MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Re: CGH and Lee: Louvres 124913/FO/2019

Heloise Wood <heloise wood@ateliermb.co.uk> 18 November 2019 at 17.29
To Joseph Hobbs <j.hobbs@manchester.gov uk>

Ref1841

Joe,

We agree to the extension.

Kind regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

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Urban Architects

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From: Joseph Hobbs <j.hobbs@manchester.gov.uk>
Date: Monday, 18 November 2019 at 16:47
To: Heloise Wood <heloise.wood@ateliermb.co.uk>
Subject: Re: CGH and Lee: Louvres 124913/FO/2019

Heloise,

Thanks for this. I appreciate we spoke a week or so ago. Unfortunately I am unable to sign off the apps, but am hoping to do so by COP Thursday Can you agree an extension of time until then and we can work to that date?

Kind regards,

On Tue, 29 Oct 2019 at 10 32, Heloise Wood <heloise.wood@atelıermb co.uk> wrote

> Ref1841
>
> Joseph,
>
> Please find attached additional drawings and updated report. These explain why the centralised ducted air system would be both more detrimental to the existing fabric, and physically not possible due to existing plant constraints
>
> The key points are that central ducts would be very large, and have a significant impact on the spatial qualities of the existing building. In Churchgate, the new ductwork would preclude maintenance access to other services which serve different tenants in the building. It would also be such a depth that the head height at one point would be reduced to below 2m. Four large holes would need to be cut into the existing masonry shaft walls In Lee House, there is insufficient space in the existing shaft to accommodate the new ducting.
>
> The Cat A louvres to the WCs would also still need to be retained with the cat B central louvre option.
>
> Regards,
>
> Heloise Wood
>
> Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.



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Internal: 38772
External: 0161 600 8772

Web http //www manchester.gov.uk

Upcoming leave: **14th and 15th November 2019**
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MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Re: CGH and Lee: Louvres 124913/FO/2019

Heloise Wood <heloise.wood@ateliermb.co.uk> 29 October 2019 at 10 31
To: Joseph Hobbs <j.hobbs@manchester.gov uk>
Cc. Nick Taylor - Manchester <njtaylor@savills.com>, Andrew Burns <andrew.burns@ateliermb co.uk>

Ref1841

Joseph,

Please find attached additional drawings and updated report. These explain why the centralised ducted air system would be both more detrimental to the existing fabric, and physically not possible due to existing plant constraints.

The key points are that central ducts would be very large, and have a significant impact on the spatial qualities of the existing building. In Churchgate, the new ductwork would preclude maintenance access to other services which serve different tenants in the building. It would also be such a depth that the head height at one point would be reduced to below 2m. Four large holes would need to be cut into the existing masonry shaft walls. In Lee House, there is insufficient space in the existing shaft to accommodate the new ducting.

The Cat A louvres to the WCs would also still need to be retained with the cat B central louvre option.

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

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4 attachments

1841-P(171)-.pdf
120K

1841-P(131)-.pdf
250K

1841-P(105)-.pdf
145K

19.09.26 Churchgate House and Lee House - Louvres report Rev A.pdf
7648K

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

CGH and Lee: Louvres 124913/FO/2019

Heloise Wood <heloise wood@atelıermb.co uk> 28 October 2019 at 15 18
To: Joseph Hobbs <j.hobbs@manchester.gov uk>
Cc. Nick Taylor - Manchester <njtaylor@savills.com>, Andrew Burns <andrew.burns@atelıermb co.uk>

Ref1841

Joseph,

We are collating our additional information with regards to the internal duct option, and will issue this to you shortly.

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

Atelier MB
Urban Architects

[Quoted text hidden]
[Quoted text hidden]

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MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

CGH and Lee: Louvres 124913/FO/2019

Joseph Hobbs <j hobbs@manchester gov.uk> 28 October 2019 at 07 49
To Heloise Wood <heloise wood@atelierмb.co.uk>

Hi heloise

Last time we spoke you were developing a further justification for the louvres, and why internal risers can't be implemented etc. Have you been able to collate that response yet?

In the meantime, EHO has responded re. noise from louvres and are satisfied with the levels proposed. We would put a post-completion verification report on any approval to test that the louvres meet the standards proposed.

Kind regards,
[Quoted text hidden]

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Drawings for 124913/FO/2019

Heloise Wood <heloise wood@ateliermb co.uk> 7 October 2019 at 13 02
To. Joseph Hobbs <j.hobbs@manchester gov.uk>
Cc Richard Mansell <Richard.Mansell@adtworkplace.com>, Nick Taylor - Manchester <njtaylor@savills.com>, Andrew Burns <andrew.burns@ateliermb.co.uk>

Ref1841

Joseph,

Please find attached all the latest elevation files for clarity. Note that P(202) is no longer relevant as we have been informed that this louvre has been omitted.

The drawings are as follows:

E(200)/

E(201)A

E(204)/

P(200)D

P(201)C

P(204)B

P(400)

Regards,

Heloise Wood

Senior Associate Architect

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11 attachments

1841 191007a.pdf
275K

1841 191007.pdf
290K

1841-E(202)-.pdf
172K

1841-E(204).pdf
154K

1841 E(201)A South elevation.pdf
179K

1841-P(200)-D East Ele.pdf
314K

1841-P(201)-C-South Ele.pdf
307K

1841-P(202)A Ele CC.pdf
176K

1841-P(204)B Ele DD.pdf
255K

1841-P(400) Louvre dets.pdf
223K

1841-P(130) plan sect key.pdf
377K

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Drawings for 124913/FO/2019

Joseph Hobbs <j hobbs@manchester gov uk> 7 October 2019 at 11 21
To Heloise Wood <heloise.wood@atelierm b.co.uk>

Hi Heloise,

Just checking I am working with the right drawings for the louvres on this one. In terms of elevation drawings I have the following

E(200)
P(200) Rev B
E(201)
P(201) Rev A
E(202)
P(202)
E(204)
P (204)
P (400)

Are there any others? Also, dwgs 200 and 201 don't include the small scale plan drawing showing where the elevations are taken from, unlike 202 and 204 Can you amend the drawings to include it - makes it easier to understand the locations The drawings may need to be re-titled to include the section lines.

Could we have a plan drawing showing all the section lines for louvre elevations on?

Thanks,

--
Joe Hobbs
Assistant Planning Officer
Planning and Building Control
Growth and Development Directorate
j.hobbs@manchester.gov uk
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MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Re: Churchgate and Lee: 123979/LO/2019, 123883/LO/2019 1 of 2

Heloise Wood <heloise.wood@atelıermb co.uk> 30 September 2019 at 09.34
To Joseph Hobbs <j.hobbs@manchester.gov.uk>
Cc: Nick Taylor - Manchester <njtaylor@savills com>, Andrew Burns <andrew.burns@atelıermb.co.uk>

Ref1841

Joseph,

Can you validate the new FO/LB consent applications now, before potentially withdrawing the previous LB applications? There are a few files attached which were not included in the FO application. Otherwise you should have them all now, along with updated drawing issue sheets (over this and the next email due to size).

We will have to seek instruction from our Clents with regards to whether it is acceptable to combine all the applications, and withdraw the 2 no separate LB applications. As you are aware, the 2 no. LB applications were submitted by different applicants and there may be technical reasons why these need to remain separate.

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

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MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Churchgate and Lee: 123979/LO/2019, 123883/LO/2019

Joseph Hobbs <j.hobbs@manchester.gov.uk> 27 September 2019 at 08 42
To: Heloise Wood <heloise wood@atelierm b.co.uk>

Heloise,

Thanks for sending this through. My instruction in my email on 23rd July was that a full planning app was needed for the louvres, as they have an external manifestation on the building. But it appears that you have submitted Full and Listed application with all the relevant drawings for the fitouts of the 3,6,7 and 5,4,5. Given this is the case, would it not be simplest to withdraw the previous LBC apps (123883/LO/2019 and 123979/L O/2019) and proceed with the new apps 124913/FO/2019 and 124914/LO/2019 to cover all the internal works across CGH 3&5 and LH 4,5,6,7 as well as the external works for the proposed louvres? This would appear the simplest approach and provide a simple record going forward of any approved works

Does this work as an approach for you?

If you are happy with this as an approach, you will need to ensure we have all the relevant drawings on file for the new apps - we don't seem to have the drawing issue for 3-6-7 on the new files so its hard for me to check. Technically, for 124913/FO/2019 we don't need all the internal drawings, just the HVAC layouts, and the external drawings, whilst for 124914/LO/2019 we need all the drawings.

Please let me know when you are back on Monday how you wish to proceed.

Re . the acceptability of the louvres, I will read through the justification document and discuss with Tony and get back to you next week.

I hope this clarifies a potential and simpler way forward. Please get in touch if you have any questions.

Thanks,

[Quoted text hidden]

--

Joe Hobbs
Assistant Planning Officer
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j.hobbs@manchester gov.uk
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MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Churchgate and Lee: 123979/LO/2019, 123883/LO/2019

Heloise Wood <heloise.wood@ateliermb co.uk> 26 September 2019 at 16 17
To Joseph Hobbs <j.hobbs@manchester gov.uk>
Cc: Nick Taylor - Manchester <njtaylor@savills com>, Andrew Burns <andrew.burns@ateliermb.co.uk>, Richard Mansell <Richard.Mansell@adtworkplace.com>

Ref1841

Joseph,

Further to our discussions earlier this week, please find attached a supplementary report outlining the justification for the louvres. We also attach annotated elevations clarifying which louvres relate to each LB application.

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

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6 attachments

19.09.26 Churchgate House and Lee House - Louvres report .pdf
6361K

1841 P(201)A South elevation - louvres annot.pdf
190K

1841 P(202) ctyrd ele CC - louvres annot.pdf
289K

1841 P(204) ele DD - louvres annot.pdf
260K

1841-P(200)-B East Ele - louvres annot.pdf
556K

1841 190926.pdf
288K

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

CGH 123883/LO/2019 and 123979/LO/2019

Joseph Hobbs <j hobbs@manchester gov uk> 24 September 2019 at 14 07
To Heloise Wood <heloise.wood@ateliermb.co uk>

Heloise,

I just tried to give you a call in the office but gather you're in a meeting Please feel free to give me a call tomorrow morning, I am usually in from 8:30am.

Kind regards,
[Quoted text hidden]
--
Joe Hobbs
Assistant Planning Officer
Planning and Building Control
Growth and Development Directorate
j.hobbs@manchester gov.uk
Internal: 38772
External 0161 600 8772

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MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

CGH 123883/LO/2019 and 123979/LO/2019

Heloise Wood <heloise.wood@ateliermb.co.uk> 23 September 2019 at 14:25
To "j.hobbs@manchester.gov.uk" <j.hobbs@manchester.gov.uk>

Ref1841

Joseph,

We have been unable to make contact via telephone. Please could you give us a call to discuss the louvres at CGH. We need to clarify what if any additional information you require, and how this is best presented to yourselves.

We appreciate that this application has become rather confusing, given that there a 2 no. LB application for different floors (2 design reports), and then a Full Plans application to cover all of these floors combined.

Why is 123979/LO/2019 invalid, when 123883/LO/2019 is valid?

Regards,

Heloise Wood

Senior Associate Architect

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Joseph Hobbs <j.hobbs@manchester.gov.uk>

Re: Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Heloise Wood <heloise.wood@ateliermb.co.uk> 23 September 2019 at 12.53
To Joseph Hobbs <j.hobbs@manchester.gov.uk>
Cc Andrew Burns <andrew burns@ateliermb.co uk>, Will Parry <wp@helical.co uk>, Mike Mccormack <mike mccormack@adtenergy.com>, Richard Mansell <Richard Mansell@adtworkplace.com>, Nick Taylor - Manchester <njtaylor@savills com>

Ref1841

Joseph,

Please see attached and below further commentary from ADT with regards to the size of the louvres.

In summary, the suites cannot be let without mechanical ventilation. The vent louvres have been designed to minimise their impact on the space and the elevation.

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

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From: Richard Mansell <Richard.Mansell@adtworkplace.com>
Date: Monday, 23 September 2019 at 08:02
To: Heloise Wood <heloise.wood@ateliermb.co.uk>, Nick Taylor <njtaylor@savills.com>
Cc: Andrew Burns <andrew.burns@ateliermb.co.uk>, Will Parry <wp@helical.co.uk>, Mike Mccormack <mike.mccormack@adtenergy.com>
Subject: Fwd: Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Heloise / Nick

Please see commentary for the mechanical proposal below and a sketch attached. We trust this provides the information required, I'm mostly on the road today so if you require anything further please copy Mike in.

Thanks

Sent from my iPhone

Begin forwarded message

> **From:** Mike McCormack - ADT Energy <Mike.McCormack@adtenergy.com>
> **Date:** 23 September 2019 at 07:49 22 BST
> **To:** Richard Mansell <Richard.Mansell@adtworkplace.com>
> **Subject: RE: Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th**
>
> Richard,
>
> Marked up drawing of 5th floor Churchgate as attached. As noted in write up, the distribution ductwork is 1000 x 500, this obviously doesn't work due to beam heights and to reduce height by half, you would need to double the width.
>
> Regards,
>
> **Mike McCormack | Contracts Manager**

Churchgate 5th Floor Ventilation[4] copy.pdf
1284K

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Re: Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Joseph Hobbs <j hobbs@manchester.gov.uk> 20 September 2019 at 11 46
To Heloise Wood <heloise.wood@atelıermb.co.uk>

Heloıse,

We can agree the extension

Thank you for clarifying, that ıs helpful. I will upload the relevant documents to each file.

As per my emaıl on 23rd July the 5-4-5 applıcation (123979/LO/2019) ıs still ınvalid until we receive the Full Plannıng App for the louvres, we are yet to receive that. Can you confirm that ıt has been submitted?

Kınd regards,
[Quoted text hıdden]

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Re: Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Heloise Wood <heloise.wood@atelıermb.co.uk> 12 September 2019 at 17:09
To: Joseph Hobbs <j.hobbs@manchester.gov.uk>
Cc: Andrew Burns <andrew.burns@atelıermb co uk>, Richard Mansell <Richard.Mansell@adtworkplace.com>, Nick Taylor - Manchester <njtaylor@savills com>

Ref1841

Joseph,

Can we agree a two week extension please?

Note that as there are 2 no applications (one for floors 5 CGH, 4&5 Lee; the other for 3 CGH, 6&7 Lee) we have done 2 no. heritage statements. Each relates to the relevant floors and issues

Are you able to ıssue an approval for the 5-4-5 LB application ahead of thıs?

Regards,

Heloise Wood

Senıor Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

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MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Joseph Hobbs <j hobbs@manchester.gov uk> 12 September 2019 at 16:19
To Heloise Wood <heloise.wood@atelιermb co.uk>
Cc andy@atelιermb.co.uk

Hello both,

Thanks for coming back to us on the above queries.

I have spoken with my manager Tony and we are prepared to accept the proposed openings between CGH and Lee House. The ιnternal elevatιons provided don't show much detail Can you ensure drawn detail ιs provιded to show how any skιrting boards/cιlls/cornιces/lintels are treated. Also how will the new reveals be treated? Can you provide photos of the areas where the openings are proposed?

I have also spoken with Tony about the louvres and we have significant concerns. There is a large amount of louvres proposed to the courtyard elevatιon of CGH (17no ιn total). This would have a sιgnificant cumulative ιmpact which we do not feel is justified. Please can you look again at reducing the number of louvres on thιs elevation. Could they be moved elsewhere? Could the louvres be smaller? Could the louvres be glass so they are less vιsible? We cannot accept this aspect of the proposals as they are currently proposed.

Please also note, on 23rd AUgust we were sent two dιfferent versιons of the Heritage Statement 5-4-5 Rev A appeared to include full assessment of louvres, but not the new openings Whilst 3-6-7 included full assessment of the openings but not the louvres. Can you please clarify and provide an updated comprehensive document?

Finally, we will need to agree an extensιon of tιme to allow for the above as both myself and Tony are off tomorrow. Can you suggest an appropriate extensιon to allow us to agree these final issues?

Thanks,
[Quoted text hιdden]

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Heloise Wood <heloise.wood@ateliermb.co.uk> 10 September 2019 at 12 57
To Joseph Hobbs <j.hobbs@manchester.gov.uk>

Ref1841

Joseph,

Revised CGH courtyard elevation attached

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

Atelier MB
Urban Architects

[Quoted text hidden]
[Quoted text hidden]

2 attachments

1841 P(201)A South elevation.pdf
174K

1841 190910.pdf
237K

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Heloise Wood <heloise wood@ateliermb co.uk> 6 September 2019 at 13 59
To Joseph Hobbs <j.hobbs@manchester.gov uk>
Cc Andrew Burns <andrew.burns@ateliermb co.uk>

Ref1841

Joseph,

Apologies for the delayed response Drawing attached. Please could you extend the decision date for another a week, so that we can respond fully on the other points?

11/09/2019.

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

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Atelier MB Ltd

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From: Joseph Hobbs <j.hobbs@manchester.gov.uk>
Date: Tuesday, 27 August 2019 at 13:05
To: Heloise Wood <heloise.wood@ateliermb.co.uk>, Andrew Burns <andrew.burns@ateliermb.co.uk>
Subject: Re: Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Hello Andrew,

I have looked through Heloise's response from Friday, however I understand that she is on leave now and asked me to get in touch with you. Please can you address the following:

- From the provided drawing 4300/M/403 it appears that there are in fact several louvres proposed to CGH 3rd floor for air intake/extract. Is this correct? Or are these existing louvres? If they are proposed, we will need to see elevation drawings of the courtyard elevation where this is proposed. We will also need the Heritage Statement amended to include justification for the works and assessment of the impact. We would have concerns about the impact of introducing louvres to CGH.
- It is understood from Heloise' email that the installation of louvres across the piece is required for Building Regs to be met, could this justification be expanded on within the Heritage Statement? Why are they required now? What steps have been taken to reduce the harm of installing louvres? This justification is important given the significant number of louvres proposed. In particular the louvres to CGH (if they are indeed proposed in this scheme) would be considered harmful and any harm would need to be mitigated/justified by the public benefit.
- Regarding the proposed new openings, Heloise stated that additional drawings were attached to her email on Friday, but it appears that they weren't attached. Please can you provide these for assessment?

Drawing 320 now attached

[Quoted text hidden]

Kind regards,

[Quoted text hidden]

1841-P(320).pdf
222K

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Andrew Burns <andrew burns@ateliermb.co uk> 27 August 2019 at 14:32
To: Joseph Hobbs <j hobbs@manchester.gov.uk>
Cc: Heloise Wood <heloise.wood@ateliermb.co.uk>, Henry Cahill <henry.cahill@ateliermb.co.uk>

Ref1841

Hi Joseph

This will be fine in terms of the deadline

Many thanks

Andrew Burns

Director

Atelier MB
Urban Architects

Atelier MB Ltd.

Suite 1A Amazon House, Brazil Street, Manchester M1 3PJ

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M 07739 865 524

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Atelier MB Ltd, Registered Number 08705242

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From: Joseph Hobbs <j.hobbs@manchester.gov.uk>
Date: Tuesday, 27 August 2019 at 13:49
To: Andrew Burns <andrew.burns@ateliermb.co.uk>
Cc: Heloise Wood <heloise.wood@ateliermb.co.uk>, Henry Cahill <henry.cahill@ateliermb.co.uk>
Subject: Re: Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Hi Andrew,

Thanks for getting back to me. Lets say until the end of next week (6th September) - which will hopefully give us time to resolve any issues and issue a decision. Can you respond to confirm please?

In the meantime if you have any queries re my comments feel free to give me a call, or I may be able to come out to site if needs be.

Kind regards,

On Tue, 27 Aug 2019 at 13:24, Andrew Burns <andrew.burns@ateliermb co.uk> wrote

> Ref1841
>
> Hi Joseph
>
> Thank you for your email.
>
> In the first instance I would be grateful if you could confirm an extension to the deadline to give us time to respond and for you to hopefully approve
>
> Would 1 week be acceptable for now.
>
> Many thanks
>
> Andrew Burns
>
> Director
>
> Atelier MB
> Urban Architects

Atelier MB Ltd.

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- Regarding the proposed new openings, Heloise stated that additional drawings were attached to her email on Friday, but it appears that they weren't attached Please can you provide these for assessment?

Given the deadline for decision is today we will need to agree a short extension for the above issues to be resolved. Please advise of an appropriate time extension to allow you to provide the information and for us to consider

Kind regards,

On Fri, 23 Aug 2019 at 15:10, Heloise Wood <heloise.wood@ateliermb co uk> wrote:

Ref1841

Joseph,

Thank you for your email, we have submitted the Planning application this afternoon. The Client will need to pay the fee before it is transferred to yourselves, but the attached is a draft copy of the form.We also attach the acoustic report There is no additional information that has not already been issued to you as part of the Listed Building consent applications.

- There appears to be a high no of louvres proposed to Lee House Courtyard Elevation (dwg. P200), 12no windows affected in total. This is a significant addition which has not been fully justified. Please can you explain why this number is required? What thought has been given to mitigating the harm to the original fabric? Could the harm be further mitigated i e extract/intake openings cut into the existing glass pane to sit within the frame, rather than removing the whole glazed pane? Or could fewer louvres be proposed? Whilst it is recognised that louvres have previously been approved (119075/LO/2015), this was for 2no. louvres, and not the same extent as approved here
- *The number of louvers are required due to the amount of fresh air required to meet building regulations guidance of 10 litres per second per person*
- *We would also note that the louvers into Lee House are into aluminium framed none original windows*
- *The louvres cannot be reduced in size or quantity due to the requirement above*
- Furthermore, Dwg. C1525_03_CGH_DT01 appears to reference the the installation of 2no. louvres to CGH 3rd floor. It refers to layout drawing 4300/M/403 which i cannot seem to locate. Could you provide me with this dwg?
- *Attached*
- The Heritage Statement does not refer to these louvres being inserted, and the impact is not assessed. If thye are proposed within these works, then you will need to amend the statement to consider there impact And please include consideration of the comments above re. louvres.
- *Updated report attached*
- There appears to be significant partitioning to Lee House 6th floor running along the North-East internal elevation of the building. There are 3no. partitions in between existing columns, followed by a lower height partition. These 3no. partitions appear to be solid and full height. Could they either be reduced in height, be fully glazed, or be glazed at high level to allow for the full volume of the room to be read? The impact of these partitions should also be considered in the heritage statement.
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- *Additional drawings and updated report attached.*

I am on annual leave next week – please contact Andrew Burns with any queries.

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.



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From: Joseph Hobbs <j.hobbs@manchester.gov.uk>
Date: Wednesday, 21 August 2019 at 16:29
To: Andrew Burns <andrew.burns@ateliermb.co.uk>
Cc: Heloise Wood <heloise.wood@ateliermb.co.uk>
Subject: Re: Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Hello there,

Bearing in mind the determination date of the 27th Aug, I just wanted to check whether the above comments have been received?

Kind regards,

On Wed, 14 Aug 2019 at 11 02, Joseph Hobbs <j.hobbs@manchester gov uk> wrote:

> Hello Andrew,
>
> I've been looking through the above application and have a few queries.
>
> - There appears to be a high no. of louvres proposed to Lee House Courtyard Elevation (dwg. P200), 12no windows affected in total. This is a significant addition which has not been fully justified. Please can you explain why this number is required? What thought has been given to mitigating the harm to

the original fabric? Could the harm be further mtiigated i e extract/intake openings cut into the existing glass pane to sit within the frame, rather than removing the whole glazed pane? Or could fewer louvres be proposed? Whilst it is recognised that louvres have previously been approved (119075/LO/2015), this was for 2no. louvres, and not the same extent as approved here.

- Furthermore, Dwg. C1525_03_CGH_DT01 appears to reference the the installation of 2no. louvres to CGH 3rd floor It refers to layout drawing 4300/M/403 which i cannot seem to locate. Could you provide me with this dwg? The Heritage Statement does not refer to these louvres being inserted, and the impact is not assessed. If thye are proposed within these works, then you will need to amend the statement to consider there impact. And please include consideration of the comments above re. louvres.
- There appears to be significant partitioning to Lee House 6th floor running along the North-East internal elevation of the building There are 3no partitions in between existing columns, followed by a lower height partition. These 3no. partitions appear to be solid and full height. Could they either be reduced in height, be fully glazed, or be glazed at high level to allow for the full volume of the room to be read? The impact of these partitions should also be considered in the heritage statement.
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In principle the proposals are acceptable, subject to agreement on the above issues

Can you also confirm when you intend to submit the Full Planning Permission to cover the insertion of louvres?

Kind regards,

--

Joe Hobbs

Assistant Planning Officer

Planning and Building Control

Growth and Development Directorate

j.hobbs@manchester gov.uk

Internal 38772

External 0161 600 8772

Web: http //www.manchester.gov.uk

Upcoming leave:

Office Location:

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St Peter's Square

Manchester

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Joe Hobbs

Assistant Planning Officer

Planning and Building Control

Growth and Development Directorate

j.hobbs@manchester.gov uk

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Joseph Hobbs <j.hobbs@manchester.gov.uk>

Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Joseph Hobbs <j hobbs@manchester.gov.uk> 27 August 2019 at 13 05
To Heloise Wood <heloise.wood@ateliermb.co.uk>, Andrew Burns <andrew.burns@ateliermb.co.uk>

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[Quoted text hidden]

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Heloise Wood <heloise.wood@ateliermb.co.uk> 23 August 2019 at 15:10
To Joseph Hobbs <j hobbs@manchester.gov.uk>
Cc Andrew Burns <andrew.burns@ateliermb.co.uk>, Nick Taylor - Manchester <njtaylor@savills.com>, Richard Mansell <Richard.Mansell@adtworkplace.com>

Ref1841

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- *Additional drawings and updated report attached.*

I am on annual leave next week – please contact Andrew Burns with any queries

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.



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5 attachments

4300-M-403_Level 3 VRF & Mechanial Ventilation_As Fitted.pdf
884K

1841 Historical and Planning Report 5-4-5 rev A.pdf
2373K

11215-NIA-02 acoustic report.pdf
2392K

1841 Historical Plan Report 3 6 7 rev A_compressed.pdf
4837K

draft form.pdf
482K

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Comments re. 123883/LO/2019 - Churchgate House 3rd Floor, Lee house 6th and 7th

Joseph Hobbs <j hobbs@manchester gov.uk> 14 August 2019 at 11:02
To andy@atelıermb.co.uk

Hello Andrew,

I've been looking through the above application and have a few queries.

- There appears to be a high no. of louvres proposed to Lee House Courtyard Elevation (dwg. P200), 12no. windows affected in total. This is a significant addition which has not been fully justified. Please can you explain why this number is required? What thought has been given to mitigating the harm to the original fabric? Could the harm be further mtiigated i. e extract/intake openings cut into the existing glass pane to sit within the frame, rather than removing the whole glazed pane? Or could fewer louvres be proposed? Whilst it is recognised that louvres have previously been approved (119075/LO/2015), this was for 2no. louvres, and not the same extent as approved here
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In principle the proposals are acceptable, subject to agreement on the above issues.

Can you also confirm when you intend to submit the Full Planning Permission to cover the insertion of louvres?

Kind regards,
--
Joe Hobbs
Assistant Planning Officer
Planning and Building Control
Growth and Development Directorate
j.hobbs@manchester.gov.uk
Internal: 38772
External: 0161 600 8772
Web http://www.manchester.gov uk

Upcoming leave:
Office Location:
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Manchester
M2 5HD

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to light, and is therefore not binding on any future recommendation that may be made by the Council, or any formal decision by the Council.

MANCHESTER CITY COUNCIL

Joseph Hobbs <j.hobbs@manchester.gov.uk>

Churchgate House apps - 123883/LO/2019 and 123979/LO/2019

Heloise Wood <heloise.wood@ateliermb.co.uk> 25 July 2019 at 17 06
To: Joseph Hobbs <j.hobbs@manchester.gov uk>
Cc Andrew Burns <andrew.burns@ateliermb co uk>

Ref1841

Joseph,

We will prepare a full plans application.

Regards,

Heloise Wood

Senior Associate Architect

Please note that I work from the office Mon-Thurs inclusive until 4.30pm.

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Joseph Hobbs <j.hobbs@manchester.gov.uk>

Churchgate House apps - 123883/LO/2019 and 123979/LO/2019

Joseph Hobbs <j hobbs@manchester.gov.uk> 23 July 2019 at 11:51
To: andy@ateliermb co uk, heloise.wood@ateliermb.co.uk

Hello Andrew,

I am just getting in touch re the two below applications at Churchgate House

123883/LO/2019 (Refurb and fit out of CGH 3rd Floor, LH 6th and 7th Floor) **VALID**
123979/LO/2019 (Refurb of CGH 5th floor, LH 4th and 5th floor) **AWAITING VALIDATION**

It has come to my attention that both applications involve the installation of louvres to courtyard elevation. Whilst I understand that the courtyard faces the inside of the building, given the potential noise impact of external equipment, and the fact that the courtyard elevations are external, **full planning permission will be required** for the installation of the proposed louvres My apologies this wasn't picked up earlier

Please submit a full planning application for the proposed louvres (they could all be included on one app), along with an acoustic study detailing 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. Please also provide the relevant drawings showing the louvres in their context, and the ducting routing (the drawings have already been provided with the above apps so they just need to be submitted again with the Full app)

123883 has already been validated and given consultation etc has already begun, we will endeavour to determine it accordingly within current timescales, however 123979 is not yet validated and we will hold it until we have the full planning app for the external alterations so they can be determined together.

As you will be aware, the principle for including louvres on some parts of the courtyard elevation has been accepted previously, but for the above reasons we need to ensure it is tested through the full planning process, and not just via Listed Building Consent.

Please can you confirm that a full app will be submitted for the external alterations proposed.

Kind regards,

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The advice in this email is given in good faith and on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation that may be made by the Council, or any formal decision by the Council.