

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building**Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

96-98 Ship Canal House

Address Line 1

King Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M2 4WU

Description of site location must be completed if postcode is not known:

Easting (x)

383975

Northing (y)

398234

Description

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Mcloughlin

Company Name

Savills

Address

Address line 1

Savills

Address line 2

Belvedere, 12 Booth Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 4AW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

mr

First name

Stephen

Surname

Levrant

Company Name

Heritage Architecture Ltd

Address

Address line 1

62 British Grove

Address line 2

Address line 3

Town/City

Chiswick

County

Country

United Kingdom

Postcode

W4 2NL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Internal reconfiguration works to the ninth floor office floorspace and refurbishment of WC

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Ref. No: 128169/LO/2020 - LISTED BUILDING CONSENT for internal reconfiguration works to the ninth floor office floorspace and refurbishment of the existing WC.

Ninth Floor Ship Canal House 96 - 98 King Street Manchester M2 4WU

Ref. No: 128169/LO/2020 | Validated: Wed 30 Sep 2020 | Status: Decided

• 119533/LO/2018 - Listed Building Consent for internal alterations in association with proposed leisure use

(Use Class D2), with restaurant and bar facilities. – Approved 28.06.2018

• 114461/LO/2016 - Listed Building Consent Internal alterations to 6th floor to subdivide existing open plan office into 2 separate offices, together with provision of new kitchen/breakout space and 3 no. meeting rooms. – Approved 05.01.2017

• 110754/LO/2015/C1 – Listed Building Consent for internal reconfiguration of the amenity area at ground floor level to provide an accessible toilet, manager's office, cleaners' cupboard and store. – Approved 05.04.2016

• 107773/LO/2015/C1 - Listed Building Consent for internal refurbishment, external works and signage, in association with conversion to restaurant use. – Approved 13.05.2015

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The proposals concentrate on refurbishing the ninth floor, to improve layout, flow and update the appearance of the office and ancillary spaces. The existing modern glazed partitions (of no heritage significance) will be removed to concentrate the open-plan office areas at the rear of the building, whilst the reception and meeting spaces will be located at the front of the building, with direct access from the stair / lift lobby.

The existing kitchenette will be retained and fittings up-graded, with the area extended to include a break-out space. Existing suspended ceilings are to be removed, and the original ceilings and beams underdrawn with plasterboard for fire proofing. New lighting and mechanical services systems are to be introduced, and a new fire curtain inserted behind the internal entrance door. The proposals include a general refurbishment, redecoration and upgrade of washroom facilities.

As part of the new air-conditioning strategy, at roof level, the ductwork layout will be revised and all existing ductwork is to be removed. In most instances, the new ductwork will enter the building through existing openings but a number of new openings through the roof will be required. Please refer to the accompanying Listed Building Consent drawings for detail.

The proposals for the Ninth Floor are as follows:

- Removal of modern glazed partitions to existing offices, restoring a larger, open-plan office space;
- Removal of modern suspended ceilings, underdrawing the original ceiling, including around original beams;
- Refurbishment of the existing kitchenette, replacing and repositioning cupboards and sink, and forming a new store by installing a partition / door across the existing alcove;
- Replacement of ninth floor entrance doors: replacement of non-original glazed doorway panels with new solid fabric and replacement of non-original doors;
- Insertion of a new fire curtain with motor, within ceiling space, inside entrance doors;
- Replacement of existing modern WCs and WHBs with new fittings (with no alteration to drainage or water supply);
- Changes to the existing lighting throughout the unit, replacing existing light fittings with suspended luminaires and track spotlights;
- Changes to the M&E installation
- Installation of a new ductwork layout at roof level, removing all existing ductwork. Where not possible to re-use existing openings through the roof, new openings will be formed.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Internal walls

Existing materials and finishes:

Modern plasterboard - white paint

Proposed materials and finishes:

emulsion paint finish. Colour:- RAL 9010. · Unless otherwise stated, all new partitions to receive new Dulux Diamond Matt emulsion paint finish. Colour:- RAL 9010. · Unless otherwise stated, all existing cills and skirtings to be sanded and prepared to receive 2No. coats eggshell paint finish. Colour:- to match wall colour above. · Unless otherwise stated, all new architraves to be prepared to receive 2No. coats eggshell paint finish. Colour:- refer to layout in decoration plan · To be read in conjunction with elevations and door schedule to illustrate extents of paint colours. · All new and existing MF and plasterboard ceilings to be receive Dulux Diamond Matt emulsion paint finish. Colour:- RAL 9010

Type:

Floors

Existing materials and finishes:

Modern carpet

Proposed materials and finishes:

Refer to 1308-09-FL-01 REV B [04.11.22] 9th Floor FLOORING LAYOUT for detail

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

DESIGN AND ACCECSS STAGEMENT - 9th Floor Ship Canal House 14.11.22

1308-9TH FLOOR SCH CONCEPT PRESENTATION V5 (12.10.22)

2022.11.14. Ship Canal House. Heritage Statement. 9th Floor Works. SLHA.

Refer to: 1308 - 9TH FLOOR SCH DRAWING ISSUE SHEET 14.11.22 for full list of drawings / references

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Adam

Surname

Mcloughlin

Declaration Date

15/11/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stephen Levrant

Date

15/11/2022