Chapter

Planning, Growth and Development,
P O Box 532,
Town Hall,
Manchester,
M60 2LA

The Gallery
St Margaret Pattens Church
London
EC3M 1HS

T: 020 7583 7799
E: info@e-w.london

Date 30.04.2026

Dear Planning and Conservation Team,

Century Buildings – Retrospective Listed Building Consent Submission & Future Fire Safety Remediation Strategy

Please find enclosed our retrospective Listed Building Consent application relating to investigative opening-up works undertaken at Century Buildings (formerly National Buildings), 14 St Mary's Parsonage, Manchester.

The application relates solely to targeted and controlled opening-up works carried out to investigate the condition of the building's compartmentation, concealed voids, risers and fire-stopping arrangements following the identification of significant fire-safety concerns through intrusive FRA investigations and associated surveys.

As set out within the enclosed documentation, the works were carefully limited to modern, low-significance fabric associated primarily with the 1999–2000 residential conversion and were undertaken to establish the information necessary to safely and sensitively develop a wider fire remediation strategy for the building. All opening-up works were reinstated following investigation.

Whilst retrospective in nature, we hope the submission demonstrates that the works were proportionate, carefully controlled and undertaken with a clear intention to minimise impact to the listed building whilst addressing serious life-safety concerns and obligations arising under the Building Safety Act 2022 and associated fire-safety legislation.

Importantly, we see this application as the beginning of an ongoing and collaborative dialogue with Manchester City Council regarding the long-term conservation, management and remediation of Century Buildings. The enclosed

Chapter

document has therefore been intentionally prepared as a wider baseline heritage and fire-safety assessment to help establish a consistent understanding of the building's evolution, significance, constraints and existing fire-safety challenges ahead of future applications.

A further Listed Building Consent application is currently being developed in relation to the first phase of proposed remedial compartmentation and fire-stopping works. Given the complexity of the building, the layered nature of its historic development, and the extensive interface between heritage considerations and modern fire-safety requirements, we would very much welcome the opportunity to engage proactively with both the Planning and Conservation teams as the strategy evolves.

In particular, we would welcome the opportunity to arrange a site meeting to:

- Walk through the investigative opening-up works undertaken to date;
- Review the nature and extent of the identified fire-safety issues;
- Discuss the emerging remediation strategy;
- Establish an appropriate and proportionate approach for future Listed Building Consent submissions; and
- Agree the most effective route for ongoing liaison as the wider programme develops.

Our objective throughout is to ensure that the building's significant heritage value is protected and conserved whilst also ensuring the building can be safely occupied and responsibly managed for the long term.

We trust the enclosed information is sufficient for validation and initial review, however should any further information be required please do not hesitate to contact us.

Yours faithfully,

[redacted]

Joseph Edwards
Architect | Director
for and on behalf of
Chapter Architects Limited

Chapter Architects
The gallery
St Margaret Pattens Church
London EC3M 1HS

info@chapterarchitects.co.uk
www.chapterarchitects.co.uk
020 7583 7799

Registered Address
Norfolk Tower,
48-52 Surrey Street,
Norwich.
NR1 3PA

Vat Number: 282502710
Company Number: 10850246

RIBA