

VP03 - MANOR STREET

142209/LO/2025

CONDITION 3

Revision A

Proposal: Listed Building Consent for internal physical alterations in connection with change of use of training centre (Use Class F1(a)) to 9 self contained apartments for care leavers (sui generis), with ancillary facilities including office space for charity staff, and all other associated works
Location: Victoria House, 21 Manor

3) Before commencement of the development, a schedule of works specifying full and final details of the proposed works to the interior and exterior shall be submitted and approved in writing by the LPA. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance.

Reason - To ensure there is no resulting harm to the listed building, policies DM1 and EN3 of the Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan, policy JP-P2 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

The proposed works are intended to facilitate the conversion of the building from its current use as a training centre to residential accommodation, securing the building's continued viable use.

In order to achieve this, the proposals comprise a series of internal alterations to accommodate residential units. These works include the careful removal of a limited number of later, non-structural partitions and the introduction of new lightweight stud partitions to create individual living spaces. The extent of intervention to the existing fabric will be limited. As illustrated in the accompanying photographs, the property retains relatively few decorative historic interior features, such as ceiling roses, decorative joinery or fireplaces, and the majority of the internal alterations relate to later fabric.

The principal heritage elements within the building are the central staircase and the original sash windows. These features will be retained and preserved in situ, with repair undertaken where necessary to ensure their continued use and longevity.

Where enhanced fire protection is required to meet current Building Regulations, measures will be designed to minimise intervention to the historic fabric. In certain locations, an independent shaft-wall system will be introduced adjacent to existing timber features. This approach provides the required fire resistance while allowing the historic elements to remain visible and largely unaffected.

In areas where new building services are required, a secondary or "sacrificial" ceiling detail will be employed. This approach allows existing coving and decorative edges to remain intact while providing discreet space above for fire protection measures and service runs, thereby avoiding unnecessary disturbance to the original fabric, whilst reinstating the window details via a splayed window head detail, and replication of coving to ground and first floor areas.

Scope of Works 11/2025

Prior to commencement and in order to discharge Condition 3 the proposed scope of works is to be detailed in relation to both the interior and exterior of the scheme.

The following works are to be undertaken at 21 Manor street, in accordance with the approved drawings

External

The existing external doors will be retained, with ironmongery sensitively upgraded where required to achieve PAS 24 security standards. CCTV cameras will be installed and positioned discreetly to minimise visual impact on the building's elevations.

A car parking bay will be demarcated within the site in accordance with the approved drawings. One electric vehicle (EV) charging point will be installed in a location that minimises visual and physical impact on the building and surrounding fabric.

A secure cycle parking facility for nine bicycles will be provided within the site, positioned to limit visual impact on the building and its setting. A bin storage area will also be provided in a discreet location within the site.

Repair and maintenance works will be undertaken to the existing windows, including localised repairs where necessary in order to retain the existing joinery wherever possible.

New vent cap grilles will be installed to the rear elevation. These will be modest in scale and colour matched to the surrounding materials to reduce their visual prominence.

Basement

Careful removal of a section of later walling to form an opening providing access to the residents' laundry room.

Removal of a modern door and making good of the surrounding wall to facilitate the formation of Studio 1.

Removal of later fitted cupboards within the area proposed for Studio 1.

Removal of a modern shower and associated fittings to allow the installation of a WC.

Removal of modern radiators.

Formation of discreet enclosures around the water supply and electricity consumer unit.

Infill of a later wall opening to provide separation between the staff offices and the laundry room.

Installation of en-suite bathroom facilities within studio accommodation.

Installation of compact kitchenette units within studios.

Installation of heat and smoke detectors within a sacrificial ceiling, together with escape signage and manual call points, to improve life-safety provision.

Upgrade of selected doors to achieve 30-minute fire-resisting performance, where required for compliance.

Installation of a lightweight stud partition at the stair landing to improve fire compartmentation.

Formation of an en-suite within Studio 1.

Installation of surface-mounted electrical fittings, including plug sockets, aerial points, ethernet outlets and internal lighting, in order to minimise intervention to the historic fabric.

Localised damp remediation works where necessary.

Ground Floor

Removal of later WC facilities to enable the formation of Studios 3 and 4.

Removal of an existing boiler and associated fittings.

Encasement of the doorway from the corridor to the proposed Studio 2, allowing the opening to be retained within the fabric.

Installation of en-suite bathroom facilities.

Installation of kitchenette units within the studios.

Installation of heat and smoke detection systems to improve fire safety.

Installation of a new protective ceiling beneath the existing structure.

Provision of escape signage and manual call points.

Upgrade of doors to achieve 30-minute fire resistance, where required and in accordance with the door schedule.

Installation of electrical fittings including plug sockets, aerial points, ethernet outlets and internal lighting.

First Floor

Reinstatement of partitions to facilitate the formation of Studios 5 and 6, reflecting the building's historic cellular arrangement.

Installation of lightweight stud partitions to form fire lobbies serving Studios 5 and 6.

Removal of existing WC suites of modern installation.

Careful removal of a limited section of wall to provide access to Studio 5.

Upgrade of doors to 30-minute fire-resisting

standard, where required, in accordance with the door schedule.

Installation of a shaft wall (independent of the glazed lobby) at the stair landing to provide fire compartmentation while retaining the existing door set feature.

Removal of a section of recent ceiling construction above the WC area.

Installation of a new protective ceiling.

Installation of en-suite bathroom facilities.

Installation of kitchenette units within the studios.

Installation of heat and smoke detectors, escape signage and manual call points.

Installation of electrical fittings including plug sockets, aerial points, ethernet outlets and internal lighting.

Second Floor

Removal of the existing modern kitchenette.

Installation of internal wall linings to improve acoustic performance.

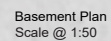
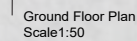
Installation of en-suite bathroom facilities.

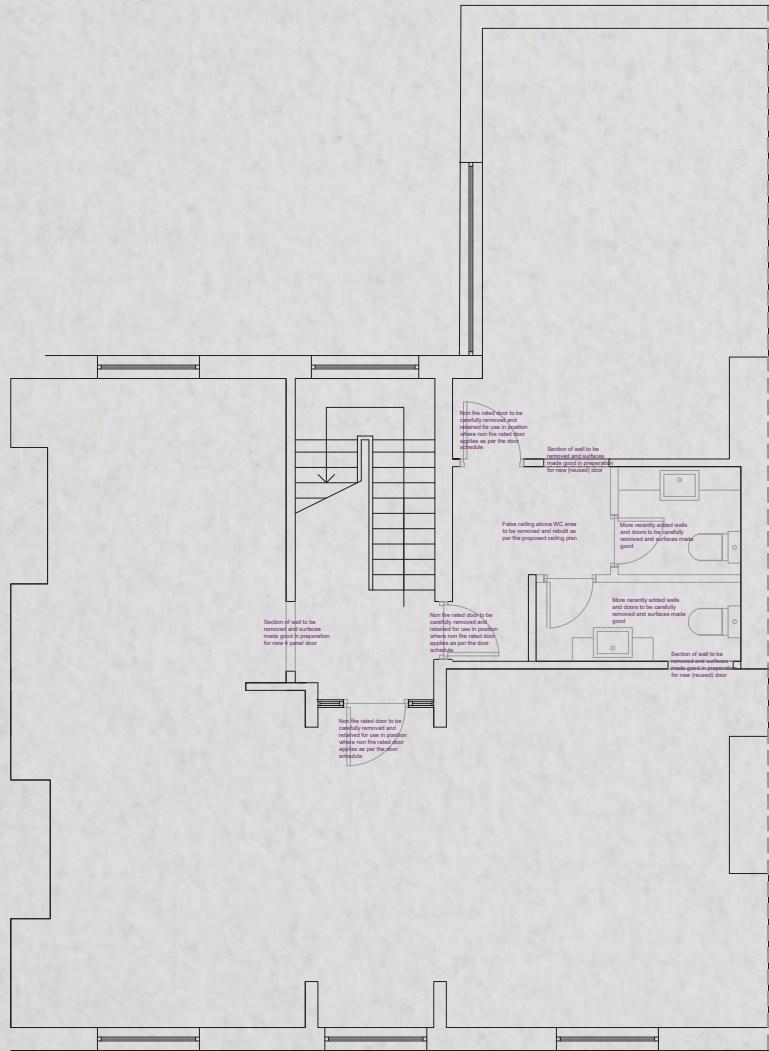
Installation of kitchenette units within studios.

Installation of heat and smoke detectors, escape signage and manual call points to enhance life-safety provision.

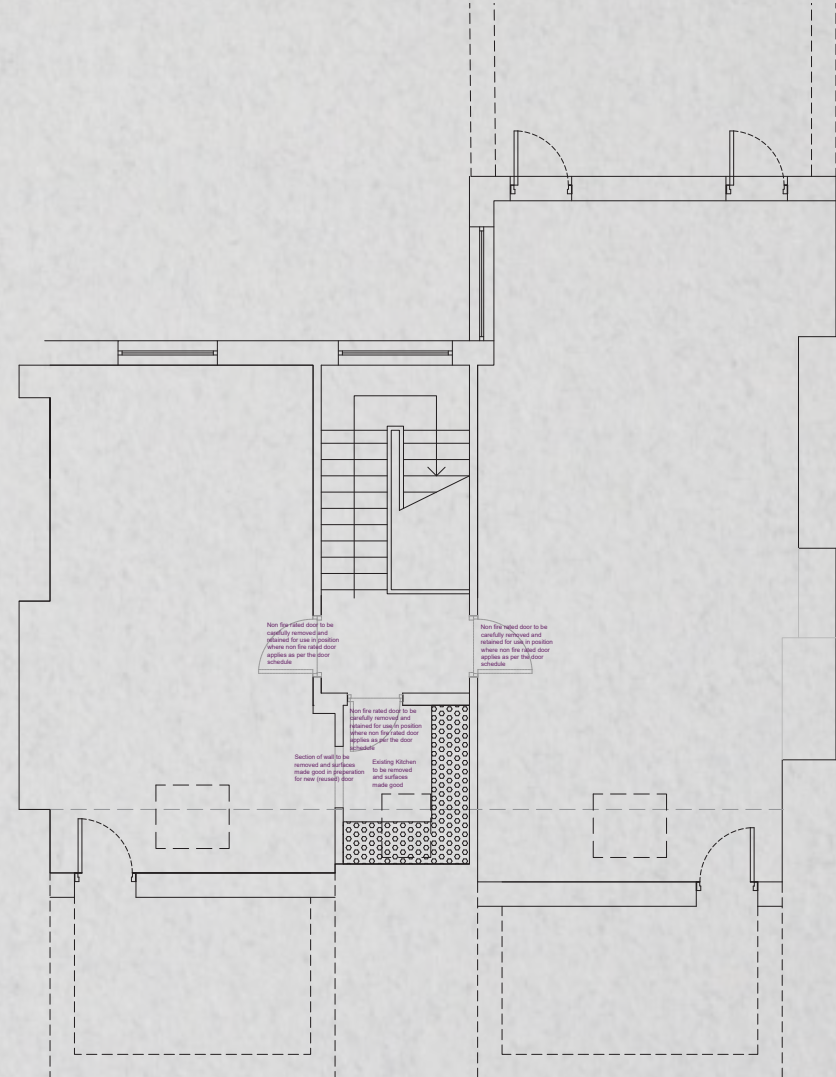
Installation of electrical fittings including plug sockets, aerial points, ethernet outlets and internal lighting.

Installation of thermal insulation at ceiling level to improve thermal performance.





First Floor Plan
Scale 1:50



Second Floor Plan
Scale 1:50