

Pennington, Laura @ Manchester

Subject: FW: Pre-application engagement (35 Fountain Street, Manchester, M2 2AN)

From: Broadhead, Richard <Richard.Broadhead@HistoricEngland.org.uk>
Sent: 20 October 2022 10:56
To: Sarah Stirling <ssirling@heritagearchitecture.co.uk>
Cc: Pennington, Laura @ Manchester <Laura.Pennington@cbre.com>
Subject: RE: Pre-application engagement (35 Fountain Street, Manchester, M2 2AN)

External

Good Morning Sarah,

Apologies for the delay in replying, thank you for bringing the site to our attention.

Looking at the building, and based on your summary of the proposals, I suspect that it will be one where we will refer the LPA to their own advisors, so I don't think that there is going to be a need to organise a meeting with us to discuss the site in more detail.

Kind regards,

Richard Broadhead BA(Hons) MSc
Inspector of Historic Buildings and Areas
Regions Team (Central)
Historic England

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From: Sarah Stirling <ssirling@heritagearchitecture.co.uk>
Sent: 17 October 2022 15:47
To: Broadhead, Richard <Richard.Broadhead@HistoricEngland.org.uk>
Cc: Pennington, Laura @ Manchester <Laura.Pennington@cbre.com>
Subject: Pre-application engagement (35 Fountain Street, Manchester, M2 2AN)

Good afternoon Richard,

Hope you had a great weekend? We are working with CBRE (copied in) on a project in Manchester City Centre – 35, Fountain Street, M2 2AN. The Site comprises a modern office building within the Upper King Street Conservation Area, please refer to the information attached for additional detail.

The proposals seek to introduce a further 2 storeys to the existing, office building. Whilst we are within the setting of some Grade II listed assets fronting onto Mosley Street, there are also some Grade II* listed buildings within the surrounding streetscapes (shaded yellow within the attached plan, site at 35 Fountain Street indicated in red). Initial site surveys and massing visuals suggest that despite the apparent closeness of the site to these Grade II* listed buildings, the extension would not be seen in conjunction with any of them / would not impact their setting to any measurable degree. This is principally due to the dense, urban grain around the site.

Due to the minor nature of the proposals, paired with the site being an inherently modern building / set within a contemporary part of the conservation area, I understand this might be a project Historic England would defer to the LPA. However, should you wish to be provided further information or wish to discuss the proposals in any further detail, I can go back to the team and arrange for a pack to be issued.

Kind regards,

Sarah Stirling BA (Hons), MA
Built Heritage Consultant



Stephen Levrant: Heritage Architecture Ltd.
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