

Manchester City Council
Technical Support Team
Planning
PO Box 532 Town Hall
Manchester
M60 2LA

Our Ref: PK/TH/SPC
Your Ref:
Date: 16th February. 2021

Dear Sirs

RE: Application Number 128758/FO/2020

Proposal: The change of use of the ground floor of the building from use class B8 (storage and distribution) to use class E (office) use. Together with associated alterations

Location: Ground Floor Chatham Mill, 8 Lower Ormond Street, Manchester M1 5QF

Further to your letter dated 29th January, in regard to the above application. I will refer to each of your points in turn.

- Point 2. Detail of expected vehicle movements around the site is dealt with at section 4 of the revised Design Statement that has now been uploaded to the planning portal.
- Point 3. A waste proforma has now been uploaded to the planning portal
- Point 4,

a) Details of how long the building has been vacant is dealt with at section 4 of the revised Heritage Statement that is now uploaded to the planning portal

b) Detail of other potential uses is dealt with at section 4 of the revised Design Statement. Whilst your preference for an open plan design has been considered the building size and configuration and most beneficial use does not lend itself to a fully open plan configuration. Moreover, I have referenced a recent listed building consent (122234/LO/2018) related to the first floor of the main Chatham Mill building in which a small individual office design, very similar to the application proposal was granted in 2019.

c) With the above in mind the proposal is to meet the demand for individual studio type offices that would serve a variety of creative businesses. Whilst your comment is noted, the proposal provides for 11 individual offices of which two are to be located within the centre of the floor space. The original red brick walls, original iron columns, non-original historic doors and windows are proposed to be visible. Further, it is intended to remove all non-original and non-historic and therefore materials of no historic significance to reveal parts of the building that have been covered for many years. Thus, the proposed fit out has been designed to complement and be sympathetic to the buildings historic past and does in-fact provide views of the building's original features and volume.

Regulated by RICS

d) With the above in mind the proposal is to meet the demand for individually lettable studio type offices that would serve a variety of creative businesses, as such adequate privacy is an expectation of potential tenants. As requested the proposal is to install a mixture of both clear and opaque glass blocks to form the offices. This allowing adequate passage of light and also to provide views of the buildings original features and volume blocks.

I trust this provides the clarity that you require in considering the application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Knight', with a stylized flourish at the end.

Peter Knight BSc (Hons) Building Surveying
Building Surveyor
For and on behalf of Scanlans
Office: 0161 236 8781
Mobile: 07384 252 138
Email: peter.knight@scanlans.com