

**Planning**

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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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Citywide Services Manager

First name

c/o Jane

Surname

McKevley

Company Name

Manchester City Council

Address

Address line 1

Citywide Services Manager - Place

Address line 2

Libraries, Galleries and Culture

Address line 3

PO Box 532, Town Hall, Albert Sq.

Town/City

Manchester

Country

United Kingdom

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

The Libraries department of Manchester City Council wishes to operate an Open Plus library from Chorlton Library, including unstaffed public use outside of normal working hours, requiring additional infrastructure and servicing (CCTV network, access controls, control box and cabling) to manage the building.

In association with this it is proposed to reinstate the entrance rotunda to its original form, with balustraded gallery and top lit dome, and undertake necessary improvements to the external fabric of the building including masonry cleaning and repairs, patch pointing, window repairs, and attending to roof and other defects on a 'like for like' basis.

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

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).

Refer to KPS drawing nos. 2141/FR 001 - FR 027 inclusive submitted in support of this application. For Photographs refer to the Design and Access and Heritage Impact Assessment documents also submitted with this application.

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:

Floors

Existing materials and finishes:

Sheet carpet in main area of Library and office, carpet tiles in extension, with welded sheet vinyl in 'back of house' areas and sanitary accommodation.

Proposed materials and finishes:

'Burmatex 4200 Sidewalk' sheet carpet or equivalent on self levelling screed, colour to be confirmed, in main areas of the library, office, and extension. 'Polyflor Polysafe Ecomax' welded sheet vinyl flooring on self levelling screed, colour TBC, in sanitary accommodation, Kitchen, Stores and stairwell to Gallery. 'Burmatex 7700 Grimebuster' barrier mat to entrance lobby and adjacent to other external doors, colour grey. Clean and polish assumed surviving original parquet flooring (if found to survive beneath the entrance rotunda).

Type:

External walls

Existing materials and finishes:

Portland Stone and small gauge red engineering type facing bricks to principal (north and east) elevations, common brickwork and sandstone window cills and copings elsewhere.

Proposed materials and finishes:

All materials used in refurbishment to match existing in size, colour, texture etc.

Type:

Roof covering

Existing materials and finishes:

Mastic asphalt to northern areas of the building including the dome, mineral felt elsewhere.

Proposed materials and finishes:

Local patch repairs to felt roofing where noted in mineral felt to match existing. Code 5 lead cover flashings roof kerbs to be provided at abutments with upstanding walls, including the fitting of Code 5 lead dpcs beneath coping stone to protect the wall heads.

Type:

Windows

Existing materials and finishes:

Appear to be good quality european redwood (pitch pine?) putty glazed with 3mm clear glass, with principal panes to main Library area subdivided into 4 no. panels by diagonally fixed lead comes.

Proposed materials and finishes:

As above, pitch pine difficult to source these days so suggest Douglas Fir.

Type:

Internal walls

Existing materials and finishes:

Emulsion paint on plaster. Ornamental plasterwork around dome and entrance foyer to be reinstated by specialists in fibrous work using moulds taken from surviving features.

Proposed materials and finishes:

Mineral paint to external walls of listed building, emulsion elsewhere. Ornamental plasterwork around dome and entrance foyer to be reinstated by specialists in fibrous work using moulds taken from surviving features.

Type:

Ceilings

Existing materials and finishes:

Painted plaster to the underside of the concrete roof soffit and downstand beams throughout the main building, with mineral fibre tile suspended ceilings added to the underside of the Staff Room floor and between the Staff Room and dome when the rotunda was infilled in the

1980s. Painted artex applied to the underside of the concrete plank roof structure in the extension, and painted encasement to downstanding steel beams.

Proposed materials and finishes:

Painted plaster to the majority of the main building, including the dome when opened up and repaired / reinstated, with tiled suspended ceilings in the office and sanitary accommodation. Tiled suspended ceilings throughout the extension to allow distribution of services around the rearranged accommodation.

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

See KPS Drawing Nos. 2141/FR 001 to FR 027 inclusive, Design and Access Statement, and Heritage Impact Assessment submitted in support of this application.

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

FRANK DUNCAN

Surname

SANDERSON

Declaration Date

11/07/2022

☒ 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

FRANK DUNCAN SANDERSON

Date

12/07/2022