

JOB NO. 3521

13 St. John Street, Manchester

For Nilesh Bhatt

Additional information requested by planning:

- Blue is extracted from the invalid letter application under reference 124227/LO/2019.
- Red is BTP response

2) Please provide: Scaled and annotated, existing floor plans to be read against the proposed. Scaled and annotated, existing floor elevations to be read against the proposed. Scaled and annotated, existing and proposed roof plans. Please ensure proposed materials are clearly marked up on the drawings. Please provide existing and proposed side elevation drawing of the buildings in the rear area showing how pipework will be dealt with. Scaled and annotated, existing and proposed elevation, plan and cross section drawings of the secondary glazing proposed, with details of how it will fix and relate to the existing window surround. Scaled and annotated drawing of the proposed tanking system in context, including details of fixings and finish.

Scaled and annotated, existing and proposed roof plans. Scaled and annotated, existing and proposed section through whole of the property from front to back, please provide full plan of the property showing the line on which the cross section is taken. Scaled and annotated, existing and proposed elevation and plan drawings showing proposed boundary treatments.

Please see the revised plans also uploaded onto the portal, a scale bar has been added the yard elevation is on the section drawing. Secondary glazing has been shown. Tanking is indicated on the basement drawing and shown on Tanking Detail sheet.

3) Please provide a full method statement for the proposed window repair, and for the works to the architraves.

Please see the Window schedule which lists the repairs for each window with photo's

4) Please provide a full finishes schedule

Floor finishes indicated on plans, existing ceilings and walls to remain.

2) Design and Access Statement - The statement should explain why you consider a development of this size and character is consistent with its urban design setting, particularly in terms of the application site, the immediate surroundings and street scene, and the wider City Centre context. The statement should also include a justification for the scale and design of the development proposed. This should include a discussion of the principle of the change of use, and how it meets planning policy. It should also consider our relevant residential space standards. Development should adhere to the Councils adopted Space Standard Design Guidelines. It is important to remember that these minimum space standards should not be taken as maximum areas. Housing which exceeds minimum dwelling sizes will always be encouraged. Additional rooms, including utility rooms, studies and en-suite bathrooms, are encouraged, but will require additional floor area above the minimum GIA to avoid compromising the space and functionality of other parts of the home. This should also include a discussion as to the level of car parking proposed for the development, and details of space and facilities (i.e. location and number of spaces) for secure cycle parking to be provided within the scheme. A minimum of one cycle space per apartment plus cycle parking for the commercial units should be provided

The Statement of Design and Heritage Significance covers this.

For clarification:

Existing building in an existing street setting, massing setting etc. are all predetermined. Space standards are exceeded, no car parking is proposed as this would be harmful to the heritage asset.

3) Given the proposed change of use to residential, an acoustic assessment under the requirements of paragraph 123 of the National Planning Policy Framework, which provides details of the existing noise levels in the area including levels during daytime, night time and weekends along with an indication of noise levels that you propose to achieve within the accommodation and details of the acoustic glazing and acoustically treated ventilation you propose to use and what measures will need to be implemented on site to meet internal noise requirements. In terms of the proposed uses, the study should identify the acoustic treatment and measures that will limit the breakout of noise in accordance with a noise study of the premises. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment, and specified maximum internal noise levels

Noise

Conversion of the property into residential is returning the property to its former use will have a low impact upon neighbours about noise. The neighboring property No 15 is residential. Many properties are being returned to their previous use as residential in the street. Noise

generation is unlikely to pose a concern. The sash windows will be secondary glazed with Selecta glaze Series 10 Slimline. This will minimize the impact of noise internally as far as reasonably possible from the street and is a practical method when dealing with a heritage asset. The system selected with a 50mm gap reduces noise impact by 39Rw dB. An Urban area light traffic generates a dBA of 50, therefore the Selecta Glaze secondary glazing will provide an internal noise of 11 dBA, which is well within the maximum allowance.

Location	Effects	Maximum L_{eq} (dBA)	Time (hours)	Time of day
Bedroom	sleep disturbance, annoyance	30	8	night
Living area	annoyance, speech interference	50	16	day
Outdoor living area	moderate annoyance	50	16	day
Outdoor living area	serious annoyance	55	16	day
Outdoor living area	sleep disturbance, with open windows	45	8	night
School classroom	speech interference, communication disturbance	35	8	day
Hospitals patient rooms	sleep disturbance, communication interference	30 - 35	8	day and night

4) As outlined within paragraph 69 of the National Planning Policy Framework and Core Strategy Policy DM1, any submission will require an assessment of how crime and safety issues will be addressed through the development. For all major applications, a Crime Impact Statement must accompany the submission, a copy of the criteria required to produce a CIS is available from: www.designforsecurity.org. The development shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented shall seek to achieve the 'Secured by Design' accreditation awarded by Greater Manchester Police and you should submit a letter from GMP confirming that the scheme has or would achieve 'Secured by Design'. (Core Strategy Policy DM1)

Secure by Design

Compliance with Part Q PAS 24 to all doors and windows on the ground floor where possible, accepting the existing sash constraints.

5) Full details of the proposed servicing (deliveries, collection and maintenance etc.) to the proposal. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing. Details of how and where refuse is to be stored within the building and how the refuse is to be collected (if the use is mixed please confirm where refuse is to be stored within the residential element and the commercial element). Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please note that separate containers for recycling should be used and you should provide details on these. You will also need to fill in and submit the proforma in Appendix E of the City Council's Waste Storage and Collection Guidance for New Developments, which you can find using the following link:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy If the proposed waste management strategy is as existing please confirm the existing waste management details (Core Strategy Policy EN19).

See the waste Management Plan and drawing of the Ground Floor as proposed

6) Full details of the proposed ventilation and extraction for the proposed development. For the avoidance of doubt all equipment associated with extraction should be located internally within the building; if not currently shown in the submitted drawings - you will need to look at how fumes can be extracted without the need for an external flue i.e. using existing building services terminating at rooftop extraction. If this is not possible provide a full explanation of why - this can be provided in the Design and Access Statement. Please include: - The location and appearance of any external equipment for fume extraction/ventilation, e.g. grilles/flues. - Scaled plans and elevational drawings as existing and proposed - Relevant floorplans showing the location of any equipment internally and the route any ducting would take to the internal riser/exterior walls

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- The noise levels that would be generated from the proposed equipment and the acoustic attenuation measures proposed to reduce the equipment's noise output externally. Please note that any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location - A technical specification of the proposed equipment from the manufacturer -Information regarding the proposed cleaning/maintenance regime for the fume extraction equipment Schemes shall ensure that flues terminate at least 1m above the eaves level and/or any openable windows/ventilation intakes of nearby properties. Details should also be provided in

relation to replacement air. Please also see section 4 within the 'Environmental protection information for developers' document at the following link: www.manchester.gov.uk/downloads/download/5199/information_for_developers and fill in Appendix A (pages 20 and 21) from the same document as a complementary piece of information to go with all the information asked for above.

N/A, the noise generation from domestic fans is minimal

7) Please provide: Scaled and annotated, existing floor plans to be read against the proposed. Scaled and annotated, existing floor elevations to be read against the proposed. Scaled and annotated, existing and proposed roof plans. Please ensure proposed materials are clearly marked up on the drawings. Please provide existing and proposed side elevation drawing of the buildings in the eyar area showing how pipework will be dealt with.

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8) Please provide details of the proposed living wall, including specification, details of who would install it and relevant experience, and proposed maintenance strategy.

Living Wall details

Shown below is a sample of a maintenance schedule for the United Kingdom. There must be a degree of flexibility allowed for in each maintenance package as some seasons require more labour than others.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Visually inspect the living wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check the moisture levels			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Recalibrate irrigation zones		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check the health of plants		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out remedial work if necessary		✓		✓		✓		✓		✓		✓
Remove weeds				✓		✓		✓		✓		
Prune in accordance with season			✓							✓		
Dead head seasonal plants				✓	✓							
Treat for pest and disease						✓	✓		✓			
Apply feed and nutrient as necessary			✓				✓					
Service irrigation system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check run off outlets for blockage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replace any plants that have failed			✓							✓		
Sweep and tidy below wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Having successfully designed, grown and installed the ANS Living Wall System™, maintenance is essential to guarantee the wall has a fresh and vibrant appearance on an ongoing basis. ANS offer a professional maintenance contract to maintain the living wall on site. This ensures that the Living Wall grows suitably, is pruned accurately and is fed as appropriate.

Once plants have finished flowering, the dead flowers are removed and the apical dominance of the plants is kept in check. This ensures a healthy wall, aesthetically and scientifically.

Site visits are carried out as required to carry out the following work:

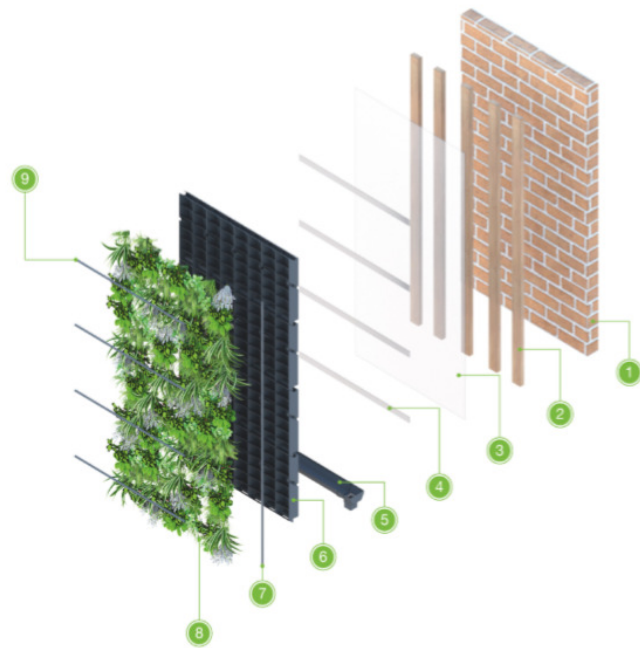
- Visually inspect the wall
 - Check the moisture levels in wall and adjust irrigation as necessary
 - Check the well-being of plants
 - Carry out remedial work to wall as found to be necessary
 - Remove weeds
 - Prune in accordance with seasonal requirements
 - Dead head as necessary
- Treat for pest and disease
 - Apply feed and nutrient as necessary
 - Check and service irrigation plant and ensure correct operation
 - Sweep and tidy below wall
 - Check run off outlets for blockage
 - Replant at any plants that have failed due to poor workmanship

The ANS promise is that with our maintenance programme in place the living wall will be kept in its original pristine condition.



Timber Baton

1. Indicative brick or concrete surface
2. FSC pressure treated timber wall mounted battens acting as vertical support
3. Waterproof membrane
4. 48x12mm ANS Fixing Rail
5. Osma Squareline Gutter or client specified
6. ANS Living Wall Module 500x250x100mm
7. 16mm vertical irrigation pipe
8. Planting
9. 16mm inline emitter pressure regulated irrigation pipe



Installation for 13 St Johns Street, Manchester

1. All measurements are based on given measurements; exact measurements subject to site survey.
2. To provide site specific Risk Assessment / Method Statement tailored to the project and address H&S issues as required by main contractor / client.
3. Design, supply & grow 38.5m² ANS Living Wall System™ (308 no. of modules)
4. To supply & fix treated FSC timber battens 50mm x 25mm vertically @ 250mm centres
5. To supply & fix breathable membrane
6. To supply & fix ANS hanging rails to timber battens at 505mm centres.
7. To supply & fix fully planted 38.5m² ANS Living Wall System™ modules (308 no. of modules)
8. To supply & fix square line uPVC gutter with running outlets to base of wall.
9. To design, supply, install and commission a fully automatic computer irrigation system which consists of the following:-
 - a) 500 litre breaktank
 - b) Submersible pump
 - c) Nutrient dosing unit
 - d) 25 litre fertiliser tank
 - e) Computer controller unit (full remote access with flow alarm & power outage alarm)
 - f) Solenoid valves 7 no. Bermad Globe 24v
 - g) ANS irrigation dripline with outlets at 125mm centres with a flow rate of 1.6 litres / hour.
 - h) 16mm irrigation supply pipe to the modules
 - i) Allowance made for all goods to be delivered to site

Please see the we transfer reference below follow the link, the document is too large, I cannot upload on to the portal is too big, please note the link will only work for one week. Also please note I have asked for an independent system not secured to 15 St John Street.

<https://we.tl/t-05gkOmdMjx>

9) The application site is within Manchester's Air Quality Management Area and future residents may be exposed to air pollution. The developer should assess this impact and also determine whether the development is of sufficient scale or type to warrant an air quality impact assessment by reference to current guidance, for example IAQM/EPUK. If an assessment is required, the scope and methodology may then be submitted for our review.

Air Quality

The conversion of one dwelling is considered screened out as outlined in the EPUK & IAQM GUIDANCE Planning For Air Quality, the table below is extracted from the document

Table 6.1: Stage 1 Criteria

Criteria to Proceed to Stage 2
A. If any of the following apply:
• 10 or more residential units or a site area of more than 0.5ha • more than 1,000 m² of floor space for all other uses or a site area greater than 1ha
B. Coupled with any of the following:
• the development has more than 10 parking spaces • the development will have a centralised energy facility or other centralised combustion process
Note: Consideration should still be given to the potential impacts of neighbouring sources on the site, even if an assessment of impacts of the development on the surrounding area is screened out.