



Paul Butler Associates

Planning, Development & Heritage Consultants

24.04.2024

Emily Booth
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

23.1866/I24.04.2024dt,jr

Dear Emily,

Zochonis Building, University of Manchester, Oxford Road, Manchester, M13 9PL

Application for Planning permission: 138176/FO/2023

On behalf of our client the University of Manchester (Directorate of Estates and Facilities Project Group) we are writing to confirm that the above planning application for the '*Demolition of existing rooftop plant room wings and the installation of a new external fire escape, roof mounted photo voltaic panels with edge protection, roof mounted air source heat pumps and air handling units including the installation of louvred screens and associated works*' has been amended by the removal of the external fire escape stair proposed as part of the original application validated on 24 October 2023.

The submitted scheme has been revised following discussions with MCC Officers and the revised floorplans prepared by Bowker Sadler show an internal stair incorporated within the envelope of the existing building. The elevational drawings are adjusted to show removal of the external stair and also the addition of the new escape door which is designed to match an existing fire escape door. The revised drawings submitted to the authority by email on 12th April were:

18-047 1202 Rev E, Proposed Ground GA Plan

18-047 1203 Rev E, Proposed First Floor GA Plan

18-047 1204 Rev E, Proposed Second Floor GA Plan

18-047 1210 Rev D, Proposed North West & South East Elevations

18-047 1211 Rev D, Proposed North East & South West Elevations

18-047 1212 Rev D, Proposed Internal Wing Elevations to Brunswick Street and Dover Street;

The previously submitted plans continue to form part of the application:

18-047 1200 Rev D, Proposed Sub-Basement GA Plan

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

18-047 1201 Rev D, Proposed Basement GA Plan

18-047 1205 Rev D, Proposed Third Floor GA Plan

18-047 1206 Rev D, Proposed Fourth Floor GA Plan

18-047 1207 Rev E Proposed Roof Plan GA

18-047 1225 Rev B, 3D View of Proposed Roof Works

Drawing 18-047 1230 Rev C 'Proposed External Fire Escape Stair' is withdrawn.

In order for the new final escape door from the new stair to be opposite the existing final escape door in the opposite wing which retains the symmetry of the exterior, this has required some of the stair flights to have 16 risers up to the intermediate landing to provide enough height for the landing to be above the final exit door. The new stair is classified as a Utility Stair which is defined under the Building Regulations as '*a stair used for escape, access for maintenance, or purposes other than as a usual route for moving between levels on a day-to-day basis*'.

The revised scheme continues to deliver works proposed as part of the University of Manchester building decarbonisation programme and proposes retrofitting measures to improve energy efficiency. The internal fire escape will ensure the continued safety of the building into the future. Overall, the impact of the proposed changes have the potential to secure an 80% reduction in carbon emissions from the building equating to a saving of 238 tons of carbon each and every year. In addition to carbon savings the proposals will provide staff and students improved ventilation and a more comfortable working environment thereby ensuring the accommodation continues to meet the primary requirement of the building thereby helping to ensure the long-term occupation and future of the building.

Yours sincerely



David Tye MTPI, MRTPI
Director

CC Simon Connolly (University of Manchester, Directorate of Estates and Facilities Project Group)
Joeseeph Dillon (Recom)
Dan Labella (Bowker Sadler Architects)