

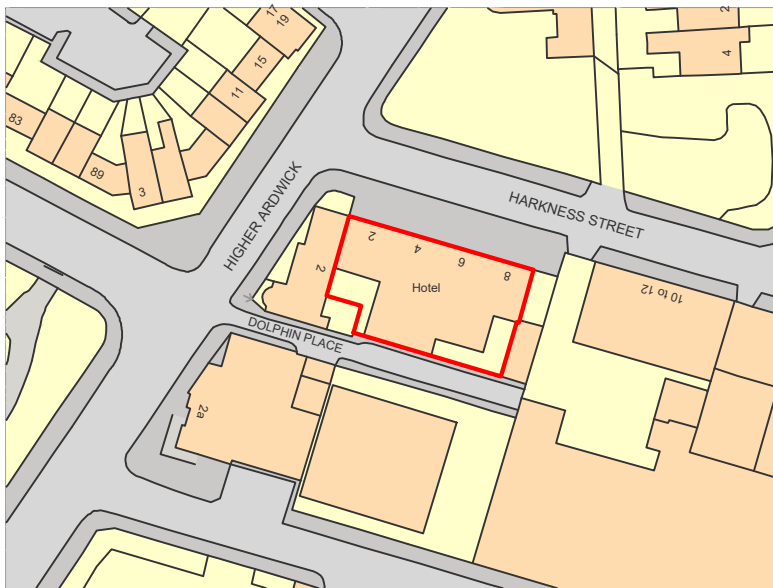
Appendix A

Plans

SITE LOCATION PLAN

Crown copyright and database rights
(2023) Ordnance Survey 0100031673

0 12.5m 25.0m 37.5m
Scale 1:1250

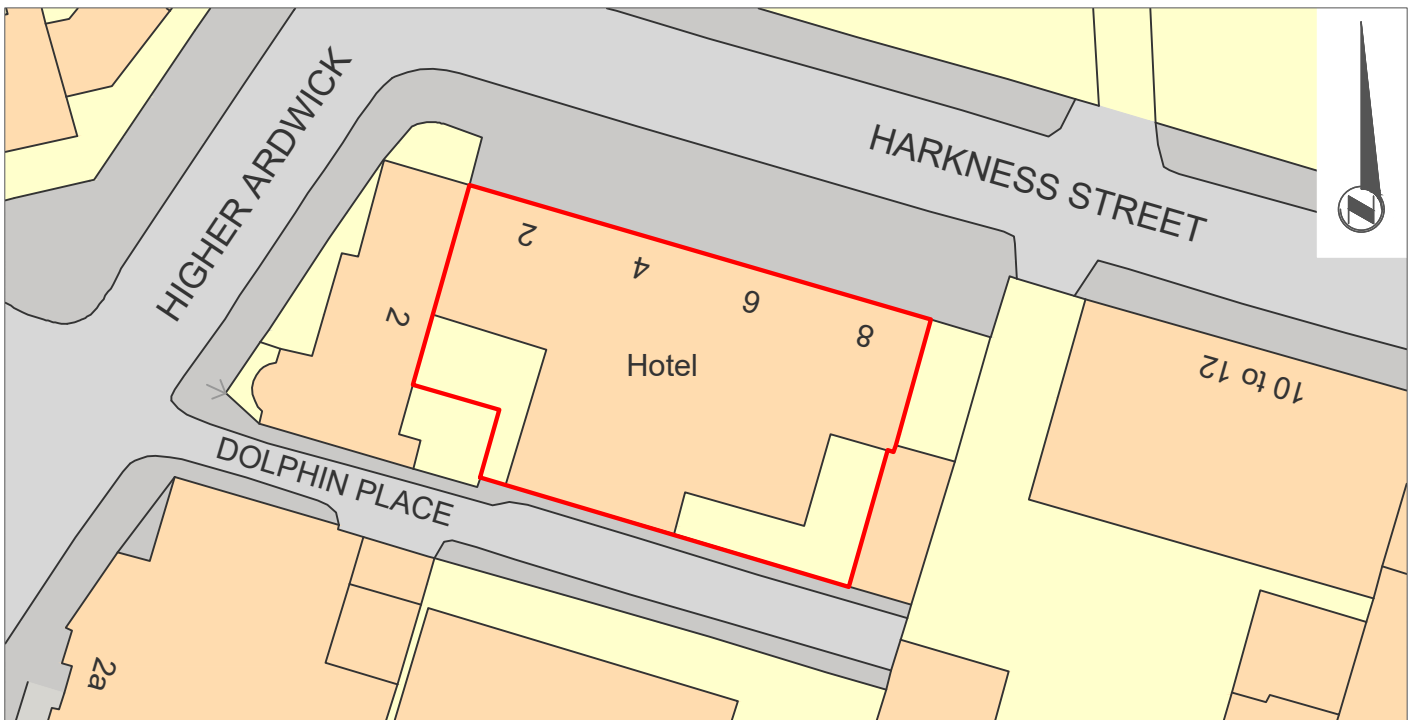


KEY:
- Application Site

SITE LAYOUT PLAN (EXISTING)

Crown copyright and database rights
(2023) Ordnance Survey 0100031673

0 5m 10m 15m
Scale 1:500



PLANNING, HIGHWAYS AND
a h
consultancy
CONSTRUCTION SERVICES

Yunus Jiva 07552 715008

www.ahconsultancy.co.uk

Client:
Ardwick Residences Ltd
Unit B, Madison Place,
Northampton Road,
Manchester, M40 5AG

Project:
2-8 Harkness Street, Ardwick
Drawing Title:
**SITE LOCATION AND
LAYOUT PLANS**

- Drawing and all contents subject to copyright laws.
- Drawing to be reviewed as a part of the complete set. Drawing suitable for Planning approval only. Drawing not suitable for Building Regulations approval.
- All building work subject to Planning Conditions and Building Regulations Approvals.
- Contractor to check for any errors in the plans prior to appointment and commencement of works and to confirm position with client.

Date:
15/11/2023
Scales shown:
at A4 plot

Project No: X230801
Drawing No: 01/PL/ D1
Drawing Status:
PLANNING

Plan 1

Appendix B
Certificate of Lawful Use
Application
23rd January 2006

Application for a Certificate of Lawfulness for an EXISTING use or operation or activity in breach of a planning condition

078259

PART 1 OF THE PLANNING ACT 1990

Town and Country Planning Act 1990, Section 191. As amended by Section 10 of the Planning and Compensation Act 1991
Town and Country Planning General Development Order 1995 Article 24

Send the completed form to Planning, Chief Executive's Department, PO Box 463, Town Hall, Manchester M60 3NY

THREE COPIES OF THIS FORM AND PLAN ARE REQUIRED

Please type or use block letters

Name and Address of Applicant and Agent

Name and Address of Applicant

Name and Address of Agent

Name ALAN PRESS/VAL'S HOTEL LIMITED

Name DANIEL BOULTON

Address VAL'S HOTEL, 2-8 HARKNESS STREET, ARDWICK, MANCHESTER

Address LLM SOLICITORS, ARKWRIGHT HOUSE, PARSONAGE GARDENS, MANCHESTER

Postcode M12 6BT Daytime Tel No.

Postcode M3 2LF Daytime Tel No. 0161 832 0060

Contact DANIEL BOULTON

Nature of Applicant's Interest

1. Nature of the applicant's interest in the land e.g. owner, lessee, occupier OWNER

2. If you do not have an interest:-

(a) give name(s) and address(es) of anyone you know who has an interest in the land

(b) state nature of their interest (if known)

(c) state whether they have been informed about this application

Answer Yes/No

Location

Address or exact location of the land to which this application relates VAL'S HOTEL, 2-8 HARKNESS STREET, ARDWICK, MANCHESTER, M12 6BT

Plans - PLEASE SEE PLAN AT APPENDIX I OF STATEMENT OF ALAN PRESS

Attach to each form a plan or sketch to a scale of 1:1250 (or 1:2500 if not available) showing the site with sufficient details of the surroundings to identify the land edged in red.

Purpose of Application

This application is for (tick whichever box is appropriate):



an existing use



an existing operation



an existing use, operation or activity in breach of a condition;

being a use, operation or activity subsisting on the date of this application.

if there is more than one use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

Description of existing use/operation/activity (this must be subsisting at the time this application is made)

HOUSE IN MULTIPLE OCCUPATION PROVIDING 35 SINGLE BEDROOMS
AND 26 TWIN BEDROOMS

When was the use or activity begun, or the operation substantially completed?

APPROXIMATELY 20 YEARS AGO - PLEASE REFER TO STATEMENT
OF ALAN PRESS

Under what grounds is the Certificate sought?

(Delete those which are not applicable)

1. The use began more than ten years before the date of this application; or
- ~~2. The use, operation or activity in breach of condition began more than ten years before the date of this application; or~~
3. The use began within the last ten years, as a result of change or use not requiring planning permission, and there has been a change of use requiring planning permission in the last ten years; or
4. The operations were substantially completed more than four years before the date of this application; or
5. The use as a single dwellinghouse began more than four years before the date of this application; or
6. Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the Certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with and attach a copy of the relevant planning permission.

N/A

Give any additional information you consider necessary to substantiate your claim.

PLEASE REFER TO STATEMENT OF ALAN PRESS

Continue on a separate sheet if necessary.

List here all the documents, drawings or plans which accompany this application.

STATEMENT OF ALAN PRESS

Formal Application

I/We hereby apply for a lawful use or development certificate under section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it.

I/We enclose the appropriate fee of £ 265.00

Signed

Date 19 JANUARY 2006

On behalf of VALIS HOTEL LIMITED / ALAN PRESS

WARNING: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

Description of existing use/operation/activity (this must be subsisting at the time this application is made)

HOUSE IN MULTIPLE OCCUPATION PROVIDING 35 SINGLE BEDROOMS
AND 26 TWIN BEDROOMS

When was the use or activity begun, or the operation substantially completed?

APPROXIMATELY 20 YEARS AGO - PLEASE REFER TO STATEMENT
OF ALAN PRESS

Under what grounds is the Certificate sought?

(Delete those which are not applicable)

1. The use began more than ten years before the date of this application; or
- ~~2. The use, operation or activity in breach of condition began more than ten years before the date of this application; or~~
3. The use began within the last ten years, as a result of change or use not requiring planning permission, and there has been a change of use requiring planning permission in the last ten years; or
4. The operations were substantially completed more than four years before the date of this application; or
5. The use as a single dwellinghouse began more than four years before the date of this application; or
6. Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the Certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with and attach a copy of the relevant planning permission.

N/A

Give any additional information you consider necessary to substantiate your claim.

PLEASE REFER TO STATEMENT OF ALAN PRESS

Continue on a separate sheet if necessary.

List here all the documents, drawings or plans which accompany this application.

STATEMENT OF ALAN PRESS

Formal Application

I/We hereby apply for a lawful use or development certificate under section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it.

I/We enclose the appropriate fee of £ 265-00

Signed

Date

19 JANUARY 2006

On behalf of (insert name of applicant if a person or company) VAL'S HOTEL LIMITED / ALAN PRESS

WARNING: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

STATEMENT OF ALAN PRESS

1. My name is Alan Press and I began working at the property now known as Val's Hotel (2-8 Harkness Street, Ardwick, Manchester M12 6BT) which is shown edged red on the plan attached at Appendix 1, in the mid 1970s when it was owned by my parents, Aubrey Ernest Press and Valerie Press. When my parents sold Val's Hotel in 1984, I remained as general manager and still operate in this role today. In October 2005 my wife and I purchased Val's Hotel through a company called Val's Hotel Limited.
2. In the early 1970's, I think it was during 1973 my parents acquired 4 Harkness Street. At this time, this was a transport hotel and was purchased as an ongoing operation. An application was made for a bar, restaurant and dining room extension and the work was subsequently undertaken. Correspondence from Manchester City Council in respect of planning permission and Building Regulation consent is attached at Appendix 2.
3. Around this time my parents purchased 2 Harkness Street. At the time it was purchased, it was a large private dwellinghouse but was subsequently converted to form an extension to the hotel operating next door at 4 Harkness Street. A copy of the planning application made in October 1975 in respect of external amendments and internal alterations to the property is attached at Appendix 3.
4. In 1976 my parents purchased numbers 6 and 8 Harkness Street. At the time 6 Harkness Street was a private dwellinghouse and 8 Harkness Street was a dwelling house divided into a number of flats and bedsits. A copy of the planning permission granting consent to convert 6 and 8 Harkness Street from dwellinghouses to a hotel is attached at Appendix 4. It was at around this time that the 4 properties were knocked through and 2-8 Harkness Street effectively became one unit known as Val's Hotel. Extracts from the Register of applications at the planning department regarding further work done at Val's Hotel in 1980 are attached at Appendix 5.
5. By a Conveyance dated 22nd May 1984 my parents sold Val's Hotel to Michael Boggett and Dorothy Anne Boggett who asked me to carry on with my duties at Val's Hotel and become general manager of the property. It was at around this time that the Local Authority began to place a significant number of homeless people and people relying on Unemployment Benefit, Sick Pay etc. at Val's Hotel. Initially the residents' rent would be paid to us by the residents themselves as they would have received this from the DHSS each week as part of their benefits. In the mid 1980s this changed and Val's Hotel was assessed by Manchester Benefit Service, who placed a "fair rent" on it and would pay the residents' rent directly to Val's Hotel on their behalf. Other services which were not included in the rent such as heating and meals were paid for directly by residents. This is very similar to the way the system works today. From around this time in the mid 1980s and up until the present day, the majority of residents at Val's Hotel have been placed there by the Local Authority. Residents tend to stay for relatively long periods of time. Indeed, we have residents who have lived at Val's Hotel for in excess of 20 years. Therefore, from the mid 1980s Val's Hotel operated as a House in Multiple Occupation rather than as a hotel.

6. In 1996, Mr N C Sparkes from the Public Sector Housing Department of Manchester City Council conducted an in-depth inspection and survey of Val's Hotel and a Notice to Execute Works to make a House in Multiple Occupation fit for a Number of Occupants was issued and is attached hereto at Appendix 6. The measures required under the terms of the Notice were subsequently carried out. At this time, Val's Hotel was owned by New Wilton Hotels Limited, a company under the control of Michael and Dorothy Boggett.
7. In 2003 Val's Hotel was transferred from New Wilton Hotels Limited to Wilton Ardwick Limited, another company owned by Michael and Dorothy Boggett. In 2005 I set up a company called Val's Hotel Limited with my wife, and on 18th October 2005, we purchased Val's Hotel through this company. I continue to run Val's Hotel on a day to day basis, as I have done since the 1970s. The property remains in use as a House in Multiple Occupation catering mainly for homeless people and people in receipt of benefits, the majority of whom have been placed at Val's Hotel by Manchester City Council. The property comprises a total of 61 bedrooms providing 35 single bedrooms and 26 twin bedrooms sharing 24 communal toilets and bathroom facilities, along with a communal dining room and pool room.



.....

ALAN PRESS

STATEMENT OF ALAN PRESS

APPENDIX 1

H. M. LAND REGISTRY

NATIONAL GRID PLAN
LANCASHIRE

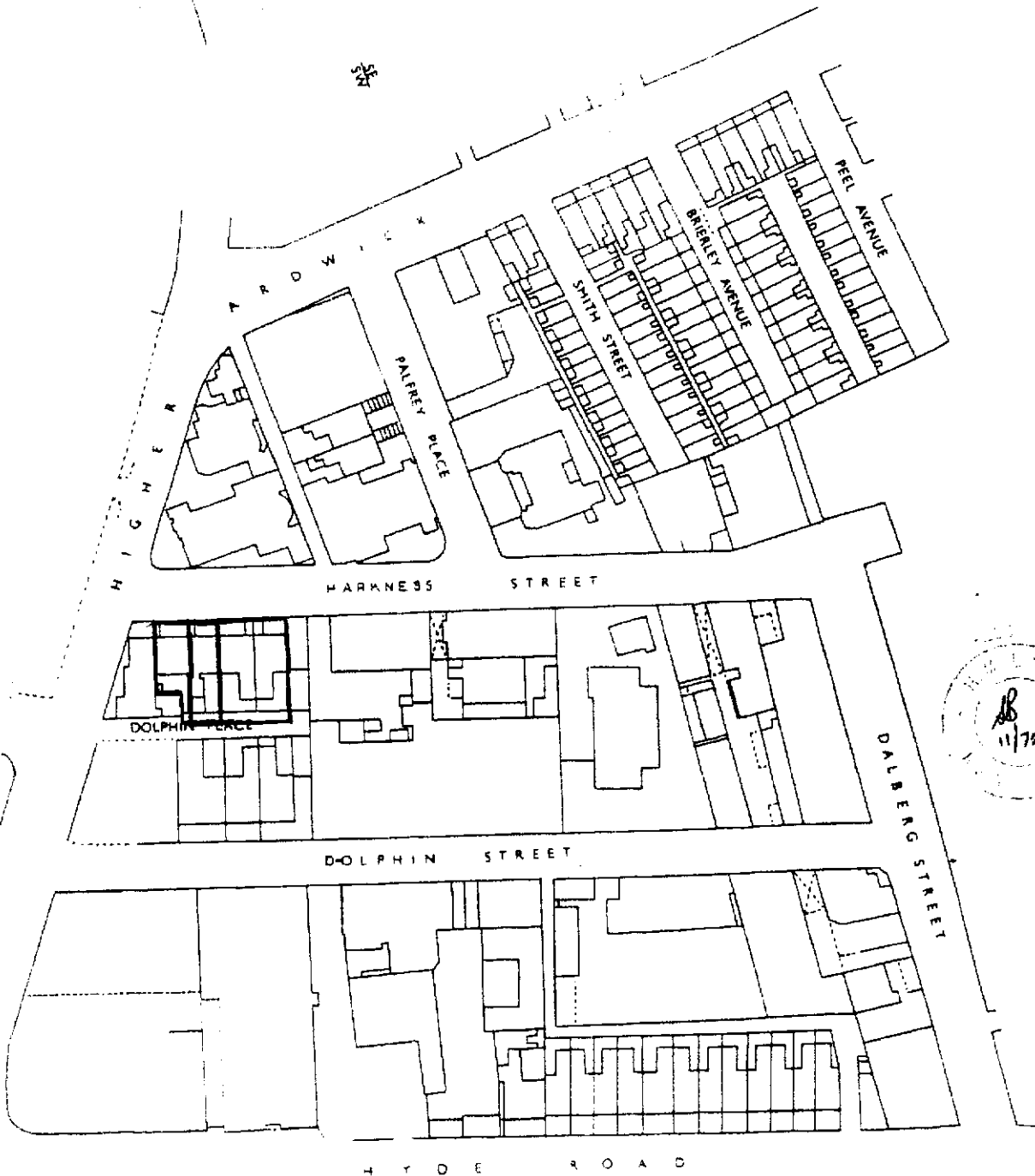
SJ 8597

SECTION

Scale 1:1250

COUNTY OF GREATER MANCHESTER
MANCHESTER DISTRICT
~~MANCHESTER~~ MANCHESTER

25 JAN



TITLE NO. LANC 1015

Copyright Reserved.

STATEMENT OF ALAN PRESS

APPENDIX 2

City of Manchester

City Architect's Department

P O Box 488

Town Hall

Manchester M60 2JT

Telephone 061-236 3377

S G Besant Roberts

City Architect

Your reference

Our reference BS/EB/JPR.82128

Date 21st December, 1973

If telephoning or calling please

ask for

extension 605

Mrs. V. Press,
c/o C.H. Pearson Esq.,
440 Walkden Road,
Worsley,
Manchester,
M28 4WE

Dear Madam,

BAR, RESTAURANT & Diningroom extension,
rear of 4 Harkness Street, Longsight

I refer to your application deposited in connection with the abovementioned proposal, and as this is permitted development under the Town and Country Planning General Development Order, 1973, planning permission will not be required.

It will be necessary, however, for you to obtain approval under the Building Regulations before you commence the work, and a decision under this heading will be forwarded to you in due course.

Yours faithfully,



City Architect

*We hereby certify that this is a true
copy of the original 6/2/74
M. J. J. J.
S. J. J.*

FORM 1

Prog. No. RAA 9530

The Building Regulations 1965, made under the Public Health Act, 1961

NOTICE OF PASSING OF PLANS



Reference No. 82128A

CITY OF MANCHESTER
TOWN HALL MANCHESTER M60 2JT

TO: Mrs. V. Press,
C/o C. H. Pearson, Esq.,
440, Wajkden Road,
Worsley,
Manchester,
M28 4NE

- (1) NOTICE IS HEREBY GIVEN that the Plans, Sections, and particulars submitted by you have been passed in so far as the Building Regulations 1965 apply, for the Dining room extension rear of dwellinghouse.

AT No. 4, Harkness Street, *ADWICK* *MS*
~~Longsight.~~

- (2) All building works must be executed in every particular in strict accordance with such Acts of Parliament and Regulations as are in force in this City, and are applicable.
- (3) This Notice will remain in force for a period of three years by virtue of Section 66 of the Public Health Act, 1936, and will be inoperative as regards any building works which have not been commenced within that period.

Dated this 2nd day of January, 19 74

TOWN CLERK.

STATEMENT OF ALAN PRESS

APPENDIX 3

ARDWICK

		DATE OF APPLICATION	NAME & ADDRESS OF APPLICANT	NAME & ADDRESS OF ARCHITECT OR AGENT		
	CODE	7.10.75	V. Press Esq., c/o R. A. Fisk & Associates, 260/264 Chapel Street, Salford 3, Manchester.			
A	OUTLINE APPROVAL	BLOG. REG. NO. 03830				
B	DETAILED APPROVAL	O/S REF.				
C	LIMITED APPROVAL		APPLICANTS INTEREST Owner			
D	REFUSAL	PARTICULARS OF PROPOSAL External amendments and internal alterations to existing Hotel.				
E						
		PARTICULARS OF ANY DIRECTION GIVEN BY THE SECRETARY OF STATE AFFECTING THE APPLICATION				
		DATE AND DECISION OF SECRETARY OF STATE EITHER ON APPEAL OR REFERENCE UNDER SECTION 35 OF THE ACT				
Kalamazoo P/447865-611 TITLE BELOW THIS LINE ↘			T.P. NO. FC3653/1B	LOCATION 2/4 Harkness Street, Ardwick.		
	A	B	C	D	E	PROG. NO. 10
		✓				504

[illegible]

STATEMENT OF ALAN PRESS

APPENDIX 4

Planning permission

Name and address of applicant

E. Press Esq.,

Name and address of agent (if any)

C/o R.A. Fisk and Associates
260/264 Chapel Street
Salford 3

- 3 MAY 1977

Part I - Particulars of application

Date of application:

11.10.76

Application no. F05590

Particulars and location of development:

Conversion of two dwellinghouses to private hotel

6 & 8 Harkness Street, Ardwick

Part II - Particulars of decision

The

Manchester City

Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of

five years beginning with the date of this

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date of decision 27th April, 1977

Council Offices

Signed 
on behalf of the Council

DIRECTOR OF ADMINISTRATION

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

STATEMENT OF ALAN PRESS

APPENDIX 5

REGISTER OF APPLICATIONS

Application Reference:

F12555

Date Accepted:

3 January 1980

Applicant's Name and Address::

The Vals Hotel

2,4,6 and 8 Harkness Street, Ardwick Green, MANCHESTER.

Agent's Name and Address::

Standale

Construction Ltd., 80 Dundee Lane, RAMSBOTTOM.

Proposal:

Alterations and extension to basement to form dining room and store and erection of a garage at side of hotel.

Location:

The Vals Hotel, 2,4,6, and 8 Harkness Street, Ardwick Green.

Ward:

Decision:

Approved

Date of Decision:

2 April 1980

Conditions and Reasons:

- 1) The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions: 1. The development must be begun not later than the expiration of five years beginning with the date of this permission. The reasons for the conditions are: 1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

REGISTER OF APPLICATIONS

Application Reference:

F13984/LB

Date Accepted:

16 July 1980

Applicant's Name and Address::

Valerie Press

Val's Hotel, Public Restaurant, Harkness Street, Ardwick, M12 6BT.

Agent's Name and Address::

Proposal:

Use of part of hotel as a public bar

Location:

Vals Hotel, 2-8 Harkness Street, Ardwick

Ward:

Decision:

Approved

Date of Decision:

1 October 1980

Conditions and Reasons:

- 1) The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions: 1. The development must be begun not later than the expiration of five years beginning with the date of this permission. The reasons for the conditions are: 1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

STATEMENT OF ALAN PRESS

APPENDIX 6



MANCHESTER CITY COUNCIL

Form 06

Housing Act 1985

Section 352

PSH/HMO/NCS/0044

NOTICE TO EXECUTE WORKS TO MAKE A HOUSE IN MULTIPLE OCCUPATION FIT FOR NUMBER OF OCCUPANTS

To:- New Wilton Hotels Ltd., f.a.o. The Company Secretary
Of:- Brazenose House, Lincoln Square, Manchester M2 5BL

1. You are the person [having control of][managing] the house in multiple occupation known as
VAL'S HOTEL, 2-8 HARKNESS STREET, ARDWICK ("the house")
2. In the opinion of the Manchester City Council, the house fails to meet such of the requirements in section 352 (1A) of the Housing Act, 1985 as are set out in Schedule 1 to this notice and, having regard to the number of [individuals][and][households] for the time being accommodated there, by reason of that failure, the house is not reasonably suitable for occupation by those individuals or households.
3. In the opinion of the Council, the works specified in Schedule 2 to this notice will make the house reasonably suitable for [occupation by the individuals or households for the time being accommodated there][occupation by [individuals][and][households], being the number which, in the opinion of the Council, the house could reasonably accommodate if the works were carried out].
4. Under section 352(4) of the Act the Council require you to carry out the works and to begin them not later than the **16** day of **September 1996** and to complete them within the period of **365** days of that date.

Schedule 1

The house fails to meet such of the requirements of Section 352: **see attached**

Schedule 2

Specification of works to be carried out

Date **17 May 1996** Signature 

For details of appeals against this notice refer to the notes

Written enquiries should be made to:

Private Sector Housing (HMO), P.O. Box 531, Town Hall, Manchester M60 2JX

If telephoning please contact

Mr. N.C. Sparkes

Tel No.: 0161 234 4684

Mobile Phone No.: 0370 475 559

Fax No.: 0161 236 8515

SPARKES.NOTICES.F06NCS03

Val's Hotel, 2/8 Harkness Street, Ardwick, M12 6BT
Preamble to Schedule 2 (Requirements of the notice)

You are required under the provisions of Section 352 of the Housing Act 1985 (as amended) to carry out the works specified in Schedule 2 of this notice to secure the safety of the occupants in the event of fire occurring on the premises. The works specified relate to the provision of:-

- 1 Adequate fire precautions and means of escape in case of fire from the building to a place of safety outside the building which is capable of being safely and effectively used at all material times.
- 2 A fire alarm and detection system which will alert all occupants of the building to an outbreak of fire on the premises without undue delay.
- 3 A safe electrical installation which meets the requirements of the Institute of Electrical Engineers Regulations for electrical installations (16 Edition to BS7671).
- 4 A system of emergency lighting capable of illuminating the route of escape in the event that the primary lighting fails to work.
- 5 Fire fighting equipment.

Notes

- i) The standard of fire precautions and means of escape required in houses in multiple occupation with which you are required to comply is determined by the Department of the Environment and is published in national guidance documents and in the Greater Manchester Guide to Fire Safety in Houses in Multiple Occupation and forms the basis of the specification of works required to be undertaken by this notice.
- ii) For your information and to assist you in meeting the standards required, general guidance on fire precautions and means of escape relevant in HMOs of this type is included in appendix 1 of this notice which should be read in conjunction with Schedule 2, the specification of works.
- iii) You are of course at liberty to prepare your own scheme of upgrading and improvement works, should you choose to do so it must be designed to meet the requirements of the guidance mentioned in paragraph (i) of these notes.
- iv) Any works carried out as a result of this notice or on your own volition which is of a structural nature or results in a material alteration or change of use will require an application under the provisions of the Building Regulations 1991. For advice on this matter you should consult the City Architect's Building Surveyors' Division at the Town Hall, Manchester.

- - - - 2 -

v) Inner Rooms

- An inner room is defined as a room from which escape is only possible through another room (the access room). The safety of occupants of inner rooms is at risk if a fire breaks out in the access room, accordingly layouts providing habitable accommodation in inner rooms are unsuitable in houses in multiple occupation. All habitable rooms must have a protected route of escape direct to the staircase circulation area.

vi) Further general guidance on meeting the requirements of this notice is given in Appendices 1 and 2.

Fire Precautions Act 1971 (Fire Certificate)

If it is the intention to retain the 'Fire Certificate' for the premises it is necessary to ensure that any work carried out to comply with this specification of works will not result in any contravention of the Fire Certificate.

The existing Fire Certificate may -

- 1 Require the emergency lighting system to be of three hours duration.
- 2 Require "Fire Door - Keep Shut" notices on all fire resisting doors (except bedroom doors).
- 3 Require fire routine notices to be displayed at various locations around the premises
- 4 Stipulate the minimum provision of fire fighting equipment required within the premises
Compliance with the Specification of Works must not reduce this provision
- 5 Require internally illuminated "Exit" signage within the premises.
- 6 Section 8 of the Fire Precautions Act 1971 requires the occupier of the premises to give notice of any proposed material alterations to the Fire Service before any alterations are carried out
- 7 As the premises are likely to remain occupied during the alterations it will be necessary to ensure that the minimum level of fire precautions, to enable continued occupation, are maintained throughout the work

e.g. the existing fire alarm system must remain operational until any new system is commissioned and tested



Town and Country Planning Act 1990 : SECTION 191 AND 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT (AMENDMENT NO.5)
ORDER 1992**

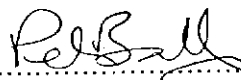
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Daniel Boulton
LLM Solicitors
Arkwright House
Parsonage Gardens
Manchester
M3 2LF

Date of Application 23 January 2006	Application No. 078259/LE/2006/N2
--	--------------------------------------

The Manchester City Council hereby certify that on 23 January 2006 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and more particularly identified on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

From the evidence available and the planning law applicable to the property, Manchester City Council is satisfied that in relation to the property referred to in the Second Schedule hereto, the use described in the First Schedule, is lawful by reason of the said use having been in existence for a period of ten years up to the date of this application.

Signed.....

Peter Babb, Head of Planning

on behalf of Manchester City Council,
Town Hall,
Manchester M60 3NY

CERTIFICATE OF LAWFULNESS

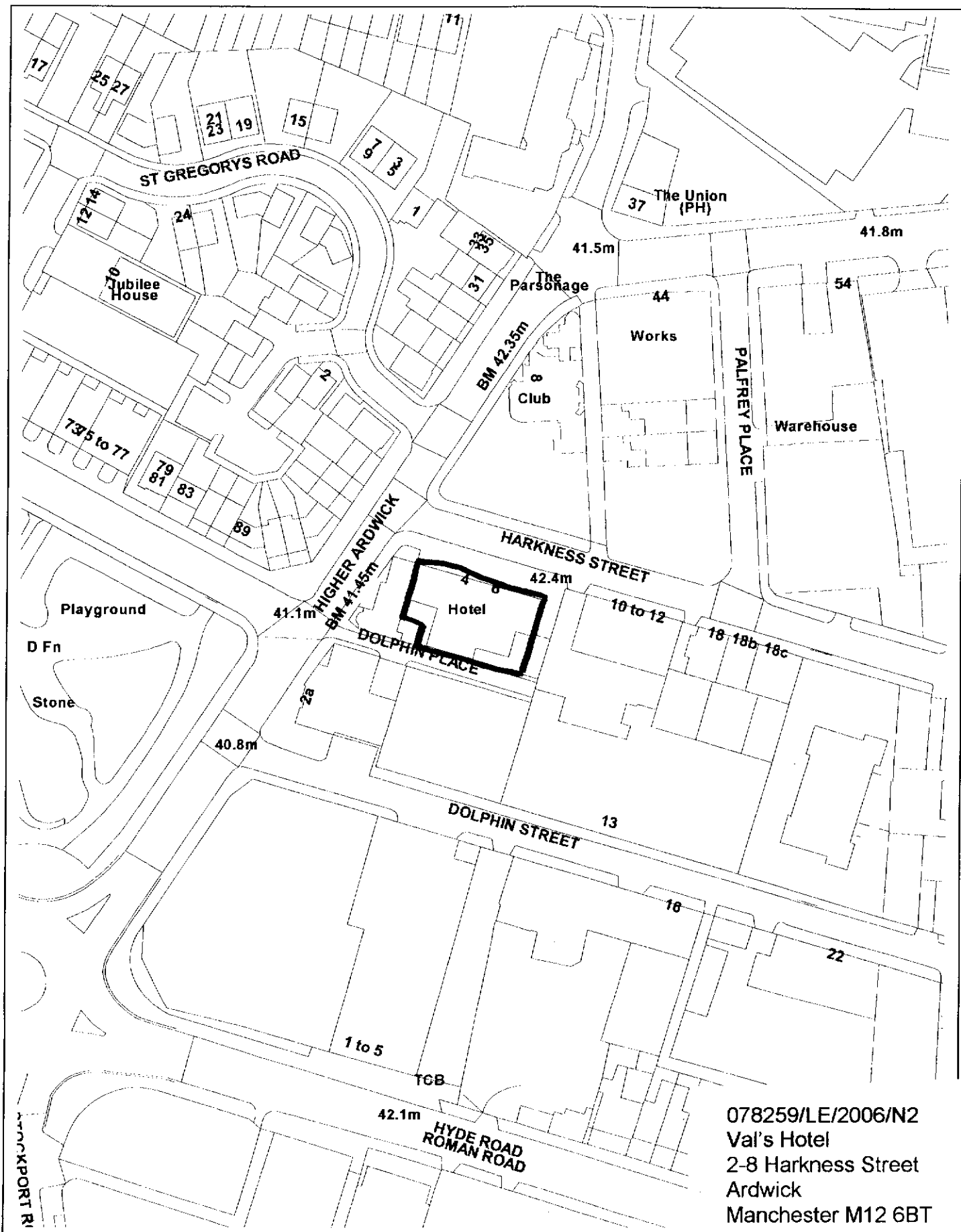
FIRST SCHEDULE

CERTIFICATE OF LAWFULNESS Use of premises as house in multiple occupation (HMO) providing 35 single bedrooms and 26 twin bedrooms

SECOND SCHEDULE

Vals Hotel
2-8 Harkness Street
Ardwick
Manchester
M12 6BT

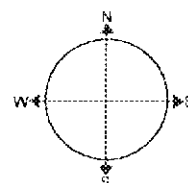
1. This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule, taking place on the land described in the Second Schedule, is lawful.
3. This certificate is issued solely to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



MANCHESTER
CITY COUNCIL

PETER BABB
HEAD OF PLANNING
CHIEF EXECUTIVES
DEPARTMENT
PO BOX 463
TOWN HALL EXTENSION
MANCHESTER
M60 3NY

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1:1250

Appendix C

Marketing Brochure and Rear Elevation



£1,800,000 0

x  15 x 

Harkness Street, Manchester, M12

*****GREAT INVESTMENT OPPORTUNITY*****

A SUBSTANTIAL 58 BEDROOM HMO INVESTMENT PROPERTY WITH THE RENTAL INCOME OF AROUND 150K NET .THIS IS A GREAT OPPORTUNITY LOCATED WALKING DISTANCE FROM PICCADILLY TRAIN STATION A PRIME LOCATION OF MANCHESTER CITY CENTER .

58 rooms and 22 bathrooms

Turnover of over £300K .

Profit of around 50%



CALL US ON 01614420606 OR EMAIL info@easyhomesmcr.co.uk

Appendix D

Text from Manchester Evening News Article – 22nd July 2018

MEN

□ 15:41, 22 JUL 2018 □ Updated 09:32, 23 JUL 2018

A building gutted by fire was a former private guesthouse where Manchester's 'hidden' homeless lived in horrific conditions, the M.E.N can reveal.

Nine fire engines and at least 50 firefighters battled the blaze at the property known as Val's guesthouse in [Ardwick](#), Manchester.

It started at around 10.40am on Saturday and sent huge plumes of smoke billowing over the area.

Police and the fire service searched the property to see if anyone was in the building, but the property was empty.

Fire on Harkness Street, Ardwick (Image: Manchester Evening News)

Val's was recently highlighted in an M.E.N. investigation into the grim state of private B&Bs where hundreds of the city's homeless were being housed.

The terraced property contains a warren of around 60 rooms and was, up until recently, classed as 'unsupported temporary accommodation' for people who are not owed a homelessness 'duty' by the local authority.

Openshaw-based homeless charity Justlife estimates that if all the people living in this type of accommodation were actually counted in national figures, government statistics would be ten times higher nationally than ministers currently admit.

A number of roads were closed off around the scene (Image: Manchester Evening News)

Dampening down the fire (Image: Manchester Evening News)

It is understood Val's has not had anyone living there for several months after the previous owner Dee Chiandra sold the business.

Mr Chiandra confirmed he sold Val's in April and had no idea about the fire.

Speaking to the M.E.N. in April, he said he took the building over 18 months prior and had made efforts to improve conditions and make the hotel safer.

The current owners said: "We are currently monitoring the area 24/7 in view of starting repairs to the whole of the building, we have only just acquired the property recently and are shocked at what has happened and will conduct a full investigation to how it started and to ensure it never happens again.

The former guest house

"This property was purchased vacant."

It is understood the fire service has been in contact with council officials and has been reassured it was not occupied at the time of the blaze.

However, the possibility remains that someone may have been squatting in the building.

Fire chiefs said they expected to remain at the property for 24 hours.

Incident Commander, Al Topping, said: "Crews have done a fantastic job dealing with this fire.

"We were quick to respond and have been able to successfully get on top of it, thanks to the hard work of our firefighters."

Appendix E

Marketing Brochure

July 2022



Sanderson
Weatherall

On the instructions of Joint Liquidators of Daniel John Suites Ltd

For Sale Development Site 0.08 Hectares (0.20 Acres)



2-8 Harkness Street, Manchester M12 6BT



The Site

The site extends to circa 0.08 Hectares (0.20 Acres) and is mainly level in nature. It fronts Harkness Street to the north and can also be accessed to the south from Dolphin Place.

In 2018 the site was damaged by a fire, following which the main building was demolished, since then the site has been cleared with some building works that have been carried out.

We understand that the previous developers intended to construct an apartment scheme of 59 studio apartments called 'One Kensington' however we have been unable to identify any planning in relation to this.

Tenure

The site is held Freehold under Title Number GM30042 .

Planning

Planning records show that a CERTIFICATE OF LAWFULNESS for the use of premises as house in multiple occupation (HMO) providing 35 single bedrooms and 26 twin bedrooms the above site (previously known locally Val's Hotel) was approved on 20.03.2006 (ref: 078259/LE/2006/N2).

A Building Control Application was submitted to rebuild an extension to form 55 bed house of multiple occupation with associated communal areas. Application No IN/20/00001. On Wed 08 Jan 2020 this was accepted.

Asking Price

Offers Invited

VAT may be applicable at the prevailing rate.

Disposal Process

Interested parties must submit their offers in writing to include, as a minimum, the following information:-

- Identity of the purchaser
- Offer level
- Confirmation of funding
- Estimated timescales (exchange / completion)
- Confirmation of any conditionality attached to offer

The vendor reserves the right not to accept the highest, or any offer received.



Location

The subject property is situated off Harkness Street, Ardwick which is an area predominantly utilised for industrial / retail purposes, however, there is a recent residential development situated to the east of the property. Harkness Street is well situated providing access to the A57 (Hyde Road) within 0.2 miles to the south west which, in turn, connects to the Motorway network and a large number of main transportation routes.

The site is also well connected in terms of public transport links with Manchester Piccadilly Train Station being circa 0.85 miles distant to the north west.

Manchester itself is considered to be the commercial and administrative centre of the North West of England with a population of around 500,000 people with an estimated catchment area of 2.5 million people within the Greater Manchester region.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not ake or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

July 2022



Strictly by appointment only with the agents:-

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**Sanderson
Weatherall**

sw.co.uk

Appendix F

Plans showing building elevations and layout

From: ibby@meridiandevelopments.co.uk
Sent: 8 November 2023 14:48
To: info@azhconsultancy.co.uk
Subject: RE: 2-8 Harkness Street, Manchester, M12 6BT
Attachments: Existing Drawings.pdf

Hi Yunus,

Further to our discussion, please find attached surveyed drawings of the property which was carried out as-built at the time. It is to my understanding that the previous owner intended to develop the property.

We obtained these plans from the previous owner as part of the pack they provided us with prior to the acquisition of the site.

Please let me know if you require anything further. Thank you,

Regards

Ibby

Meridian Developments Real Estate Ltd

A: Unit B, Madison Place, Northampton Road, Manchester, M40 5AG

T: +44 (0)161 676 2021

M: +44 (0)7595 927 268

E: ibby@meridiandevelopments.co.uk

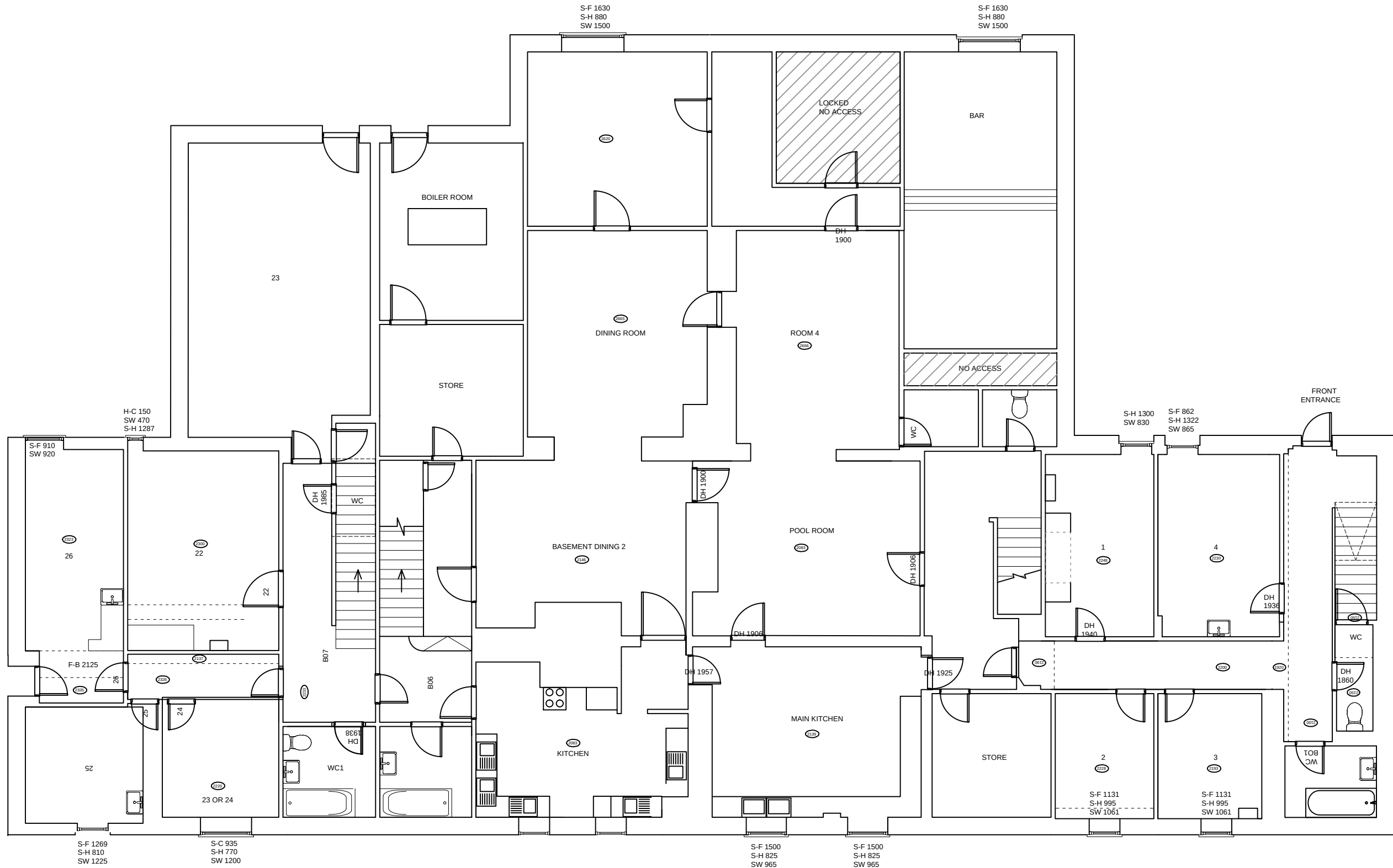
W: www.meridiandevelopments.co.uk



Think about the environment
before printing this e-mail



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Notes

Rev	Purpose of Issue	Drawn	App'd	Date

SKY REVOLUTIONS LTD. 21 KING STREET INDUSTRIAL ESTATE, LANGTOFT, PETERBOROUGH, PE6 9HF

Project
2 TO 8 HARKNESS STREET,
MANCHESTER, M12 6BT

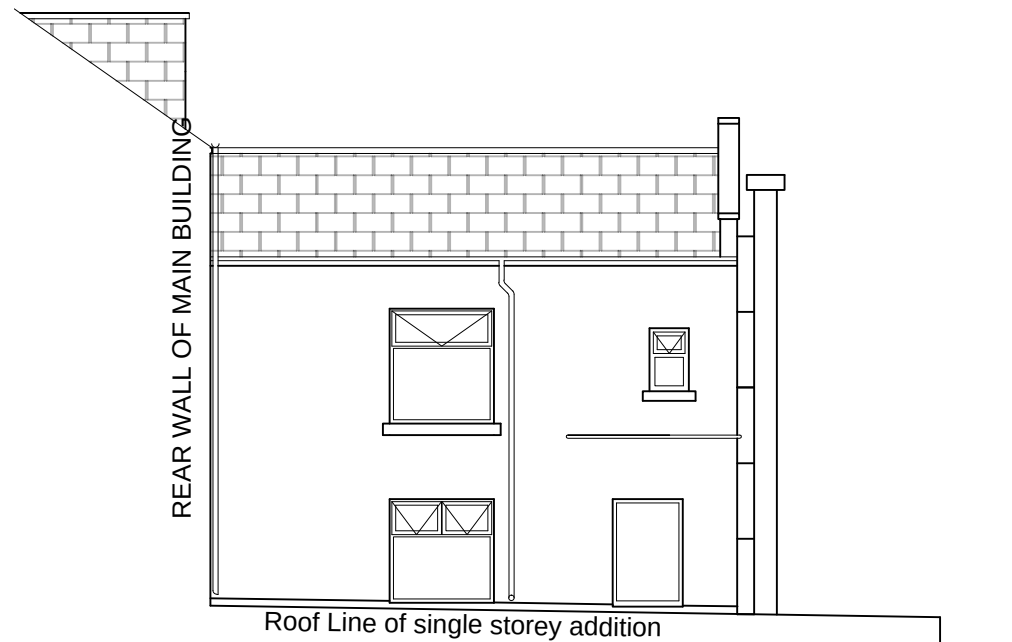
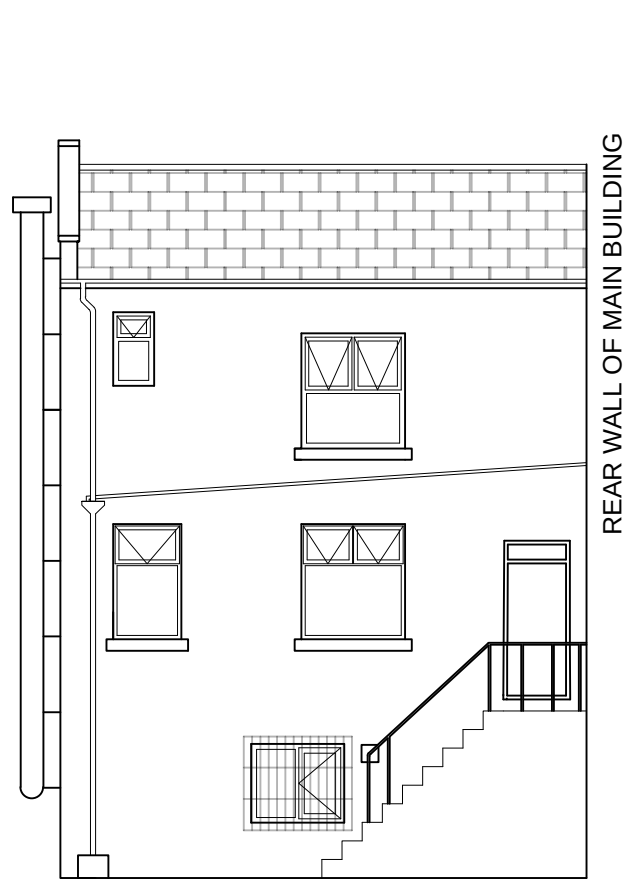
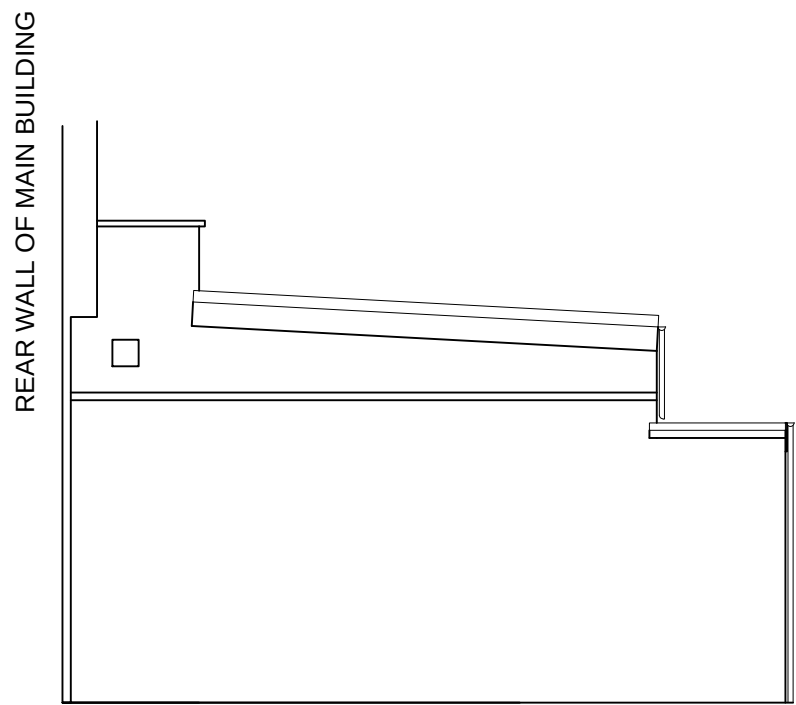
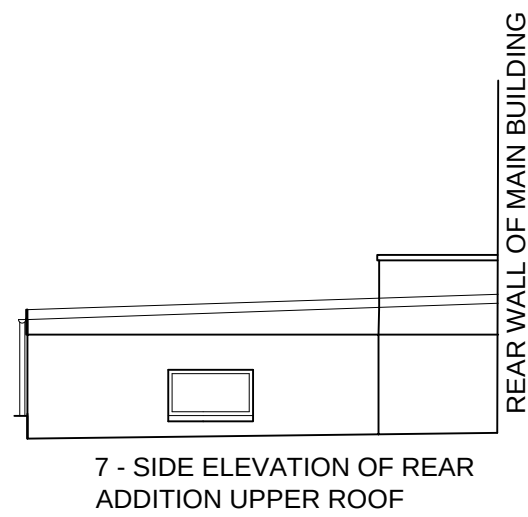
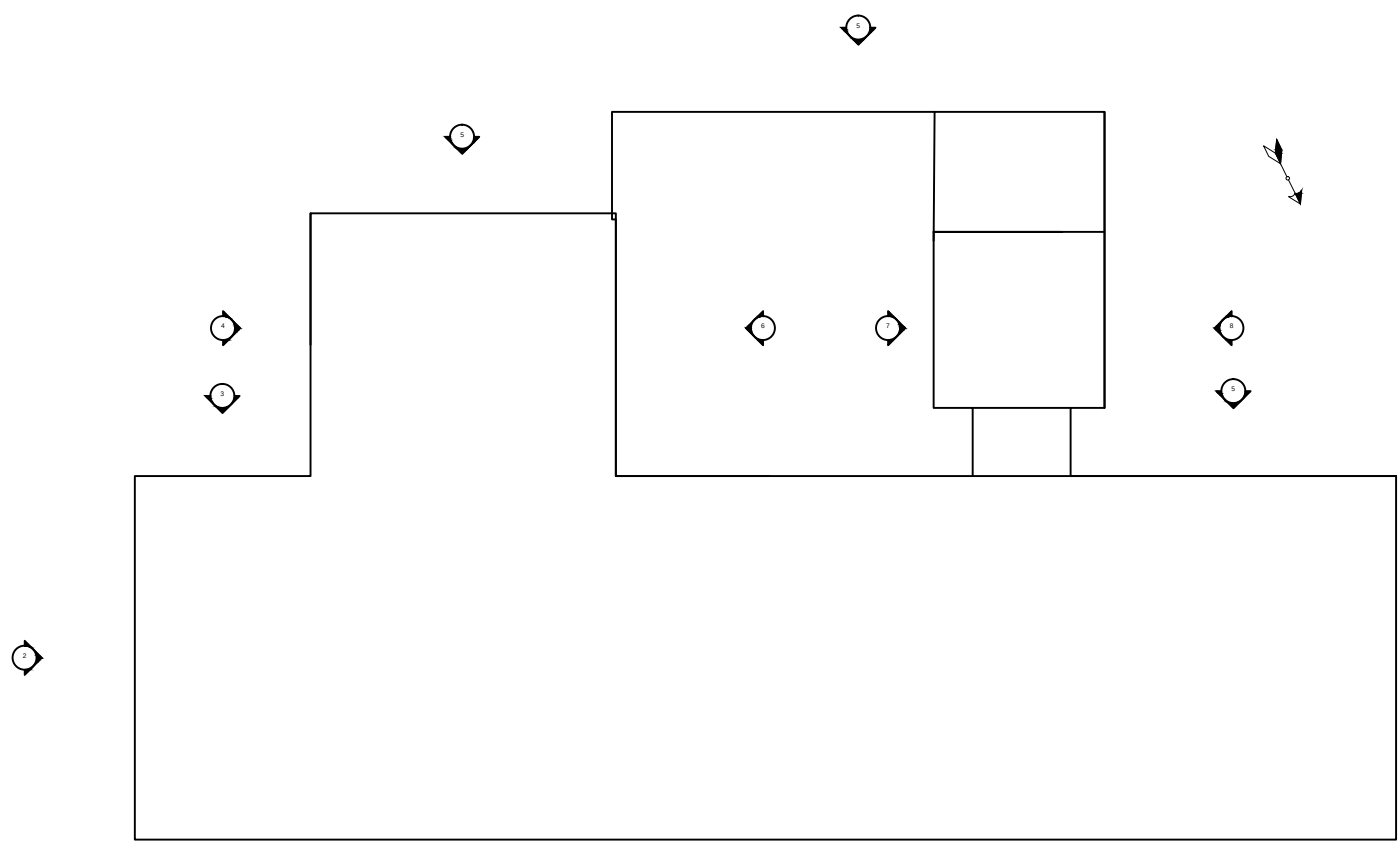
Title
BASEMENT
FLOOR PLAN

Drawn	ZW	Date	28/08/17	Designed	BG	Date	28/08/17
Reviewed	BG	Date	28/08/17	Approved	BG	Date	28/08/17
Scale	AS SHOWN					Sheet Size A1	
Drawing Number	DJA/HARK/001					Rev	





				
SKYY REVOLUTIONS LTD, 23 KING STREET INDUSTRIAL ESTATE, LINDCOTT, PETERBOROUGH, PE1 9AF				
project				
Daniel Jones Architects				
site				
2-8 HARKNESS STREET MANCHESTER M12 6BT				
drawn	MIN	Date 29/08/17	Designed	Date
reviewed		Date 29/08/17	Approved	Date 28/08/17
scale	1:50		BG	Sheet Size A0
drawing Number DJA/HARK/004				Rev



5 - REAR ELEVATION

3 - REAR ELEVATION



2 - SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION

Notes

Rev	Purpose of Issue	Drawn	App'd	Date
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SKY REVOLUTIONS LTD, 33 KING STREET INDUSTRIAL ESTATE, LANGFORD, PETERBOROUGH, PE6 9HF

Project

Daniel Jones Architects

Title

2-8 HARKNESS STREET
MANCHESTER
ME12 6BT

Drawn	MN	Date	22/08/17	Designed		Date	
Reviewed	BG	Date	28/08/17	Approved	BG	Date	28/08/17
Scale	1:100					Sheet Size	A1
Drawing Number	DJA/HARK/005					Rev	

Appendix G

Photograph of rear elevation prior to fire



Appendix H

Photographs of building after the fire

Harkness Street, Manchester

Pictures







