

Our Ref: 04C000367
Your Ref: PP-11461255

8 August 2022

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir or Madam

Application to discharge conditions 3b, 4 and 5 of listed building consent reference 126423/LO/2020 at Cavendish House, Chapel Walks, M2 1HN

I am writing to you on behalf of my client, Investstream Limited ('the Applicant'), who is seeking to discharge condition 3b, 4 and 5 of listed building consent reference 126423/LO/2020 in relation to Cavendish House, Chapel Walks, M2 1HN.

Listed building consent was approved by Manchester City Council on 23rd October 2020 under application reference 126423/LO/2020 for the following development:

"Listed building consent for refurbishment and extension of existing office building comprising new two storey roof extension and external roof terrace, external alterations to windows and doorways, internal strip-out and layout amendments, new lift, and general fit-out including M&E to provide commercial floorspace (associated planning permission application reference 126422/FO/2020)"

The following table provides details of the application documents we are submitting to discharge the above pre-commencement conditions:

Condition	Application Submission Documents
Condition 3b:	<u>General Arrangements:</u>
<i>"All [material] samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme, as agreed in the above part a of this condition, and the development shall be fully implemented in accordance with the approved materials or details thereafter."</i>	- Lower Ground Floor Plan (1848(20)20LG_REVA);
	- Ground Floor Plan (1848(20)200_REVE);
	- First Floor Plan (1848(20)201_REVA);
	- Second Floor Plan (1848(20)202_REVA);
	and,
	- Third Floor Plan (1848(20)203_REVA).
	<u>Partitions</u>
	- Lower Ground Floor Partition Layout (1848(22)20LG)

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- Ground Floor Partition Layout (1848(22)200_REVB);
 - First Floor Partition Layout (1848(22)201);
 - Second Floor Partition Layout (1848(22)202);
 - Third Floor Partition Layout (1848(22)203);
 - Partition Details (1848(22)400); and,
 - Typical Upper Floor Section (1848(22)401).

Fire Strategy

- Lower Ground Floor Fire Plan (1848(29)20LG);
- Ground Floor Fire Plan (1848(29)200_REVA);
- First Floor Fire Plan (1848(29)201);
- Second Floor Fire Plan (1848(29)202); and,
- Third Floor Fire Plan (1848(29)203_REVA).

Doors

- Lower Ground Floor Door Location Plan (1848(32)20LG);
- Ground Floor Door Location Plan (1848(32)200);
- First Floor Door Location Plan (1848(32)201);
- Second Floor Door Location Plan (1848(32)202);
- Third Floor Door Location Plan (1848(32)203);
- Typical Door Elevations (1848(32)400); and,
- Door Schedule (1848(32)500).

Ceilings

- Lower Ground Floor RCP (1848(35)20LG);
- Ground Floor RCP (1848(35)200);
- First Floor RCP (1848(35)201);
- Second Floor RCP (1848(35)202); and,
- Third Floor RCP (1848(35)203).

Finishes

- Finishes Schedule (1848(40)500).

Wall Finishes

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- Lower Ground Floor Wall Finished Plan (1848(42)20LG);
 - Ground Floor Wall Finishes Plan (1848(42)200);
 - First Floor Wall Finishes Plan (1848(42)201);
 - Second Floor Wall Finishes Plan (1848(42)202);
 - Third Floor Wall Finishes Plan (1848(42)203).

Floor Finishes

- Lower Ground Floor Floor Finishes Plan (1848(43)20LG);
- Ground Floor Floor Finishes Plan (1848(43)200);
- First Floor Floor Finishes Plan (1848(43)201);
- Second Floor Floor Finishes Plan (1848(43)202);
- Third Floor Floor Finishes Plan (1848(43)203).

Sanitary

- Typical WC Elevations (1848(74)300); and,
- Sanitary Schedule Levels 103 (1848(74)500).

Mood Board

- Materials Mood Board.
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Condition 4:

"Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 and 3, the following information shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to each particular aspect of the specific specified works commencing:

- a) Detailed schedule of all (i) internal and (ii) external repairs, including specifications and methodologies for all of the repair/restorations works to the building including cleaning strategy.*
 - b) Detailed schedule of all (i) internal physical works to both existing and proposed building*
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- Timber Repairs Inspection (May 2022);
 - Ground Floor GA (CW - REN - 00 - 00 - DR - S - 01100 - P02);
 - 1st Floor GA (CW - REN - 00 - 01 - DR - S - 01101 - P02);
 - 2nd Floor GA (CW - REN - 00 - 02 - DR - S - 01102 - P02);
 - 3rd Floor GA (CW - REN - 00 - 03 - DR - S - 01103 - P02);
 - Roof GA (CW - REN - 00 - 04 - DR - S - 01104 - P02);
 - Basement GA (CW - REN - 00 - B1 - DR - S - 01090 - P02);
 - Lower Ground Floor GA (CW - REN - 00 - LG - DR - S - 01000 - P02);
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fabric including, specifications and methodologies for all floors, walls, ceilings and other internal fabric (both original and non-original).

c) A strategy for the location and detailing of all M&E building services, including electrics, plumbing, telecommunications, fire/security alarms, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment).

d) Details of the interface between new internal walls and existing walls/ceilings and shadow gap details.

e) Details method statement for removal of existing glazing, including specification and methodology for replacement glazing.

The works shall be carried out in accordance with the approved details."

- General Notes (CW-REN- 00 -XX-DR-S-00010 P01);
- Superstructure Details (Sheet 1) (CW - REN - 00 - ZZ - DR - S - 03100 - P02); and,
- Superstructure Details (Sheet 2) (CW - REN - 00 - ZZ - DR - S - 03110 - P01).

It should be noted that these details have already been submitted to and approved by Manchester City Council as part of application reference CDN/21/0559 which was approved on 30th June 2022. The documents are being resubmitted as part of this application in order to regulate the decision notice.

Condition 5:

"Prior to the commencement of any works to the existing external facade, a scheme, including a detailed methodology and specification, for any scaffolding and support

structures required in order to carry out the approved works shall be submitted to and approved in writing by the City Council as local planning authority.

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any 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 the removal of the scaffold. Any associated scaffold shall be fully implemented and subsequently removed in accordance with the approved scheme."

- Access Scaffold Drawing A 1 (A-CRE-IBN-082-001E_recover-1);
- Access Scaffold Drawing A 2 (A-CRE-IBN-082-001E_recover-2);
- Access Scaffold Drawing A 3 (A-CRE-IBN-082-001E_recover-3); and,
- Access Scaffold Drawing A 4 (A-CRE-IBN-082-001E_recover-4).

It should be noted that these details have already been submitted to and approved by Manchester City Council as part of application reference CDN/21/0559 which was approved on 30th June 2022. The documents are being resubmitted as part of this application in order to regulate the decision notice.

I trust the above is sufficient to partially discharge condition 3b, 4 and 5 of listed building consent reference 126423/LO/2020. If you have any queries, please contact me.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'ED' followed by a wavy line and a period.

Emily Davies
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For and on behalf of Avison Young (UK) Limited