



Paul Butler Associates

Planning, Development & Heritage Consultants

9 May 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall, Albert Square
Manchester, M60 2LA

21.1585

Dear Mrs Roscoe

Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD
Submission of Application for Planning Permission and Listed Building Consent

We are pleased to submit an application for planning permission and listed building consent in relation to a redevelopment scheme at Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD. The subject property is located in Manchester City Centre and is Grade II listed. The application floorspace is currently vacant and the property is identified (edged in red) on the location plan submitted as part of the application.

The application description of development is:

'Internal and external alterations in association with renovation of existing office accommodation within the building'

The application follows the withdrawal of the following applications. These were withdrawn following correspondence with Manchester City Council. The current application proposal has been developed in response to feedback received by the Council.

127058/FO/2020 'Elevational alterations in association with renovation of existing office building, to include provision of new fully accessible entrance on Charlotte Street, removal of redundant lift shaft to Reyner Street elevation and new windows to bricked up openings'

127059/LO/2020 'LISTED BUILDING CONSENT for internal and external alterations in association with renovation of existing office accommodation within building, to include provision of new fully accessible entrance on Charlotte Street, removal of redundant lift shaft to Reyner Street elevation, new windows to bricked up openings, replacement of glazing in existing frames with slim-line double glazing, internal reconfiguration of office spaces, installation of mezzanine floor within roof space, building cleaning and like for like repairs'

The scheme will deliver a series of positive planning, regeneration and heritage benefits which are identified within the supporting information submitted as part of the application. These include:

- The sympathetic restoration of a vacant Grade II listed building which is currently in poor condition to provide high quality office use that will secure its long-term future, ensure the retention of historic/architectural features and minimise impact on the building's fabric.

- Having a positive impact on the Faulkner Street, Reyner Street and Charlotte Street streetscapes by providing active use and the sensitive repair of the building.
- Facilitating the active office use of the building which will have a positive impact on the regeneration of this part of the City Centre. The office spaces will celebrate the history and heritage of the building and provide unique workspaces which are anticipated to be attractive to small and medium sized businesses across a range of sectors including digital, media and creative industries.
- Ensuring no adverse impact on the amenity of occupants of nearby buildings.
- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by office occupiers.
- Involving the development of a site in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.
- Encouraging further investment into the City Centre and the provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.

As discussed within the supporting application information, the site and building are not affected by any development constraints which can't be mitigated through the planning process.

Submission Information

The following information has been provided in support of the application:

Documents

1. Application Forms for Planning Permission and Listed Building Consent and completed ownership certificates.
2. Heritage Statement prepared by Paul Butler Associates.
3. Design and Access Statement prepared by Park Designed.
4. Architectural Method Statement prepared by Park Designed.
5. Noise Assessment prepared by AEC Ltd.

Drawings:

Architectural Drawings prepared by Park Designed:

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|-------------|--|-------------|
| • 001 Rev A | Site Location Plan | 1:1250 @ A3 |
| • 20 Rev A | Existing Plans 1 | 1:100 @A2 |
| • 21 Rev A | Existing Plans 2 | 1:100 @ A2 |
| • 22 Rev A | Existing Plans 3 | 1:100 @ A2 |
| • 25 | Existing Floor & Wall Finishes Plans Sheet 1 | 1:100 @ A2 |
| • 26 | Existing Floor & Wall Finishes Plans Sheet 2 | 1:100 @ A2 |
| • 27 | Existing Floor & Wall Finishes Plans Sheet 3 | 1:100 @ A2 |

• 28	Existing Ceiling Finishes Plan - Sheet 1	1:100 @ A2
• 29	Existing Ceiling Finishes Plan - Sheet 2	1:100 @ A2
• 30	Existing Ceiling Finishes Plan - Sheet 3	1:100 @ A2
• 35	Proposed Strip Out Floor Plans - Sheet 1	1:100 @ A2
• 36	Proposed Strip Out Floor Plans - Sheet 2	1:100 @ A2
• 37	Proposed Strip Out Floor Plans - Sheet 3	1:100 @ A2
• 38 Rev F	Proposed Plans Sheet 1	1:100 @ A2
• 39 Rev F	Proposed Plans Sheet 2	1:100 @ A2
• 40 Rev E	Proposed Plans Sheet 3	1:100 @ A2
• 45 Rev D	Proposed Floor Finishes 1	1:100 @ A2
• 46 Rev D	Proposed Floor Finishes 2	1:100 @ A2
• 47 Rev D	Proposed Floor Finishes 3	1:100 @ A2
• 48 Rev F	Proposed Wall & Ceiling Finishes Plans - Sh 1	1:100 @ A2
• 49 Rev F	Proposed Wall & Ceiling Finishes Plans - Sh 2	1:100 @ A2
• 50 Rev F	Proposed Wall & Ceiling Finishes Plans - Sh 3	1:100 @ A2
• 60	Existing Elevations - Sheet 1	1:100 @ A2
• 61	Existing Elevations - Sheet 2	1:100 @ A2
• 62	Existing Elevations - Sheet 3	1:100 @ A2
• 301 Rev C	Proposed Reyner St Elevation	1:50 @ A1
• 303 Rev B	Proposed Rear Elevation A	1:50 @ A1
• 304 Rev B	Proposed Rear Elevation B	1:50 @ A1
• 305	Proposed Charlotte St Elevation – Option	As indicated @ A1
• 306	Proposed Faulkner St Elevation – Option	As indicated @ A1
• 402	Proposed Section C-C	As indicated @ A1
• 500 Rev A	Ground Floor Indicative WC Details	1:20 @ A1
• 501 Rev A	First Floor Indicative WC Details	1:20 @ A1
• 502 Rev A	Second Floor Indicative WC Details	1:20 @ A1
• 503 Rev A	Third Floor Indicative WC Details	1:20 @ A1
• 504 Rev A	Fourth Floor Indicative WC Details	1:20 @ A1
• 507 Rev A	Disabled / Wheelchair Access - Sheet A	1:25 @ A1
• 508 Rev A	Disabled / Wheelchair Access - Sheet B	1:25 @ A1
• 510	Existing Window Type A	As indicated @ A1
• 511	Existing Window Type B	As indicated @ A1
• 512 Rev A	Existing Window Type C	As indicated @ A1
• 513	Proposed Window Type A	As indicated @ A1
• 514	Proposed Window Type B	As indicated @ A1
• 515	Proposed Window Type C	As indicated @ A1

Interior Drawings / Information prepared by OBI:

• 00_001	GFL Proposed Feasibility Layout
• 12_000	Proposed Section AA
• 12_001	Proposed Section BB
• 13_000	GFL Proposed Internal Elevations_00
• 13_001	GFL Proposed Internal Elevations_01
• 13_002	GFL Proposed Internal Elevations_02
• 13_100	1FL Proposed Internal Elevations_00
• 13_101	1FL Proposed Internal Elevations_01

- 13_102 1FL Proposed Internal Elevations_02
- 13_200 2FL Proposed Internal Elevations_00
- 13_201 2FL Proposed Internal Elevations_01
- 13_202 2FL Proposed Internal Elevations_02
- 13_300 3FL Proposed Internal Elevations_00
- 13_301 3FL Proposed Internal Elevations_01
- 13_302 3FL Proposed Internal Elevations_02
- 13_400 4FL Proposed Internal Elevations_00
- 13_401 4FL Proposed Internal Elevations_01
- 13_402 4FL Proposed Internal Elevations_02
- 13_403 4FL Proposed Internal Elevations_03
- 13_404 4FL Proposed Internal Elevations_04
- 13_405 4FL Proposed Internal Elevations_05
- 14_000 GFL Proposed Reflected Ceiling Layout
- 14_100 Rev A 1FL Proposed Reflected Ceiling Layout
- 14_200 Rev A 2FL Proposed Reflected Ceiling Layout
- 14_300 3FL Proposed Reflected Ceiling Layout
- 14_400 4FL Proposed Reflected Ceiling Layout
- 17_000 GFL Proposed Floor Finishes
- 17_100 1FL Proposed Floor Finishes
- 17_200 Rev A 2FL Proposed Floor Finishes
- 17_300 3FL Proposed Floor Finishes
- 17_400 4FL Proposed Floor Finishes
- 18_000 GFL Proposed Wall Finishes
- 18_100 1FL Proposed Wall Finishes
- 18_200 Rev A 2FL Proposed Wall Finishes
- 18_300 3FL Proposed Wall Finishes
- 18_400 4FL Proposed Wall Finishes
- 24_000 GFL Proposed Disabled Access WC & Shower
- 24_001 GFL Proposed Typical Shower
- 24_002 Proposed Typical WC
- 36_000 Standard Details
- Finishes Schedule Rev A
- Stage 2 Brochure 04/05/2023
- GFL Photo Schedule

Mechanical and Electrical Drawings (and information) prepared by Watt Energy Consulting:

- WECE-347-M-100 Rev T3 Above Ground Drainage Layout, Ground Floor
- WECE-347-M-101 Rev T3 Above Ground Drainage Layout, First Floor
- WECE-347-M-102 Rev T3 Above Ground Drainage Layout, Second Floor
- WECE-347-M-103 Rev T3 Above Ground Drainage Layout, Third Floor
- WECE-347-M-104 Rev T3 Above Ground Drainage Layout, Fourth Floor
- WECE-347-M-105 Rev T3 Above Ground Drainage, Layout, Roof
- WECE-347-M-200 Rev T3 Domestic Services Layout, Ground Floor
- WECE-347-M-201 Rev T3 Domestic Services Layout, First Floor
- WECE-347-M-202 Rev T3 Domestic Services Layout, Second Floor
- WECE-347-M-203 Rev T3 Domestic Services Layout, Third Floor

- WECE-347-M-204 Rev T3 Domestic Services Layout, Fourth Floor
 - WECE-347-M-300 Rev T3 Ventilation Layout, Ground Floor
 - WECE-347-M-301 Rev T4 Ventilation Layout, First Floor
 - WECE-347-M-302 Rev T4 Ventilation Layout, Second Floor
 - WECE-347-M-303 Rev T4 Ventilation Layout, Third Floor
 - WECE-347-M-304 Rev T4 Ventilation Layout, Fourth Floor
 - WECE-347-E-100 Rev T4 Lighting Layout, Ground Floor
 - WECE-347-E-101 Rev T3 Lighting Layout, First Floor
 - WECE-347-E-102 Rev T3 Lighting Layout, Second Floor
 - WECE-347-E-103 Rev T3 Lighting Layout, Third Floor
 - WECE-347-E-104 Rev T3 Lighting Layout, Fourth Floor
 - WECE-347-E-200 Rev T3 Small Power & Communications Layout, Ground Floor
 - WECE-347-E-201 Rev T3 Small Power & Communications Layout, First Floor
 - WECE-347-E-202 Rev T3 Small Power & Communications Layout, Second Floor
 - WECE-347-E-203 Rev T3 Small Power & Communications Layout, Third Floor
 - WECE-347-E-204 Rev T3 Small Power & Communications Layout, Fourth Floor
 - WECE-347-E-300 Rev T3 Fire Alarm & Security Layout, Ground Floor
 - WECE-347-E-301 Rev T3 Fire Alarm & Security Layout, First Floor
 - WECE-347-E-302 Rev T3 Fire Alarm & Security Layout, Second Floor
 - WECE-347-E-303 Rev T3 Fire Alarm & Security Layout, Third Floor
 - WECE-347-E-304 Rev T3 Fire Alarm & Security Layout, Fourth Floor
 - WECE-347-E-400 Rev T2 Containment Layout, Ground Floor
 - WECE-347-E-401 Rev T2 Containment Layout, First Floor
 - WECE-347-E-402 Rev T2 Containment Layout, Second Floor
 - WECE-347-E-403 Rev T2 Containment Layout, Third Floor
 - WECE-347-E-404 Rev T2 Containment Layout, Fourth Floor
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- 30mm Weather Louvres Specification
 - PSA-M R32 Floor Standing System product specification
 - PUMY_SP R410A Inverter Heat Pump product specification
 - PUZ-ZM200/250YKA Power Inverter Heat Pump specification
 - Ventilation Equipment Schedule

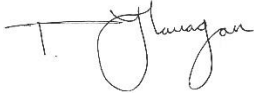
Drawings prepared by Paul Butler Associates:

- 1 Ground Floor Sprinkler Details
- 2 First Floor Sprinkler Details
- 3 Second Floor Sprinkler Details
- 4 Third Floor Sprinkler Details
- 5 Fourth Floor Sprinkler Details
- 6 Window Survey Front Elevation
- 7 Window Survey Side Elevation
- 8 Window Survey Rear Elevation
- 15 Ground Floor Ceiling Details
- 16 First Floor Ceiling Details
- 17 Second Floor Ceiling Details
- 18 Third Floor Ceiling Details

The above information has been submitted via the Planning Portal. The planning application fee of £234 has been paid by the applicant upon submission.

We trust that this information is sufficient to enable validation and determination of the application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Flanagan', written over a horizontal line.

Tom Flanagan MTCP MRTPI
Director