

Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

**13 St Johns Street for Mr Nilesh Bhatt: Listed Building Consent 124227/L0/2019 Approval
Date 19th June 2020**

Dear Sirs

Further to the above Listed Building Consent we would like to submit the following documentation by way of discharging the condition obligations attached to the approval. For clarity, the wording of each condition has been summarised and inserted below with the appropriate response noted against each item.

1) *The development must be begun not later than 13th November 2022.*

BTP Response

No action required. We would confirm that the development began in the spring of 2020 although progress has been inevitably hampered by the practical implications of the pandemic.

2) *The development hereby approved shall be carried out in accordance with the following drawings and documents*

BTP Response

No action required. We would confirm that the development is being implemented in accordance with the approved drawings and documentation.

3) *Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:*

a) *Roofworks - Detailed method statement for proposed repair works to the roof and chimney stacks and samples of any replacement materials including final details of proposed roof ventilation*

BTP Response

The necessary repairs to the roof coverings are limited and the existing materials and fabric are to be retained. Where proposed rooflights are to be inserted, the existing slates will be carefully removed, and the opening made good on a like for like basis. The excess slates are to be carefully stored on site and use for any limited patching up/making good where this is required. The brickwork repairs and repointing to the chimney stacks is to be carried out in accordance with the guidance contained in the attached specification.

Directors: V J Saunders BA(Hons), B.Arch, ARB, RIBA, SCA, CAABC. M Atkinson BA(Hons), M.Arch, ARB, RIBA. Associate Director: S Dennis BSc, B.Arch(Hons), ARB, RIBA. Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA. Company No. 4168809.

With regard to the roof ventilation slates which we intend to use for extract ventilation and the introduction of fresh air, a sample of the proposed product has been delivered to site for inspection/approval. Obviously, the manufacture of this in traditional lead sheet results in this being a heavy item. Whilst we could have this transported to the planning department, it would seem a much more efficient use of resources if you were to arrange to visit site to see this product and several other elements of material which also require approval. We would request that an appointment to inspect these materials be made through the Project Architect (Adrian Pearson 07767 318850) to ensure Health & Safety protocols are maintained.

- b) Glazing- an on-site sample of the proposed double glazing system to existing windows; full details of the proposed new double glazed windows including detailed cross-sections through the frame at the base, head, reveal, glazing bars and details of how it connects with the existing fabric, including colour and fitting detail; followed by provision of a sample of the proposed glazing window on site. No windows shall be removed without the above details being provided to and approved by the Local Planning Authority.***

BTP Response

The proposed adaption of the existing glazing bars/astragals to accommodate the slimline double-glazed units identified in the planning application documents have been installed on site during the course of the summer.

The only impact this has had on the historic fabric has been the removal of approximately 6mm of rebate to the astragals to accommodate the increased thickness of the unit. There has been no impact on the head or cill detail of the window and this technique has removed the need for intrusive and unsightly secondary glazing for thermal and acoustic insulation purposes.

The approach has also allowed all the historic windows to be retained and the internal shutters (original) to be repaired and returned to full working order. The proposal has retained original fabric and secured the aesthetic appearance of the listed terrace frontage for the foreseeable future. It is generally regarded as acceptable for improving the thermal and acoustic performance of heritage windows with the minimum of loss or damage to the fabric. There are numerous examples of assets of a similar designation (Grade II) where the adoption of this technique has been deemed acceptable.

We would suggest that the best way to demonstrate that this is an appropriate approach would be to inspect the installation together on site. If this is necessary, please contact the Project Architect (Adrian Pearson 07767 318850) to confirm a mutually convenient appointment.

- c) *Extension - Details of the new glazing system proposed for the extension including detailed cross-sections through the conservatory framing and details of how it connects with the existing fabric, including colour and fitting detail***

BTP Response

We have attached copies of the proposed detail drawings for the glazed conservatory, its structure, and the junctions with the existing fabric. These are to be read in conjunction with the previously submitted and approved general arrangement drawings for this area. The drawings also detail the installation of the living green wall within the conservatory and the glass floor that allows light into the basement area.

- d) *Brick cleaning/repair- the cleaning, repairs and treatment of the exposed brickwork of the internal walls, including but not limited to the exposed areas of brickwork to the basement, and the area of brickwork to be removed and part-rebuilt adjacent to the Chimney breast In the kitchen. This shall include the provision of samples of proposed replacement brick and mortar where required.***

BTP Response

We have attached a copy of our specification for brickwork repair, repointing and cleaning and the detailed guidance will be implemented at site level by client/contracts manager/contractor.

Summary

We would apologise that this information noted above has not forwarded to you earlier in the construction process but hope that the unprecedented situation we have found ourselves in through 2020 has provided some extenuating circumstances. Nevertheless, we acknowledge that we need to regularise the situation and would hope that the information submitted will provide you with enough detail to confirm that the conditions to the approved application have been discharged.

If any further information or clarification is required, please do not hesitate to contact me on the details noted below.

Yours Sincerely,



Adrian Pearson

Senior Conservation Architect

BA (Hons), Dip Arch, RIBA(SCA), AABC