expectations of the new retailer and their prospective customers and thereby help secure the useability and long-term future of these floors of the listed building.

The submission consists of this letter and the supporting plans and documents which are listed below.

Submitted Plans and Reports

Information submitted as part of this application includes:

Cover letter 24.2015/ldt01jr;

Completed Listed Building Application and Advertisement Consent Form;

Heritage, Design and Access Statement prepared by Paul Butler Associates dated 17 April 2024;

23069-S100-23069-S100 - Site Location Plan prepared by NW Architects; and

23069-S110A - As Existing - Basement & Ground Floorplans prepared by NW Architects.

Designer Drawings prepared by (NW-Architects)

23069-C100 - As Proposed - Basement & Ground - General Arrangements;

23069-C101 - As Proposed - Basement & Ground - Demolition Plan;

23069-C102 - As Proposed - Basement & Ground - Flooring Layout;

23069-C103 - As Proposed - Basement & Ground - Wall Finishes Layout;

23069-C104 - As Proposed - Basement & Ground - Reflected Ceiling Plan;

23069-C105 - As Proposed - Basement & Ground - Furniture Layout;

23069-C106 - As Proposed - Basement & Ground - Partition Layout;

23069-C107 - As Proposed - Basement & Ground - Mirror Wall Details;

23069-C108 - Door Schedule;

23069-C109 - As Proposed - Basement & Ground - Small Power & Data Layout;

23069-C200 - As Proposed - Basement – Elevations;

23069-C201 - As Proposed - Ground Floor – Elevations;

23069-C202 - As Proposed - Ground Floor - Layout & Details;

23069-C203 - As Proposed - Basement Floor - Layout & Details;

23069-C204 - As Proposed - Ground Floor - Fitting Room 1 (ACC) Elevations;

23069-C205 - As Proposed - Ground Floor - Fitting Room 2 – Elevations;

23069-C206 - As Proposed - Basement Floor – Elevations;

23069-F200 Rev B – As Proposed External Signage (Front elevation to King Street);

23069-F201 Rev B – As proposed External Façade (Rear elevation to King Street South);

23069-F207- As Proposed - Basement Stock Room - General Arrangements;

23069-F208- As Proposed - First Floor Stock Room - General Arrangements; and

23069-F209- As Proposed - Managers Office Options - General Arrangements; Two options shown

<u>Services Drawings prepared by The Engineering Practice or Grantair (Grantair drawings are identified)</u>

2533/E01 Proposed Concept Small Power and Data Layout;

2533/E02 Proposed Concept Lighting Layout;

2533/E03 Proposed Concept Fire Alarm, Security and Access Control Layout; and

2533/E04 Proposed Concept Electrical Services Strip Out;

2533/M04 Proposed Concept DH+CW & Above Ground Drainage

Mechanical Services Layout BS-KSM-M-01 rev P03 (Grantair)

Structural Drawings prepared by Milk

953/SK/001 Basement GA

1953-SK-002 Basement RCP

1953-SK-003 Ground Floor GA

1953-SK-004 Ground Floor RCP

Policy Compliance

An assessment of the physical impact of the proposals has been undertaken in the context of adopted heritage and local planning policy. Please refer to the Heritage, Design and Access Statement submitted in support of this application.

The scheme has been developed by a Team with substantial knowledge and experience of shopfit out and is led by led Smart Jones on behalf of the applicant. Other team members include, NW-Architects, The Engineering Practice and Grantair. The Team looks forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely



David Tye MTPI, MRTPI
Director
CC Matthew Dunning (Bellsatff International Ltd)
James Roberts (Smart Jones)
Rachel Cook (NW-Architects)
Rob Stanton (The Engineering Practice)
Collin Boxshall (Grantair)