

Paul Slater

From: Paul Slater
Sent: 25 May 2021 10:03
To: Jennifer Atkinson; Des Jones
Cc: Potter, Andrew J (F&G)
Subject: Silk Street - Outstanding Planning Comments
Attachments: PURe Window - Typical Profile.pdf; Flush Sash Casement.pdf

Hi Jen/Dez,

Thanks for your email earlier.

I wanted to speak to you before sending you this email, as we are submitting the planning submission tomorrow but if that is not possible I understand.

Please see below my responses to action items from our pre app 2 meeting –

Brick Soffits

After much deliberation in regards to the apartment block the Client has advised that we provide the full brick head detail as requested by you, the detail will be –



I would like to take the opportunity to highlight, that, as I am sure you are aware, this is a very expensive detail costing in excess of £300 per m over and above a “standard Lintel” detail. Not taking into account the increase cost in the ground for a wider cavity to accommodate the detail. I would estimate that the full brick detail has increased the apartment cost by circa £125,000 for the Client.

In regards to the houses we are looking to provide a “Standard” reveal and lintel detail (I note you were willing to accept a reduction to the houses). IG, ACS Lintels, Keystone and Ancon do not manufacture a 100mm brick slip lintel (1/2 brick). I am assuming that this is because there is no demand for it. We cannot provide a brick soffit at 100mm as the product does not exist and I doubt would get LABC guarantee if we tried to glue brick to the lintel on site. We are using a modern method of construction on Silk Street with a reduced cavity width, not traditional masonry as the Oldham Road houses scheme with a large cavity, this enable us to provide a better U value, reduced thermal bridging and air leakage. Due to our reduced cavity widths I doubt we could accommodate a brick slip lintel (if one existed) as it would need gussets that our cavity could not accommodate. I think between the houses and the apartment this is a good balance.

Fencing

We can accommodate the fence style shown with a Edging detail to the base as discussed to the canal boundary.

Window Profiles

Attached is a typical PRe window profile for the apartments and the UPVC profile for the houses, the design obviously dictates the thickness of the profile. The availability of materials will affect the manufacturer ultimately used so assume this is open to equal and approved products.

Highways and trees

The ability for trees to be included in the road is limited, as there are a number of drives off the road, we are still trying to get final clarity regarding this with highways, I am hoping for a response today.

I hope the above and attached is acceptable, please feel free to call me to discuss on .

Whilst writing what is the best way to provide you with the planning documents tomorrow? Can I issue a link to a zip file with them all in?

Thanks

Paul

This e-mail (including any attachments), is confidential and intended solely for the addressee(s). It may contain information covered by legal, professional or other privilege.

If you are not the intended recipient please notify the sender of the message and delete this email. Do not copy, use or disclose this email.

Rowlinson Constructions Limited monitors emails to ensure its systems operate effectively and to minimise the risk of viruses.

Rowlinson Constructions Limited, Gardale House, 118b Gatley Road, Gatley, Cheadle SK8 4AU.

Registered in England Number 2596893

Tel: Web: www.rowlinsonconstruction.co.uk

Paul Slater

Senior Estimator

Rowlinson Constructions Limited

Gardale House, 118b Gatley Road, Gatley, Cheadle SK8 4AU

Head Office:

Web: www.rowlinsonconstruction.co.uk



This e-mail (including any attachments), is confidential and intended solely for the addressee(s). It may contain information covered by legal, professional or other privilege.

If you are not the intended recipient please notify the sender of the message and delete this email. Do not copy, use or disclose this email.

Rowlinson Constructions Limited monitors emails to ensure its systems operate effectively and to minimise the risk of viruses.

Rowlinson Constructions Limited, Gardale House, 118b Gatley Road, Gatley, Cheadle SK8 4AU.

Registered in England Number 2596893

Tel: 0161 960 0033 Web: www.rowlinsonconstruction.co.uk

From: Jennifer Atkinson

Sent: 18 May 2021 13:42

To: Paul Slater ; Des Jones ; Mick McManus ; Paul Waite; Regina Khanum ; Potter, Andrew J (F&G) ; Mike Mason ; Paul Stevens

Subject: Re: Silk Street - Pre-App Meeting 2

Paul

Thanks for this.

I look forward to reviewing the soffit detail in due course.

In terms of the boundary treatment, below is an image of a railing detail on a brick wall. I am not suggesting that you go with this option just that this is what we had in mind. You might want to go and take a look at the boundary treatment for the Lovells scheme in Miles Platting as that is also very good.

For the canal arm, we would expect this detail to be on a plinth as discussed.

Thanks Jen



Jennifer Atkinson
Principal Planner

Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel:
Email:
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Paul Slater
Sent: 18 May 2021 12:23
To: Jennifer Atkinson ; Des Jones; Mick McManus; Paul Waite ; Regina Khanum ; Potter, Andrew J (F&G) ; Mike Mason ; Paul Stevens
Subject: RE: Silk Street - Pre-App Meeting 2

All,

Thanks for your time today, bullet pointed actions from meeting –

- MCAU to provide options for Head Detail @ Jambs that is acceptable to Client and MCC Planning (both houses and apartments)
- Jen/Dez to provide pics of what they are expecting for the railings/palisade/mesh fencing
- Jen/Dez to chase up planning fee
- PSlater to provide spec for UPVC windows to Jen/Dez
- PSlater to review with highways trees in road/may be part of Traffic calming

Since planning submission is due next Tuesday your earliest attention would be appreciated.

If I have missed anything please let me know.

Regards

Paul

Paul Slater
Senior Estimator

Rowlinson Constructions Limited
Gardale House, 118b Gatley Road, Gatley, Cheadle SK8 4AU
Head Office:
Web: www.rowlinsonconstruction.co.uk



This e-mail (including any attachments), is confidential and intended solely for the addressee(s). It may contain information covered by legal, professional or other privilege. If you are not the intended recipient please notify the sender of the message and delete this email. Do not copy, use or disclose this email.
Rowlinson Constructions Limited monitors emails to ensure its systems operate effectively and to minimise the risk of viruses.
Rowlinson Constructions Limited, Gardale House, 118b Gatley Road, Gatley, Cheadle SK8 4AU.
Registered in England Number 2596893
Tel: 0161 960 0033 Web: www.rowlinsonconstruction.co.uk

From: Paul Slater
Sent: 18 May 2021 09:03
To: Jennifer Atkinson; Des Jones
Cc: Mick McManus ; Paul Waite ; Regina Khanum ; Potter, Andrew J (F&G) ; Mike Mason ; Paul Stevens
Subject: Silk Street - Pre-App Meeting 2

Hi Jennifer/Des,

Please find below a brief agenda for today's meeting prior to our planning submission next week –

1. Design (Quick Overview)
2. Reveals/Soffits – Houses – Jambs circa 130mm Heads not brick
Apartments 180mm Heads not brick/Clockworks?
3. Canal and floating water Plants "Lurionium Natans" – Email issued from Tameside to negate any further concerns
4. Boundary Fencing to Apartment Block- Location to CRT Land unable to accommodate brick wall without significant cost
5. Vehicle Gates to Apartment Blocks – Automatic to provide secure parking
6. Windows UPVC to Houses / Aluminium to Apartments

7. Highway Retaining Wall – Unable to add to wall (due to the existing highway retaining wall being in poor condition and not owned by Client)
8. Green wall shown as optional
9. No trees to highway adopted areas (yet to speak to highways) – Detailed landscaping drawings completed
10. Planning Fee
11. Any other Business

After our meeting I will update our “Google Drive” which will ultimately become the planning submission.

See you at 11am.

Regards

Paul

Paul Slater
Senior Estimator

Rowlinson Constructions Limited
Gardale House, 118b Gatley Road, Gatley, Cheadle SK8 4AU
Head Office:
Web: www.rowlinsonconstruction.co.uk



This e-mail (including any attachments), is confidential and intended solely for the addressee(s). It may contain information covered by legal, professional or other privilege. If you are not the intended recipient please notify the sender of the message and delete this email. Do not copy, use or disclose this email. Rowlinson Constructions Limited monitors emails to ensure its systems operate effectively and to minimise the risk of viruses. Rowlinson Constructions Limited, Gardale House, 118b Gatley Road, Gatley, Cheadle SK8 4AU. Registered in England Number 2596893 Tel: 0161 960 0033 Web: www.rowlinsonconstruction.co.uk

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
