

**Cheetwood House
21 Newton Street
Manchester
M1 1FZ**

139719/LO/2024

March 2026

Listed building consent to subdivide the existing commercial space and installation of kitchenette to match existing on multiple floors.

architecture:m

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Introduction

This discharge of condition document has been prepared and submitted by architecture:m on behalf of our client in support of the proposed listed building works at the property of Cheetwood House, 21 Newton Street, Manchester.

This document contains the following supporting information for your consideration:

- Schedule of Conditions; demonstrating how each condition has been addressed, including references to supporting documentation.
- Method Statements; detailing the proposed installation of hot and cold water services, waste pipework, and associated penetrations through existing masonry walls and timber floor constructions, including protective measures for historic fabric and fire-stopping arrangements.
- Drawings and Details; illustrating the service routes, wall and floor penetrations, and connections to existing services.

Proposal:

Listed building consent to subdivide the existing commercial space and installation of kitchenette to match existing on multiple floors.

Location:

Cheetwood House , Newton Street, Manchester, M1 1FZ

Application number:

139719/LO/2024

Date of application:

5 April 2024

Date of decision:

31 May 2024

Condition No.	Condition Wording (as per Listed Building Consent)	Reason	Supporting Information / Drawings
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.	Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.	Not Applicable - compliance with consent particulars
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: Location Plan (Reference PP-12818387v1 MAN.CH.01 2000 3P Revision3: First Floor As Proposed MAN.CH.01 2001 3P Revision3: Second Floor As Proposed MAN.CH.01 2002 3P Revision3: Third Floor As Proposed MAN.CH.01 2003 3P Revision3: Fourth Floor As Proposed MAN.CH.01 2300 3P Revision 0: First Floor As Proposed MAN.CH.01 2301 3P Revision 0: Second Floor As Proposed MAN.CH.01 2302 3P Revision 0: Third Floor As Proposed MAN.CH.01 2303 3P Revision 0: Fourth Floor As Proposed MAN.CH.01 3400 1F Revision 1: Typical Opening Infill Details 1st to 3rd Floors MAN.CH.01 3401 1F Revision 1: Typical Opening Infill Details 4th Floor	To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.	Not Applicable - compliance with consent particulars
3	Prior to the commencement of any works relating to the installation of the kitchenette units hereby approved, details of the mechanical, electrical and plumbing services, including penetrations into historic building fabric, that would serve the units shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.	In the interests of preserving and protecting the historic character, material and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.	Method statements and installation details

Method Statement 01

Installation of Kitchenette Services Through Existing Masonry Wall (WC IPS Connection)

1. Scope of Works

This method statement relates to the installation of hot and cold water services and waste connections to proposed kitchenettes across three floors, extending from existing WC basin supplies within IPS enclosures and routed through an existing masonry wall.

2. Existing Fabric

The works involve internal masonry walls, WC IPS enclosures containing live services, and ceiling voids used for horizontal routing. These elements are considered part of the building's historic fabric and will be treated accordingly.

3. Preparation

Prior to commencement, service routes will be surveyed and set out to ensure accurate positioning of penetrations. Adjacent finishes and sensitive fabric will be protected throughout the works.

4. Installation of Services

Hot and cold water services will be extended using 15mm pipework, routed within the ceiling void and dropping within the IPS enclosure before passing through the masonry wall. Waste connections will be formed using 40mm pipework connected to existing drainage within the IPS and routed through the same wall.

5. Formation of Penetrations

Penetrations will comprise two 20mm diameter cores for water services and one 40mm core for waste. All drilling will be undertaken using non-percussive methods to minimise vibration and prevent damage, with openings kept to the minimum size required.

6. Installation and Fire Stopping

All pipework passing through the wall will be installed within sleeves. Annular gaps will be sealed on both sides to maintain fire resistance, with 15mm penetrations sealed using approved intumescent sealant and 40mm waste pipes fitted with intumescent fire collars.

7. Making Good

All disturbed areas will be reinstated to match existing finishes. Repairs to historic fabric will be carried out on a like-for-like basis, ensuring minimal visual and physical impact.

8. Compliance

All works will comply with current Building Regulations, relevant British Standards, and statutory requirements for works to listed buildings.

Method Statement 02

Vertical Distribution of Kitchenette Services Through Existing Timber Floor Construction

1. Scope of Works

This method statement relates to the vertical distribution of hot and cold water services and waste pipework from the existing fourth floor supply to serve kitchenettes below, including penetrations through timber floor construction and installation of surface-mounted containment.

2. Existing Fabric

The floor construction comprises timber joists, timber floorboards with a luxury vinyl tile finish, and a plaster ceiling below. This is considered sensitive historic fabric and will be treated with care.

3. Preparation

Service routes will be set out in coordination with existing runs to minimise disruption. Only localised areas of floor finish will be lifted where necessary, with surrounding finishes protected.

4. Installation of Services

Hot and cold water services will be extended using 15mm pipework, and waste pipework extended from existing drainage above. Services will be routed vertically through the floor construction to serve the proposed kitchenettes.

5. Formation of Penetrations

Penetrations through the timber floor will be formed using controlled drilling to the minimum diameter required. Care will be taken to avoid damage to joists and floorboards, and no notching will be undertaken unless structurally approved.

6. Pipe Installation and Containment

All pipework will be installed within sleeves at penetrations to prevent contact with timber. Exposed services will be enclosed within proprietary surface-mounted trunking, selected to match existing containment in material, profile, and finish.

7. Fire Stopping

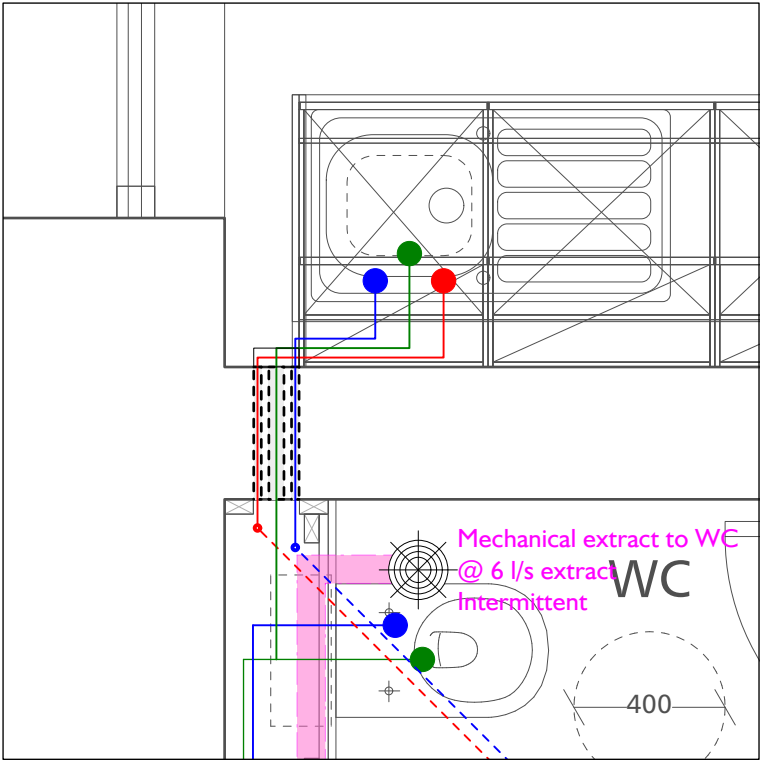
All penetrations will be fire stopped using approved intumescent sealant systems to maintain compartmentation. Intumescent fire collars will be installed to all waste pipe penetrations.

8. Making Good

All floor and ceiling finishes will be reinstated to match existing. Works will be carried out to minimise intervention, with careful handling of materials and an emphasis on reversibility.

9. Compliance

All works will comply with current Building Regulations, relevant British Standards, and statutory requirements for works to listed buildings.



Hot and cold water services to be extended from existing WC basin supplies via 15mm pipework.

Pipework to be routed within ceiling void, dropping vertically within WC IPS enclosure, and extending through existing masonry wall to serve proposed kitchenette.

Waste to be provided via 40mm diameter pipework connected to existing drainage within WC IPS enclosure.

Service penetrations through existing masonry wall to comprise:

- 2 no. Ø20mm core drillings for water services
- 1 no. Ø40mm core drilling for waste service

All core drillings to be undertaken using non-percussive methods to prevent damage to surrounding historic fabric.

All services to be installed within sleeves at wall penetrations.

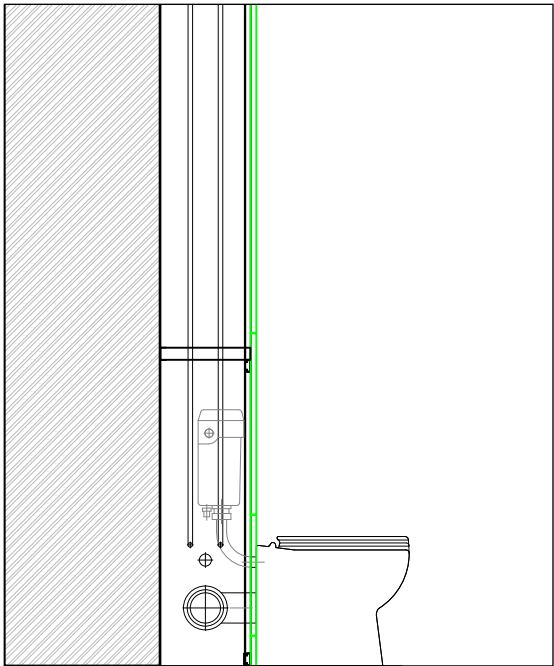
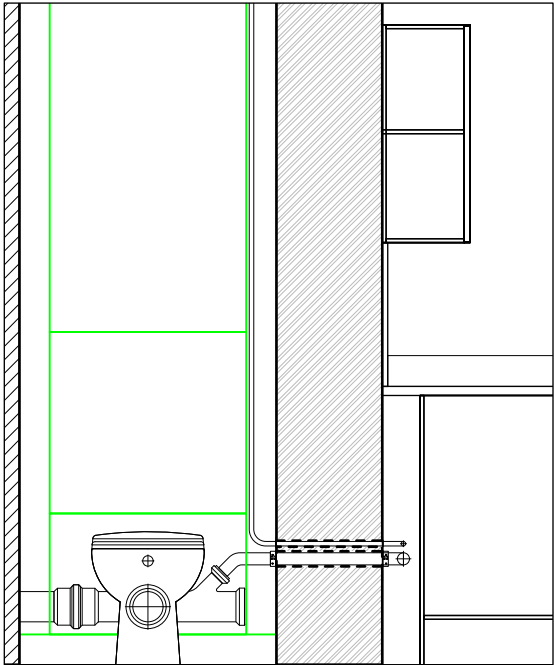
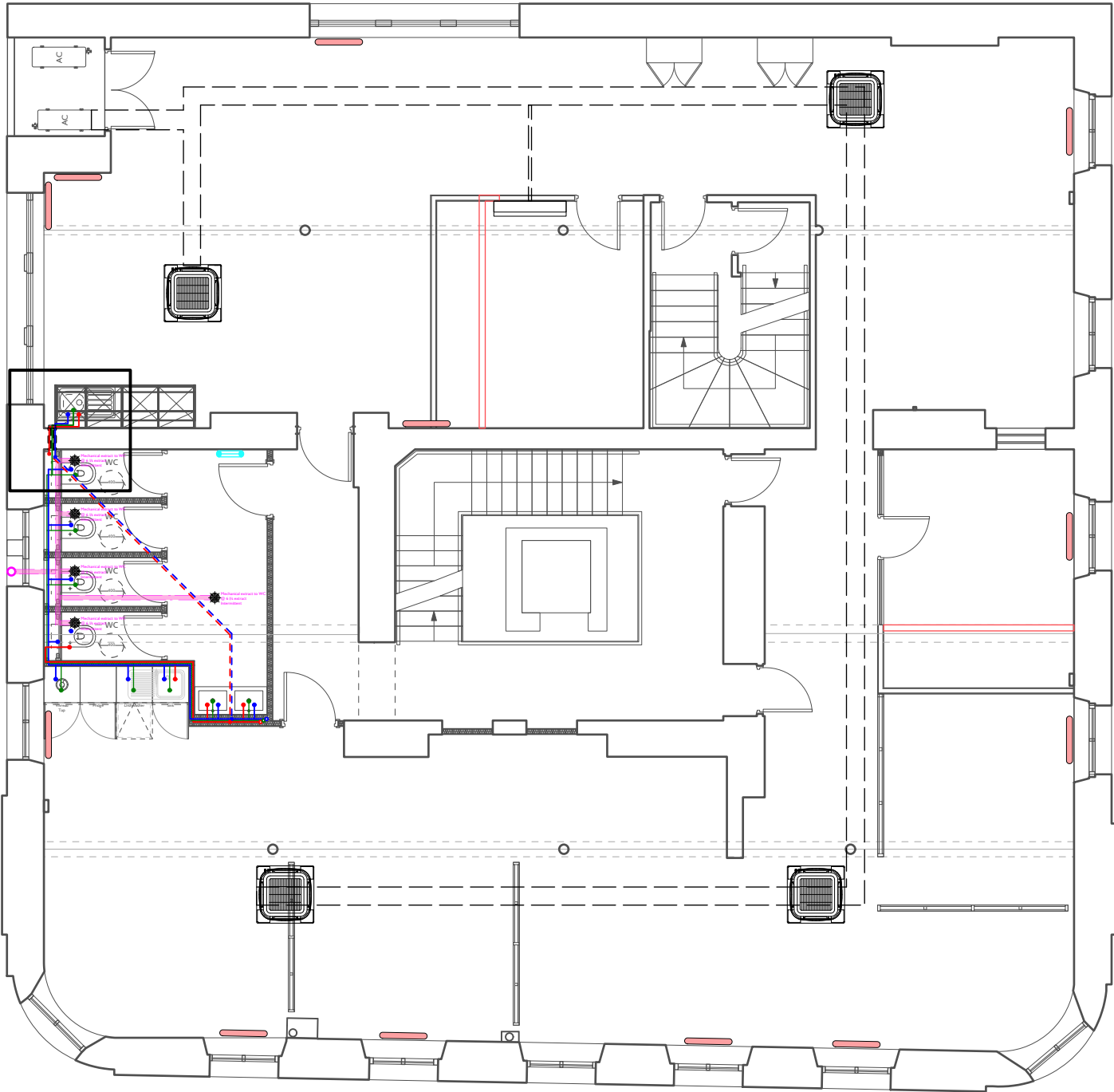
Annular gaps to be sealed on both faces to maintain fire resistance of the wall construction.

15mm pipe penetrations to be sealed using approved intumescent sealant.

40mm waste pipe to be fitted with intumescent fire collars on both sides of the wall.

All works to be carried out to minimise impact on existing fabric, with disturbed areas made good to match existing.

Installation to comply with current Building Regulations, relevant British Standards, and statutory requirements for listed buildings.



General notes
1) All work must be carried out in accordance with the Approved Documents of The Building (Amendment) Regulations 2010 and The Building and Approved Inspectors (Amendment) Regulations 2010
2) Do not scale from these drawings or derive dimensions from digital media
3) All dimensions are to be checked prior to works commencing on site
4) Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing
5) The building envelope should be constructed in such a way that there are no substantial thermal bridges or gaps where the layers of insulation occur.

Ventilation
All ventilation to be in compliance with Part F of the Building Regulations & relevant CIBSE guidance. Extract ventilation to Bathrooms 15 litres/second, Extract ventilation to kitchen - fan rates 30 litres/second. 60l/s above a hob/cooker. All ventilated areas to comply with table 5.1a of Approved Document F of the Building Regulations 2010 Edition. See below.

Rooms	Min Intermittent Extract Rate	Continuous Min High Rate	Extract Rate Min Low Rate
Kitchen	30l/s by hob, 60l/s elsewhere	13l/s	25l/s
Utility Room	30l/s	8l/s	25l/s
Bathroom	15l/s	8l/s	25l/s
Sanitary acom	6l/s	6l/s	25l/s

Drainage & Waste Disposal
Consideration must be given to the length/diameter of branch drainage connections to ensure traps/seals are not lost.
-Sinks: 3m max for 40mm pipe, 4m max for 50mm pipe; gradient between 18 & 90mm/m
-Washbasins: 1.7m max for 32mm pipe, 3m max for 40mm pipe
-WC: 6m max for single WC; gradient 18mm/m
All new drainage should be appropriately trapped & provided with suitable rodding access.

Electrical Safety
Completion Certificate - Copy of boilers Regulation Compliance Certificate from a Gas Safe registered installer to be provided to Building Control and Householder as evidence of compliance. If there is notifiable electrical works to be undertaken as part of the boiler installation and your plumber or electrician is not registered with the Government's (O.D.P.M) Electrical Competent Persons Scheme a Building Regulation application will be required for the electrical works.

Building Regulation Part P (Electrical Safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority. And. Prior to coving of all wiring /cables, the installation is to be inspected by a independent 'Competent Person' and on completion of the work, in addition to the above certificate, an additional 'Competent Person's' Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority. (Competent person means a member of O.D.P.M Electrical Competent Persons Scheme). Electrical works by a competent person scheme member.

All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the O.D.P.M
All sockets are to be no lower than 450mm from finished floor levels, switches are to be no higher than 1200mm from finished floor level.

Fire Protection
Any ductwork passing through any escape route will be suitably protected with either motorised fire dampers or the duct will be fire protected (30min FR). If passing through compartment floors, fudible link dampers will be required.

All elements of structure to have 60mins fire protection.
All exposed beams/floors/columns are to achieve compartmentation and elements of structure achieve 60min FR. Walls and ceilings should be finished in materials giving surface spread flame rating of C-s3, d2 (not more than 4m2), B-s3, d2 other areas, and B-s3, d2 in circulation spaces.

Fire Warning
The fire alarm system is to be installed in accordance with building Reg's Part B section 1 Fire alarm and fire detection systems.
Part 1_Fire detection and alarm systems for buildings, code of practice for system design, installation and servicing to at least BS 5839:P11 type L2 standard. The smoke alarms should be mains-operated with battery back-up and conform to BS 5446, with sufficient sounders to achieve 75 dBA within each room and visual aids for occupants with impaired hearing.
Directional escape signage will be required within the escape corridor. Emergency pull chord alarm to be included within the accessible WC's. Fire existing signage must be installed in accordance with BS 5499-4 & BS 5499-4 (escape route signs and signs with other meanings)

Lighting
All external lighting will switch off when sufficient natural lighting levels are achieved, separately all safety lighting, which is not associated with the accent lighting to the front of the building, will have presence detector. All internal lighting is to be connected through with the existing gym and to be confirmed on site.
All installed emergency lighting systems to be in compliance with BS 5266-1 and included to cover full open plan office of more than 60m2.

Voice Communication
Any required voice communication system installed must be in accordance with BS 5839-9

Fire Spread
All service penetrations should be suitably fire stopped to maintain the fire integrity of the element it passes through. Care should be taken when selecting products/system to ensure they have the backing of relevant 3rd party test data for their intended use.

Heating & Cooling
All new or extended heating, hot water, internal lighting & cooling or ventilation systems should follow the guidance contained within the Non-Domestic Building Services Compliance Guide.

Fire Warning Key

- DS** Smoke detector - Self contained and interconnected, wired to independent fused circuit at CSU
- DM** Heat detector - Self contained and interconnected, wired to independent fused circuit at CSU
- DC** Carbon Monoxide detector - Self contained and interconnected, wired to independent fused circuit at CSU
- FS** Fire safety sign
- FA** Fire alarm flashing beacon
- EC** Emergency pull cord WC

Lighting & Power Distribution

- 1** Single way switch
- 2** Two way switch
- 2** Double switched socket outlet
- 2** Double switched socket outlet high-mounted for TV
- 1** Un-switched fused spare

Lighting

- 1494 X 68 mm SAXBY BORDE SINGLE LED
26W COOL WHITE HIGH OUTPUT, 4000k; Aluminium Finishh
[1F: 33, 2F: 32, 3F: 33, 4F: 31]
- Ansell UNITY GC PRO LED FIXED DOWNLIGHT H48 X W48mm
(Colour to match ceiling finish)
[GF: 0, 1F: 18, 2F: 18, 3F: 15, 4F: 18]
- Ansell FURIA AC LED - 10W WARM LIGHT - GRAPHITE - H98 X W100mm (Colour to match ceiling finish)
[GF: 7, 1F: 10, 2F: 10, 3F: 10, 4F: 0]
- PIR INFRARED SENSOR, system TBC by client
- EMERGENCY LIT FIRE EXIT SIGN
- EMERGENCY LIGHTING WITH SEPERATE PROTECTED CIRCUIT

Utilities Legend

- E** Ethernet
- P** Phone Data Connection
- T** TV Connection
- C** Cable Tray (Main Containment Run)
- S** Cable Tray (Secondary Containment)
- G** Galvanized conduit tube
- A/C** Mixed heating and cooling A/C Unit

Plumbing Key

- H** Hot Water
- C** Cold Water
- G** Gas
- W** Waste
- A** Air extraction
- R** Wet Radiators
- E** Elec. Radiators



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Revision Notes

Project Title

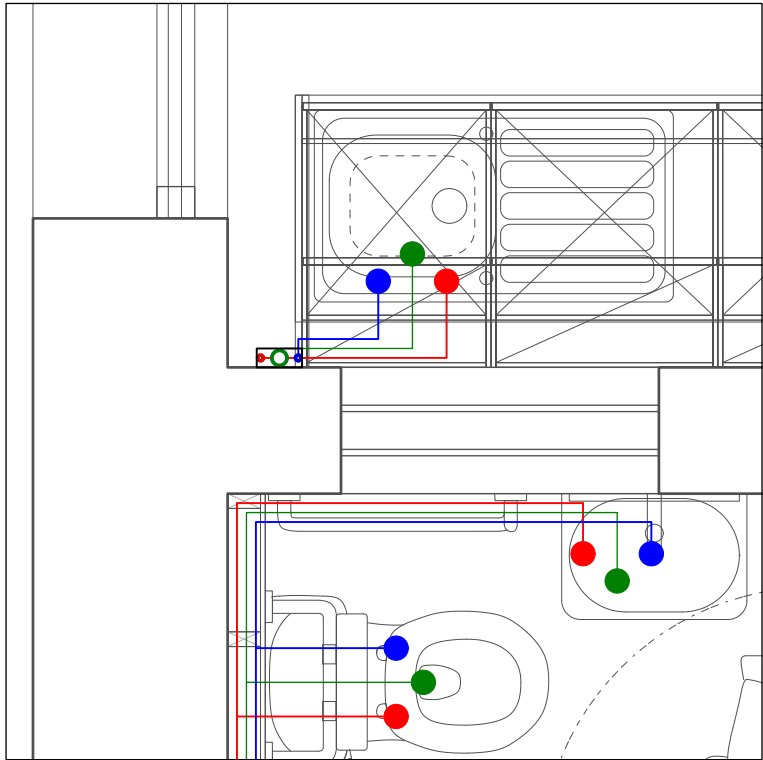
Cheetwood House

Date 18.03.26
Drawn By MDW
Scale @ A3 1.20/100

Drawing Title

2F Services & Heating

Job Number 484
Status P
Drawing Number 323
Revision -



Hot and cold water services to be extended from existing supply at fourth floor level via vertical drops through the timber joist floor construction.

Waste pipe to be extended from existing drainage above via vertical drops through the timber joist floor construction to serve proposed kitchenette.

Existing floor build-up comprises timber joists with timber floorboards, LVT finish above, and plaster ceiling below; all works to be coordinated to minimise disturbance to existing fabric.

Pipework to be installed within proprietary surface-mounted trunking, aligned with existing electrical containment routes.

Trunking to be selected and installed to match existing in material, profile, and finish.

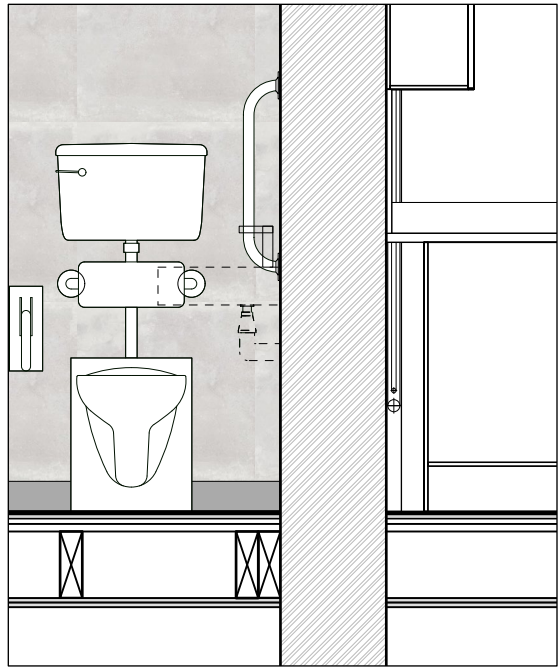
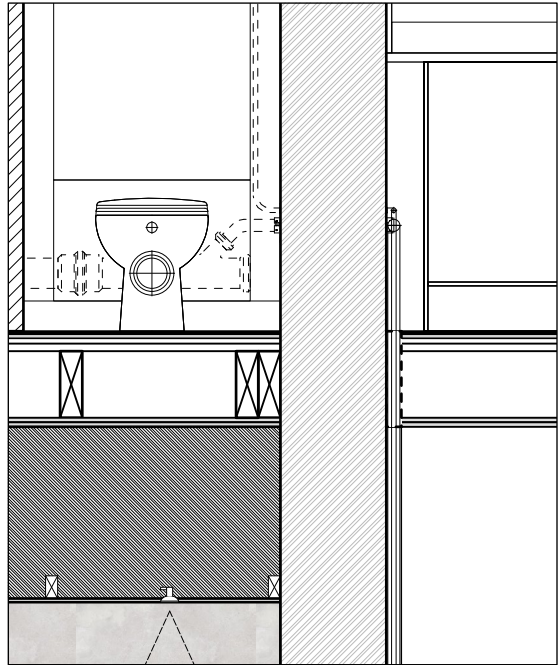
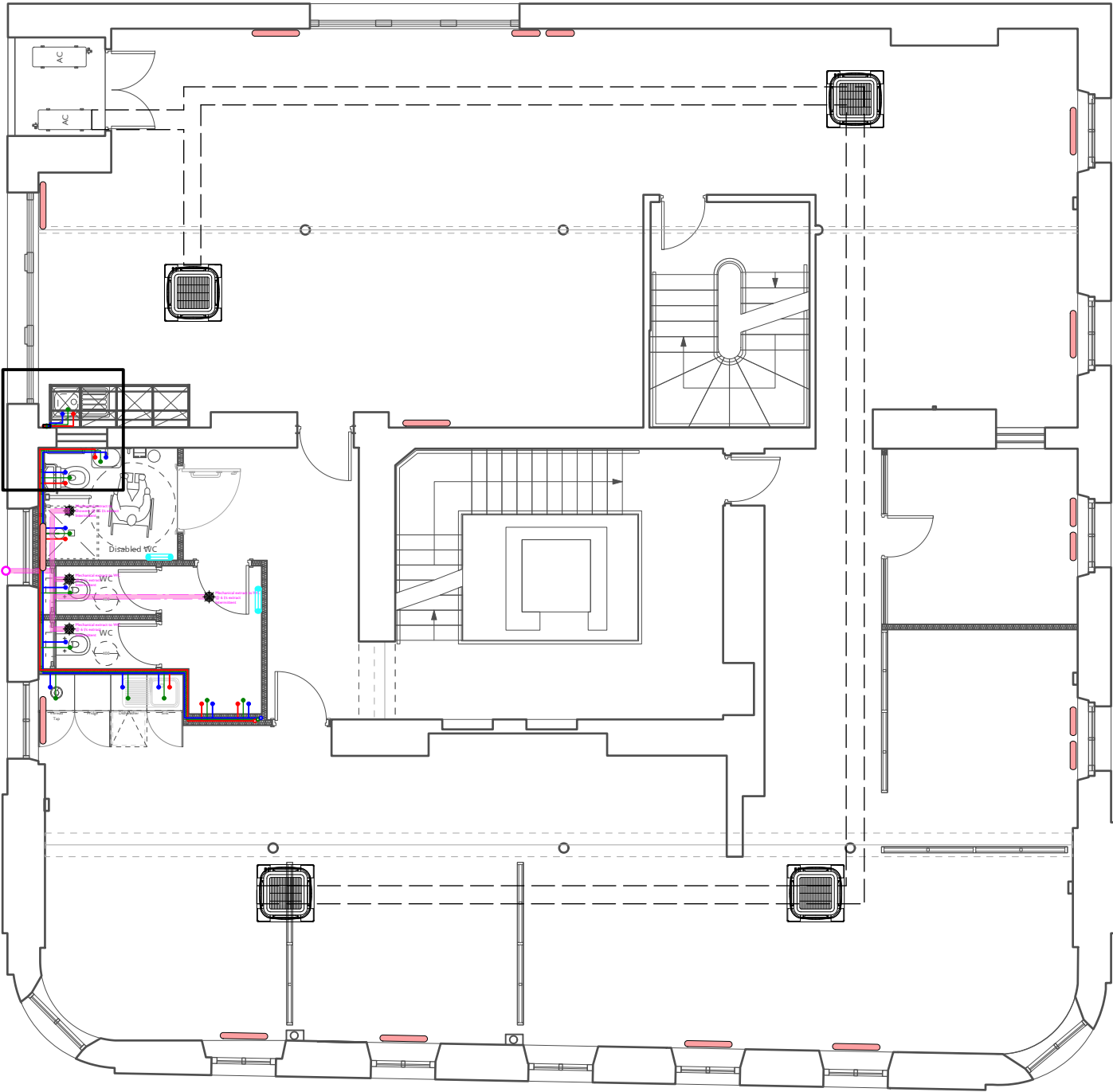
All penetrations through timber floor structure to be formed using minimum diameter drillings to suit pipework and sleeving.

Pipework to be installed within sleeves at all penetrations.

All service penetrations to be fire stopped to maintain existing compartmentation, using approved intumescent sealant systems.

Waste pipework to be provided with intumescent fire collars at all floor and wall penetrations.

Installation to comply with current Building Regulations, relevant British Standards, and statutory requirements for works to listed buildings.



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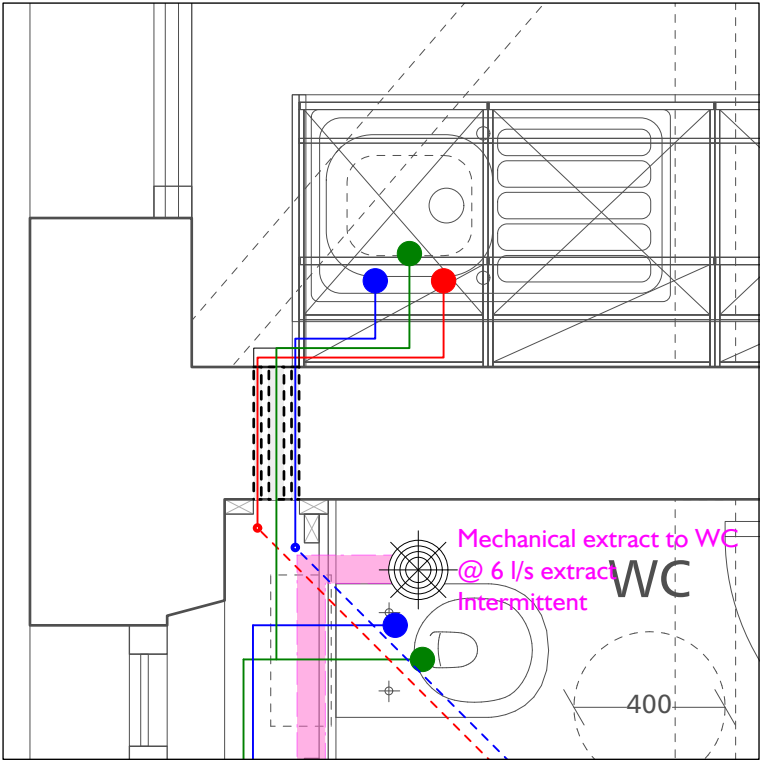
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Mixed heating and cooling A/C Unit

Plumbing Key

- Hot Water
- Cold Water
- Gas
- Waste
- Air extraction
- Wet Radiators
- Elec. Radiators



Hot and cold water services to be extended from existing WC basin supplies via 15mm pipework.

Pipework to be routed within ceiling void, dropping vertically within WC IPS enclosure, and extending through existing masonry wall to serve proposed kitchenette.

Waste to be provided via 40mm diameter pipework connected to existing drainage within WC IPS enclosure.

Service penetrations through existing masonry wall to comprise:
2 no. Ø20mm core drillings for water services
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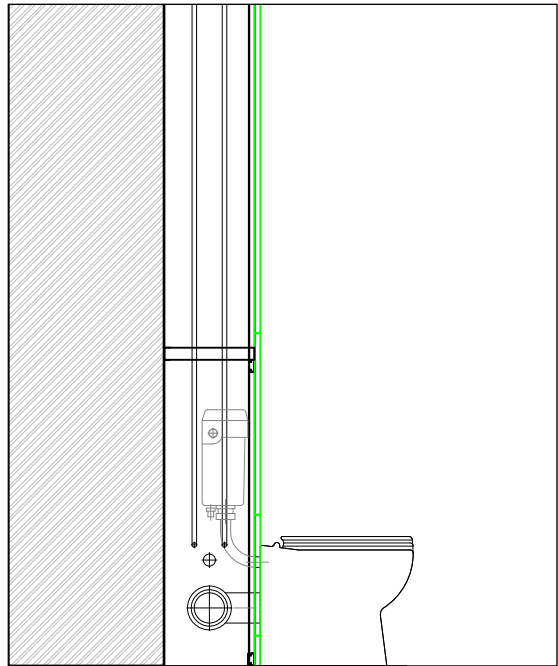
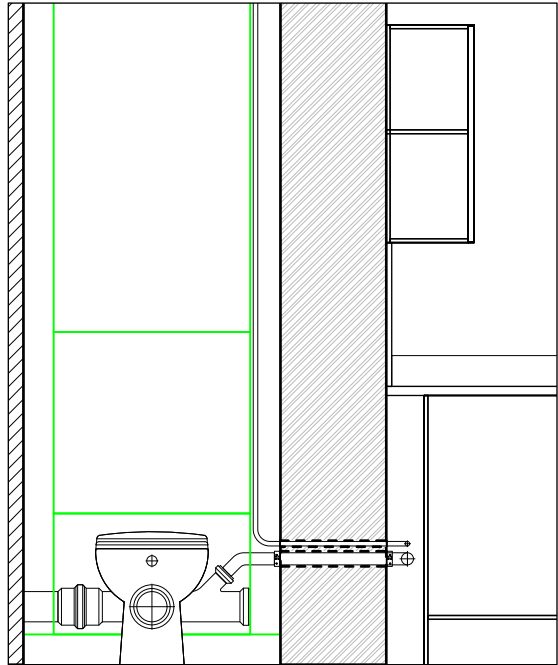
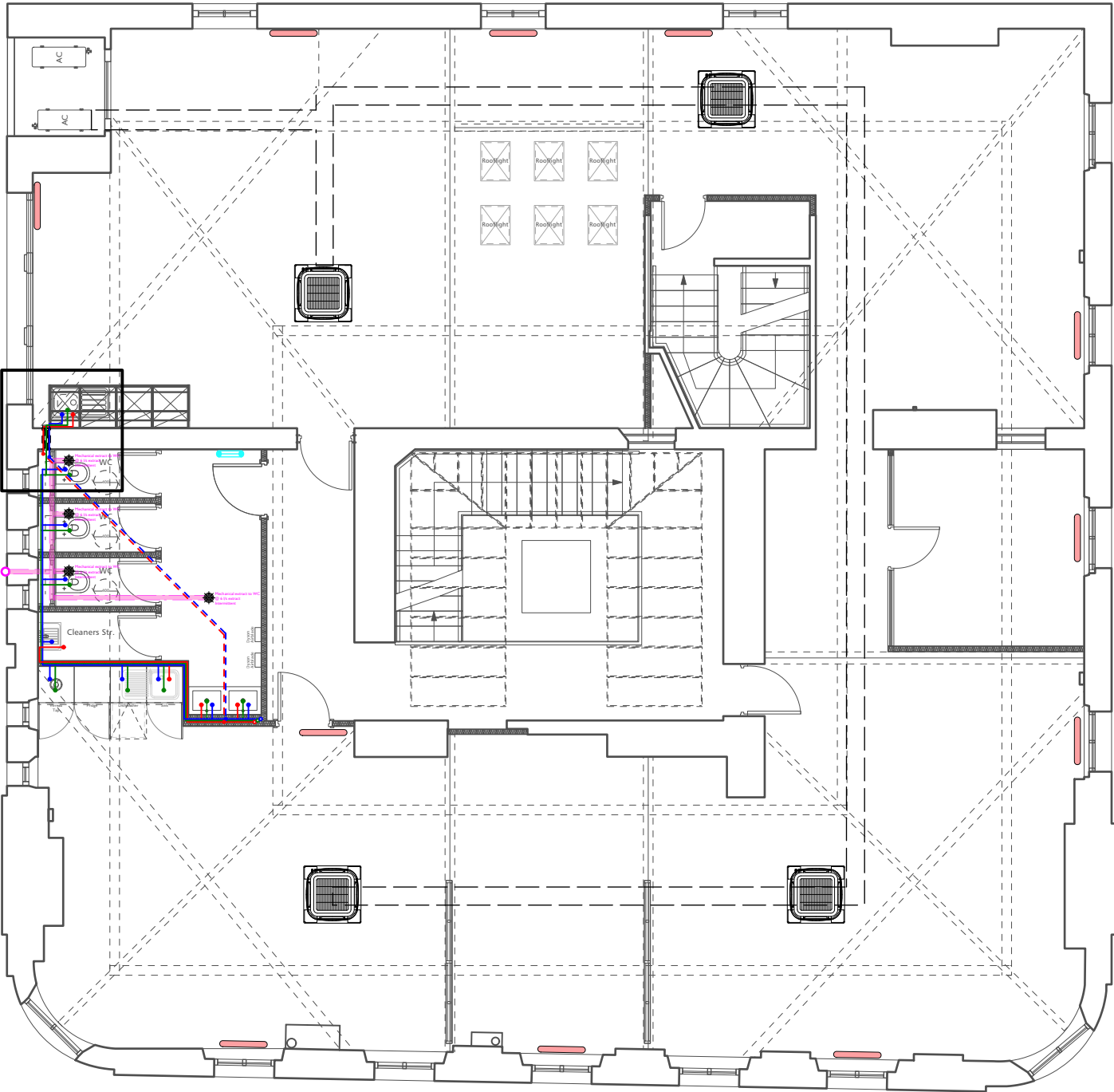
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Any ductwork passing through any escape route will be suitably protected with either motorised fire dampers or the duct will be fire protected (30min FR). If passing through compartment floors, fudible link dampers will be required.

All elements of structure to have 60mins fire protection.
All exposed beams/floors/columns are to achieve compartmentation and elements of structure achieve 60min FR. Walls and ceilings should be finished in materials giving surface spread flame rating of C-s3, d2 (not more than 4m2), B-s3, d2 other areas, and B-s3, d2 in circulation spaces.

Fire Warning
The fire alarm system is to be installed in accordance with building Reg's Part B section 1 Fire alarm and fire detection systems.
Part 1. Fire detection and alarm systems for buildings, code of practice for system design, installation and servicing to at least BS 5839:P11 type L2 standard. The smoke alarms should be mains-operated with battery back up and conform to BS 5446, with sufficient sounders to achieve 75 dBA within each room and visual aids for occupants with impaired hearing.
Directional escape signage will be required within the escape corridor. Emergency pull chord alarm to be included within the accessible WC's. Fire existing signage must be installed in accordance with BS 5499-4 & BS 5499-4 (escape route signs and signs with other meanings)

Lighting
All external lighting will switch off when sufficient natural lighting levels are achieved, separately all safety lighting, which is not associated with the accent lighting to the front of the building, will have presence detector. All internal lighting is to be connected through with the existing gym and to be confirmed on site.
All installed emergency lighting systems to be in compliance with BS 5266-1 and included to cover full open plan office of more than 60m2.

Voice Communication
Any required voice communication system installed must be in accordance with BS 5839-9

Fire Spread
All service penetrations should be suitably fire stopped to maintain the fire integrity of the element it passes through. Care should be taken when selecting products/system to ensure they have the backing of relevant 3rd party test data for their intended use.

Heating & Cooling
All new or extended heating, hot water, internal lighting & cooling or ventilation systems should follow the guidance contained within the Non-Domestic Building Services Compliance Guide.

Fire Warning Key

- DS** Smoke detector - Self contained and interconnected, wired to independent fused circuit at CSU
- DM** Heat detector - Self contained and interconnected, wired to independent fused circuit at CSU
- DC** Carbon Monoxide detector - Self contained and interconnected, wired to independent fused circuit at CSU
- FS** Fire safety sign
- FA** Fire alarm flashing beacon
- EC** Emergency pull cord WC

Lighting & Power Distribution

- 1** Single way switch
- 2** Two way switch
- 2** Double switched socket outlet
- 2** Double switched socket outlet high-mounted for TV
- U** Un-switched fused spare

Lighting

- 1494 X 68 mm SAXBY BORDE SINGLE LED
26W COOL WHITE HIGH OUTPUT, 4000k; Aluminium Finishh
[1F: 33, 2F: 32, 3F: 33, 4F: 31]
Ansell UNITY GC PRO LED FIXED DOWNLIGHT H48 X W48mm
(Colour to match ceiling finish)
[GF: 0, 1F: 18, 2F: 18, 3F: 15, 4F: 18]
Ansell FURIA AC LED - 10W WARM LIGHT - GRAPHITE - H98 X W100mm (Colour to match ceiling finish)
[GF: 7, 1F: 10, 2F: 10, 3F: 10, 4F: 0]
PIR INFRARED SENSOR, system TBC by client
- EMERGENCY LIT FIRE EXIT SIGN
- EMERGENCY LIGHTING WITH SEPERATE PROTECTED CIRCUIT

Utilities Legend

- E** Ethernet
- P** Phone Data Connection
- T** TV Connection
- C** Cable Tray (Main Containment Run)
- S** Cable Tray (Secondary Containment)
- G** Galvanized conduit tube
- A/C** Mixed heating and cooling A/C Unit

Plumbing Key

- H** Hot Water
- C** Cold Water
- G** Gas
- W** Waste
- A** Air extraction
- R** Wet Radiators
- E** Elec. Radiators



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Revision Notes

Project Title

Cheetwood House

Date 18.03.26
Drawn By MDW
Scale @ A3 1.20/100

Drawing Title

4f Services & Heating

Job Number 484
Status P
Drawing Number 343
Revision -