

Emily Booth
Planning, Building Control and Licensing
Manchester City Council
By email: emily.booth@manchester.gov.uk

24 Mount Street
Manchester
M2 3NX

19 January 2024

Dear Emily,

Response request for further information in relation to 137585/LO/2023 and 137584/FO/2023, Unit 15, Barton Arcade, Manchester.

In response to your email dated 5th January please find our response to the matters raised in Table 1 overleaf, supported by the following attached documents:

- 20794-SEV-XX-ZZ-DR-A-02004 - Proposed Floor Plans – Revision F
- 20794-SEV-XX-ZZ-DR-A-02005 - Proposed Floor Finishes Plans – Revision F
- 20794-SEV-XX-ZZ-DR-A-02007- Proposed Wall Finishes Plans – Revision C

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Marc Zabloutny'.

Marc Zabloutny
Senior Planner, MRTPI

Table 1- RFI Response

MCC request for further information	Applicant response	Applicant justification	Relevant plans
<p>Remove proposed WC (Room 08) from corridor (Room 05).</p> <p>If not possible, please provide clear information considering alternatives and why discounted</p>	<p>It is requested the proposed WC is retained. Alternatives have been considered and discounted and justification for the current position is provided.</p>	<p>We have considered the following alternatives:</p> <ol style="list-style-type: none"> 1. Within the main lobby (Room 02). We have discounted this option as this will require additional partitions to be created. In our original submission, we proposed a storage room within Room 02 and this was resisted on heritage grounds due to the perceived harm of additional partitions. This was removed in design revisions. 2. Within the yoga studio (Room 01). This has been discounted because it will be disruptive to classes and, like Room 02, will require additional partitioning. 3. Within the spin studio (Room 03). This has also been discounted as this will similarly be disruptive to classes. Adjacent to the spin studio, partitioning has been proposed for necessary storage (Room 04). This has been reduced in scope from what was originally proposed due to perceived heritage harm. With this reduction and the loss of the storage space in Room 02, this cannot viably accommodate a WC. 4. Within the existing changing rooms (Rooms 06 and 07). This has been discounted because it is a sensitive social matter; it is 	<p><i>20794-SEV-XX-ZZ-DR-A-02004- Rev F</i></p> <p>For reference:</p> <p>109204/LO/2015/C1</p> <p><i>Sheet 64/43-200-F</i></p> <p>125081/LO/2019</p> <p>Sheet <i>MOSU_MAN_1001 REV M</i></p>

		<p>important for the non-binary WC to be distinct from the gendered changing rooms.</p> <p>Room 08 was picked for the WC due to pre-existing plumbing, electricity supply and fixings (due to the previous consents – see below). Alternative locations such as options 1 to 3 would require installation of new plumbing and servicing which would introduce additional heritage harm over existing due to the physical interventions required. It is also the most logical place as it will not interfere with the two main workout spaces.</p> <p>As mentioned the WC will be a non-binary space, which is based on the client's feedback on the existing studio in Leeds. This has a demonstrable social benefit.</p> <p>A WC of comparable scale was permitted in this location under 109204/LO/2015/C1 in July 2015. This was removed as part of 125081/LO/2019 (approved March 2020), but with the majority of partitions/fixing remaining in situ to accommodate a utility nook. This application is extant because the refurbishment works had commenced. The reinstatement of the WC in this location does not introduce any additional heritage harm over the existing circumstances, which is a key material consideration in the assessment of the application.</p>	
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<p>Retain at least a portion of the original and uniquely preserved and ornate original floors in Room 01 exposed to ensure legibility.</p>	<p>A portion of the original floor can be exposed near the entrance to Room 01, which will express the ornate floor without compromising the usability of the room. To avoid slippage, ramp strip will be installed to reconcile the slight difference in levels.</p>	 <p>Example ramp strip</p>	<p><i>20794-SEV-XX-ZZ-DR-A-02005 rev F</i></p>
<p>Remove PVC (plastic) skirting board proposed to Room 01 (original brick walls).</p>	<p>See updated plan which shows the provision of a timber skirting as an alternative to the rubber skirting throughout. This can be painted black to match the rubber floor finish. The movement joint is provided at the base to allow for movement in the floor with a ventilation slot to allow air flow to the partition behind. Kerf cuts will need to be provided to the back of the skirting to accommodate the curved section of wall.</p>	<p>N/A</p>	<p><i>20794-SEV-XX-ZZ-DR-A-02007-Rev C</i></p>

<p>Remove proposed entrance partitions to Room 06 and Room 07 (please note – original/historic timber doorways in this location – to be repaired).</p>	<p>It is requested the partitions be retained.</p> <p>See row below for comments on timber doorway</p>	<p>In the original application submission, partitions to the entrances of the male and female changing rooms were proposed in the corridor. The purpose of the partitions were to ensure privacy between people in the corridor and the changing room.</p> <p>In correspondence, MCC highlighted this to be unacceptable on heritage terms due to the impact the partitions would have on the layout of the corridor. Consequently, the partitions have been moved out of the corridor and now are located either side of the internal doorway for each changing room.</p> <p>Without these partitions, there would be no screening between people in the changing rooms and people in the corridor when the doors are open. Due to the nature of the space, a level of privacy is essential and the proposed arrangement provides this, having taken on board previous feedback.</p> <p>Regarding the historic doorway, see below.</p>	<p>Previous:</p> <p><i>20794-SEV-XX-ZZ-DR-A-02004- Rev D</i></p> <p>Proposed:</p> <p><i>20794-SEV-XX-ZZ-DR-A-02004- Rev F</i></p>
<p>Confirm the retention and repair of the historic surrounds/doorways to proposed toilets, and if these would be concealed or otherwise disrupted (i.e. new partitions as proposed).</p>	<p>The historic surrounds/doorways to proposed toilets will not be concealed.</p> <p>Our heritage advisor has found no issue in principle to the retention and repair of the toilet entrances. See</p>	<p>If the door frames and doors are required to be fire rated partitions, it is possible to fit smoke seals and to paint the frames with ‘envirograph’ paint which would enhance the fire protection.</p> <p>Other partitions will only be present as per the comments in the above row.</p>	<p>N/A</p>

	<p>additional notes in next column.</p> <p>Please can this be conditioned.</p>		
<p>Full details on the M&A [sic] services and drainage. Includes details of electrical conduits/services to brick walls (affixing and appearance) and indicative cross-sections showing the internal manifestation of the proposed services (i.e. ventilation). Also new penetrations through original/historic fabric should also be indicated, and avoided/minimised.</p>	<p>We have already supplied as much M&E information that is possible for the scheme's current design. See plan and report references in the following column. We would consider it reasonable that any further details are conditioned to the approval.</p> <p>Please can this be conditioned.</p>	<p>To date the following information has been supplied:</p> <p>General Ventilation Services, produced by Filter-Plant Solutions Ltd, drawing no: FP23/2789/01, dated 30th October 2023</p> <p>Lighting and Power Layout, produced by AP Electrical Services, drawing no: E01, dated 6th September 2023</p> <p>Air conditioning layout, produced by AP Electrical Services, drawing no: M01, dated 6th September 2023</p> <p>Ventilation layout, produced by AP Electrical Services, drawing no: M02, dated 6th September 2023</p> <p>A Restoration Specification outlining approach to demolition, repairs, doors, flooring etc.</p> <p>Utilisation of existing M&E will result in no new anticipated penetrations.</p>	<p>As referenced in column to the left.</p>

<p>Ventilation provisions to original external brick walls to DP05 and DP01 [required due to the construction of unbreathable new plasterboard partitions].</p>	<p>The details have been updated on the attached drawing to show a ventilation gap/grill at the base of the wall to allow for background ventilation to the wall linings to avoid moisture build-up. It is suggested that this sits discretely below the skirtings which also allows for any movement of the floor to be accommodated.</p>	<p>N/A</p>	<p>20794-SEV-XX-ZZ-DR-A-02007-Rev C</p>
<p>Fixing detail to WS05 (see drawing no. 02007) [the tiled floor must be protected].</p>	<p>The details showing the new floor to the Yoga Studio (WS01 and WS02) have now been updated with a note to state that the 15mm x 100mm timber is used to form a floating framework with no fixings through the tiles below) to address this issue.</p> <p>An additional detail has been created (WS08) along with WS05 to differentiate the Yoga Studio detail (with existing original floor</p>	<p>N/A</p>	<p>20794-SEV-XX-ZZ-DR-A-02007-Rev C</p>

	tiles with a proposed rubber mat floor finish) from the Main Studio space (with an existing concrete floor with a proposed rubber mat floor finish) to avoid confusion.		
Update drawings no.E1 (electrical services), M1 and M2 (mechanical services). [these have outdated layouts].	These have been commissioned and will be sent through prior to the determination deadline.	N/A	N/A