



Paul Butler Associates

Planning, Development & Heritage Consultants

18 August 2023

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

20.1456

Dear Sir, Madam

Eastern House, 40-42 Princess Street, Manchester; and Langley Buildings 44-46 Princess Street, Manchester, M1 6DE - Applications for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 3(c) (decorative railings), 3(d) works following removal of fire escape; 3(e) (new windows); 3(f) Harter Street gates and grilles; 3(g) Repair of Hoists; 3(h) Glazed Screens; 3(i) (Internal Finishes and Materials); 3(j) Rear of Level -01 Following Soft Strip; (4) Fan Cows; 5 (window repairs); 6 (external repairs); 8 (scaffolding) and 9 (CCTV) as attached to Listed Building Consents (LBCs) 135132/JO/2022 and 135133/JO/2022. The LBCs relate to the interconnected 40-42 Princess Street (Eastern House) and 44-46 Princess Street (Langley Buildings) respectively, which along with Planning Permission 135200/JO/2022 were approved by Manchester City Council on 9 December 2022. The description of development for both LBCs stated:

LISTED BUILDING CONSENT for refurbishment and alterations comprising reconfiguration of floorplates to provide modern office accommodation, a fourth floor extension, reconfiguration of existing lightwell to facilitate new lift and relocated stair core, modification to roof structure and erection of new plant deck, alterations to the main entrance, the reinstatement of original facade openings, incorporation of new service risers, works to basement to enable its use as a gymnasium, repairs and removal of redundant fixtures and fittings; repair and reinstatement of windows, signage; and lighting. (Approved 7.9.21)'

The following sections set out the conditions where discharge is sought, and identifies the documents which have been submitted in support of the application.

Condition 3(a) – Alterations to Roof and Lightwell

The condition states:

'Full details of materials including full specifications along with schedule for the proposed alterations and reconfiguration of the roof to accommodate new plant and service cores, the proposed external alterations to the lightwell to incorporate lifts and stairs including lift overrun.'

Please refer to the enclosed External Roof Alterations Schedule dated August 2023 (Ref: SCH_002) and the LBC Condition 3(a) Supporting Information document Volumes 1 and 2 which provide the required information. Full discharge of this condition is sought.

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

Condition 3(b) – Structural Works and Protection of Building

The condition states:

‘Full method statements from appointed contractor for the structural works associated with the demolition (including roof works), lightwell removal and the works to the main entrance area, ensuring and demonstrating adequate protection to the building during the works.’

Please refer to the following documents which have been submitted in support of the full discharge of this condition:

- Method Statement for Demolition of Lightwell Area (Dated 11 July 2023)
- Method Statement for Main Entrance Area (Dated 11 July 2023)

Condition 3(c) – Decorative Railings

The condition states:

‘Full details as to the retention and relocation of the decorative railings at first floor level on site’

This condition relates to the retention and relocation of the metal railings removed from the front Princess Street elevation at the beginning of the project. It is proposed to incorporate the railings into the balustrade design of the new stair to be installed within the courtyard, to provide access and egress to stair 1. The railings will be microcleaned, primed and refinished to tie in with the stair design. Please refer to ‘Courtyard Steps’ Plan Ref: 1162_ENQ GA 97 and 1162_ENQ GA 98. We trust this information is sufficient to enable full discharge of Condition 3(c).

Condition 3(d) – Works following removal of fire escape

The condition states:

Full details including method statement detailing the external repair works required to make good the external elevation following removal of the existing modern fire escape, which shall include details of the proposed new windows at upper level.

Full discharge of this condition is sought. Please refer to the following submitted documents:

- Method Statement for Removal of Steel Stairs and Making Good by CubicWorks (dated 11 July 2023)
- Window Type 08: Ref WP.9.01 Elevation & Sections Plan Ref JN223-HKL-2012 Rev 02
- Window Type 08: Ref WP.7.01 Elevation & Sections Plan Ref JN223-HKL-2013 Rev 01
- Window Type 08: Ref WP.7.01 & WP.9.01 Detail Sheet 1 of 1 Plan Ref JN223-HKL-4033 Rev 01

Condition 3(e) - New Windows

The condition states:

e) Full details and sections of all new windows and doors, including through heads, cills and reveals are provided in order to understand frame sizes and mouldings

Partial discharge of this condition was previously granted on 15 August 2022. Details are now submitted to discharge this condition in full. Please refer to the enclosed Conservation Condition / Repair Report – Windows 2023 update which has been prepared by Cubic Works (dated 2/8/23).

Condition 3(f) Harter Street Gates and Grilles

The condition states:

'Full details and design specifications of any proposed new gates and grilles (including doors to substation) to the Harter Street elevation, including fabrication sections (or written confirmation if not required).'

The following documents are submitted in support of the full discharge of this condition:

- Harter Street Screening Plan Ref: FJ/1382/05
- Harter Street Screening Plan Ref: FJ/1382/04
- Substation Door Plan - TS Design Example Double Door Ref: TS10
- Substation Doors Specification by TS Designs dated 27/10/2022.
- Condition 3(i) - Plasterworks, Paint to masonry and Ceilings

It is also noted that consent for amendments to the design of the substation and other doors to the Harter Street elevation was secured as part of the LBC variation consents references 135132/JO/2022 (varying 130043/LO/2021) and 135133/JO/2022 (varying 130044/LO/2021).

Condition 3(g) – Repair of hoists

The condition states:

Full details and method statement as to the retention and preserving of the former hoist following removal of surrounding hoardings are removed.

Full discharge of this condition is sought. Please refer to the enclosed 'Method Statements from Restoration of Existing Cranes' by CubicWorks dated 11 July 2023. Details of an additional hoist within the courtyard elevation of the building which was discovered during soft strip works is also included.

Condition 3(h) – Glazed Screens

The condition states:

'Full details and samples of the proposed new glazed screens.'

Please refer to enclosed detailed fabrication plans of the glazed screens to the Princess Street elevation of the building. These have been prepared by HKL Specialists Ltd and are referenced JN223-HKL-4003 to 4011 and JN223-HKL-2001.

Condition 3(i) – Internal Finishes and Materials

The condition states:

‘Full details and samples of internal finishes and materials, including proposed glass, internal repairs such as ceilings, plasterworks and timber repairs shall be submitted to and approved in writing by the City Council as Local Planning Authority.’

Partial discharge of this condition has previously been secured on 28 July 2022 and 15 August 2022. We now apply for the outstanding and full discharge of the conditions. The outstanding information was in relation to glazed internal partition screens. Please refer to enclosed detailed plans prepared by Optima Refs: OPT-DRG-100 to 106, OPT-DRG-200, 201, 300 (sectional, elevation, and detailed plans), and OPT-DRG-401 to 405 (layout plans).

Condition 3(j) – Rear of Level -01 Following Soft Strip

The condition states:

Full details, samples and any required method statement for works required to the rear of Level -01, following required soft strip

We can confirm that following soft strip works, no features of any historic interest were found, and therefore no method statement for any specific works to this area is required. The scheme has been progressed in line with the approved plans. Please refer to the letter from CubicWorks dated 8 August 2023 and appended photos. Full discharge of this condition is therefore sought.

Condition 4 – Fan Cowls

The condition states:

Notwithstanding the details set out in Condition 2, within 1 month of the installation of the plant equipment to the roof, the removable bottom panels and top fan cowls to the proposed white finished condenser units shall be painted grey. Dated evidence of this shall be submitted to and approved in writing by the City Council as Local Planning Authority within 2 months of the completion of the development.

Please see the image at Appendix 1 which confirms these works have been undertaken successfully. Full discharge of Condition 4 is therefore sought.

Condition 5(a) - Window repairs

The condition states:

The works to windows as set out in the windows repair schedule(s) (as set out in Condition 2) shall not commence until sample windows and specification of repairs have been submitted to and approved in writing by the City Council as Local Planning Authority. The works to the windows shall not take place until such time that currently boarded up windows have been surveyed and details provided within an updated window survey report, (which must include details of the proposed works to the currently boarded windows) has been provided and agreed by the City Council as Local Planning Authority. The approved works to windows shall be fully implemented prior to first occupation of the development hereby approved.

Partial discharge of this condition was previously granted on 15 August 2022 enabling works to commence. Details are now submitted to discharge the remaining part of this condition in full. Please refer to the enclosed Conservation Condition / Repair Report – Windows 2023 update which has been prepared by Cubic Works (dated 2/8/23).

Condition 6 - External repairs

The condition states:

The external repairs proposed shall not commence until
(i) Method Statements
(ii) Samples
(iii) Specifications
of all proposed repairs are submitted to the City Council as Local Planning Authority. Such details must include samples of indents, pointing, brickwork, mortar repairs and stone repairs, timber repairs. The full schedule of works will require inspection on site once the full scaffold is in situ in order for the full scope of work to be agreed.

Partial discharge of this condition applied for in relation to doff cleaning technique, repairs to brickwork, the salvage and re-use of existing slate, and stone repair samples was granted on 15 August 2022. All works have been undertaken in accordance with the approved method statements, and no further types of repairs or works are proposed. We therefore request that this condition is discharged in full.

Condition 8(b) and (c) - Scaffolding

Part b of the condition states:

'Before any works to install scaffolding to the Princess Street and rear elevations commence, a methodology and specification for any associated scaffolding to these elevations and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority.'

Please refer to the following enclosed documents:

- Scaffolding Methodology 'Phase 4 (Lindley House Elv)' prepared by CubicWorks, dated 8 June 2022.
- Rear Elevation Plan Ref: al(04)034 Rev T01.
- Access Scaffold Phase 4 Plan Ref: CRE-IBM-097-004 Page 1.
- Access Scaffold Phase 4 Plan Ref: CRE-IBM-097-004 Page 2.

Approval of scaffolding to the Princess Street elevation has previously been secured by virtue of condition discharge applications CDN/21/0795 and CDN/21/0796 which was approved on 28 July 2022.

Part c of the condition requires:

'Details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of scaffolding from each elevation.'

Please refer to the enclosed 'Method Statements from Making Good after Scaffolding' which has been prepared by CubicWorks (dated 11 July 2023).

Condition 9 - CCTV

The condition states:

Prior to installing CCTV equipment at the building full details including product details, product specifications, colours and sizes of each item of CCTV equipment shall be submitted to and approved in writing by the City Council as local planning authority.

The CCTV equipment shall be installed fully and only in accordance with the approved details.

Please find enclosed the following documents which are submitted in support of the full discharge of this condition:

- CCTV Layout Plan by KEY Integrated Services (Ref: C1150-KEY-XX-DR-E-69-003)
- HIK Vision Bracket Specification Brochure (Ref: DS-1273ZJ-140)
- HIK Vision DS-2CD2346G2-IU PRO SERIES ACUSENSE IP67 4MP IR 30M IP TURRET CAMERA Specification.
- HIK Vision AcuSense 4 MP IR Fixed Turret Network Camera Specification (Ref: DS-2CD2346G2-I(U))

Images of the installed cameras are included at Appendix 2 of this letter. Note that a white colour camera has been used where white glazed brick is the backdrop, and a black camera where placed on red-brick elevations.

We trust that the submitted information is sufficient to enable the discharge of each Condition identified. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in blue ink that reads "Don Murphy". The signature is fluid and cursive, with the first name "Don" and last name "Murphy" clearly legible.

Don Murphy MPLAN MRTPI
Director

Appendix 1: Photographic Evidence of Painted Fan Cows



Appendix 2 – CCTV Camera Images

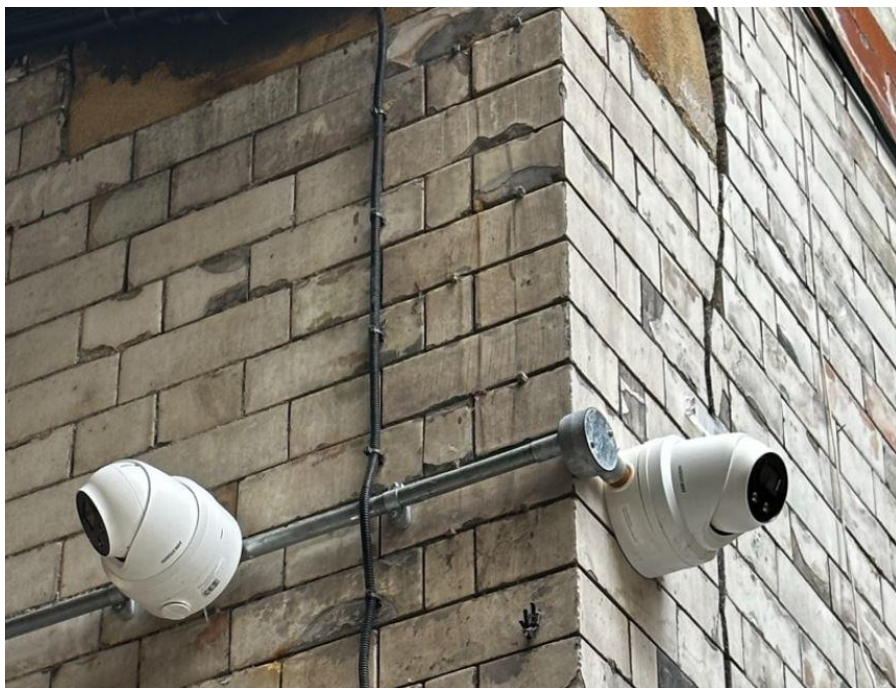


Image 1: Cameras to courtyard elevation



Image 2: Example of camera to front elevation