

Aaron Savage

From: Paul Daly <p.daly@stephenson-studio.com>
Sent: 17 July 2018 16:54
To: Angela Leckie; Paul Mason
Cc: Eleanor Swire
Subject: RE: FW: 7376 - Brownsfield Mill 115401/115402
Attachments: 7376-AL(05)0062 P07_vertical_escape_ope.pdf

Dear Angela and Paul,

Please find attached coloured elevation as requested.

Aside from the technical difficulties previously outlined, we hope you're in agreement that the continuous vertical opening is an improvement to the look of this prominent gable. It has less of the rudimentary language of the obligatory 'fire escape' about it with a series of standard sized escape doors punched through the wall, and is a less harsh design solution by giving a greater opportunity to reveal more of the quality timber doors. We don't believe the proposal invokes a sense of fake heritage, any more than individual door openings in the gable would do so.

Kind regards,

Paul

From: Angela Leckie [mailto:a.leckie@manchester.gov.uk]
Sent: 16 July 2018 14:31
To: Paul Daly <p.daly@stephenson-studio.com>
Cc: p.mason@manchester.gov.uk; Eleanor Swire <e.swire@stephenson-studio.com>
Subject: Re: FW: 7376 - Brownsfield Mill 115401/115402

Hi Paul

Can we have the sketch please

Regards

Angela

Angela Leckie
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On 13 July 2018 at 16:02, Paul Daly <p.daly@stephenson-studio.com> wrote:

Hi Angela,

Thanks for the feedback.

The issue we're having is not construction delivery, its actually reconciling the new door cills with door heads below. Any masonry which goes in the zone between heads and cills above (cill, brick coursing, feature lintel) need to fit into this constricted zone, be thermally broken, and provide a watertight head and cill for years to come. Given these physical constrictions and risks, we make the proposal of the (externally apparent) full height opening, which broadly takes the form of a loading bay. It would be clear however that it is not an original opening nor try to be false heritage – it's a solution borne of technical limitations that does not have a totally 'alien' language to the original building. Reading from bottom to top the wider entrances to GF & 1FL apts would narrow in a 'contemporary' way above 2FL where only escape is required, and it have a new lintel at the very top, again a sign-giver of 'new intervention' rather than mock loading slot.

Attached is an exploratory detail of the cill-head zone in question for reference.

If it would be of assistance we can prepare a sketch of the elevation if you can maintain an open mind for now, and conclude early next week?

Please call if you wish to discuss.

Regards,

Paul

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paul daly
architect
for stephenson STUDIO



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From: Angela Leckie [mailto:a.leckie@manchester.gov.uk]
Sent: 13 July 2018 15:01
To: Eleanor Swire <e.swire@stephenson-studio.com>
Cc: p.mason@manchester.gov.uk; Paul Daly <p.daly@stephenson-studio.com>
Subject: Re: FW: 7376 - Brownsfield Mill 115401/115402

Hi Eleanor

Whilst we understand the practical issue here there was never a loading slot in this area and as such we are reluctant to see the inclusion of 'false' heritage features. As a compromise however we would be willing for the brick to be removed on a temporary basis to facilitate delivery provided that this is reinstated and the 6 openings as approved installed as part of the final scheme.

Regards

Angela

Angela Leckie

Senior Planner

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On 3 July 2018 at 17:38, Eleanor Swire <e.swire@stephenson-studio.com> wrote:

ref: 115401/F0/2017) and listed building consent (ref: 115402/LO/2017)

Good afternoon Paul,

Have you had chance to review the below?

Please give us a call if you wish to discuss.

Thanks

Kind regards, Eleanor

eleanor swire

for stephenson STUDIO



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From: Eleanor Swire
Sent: 28 June 2018 16:55
To: 'p.mason@manchester.gov.uk' <p.mason@manchester.gov.uk>
Cc: Angela Leckie <a.leckie@manchester.gov.uk>; Paul Daly <p.daly@stephenson-studio.com>
Subject: 7376 - Brownsfield Mill 115401/115402

ref: 115401/F0/2017) and listed building consent (ref: 115402/LO/2017)

Good afternoon Paul

Concerning the attached approved drawing **al(03)0022** (approved 13/03/2018 in relation to condition **5d location of doorways**) we would like to check with you that the proposed amendment is acceptable:

Rather than creating 6 separate openings for the external stair, we propose to form a single full height slot opening, akin to the former loading bay adjacent to the second annex stair tower.

This is required principally for buildability and thermal insulation purposes. In order to accommodate and insulate the Structural Engineers increased-size lintel requirements. Once these are in place we are left with 1-2 courses of brick above - the contractor has advised that this will be extremely difficult to build and to achieve a neat interface with brick coursing.

We therefore propose a single slot opening infilled with timber (formed from doors with fixed over-panels concealing lintels). This will be consistent with the language of the former loading-bay slot which is currently boarded, and into which new slimline steel windows are to be installed (*ref. attached approved planning drawing al(05)0062*).

If you could call/advise if this approach is broadly acceptable in the first instance we can address detail at a later point if required.

I am out of the office tomorrow so please ask for / contact Paul Daly concerning this.

Thank you.

Kind regards
Eleanor

eleanor swire

for stephenson STUDIO



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