

Lucy Harrison
Planning, Manchester City Council, Floor 6,
Town Hall Extension,
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M60 2LA

Date: 18th August 2021

Dear Lucy,

re: Vie remedial works **PP-10085824**

Dear Lucy,

As we advised in our email 09.06.2021, we have been commissioned to look at the façade refurbishment of the VIE Building at 187 Water Street Manchester M3 4JD. This is to bring the façade material in line with the latest legislation following the Grenfell public enquiry. As noted, the render, zinc elements and upper level Velfac window panels will be replaced 'like for like' and all existing VELFAC windows and doors will be retained as existing. We are, however, proposing to replace the non-compliant external timber decking and slot louvres with new PPC aluminium systems. As per your advice (email dated 14.06.2021), these elements form the basis of the application.

As requested, we are submitting the below information:

a. Scaled and annotated plan drawing showing the relevant buildings, and the areas where works are proposed;

Please refer to the following enclosed drawings:

Site location plan - 7564-al(05)0001
Existing site plan - 7564-al(05)0010
Site plan - proposed external landscaping finishes - 7564-al(05)0020
Typical floor plan - proposed external finishes - 7564-al(05)0030

b. Scaled annotated existing and proposed elevation drawings of the buildings identifying which sections are proposed to be replaced;

Please refer to the following enclosed drawings:

Existing elevation 01 - Irwell block - 7564-al(05)0100
Existing elevations 02 and 04 - Irwell block - 7564-al(05)00101
Existing elevation 03 - Irwell block - 7564-al(05)0102
Existing elevation 05 - Medlock block - 7564-al(05)0103
Existing elevations 06 and 08 - Medlock block - 7564-al(05)0104
Existing elevation 07 - Medlock block - 7564-al(05)0105

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Proposed elevation 01a - Irwell block (gridlines W1 - W14) - 7564-al(05)0150
Proposed elevation 01b - Irwell block (gridlines W14 - W28) - 7564-al(05)0151
Proposed elevations 02 and 04 - Irwell block - 7564-al(05)0152
Proposed elevation 3a - Irwell block (gridlines W28 - W14) - 7564 al(05)0153
Proposed elevation 3b - Irwell block (gridlines W14 - W1) - 7564 al(05)0154

Proposed elevation 05a - Medlock block (gridlines E24 - E12) - 7564-al(05)0155
Proposed elevation 05b - Medlock block (gridlines E12 - E1) - 7564-al(05)0156
Proposed elevation 06 - Medlock block - 7564-al(05)0157
Proposed elevation 7a - Medlock block (gridlines E1 - E12) - 7564-al(05)0158
Proposed elevation 7b - Medlock block (gridlines E12 - E24) - 7564-al(05)0159
Proposed elevation 8 - Medlock block - 7564-al(05)0160

c. Scaled and annotated, existing and proposed cross section details of for the typical areas where materials would be replaced;

Please refer to the following enclosed drawings:

Section AA Irwell Block - 7564-al(05)0050
Section BB Medlock Block - 7564-al(05)0051

Corresponding section lines are indicated on 7564-al(05)0030

d. Specification for the proposed materials;

For proposed replacement aluminium decking specification please see enclosed 'AliDeck-Aluminium-Decking-Brochure-2020'. Refer to pages 16-17 for proposed decking.

For proposed replacement slot louvre to projecting bay and refuse chutes please see enclosed '7564-Premo Fabrications louvre data sheet'.

Please note these proposed products are noted as 'or similar' on the design drawings. These are to be determined following appointment of the main contractor and subsequent confirmation of their preferred manufacturer.

e. Photographs of the building;

Please refer to the following enclosed drawings:

Existing building photos - sheet 1 - 7564-al(05)0200
Existing building photos - sheet 2 - 7564-al(05)0201
Existing building photos - sheet 3 - 7564-al(05)0202

Please note, the photographs on the above drawings were taken in 2011 and are included to show the building arrangement and full elevation views; recent photographs are included within the Design Statement and detail drawings.

f. Photographs from site showing the proposed material adjacent to the existing material;

Please see enclosed drawing al(05)0203 and design statement.

g. Confirmation that the new cladding would not compromise the sound insulation and internal noise levels at the development. This should be in the form of a desktop assessment (by a qualified acoustician) of the proposed alterations to the existing cladding system, including recommendations for the minimum specifications for the new proposed cladding systems so that they match the performance of the existing systems.

As indicated on the detailed sections, the proposed decking and louvre removal / replacement does not interfere with the acoustic build-up to external walls and hence will not compromise the sound insulation and internal noise levels at the development:

- The balcony decking does not interface with the external wall. See enclosed drawing 7564-al(05)0060 for existing and proposed details.
- The louvres to projecting bays are decorative and sit proud of the façade. See enclosed 7564-al(05)0061 and 0062 for existing and proposed details.
- The louvres to refuse chute lobbies are 'open' to provide ventilation to non-acoustically sensitive spaces. See enclosed 7564-al(05)0063 and 0064 for existing and proposed details.

h. A Heritage Statement that takes its lead from the requirements of The National Planning Policy Framework (NPPF), in particular Section 16. You should assess the existing architectural significance of the building and explain how the proposal would impact on the architectural and historical character and appearance of the conservation area.

Please find enclosed '7565 Vie Remedial Works Design Statement'. As requested in your email 29.06.2021 we have incorporated the heritage statement within

i. Large scale existing and proposed drawings, including cross sections, showing details of the junctions between materials, fixings (secret fixings should be used), jointing, reveals, soffits etc.

Please refer to the following enclosed drawings:

Existing and proposed typical balcony section details - 7564-al(05)0060
Existing projecting bay slot louvre detail - 7564-al(05)0061
Proposed projecting bay slot louvre detail - 7564-al(05)0062
Existing refuse chute slot louvre detail - 7564-al(05)0063
Proposed refuse chute slot louvre detail - 7564-al(05)0064

j. Confirmation of whether the original architects for the building have been involved or consulted on the proposal and any input they have provided.

A member of the core team for the original scheme still works for the practice and has provided us with the full set of original drawings (including a full construction package) and documents. He has reviewed proposed details and been available to assist with any queries we have encountered in preparing the remedial works package. This has been invaluable and will also be very beneficial as the scheme progresses to detail design stage.

k. Manufacturer's specification of the proposed materials and confirmation of the finish.

See item D.

As noted on the design drawings, we confirm the finish to the aluminium decking will be PPC RAL 7039 Quartz Grey.

The finish to the aluminium louvres will be matt PPC RAL 7022 Umber Grey.

We trust the above and enclosed information is satisfactory but please get in touch if you require any further information.

Yours sincerely

Eleanor Swire

for

stephenson hamilton risley STUDIO ltd