

Proposed variations of approved scheme.

We have produced the following document to detail variations from the approved plans which have come about where the approved scheme is in conflict with the Building Regulations and needs of Secure by Design.

1. Reduction of Dormer surrounds to Reddish lane elevation .

The expressed surrounds extending below the adjacent change of material to the reddish lane elevation were requested by planning officers during the application process.

Recent commentary from Building Control and LABC have raised potential issue for these features to contribute to spread of fire from the dwellings below.

To address these concerns we propose reducing the extent of this expressed dormer to the cill level of the windows at this level as shown on elevation drawing PL.006 rev P09

2. Inclusion of full height railings to internal court at ground floor

To comply with the requirement to meet Secure by design and the clients preferred access strategy we have amended the scheme to include full height, non climbable railings to the ground floor external corridors as shown on elevations drawing PL.009 rev P09 and plans PL.003 rev P17 + PL.004 rev P06

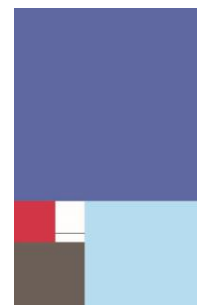
3. Omission of louvres to the Northern elevation

These louvres were included in the design at the request of planning officers in an email of 02.10.19 where the reasons for their inclusion were to prevent 'prejudicing the future development of this land.is elevation therefore needs to be reconsidered and revised plans submitted which would not allow for any overlooking of the site to the north.

We had advised planning officers that the fire escape strategy for this building relied on an open deck arrangement requiring free ventilation to this space. Building control officers have now confirmed that the provision of louvres above the 1100mm guarding is unacceptable as it will not provide the requisite ventilation.

We therefore propose replacing these louvres with 1100mm high obscured glazed balustrading as the provision of the louvres compromises the safety of residential means of escape.

In addition we have conducted further investigations which indicate that the reasoning behind the provision of this screening is inconsistent. We have provided the following statement alongside some illustrations showing the impact of our proposal and a previously approved scheme 105483/FO/2014/N2.



No.1 ARTS VILLAGE
HENRY STREET
LIVERPOOL
L1 5BS
TEL: 0151 707 1818
FAX: 0151 707 1819
E-mail:
Admin@johnmccall.co.uk
Web Site:
www.johnmccall.co.uk

Directors

DAVID SMITH
ABIAT ACIOB
CARL GRANNELL
BA Hons Dip Arch RIBA
TRACI JOHNSTON
Practice Manager

Associates

JOANNE MOUNTFIELD
BA Hons BArch RIBA

Principal Designer

ANDY HOWIE
BSc Hons MCIOS FRSH
Andy@johnmccall.co.uk

- ☐ ARCHITECTURE
- ☐ REGENERATION
- ☐ INTERIOR DESIGN
- ☐ CONSTRUCTION DESIGN
& MANAGEMENT



INVESTOR IN PEOPLE

These schemes are directly comparable as

- The Core strategy development document July 2012 was in effect.
- Both schemes were assessed by the same planning officer.
- Both schemes are for C3 residential use

In the approval notice for this scheme the justification for these measures were stated as 'To safeguard the privacy of the adjoining occupiers, in the interests of residential amenity; and to ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with policies SP1 and DM1 of the Core Strategy for Manchester.'

Amenity impact

Permission ref 105483/FO/2014/N2 consists of 9 no 3 storey houses which due to their scale and location are relevant to our application as they are of similar use and scale.

These dwellings were to be located some 5m from the northern boundary of the site but included a number of windows from habitable rooms overlooking this boundary.

We have produced illustrations which demonstrate that the impact on residential amenity resulting from this scheme is similar to that resulting from our scheme. The information contained in the approval of the previous scheme indicates that it would have a greater impact as the adjacent garage site and rear gardens to no.s 18-22 reddish lane are overlooked from habitable rooms in 3 storey dwellings whereas for our proposal there would be overlooking only from a 1st floor non-habitable access corridor and a single kitchen window – which we have indicated could be obscured if required.

Prejudicing future development.

The adjacent sites within 21m of the northern site boundary comprise of
1: a garage site with private access road which is identified as separate to 22 reddish lane in property information available on the Manchester city council website

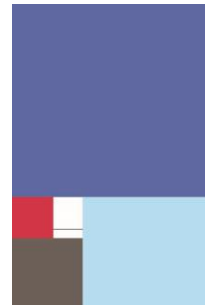
2: Rear Garden of 20 reddish lane

3 : Rear Garden on 18 reddish lane

The potential development available to these spaces is limited by their proximity to the dwellings facing reddish lane (no 18-22) taking a guide of 21m as an appropriate interface distance to a new development there is only a small area to the rear of the garage site which could potentially be developed and contain a habitable window (ie as an additional house or habitable/usable workspace) any development of these adjoining sites would require the removal of most of the street to comply with residential amenity standards.

There are no proposals in receipt of permission for development in this area.

We have provided materials which quantify and demonstrate the relative lack of impact this development will have on the amenity of adjacent sites and provided



No.1 ARTS VILLAGE
HENRY STREET
LIVERPOOL
L1 5BS
TEL: 0151 707 1818
FAX: 0151 707 1819
E-mail:
Admin@johnmccall.co.uk
Web Site:
www.johnmccall.co.uk

Directors

DAVID SMITH
ABIAT ACIOB
CARL GRANNELL
BA Hons Dip Arch RIBA
TRACI JOHNSTON
Practice Manager

Associates

JOANNE MOUNTFIELD
BA Hons BArch RIBA

Principal Designer

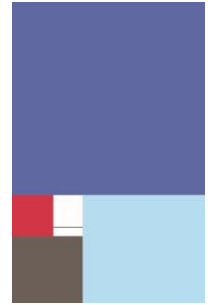
ANDY HOWIE
BSc Hons MCI0B FRSH
Andy@johnmccall.co.uk

- ☐ ARCHITECTURE
- ☐ REGENERATION
- ☐ INTERIOR DESIGN
- ☐ CONSTRUCTION DESIGN
& MANAGEMENT



INVESTOR IN PEOPLE

justification that the sites as they currently stand (ignoring the impact of our new development / or that of the previous proposal) are not able to be developed without impacting directly on the residential amenity of the adjacent dwellings.



No.1 ARTS VILLAGE
HENRY STREET
LIVERPOOL
L1 5BS
TEL: 0151 707 1818
FAX: 0151 707 1819
E-mail:
Admin@johnmccall.co.uk
Web Site:
www.johnmccall.co.uk

Directors

DAVID SMITH
ABIAT ACIOB
CARL GRANNELL
BA Hons Dip Arch RIBA
TRACI JOHNSTON
Practice Manager

Associates

JOANNE MOUNTFIELD
BA Hons BArch RIBA

Principal Designer

ANDY HOWIE
BSc Hons MCIOB FRSH
Andy@johnmccall.co.uk

- ☐ ARCHITECTURE
- ☐ REGENERATION
- ☐ INTERIOR DESIGN
- ☐ CONSTRUCTION DESIGN
& MANAGEMENT



INVESTOR IN PEOPLE