

137575/P3MAP/2023 - Outram House

JG-D submitted a Class O Prior Approval application for the conversion of existing office space to residential apartments on behalf of Talat Mahmood. The following queries have been raised by the LPA:

- *Please confirm the number of windows and rooflights each property benefits from?*

Each habitable space has a window as required by Class O.

Apartment 1 is 1 bed 2 person and has 2 windows



Apartment 2 is a studio apartment with 1 window



Apartment 3 is 1 bed 2 person and has 2 windows



Apartment 4 is 1 bed 2 person and has 2 windows



- *How is each apartment accessed? Are there staircases within the site and where are these?*

Apartments 1 and 2 are accessed from the parking court in James Brindley Basin.

Apartments 3 and 4 are accessed from either Great Ancoats Street or James Brindley Basin via the external stair through Outram House



Stair up to Great Ancoats Street



Access from Great Ancoats Street



- *How is the garage accessed by each apartment?*

Apartments 3 and 4 will be provided with access to the garage – a fob operated electric door opener will be fitted.

- *When was the building last used as offices (B1) and when was it first used as such?*

The last tenant of the space was Accident Lawyers Helpline (ALH) UK Ltd who registered Outram House as their Office address on 02.08.2013. This company ceased trading in 2015 but the applicant has used the space intermittently since 2019 to run his property business T & S Developments Ltd.

Outram House was built in the 1990's as Office accommodation. 8-10 Outram House are described as Offices and premises on the Gov.UK Business Rates website:

GOV.UK Find your business rates valuation	
BETA This is a new service – your feedback will help us to improve it.	
Sign in Register	English Cymraeg
Back	
Search results	
Showing 7 items. Search again	
Address	Description
Car Spaces Suite 11 Outram House Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA	Car parking space and premises
Suite 10 Outram House Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA	Offices and premises
Suite 11 Outram House Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA	Offices and premises
Suite 7 Outram House Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA	Offices and premises
Suite 8 Outram House Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA	Offices and premises
Suite 8 Outram House Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA	Offices and premises
Suites 1-6 9 & 12 Outram House Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA	Offices and premises

- *Is the gated entrance to the rear a secure access route to the properties subject of the application only or can it be accessed by all properties in Piccadilly Village, Outram House or properties in the wider area?*

The access from the parking court onto the Canal Towpath is locked, there is no through route.



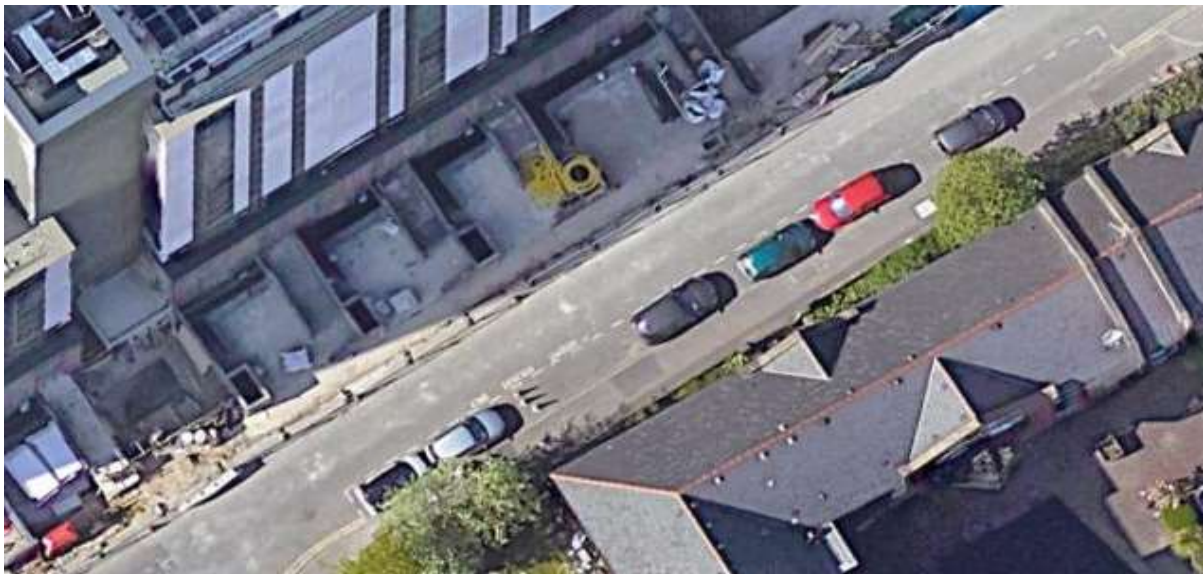
Locked gate onto Canal

- What is the total car parking provision? Where would each space be?

There are three spaces available. Two within the garage accessed from James Brindley Basin, one on Millbank Street.



Garage providing two parking spaces



Permit Holder parking to Millbank Street

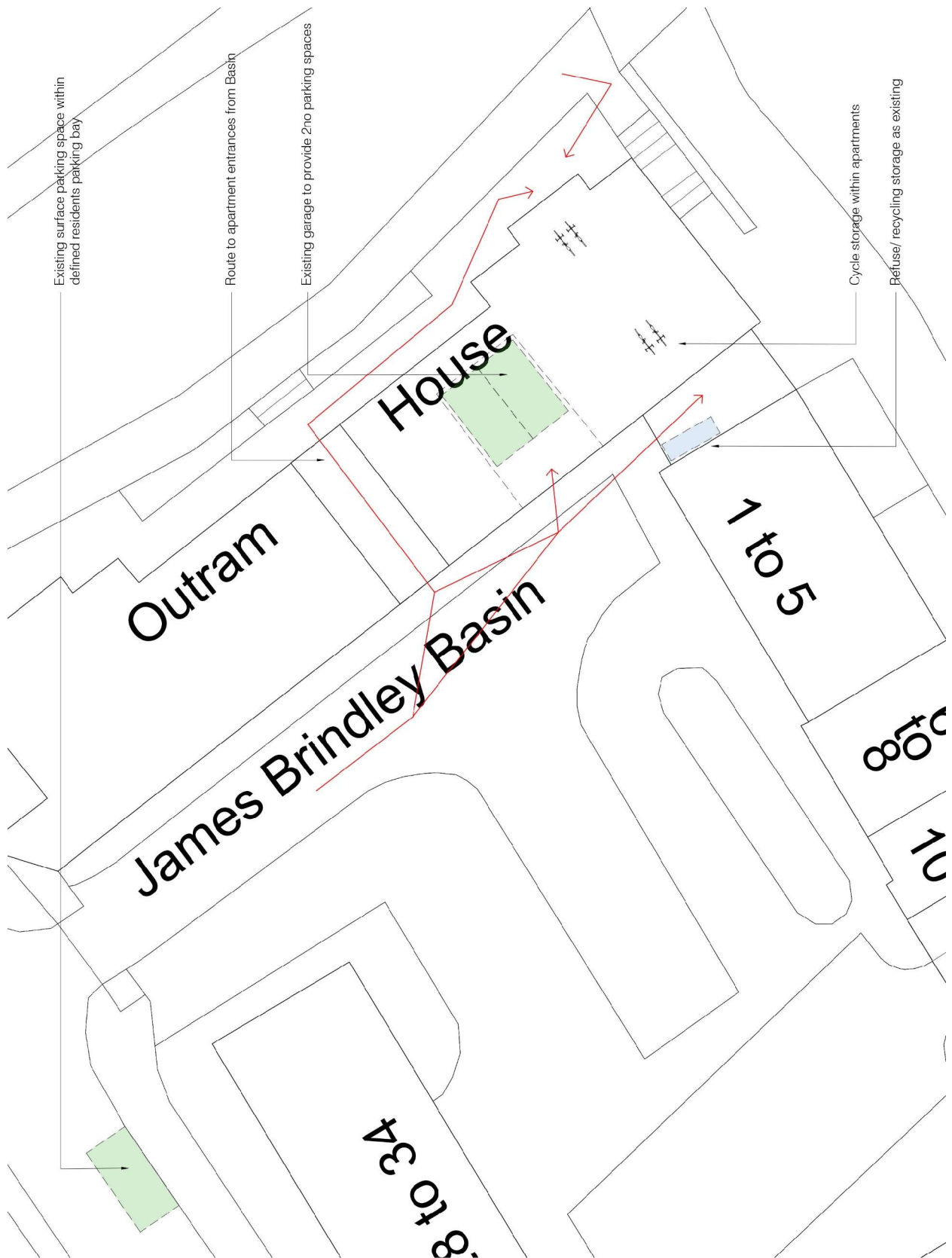
- Where would the cycle parking be located and how would it be accessed to store a bicycle?

Cycle storage would be within the apartments located in the lobby space, accessed by the apartment entrance



- *Where would the refuse storage be located given that cycle parking is to be relocated and the refuse store is in the same location?*

The refuse storage is as existing so does not need to be relocated?



Site Plan