

Eleanor Swire

From: Eleanor Swire
Sent: 20 October 2021 12:02
To: Angela Leckie
Cc: Justin Risley; Charlie Egan; Milo Heywood
Subject: RE: 7403-Finlays Yard - 1155529/FO and 115530/LO
Attachments: 7403-20211020_NMA_binder.pdf; Cupaclad brochure.pdf

Hi Angela

Please find attached elevations as requested.

We have also included the following:

- **Section through the stair core extension – drawing al(SK)0255**

This drawing illustrates the proposed lightweight cladding build-up over the existing masonry walls to 56 Dale Street.

Prior to works starting on site, assumptions were made regarding the strength of the existing masonry walls. Subsequently, structural tests have been carried out which confirm that they can only accommodate a lightweight cladding build-up (rather than the original proposal of brickwork cavity construction.)

As mentioned below, we have explored the possibility of brick slip systems, however we are advised that the specified brick cannot be cut to the required thickness to suit the mechanical fix system and bonding is not an option at this height.

We have also looked at bringing the new walls for the stair core extension inbound of the existing, however this compromises the free area for the AOV from 56 Dale Street and also the escape stair to Finlay's Yard.

- **Existing roofscape photos taken August 2017 – drawing al(SK)0253**

Welsh slate is a predominant material in the Stevenson Square Conservation Area and we have selected natural slate to harmonise with this existing context.

These photos, taken from the rooftop of the neighbouring 56 Dale Street, illustrate that the immediate roofscape context is a mix of historic slate, modern slate, brickwork (in a variety of colours), zinc and other modern materials. Some of the roofs are very steep and also mansard roofs, similar in scale and appearance of the proposed stair core extension.

- **Extract from Design and access statement – 1.3 Scale and appearance**

As noted 'Due to the tight and rigorous grid of the surrounding historic context, street views around the Stevenson Square Conservation area are very restricted and channelled ... Coupled with this, the restricted aspect of many of the street scenes means the massing of the proposed development has minimal impact to the to the existing street scape.'

As indicated on the *prominent views towards the application site*, the proposed stair core extension is only slightly visible on the view from Tariff Street.

- **Proposed natural slate rainscreen cladding – drawing al(SK)0254**

This sheet shows the roof of 56 Dale Street with an image of the proposed Cupaclad natural rainscreen cladding adjacent.

As well as harmonising with the existing context, the proposed natural slate material is high quality and durable. It is non-combustible A1 rated, impact and earthquake resistant.

The product brochure is attached for your reference.

Please get in touch if you require any further information.

Thanks

Kind regards,
Eleanor

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 19 October 2021 10:19
To: Eleanor Swire <e.swire@shr.studio>
Cc: Justin Risley <J.Risley@shr.studio>; Milo Heywood <m.heywood@shr.studio>
Subject: Re: 7403-Finlays Yard - 1155529/FO and 115530/LO

Hi Eleanor,

We are going to take some convincing that this is an acceptable design approach in terms of quality and impact on the listed building and character of the conservation area - is it all elevations which are affected and if so can you send them all through.

Best Wishes

Angela

Angela Leckie
Senior Planner
City Centre Team

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Zoom, Microsoft Teams or Google Meet

Upcoming Leave

Postal Address
Angela Leckie
City Centre Team
Planning
Growth and Development

Manchester City Council
Floor 6 Town Hall Extension
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P.O Box 532,
Manchester, M60 2LA

From: Eleanor Swire <e.swire@shr.studio>
Sent: 13 October 2021 16:51
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Justin Risley <J.Risley@shr.studio>; Milo Heywood <m.heywood@shr.studio>
Subject: 7403-Finlays Yard - 115529/FO and 115530/LO

RE. Finlays Yard - 115529/FO/2017 and 115530/LO/2017

Good afternoon Angela

During construction works for the above approved applications, structural issues have arisen with the construction of the top extension to the stair core constructed over the existing lean-to to 56 Dale Street. This was originally proposed to be brickwork cavity construction however the structural engineers have subsequently advised that this can only accommodate a lightweight cladding build-up.

Please see attached drawing al(SK)0250 showing the location.

We have explored the possibility of brick slip systems, however we are advised that the specified brick cannot be cut to the required thickness to suit the mechanical fix system and bonding is not an option at this height. We are therefore proposing a natural slate rainscreen cladding which will be in keeping with the adjacent slate roofs.

We were wondering, if acceptable, that this amendment could be regularised by a S73 application for minor material amendment to vary condition 2 (approved drawings)? Condition 2 is only listed on the listed building consent decision for some reason? Would this require an S19 application also?

Decision notices are attached for convenience.

Thanks

Kind regards, Eleanor

eleanor swire
for stephenson hamilton risley STUDIO

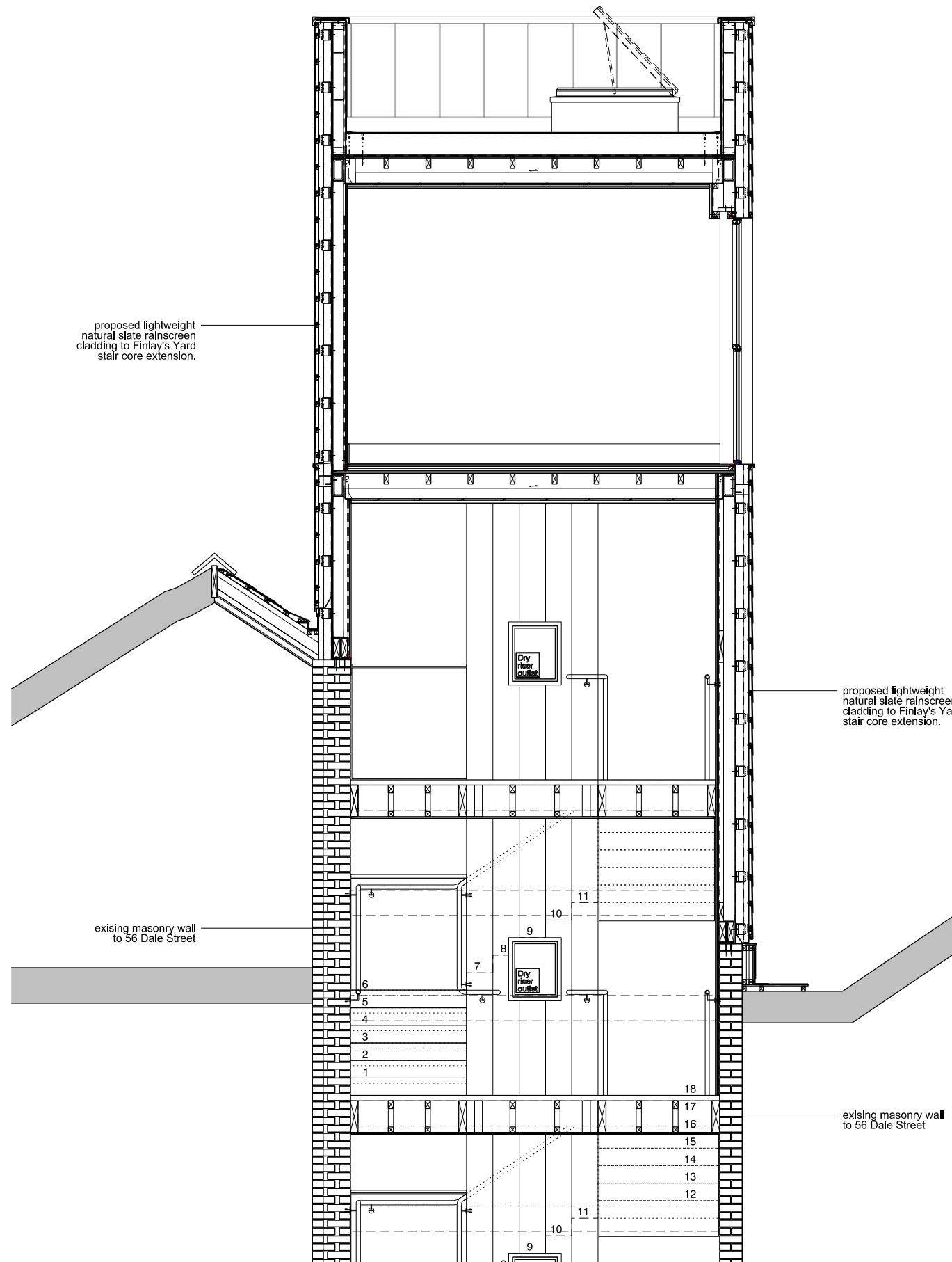
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email disclaimer available at www.shr.studio
incorporated in england, registration number: 8324071.

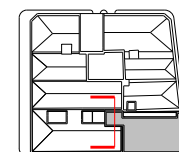
Coronavirus (COVID-19): Message to stephenson hamilton risley STUDIO clients and colleagues

For the protection and welfare of our clients, colleagues and staff, we confirm that our Manchester studio are now working remotely until Government Guidelines confirm we are able to return.



revision: P01 date: 2021.10.19 note: preliminary first issue

note:- Interfaces with existing structure and fabric to be confirmed by site checked dimensions. Any queries to be brought to the attention of the contract administrator



project
finlay's yard, 2 mangle street, manchester
job no.
7403
title
Extract from proposed section 07 through staircore
scale
1:50 @ A3
drawing no.
al(SK)0255

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view on A



view on C



view on B



view on D



revision: P01
date: 2021.10.05
note: section 73 application

note:- Interfaces with existing structure and fabric to be confirmed by site checked dimensions. Any queries to be brought to the attention of the contract administrator

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project
finlay's yard, 2 mangle street, manchester
job no.
7403
title
existing roofscape photos taken August 2017
scale
NTS
drawing no.
al(SK)0253

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1.3 scale & appearance

1.31 Scale

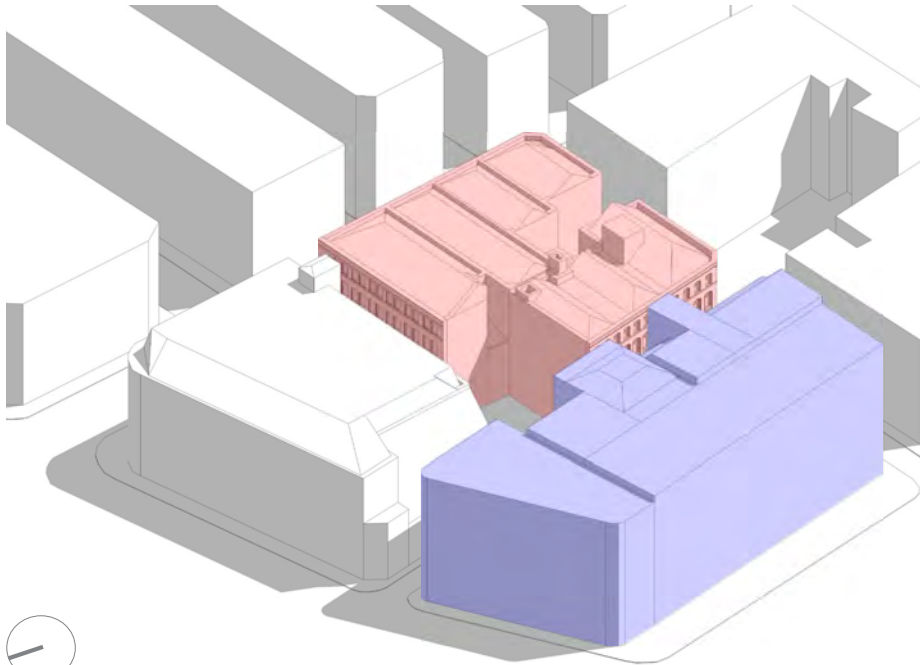
As previously mentioned, the application site and the surrounding context has a very distinct nature. The variety of scale and massing between the heritage assets provides richness to the cities fabric. The existing building line is characterised by a variety of built forms, some of which rise above the general level and punctuate the cityscape, others are low in scale that surround areas of the historic core. The design challenge is to create a building on the application site that responds sensitively but confidently to this diverse context. The design proposal is underpinned by the following ideas:

- ensure the massing does not harm the setting of the application site
- sympathetic response to the adjoining listed and historic buildings
- provide a massing that responds to and enhances the application site
- provide a varied elevational treatment that will offer a rich style to a sensitive streetscape
- occupy the gap site to complete the existing block.

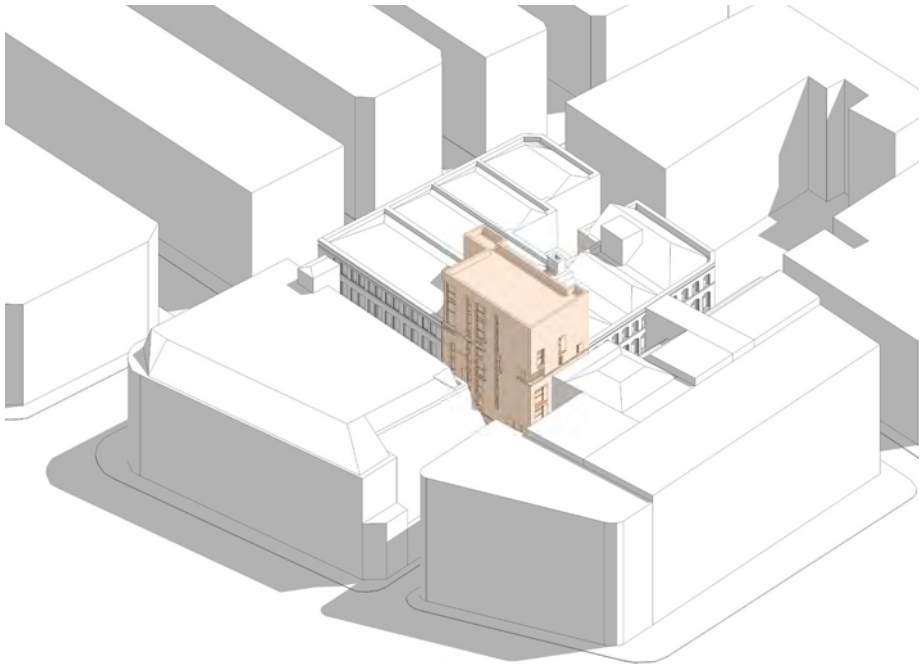
The proposed seven storey scheme will rise modestly above its adjacent neighbours at 56 Dale Street and 3 China Lane. The existing height of these buildings is consistent with the massing and form of the existing context to the north-west of the site. To the south-east, the building height fluctuates and becomes much more irregular, with the rear of 67 to 83 Piccadilly changing some what from north the south. This irregularity provides an opportunity for an increase in massing and height for the application site as demonstrated in the adjacent isometric drawing.

Due to the tight and rigorous grid of the surrounding historic context, street views around the Stephenson Square Conservation area are very restricted and channelled. The nature of the grid is emblematic to the area and reinforces the idea of filling the entirety of the vacant site within the 'grid.' Coupled with this, the restricted aspect of many of the street scenes means the massing of the proposed development has minimal impact to the existing street scape.

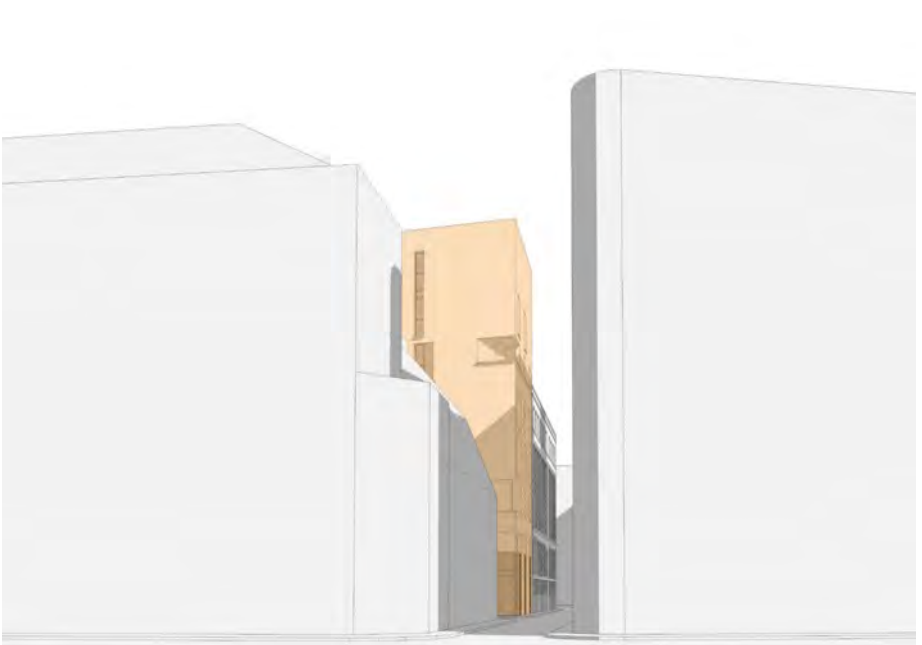
As the three images below display, all prominent views towards the application site suggest low visual impact. The nature of the elevational treatment provides a 'continuation' of the fabric upon the site, and the massing displays a clear relationship with the neighbouring context.



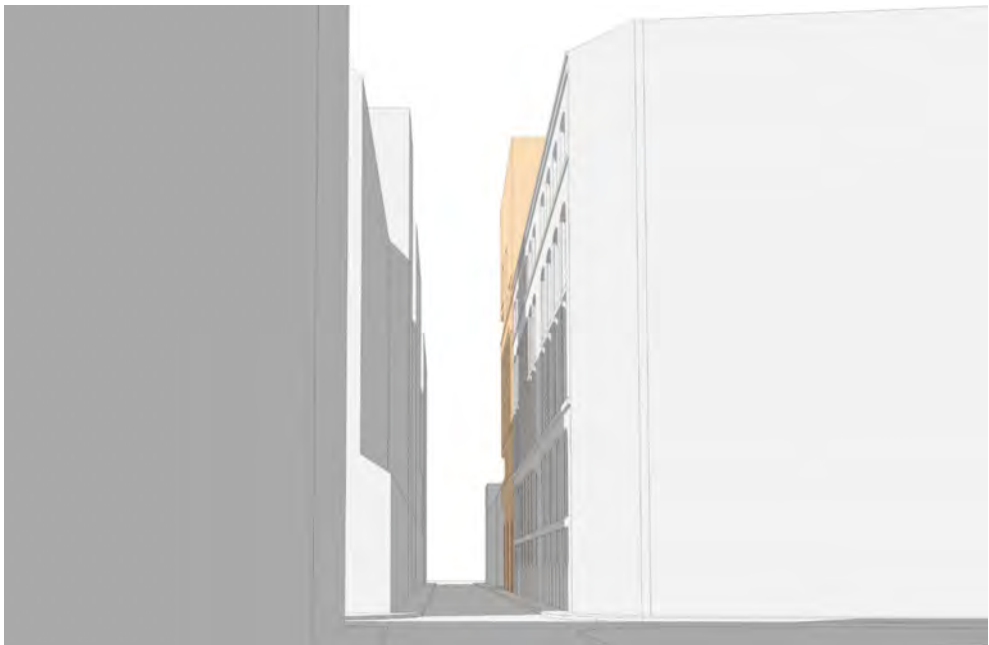
- proposed scheme
- 56 dale street, 58 dale street and 3 china lane
- 67-83 piccadilly



view from tariff street



view from newton street



view from back piccadilly



existing slates to neighbouring 56 Dale Street



proposed Cupaclad natural rainscreen cladding

revision: P01 date: 2021.10.05 note: section 73 application

note:- Interfaces with existing structure and fabric to be confirmed by site checked dimensions. Any queries to be brought to the attention of the contract administrator

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project
finlay's yard, 2 mangle street, manchester
job no.
7403
title
Proposed natural slate rainscreen cladding
scale
NTS
drawing no.
al(SK)0254

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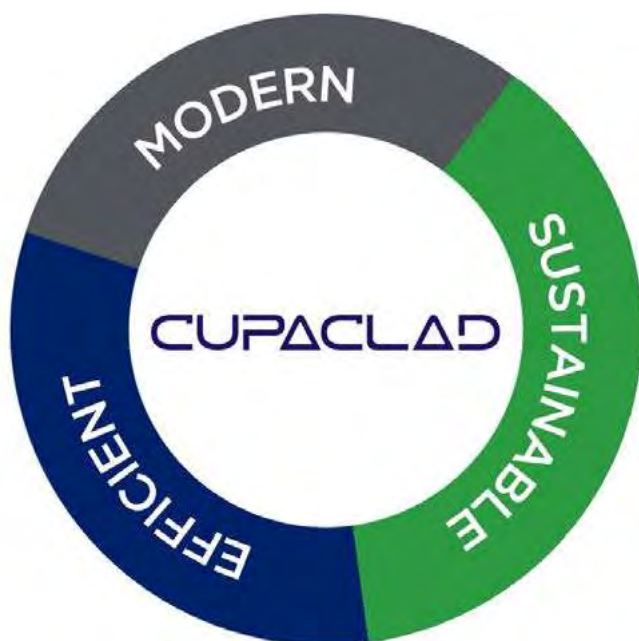
CUPACLAD
by CUPAGROUP

NATURAL SLATE RAINSCREEN
CLADDING SYSTEMS



CUPACLAD®, natural slate cladding systems

CUPACLAD® combines the latest fixing solutions together with our highly durable structural natural slates with the efficiency of ventilated cladding systems, to create a innovative and sustainable alternative for any kind of cladding requirement.



-  Environmentally friendly and sustainable.
-  Efficient as a ventilated cladding.
-  Complementary to external insulation systems.
-  Highly durable.
-  Maintenance free.
-  Quick and easy to install.
-  Modern, Contemporary design.
-  Lightweight and versatile: new and renovation projects.

“Developed alongside Danish architects and contractors CUPACLAD® systems offer a revolution in cladding applications for natural slate.”



ECOLOGY



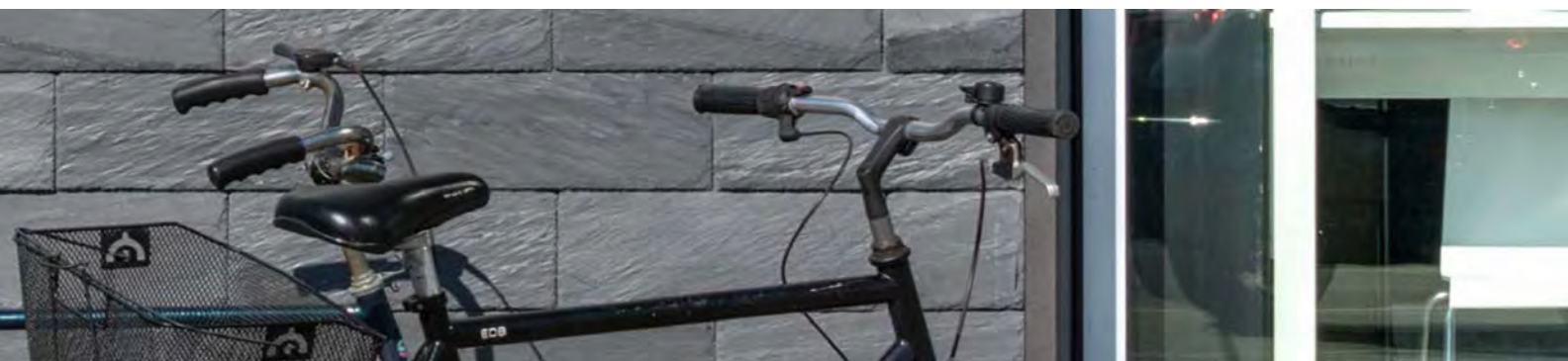
CUPACLAD®, sustainable cladding systems

CUPACLAD® cladding systems, composed of 100% natural slate, enable the construction of efficient and sustainable facades.

A life cycle analysis, which analyzes the whole environmental impact of a product, highlights **CUPACLAD® as a truly sustainable cladding system**, due to the use of natural slate instead of prefabricated products.



Comparison according to data published by the French database INIES on September 2014:
<http://www.base-inies.fr/Inies/Consultation.aspx>





101 *Logic*

SIMPLE AND BALANCED



Slate size	40x20 cm
Nominal thickness	7,65 mm
Slates per m ²	16,7
Weight per m ² (slate)	≤ 30 kg/m ²

CUPACLAD® 101 LOGIC features a balanced design that highlights the unique texture and looks of the natural slate.

CUPACLAD® 101 LOGIC system utilizes 40x20cm slates fitted horizontally with invisible fixings.





101 *Random*

DYNAMIC AND CREATIVE



Slate size	50x25/50x20/50x15cm
Nominal thickness	7,65 mm
Slates per m ²	15
Weight per m ² (slate)	≤ 30 kg/m ²

CUPACLAD® 101 RANDOM combines differing slate sizes, creating a dynamic and unique design.

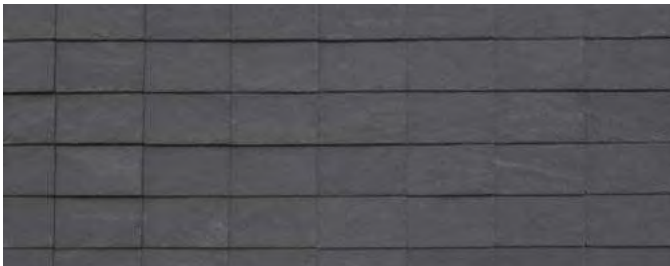
CUPACLAD® 101 RANDOM features 50x25, 50x20 and 50x15 slates fitted horizontally. Our stainless steel fixings being completely invisible, allowing our natural slate to shine as the main feature of the slate cladding.





101 *Parallel*

UNIFORM AND REGULAR



Slate size	40x25cm
Nominal thickness	7,5 mm
Slates per m ²	14,3
Weight per m ² (slate)	≤ 30 kg/m ²

CUPACLAD® 101 PARALLEL features a regular design with even joints. This results in a uniform and consistent layout that highlights the character of natural slate.

CUPACLAD® 101 PARALLEL features 40x25 horizontally aligned slates fitted with invisible screws.





201 Vanguard

MODERN AND EFFICIENT



Slate size	60x30cm
Nominal thickness	7,5 mm
Slates per m ²	6,4
Weight per m ² (slate)	≤ 25 kg/m ²

CUPACLAD® 201 VANGUARD main feature is the combination of big slates and stainless steel brackets giving as a result a clean combination of contemporary appeal.

CUPACLAD® 201 VANGUARD features 60x30 slates fitted horizontally with visible fixings.





CUPACLAD

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