Eleanor Swire

From: Paul Daly
Sent: 27 February 2019 13:27
To: Angela Leckie
Cc: Paul Mason; Eleanor Swire
Subject: RE: Brownsfield Mill site visit 11.01.2019

Hi Angela,

In advance of Monday's meeting, just to ask if you could clarify the points raised in red below so we can discount anything we don't need to talk about; see queries in green.
Other items (without commentary in red) we trust are agreed in principle and we will follow up with a formal application for discharge in due course.

Many thanks,

Paul

paul daly
architect
for stephenson STUDIO

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From: Angela Leckie [mailto:a.leckie@manchester.gov.uk]
Sent: 25 January 2019 16:33
To: Paul Daly <p.daly@stephenson-studio.com>; Paul Mason <p.mason@manchester.gov.uk>
Subject: Re: Brownsfield Mill site visit 11.01.2019

Hi Paul see comments below in red.

Approved items:

1. Alternative brick sample panel, brick & mortar; approval confirmed as per Friday's correspondence.

2. External light fittings above entrance doors in accordance with CIBSE/SLL Guide LG9 - Lighting for communal residential buildings; fitting L5 accepted however in black finish as opposed to metallic. Please refer to the attached elevations as reviewed on the day.



WHY CAN'T THESE BE LIKE THE SMALL SPOT LIGHT? Does this refer to item 3 below? As these are emergency light fittings they need to have their own self-contained battery packs, and are therefore unavoidably larger than mains-dependent fittings. The L5 fittings of item 2 above are not designed for emergency applications. The range of emergency fittings available on the market is more limited than mains-dependent fittings.

3. As queried, we can confirm that emergency light fittings to escape stairs will normally be in off-mode, coming on only by presence detection or in the event of a power failure.
Fittings on the stairs are generally mounted below the landings and concealed in the depth of the structure.
4. Dry riser proposal in the main stair landings, please refer to the attached drawings SK-118 & SK-121.
5. Large feature Rooflight; Vitral product in principle deemed appropriate - further images of application within a slate roof to be forwarded. Proposals issued 6.2.19.
6. As discussed, the vertical conduiting of common-space/landlords cabling can be either: Opt 1. Locating a 100x100mm galvanized trunking in each corner of the landings (2no. in total). Opt 2. the arrangement of a series of 25mm diameter galvanized conduits around the stair core. Please refer to the attached Dry riser & Conduit in stair drawings.

Further review items:

1. Boardmarked concrete sample panel; some snagging items together with an inauspicious context of the panel did not lend to a convincing example on the day of inspection.
It was agreed that the phased installation of boardmarked concrete walls within the scheme (lower courtyard wall, planter walls) provided opportunities to demonstrate improved quality prior to casting the boundary wall on Great Ancoats St.

WE REMAIN CONCERNED ABOUT THIS AND ARE YET TO BE CONVINCED AND AS SUCH THERE IS SOME RISK TO PROCEEDING IN THIS BASIS - WHILST THIS WAS SHOWN IN THE APPLICATION THERE WAS A CONDITION TO AGREE MATERIALS - YOU MAY WANT TO RE-CONSIDER THE PROPOSALS GIVEN THIS RISK To be discussed at the meeting.

2. The 2no. proposed wall-mounted emergency fittings above the escape stair was to be reviewed. Again, we confirm that light fittings would normally be in 'off' mode, only to come on in the event of presence detection or power failure.

- **Opt 1:** The proposed circular L3 fittings are black in keeping with other externally mounted fittings; in view of these being located in the rendered panel, whether this could relieve the strict adherence to form and location? All power cables would be concealed by being chased into the render and re-covered.
- **Opt 2:** From the 2no. central suspension beams above the stair, suspend linear emergency light fittings L2E (as per the stair soffits), housed however within mild steel covers painted out to match the stairs. Again, power cables would be concealed by being chased into the render and re-covered.

3. Further images of application of Vitral Rooflight in a slate roof to be forwarded. Proposals issued 6.2.19.

Items not discussed due to time constraints:

1. 3no. small LED fittings proposed for architectural feature-lighting to upper chimney stack. Please find attached data sheet for proposed L6 fittings, in black to match black L5 fittings. These would be concealed by the front edge of the parapet by perspective from the ground and too small to be seen from outside of the site).
2. Door security fob reader and Intercom panel adjacent main entrance door – please see attached. Location relative to door is to be compliant (as far as possible) with DDA requirements. Preferred option is to recess however can be surface mounted if necessary incorporating the protective shield (see attached).
3. 2no. wall-mounted external taps at low level to the rear, for the purposes external maintenance.

WE NEED TO SEE THE ABOVE Which of the above would you need to see?

Regards

Angela

Many thanks for this.

Received, thank you.

Many thanks.

ReplyReply to allForward

Angela Leckie

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On Tue, 15 Jan 2019 at 19:31, Paul Daly <p.daly@stephenson-studio.com> wrote:

> Dear Angela & Paul,
>
> Many thanks for visiting site on Friday.
>
> Below, a series of bullet points on the matters discussed for your attention:
>
> **Approved items:**
>
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>
> 2. External light fittings above entrance doors in accordance with CIBSE/SLL Guide LG9 - Lighting for communal residential buildings; fitting L5 accepted however in black finish as opposed to metallic. Please refer to the attached elevations as reviewed on the day.



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3. 2no. wall-mounted external taps at low level to the rear, for the purposes external maintenance.

We await your feedback at your earliest convenience.

Many thanks & regards,

Paul

paul daly
architect
for stephenson STUDIO

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