MANCHESTER CITY COUNCIL

Planning MCC <planning@manchester.gov.uk>

APPLICATION NUMBER 121987/FO/2018 10-12 THE LEXICON MOUNT STREET M2 5FA

1 message

steve west <steve@studio-neo co.uk> 17 December 2018 at 17.18
To planning.tst@manchester.gov.uk
Cc Andrew Joseph <Andrew@pdproperties.com>, Jonathan Joseph <Jonathan@pdproperties.com>

PLANNING AND BUILDING CONTROL
17 DEC 2018

FAO Julie Roscoe

Dear Julie

We refer to your emailed invalidation document dated 6th December 2018 and would respond as follows using your numerical references:-

1. Please find the attached drawing 2226/L2-03 showing the required cross sectional details requested and the revised drawings 2226/L1-01 rev A and 2226/L2-01 rev B showing revised referencing. The attached revised drawings show the existing UPVC door replaced by a PPC aluminium door set to match the curtain walling

2. The existing main flight staircase access to the 10th floor has the potential for a relatively simple adaptation to incorporate a stair-lift, however, there is an existing 2 step lower landing from the existing lift lobby as the attached photograph shows. Whilst we appreciate the need to provide access for all we anticipate that the installation of the stair lift will be part of a CAT B fit out when a tenant is found for the space and an access audit has been carried out to investigate how we may overcome the lower landing issue.

3. Plant and tree species with numbers now shown on drawing 2226/L2-01 rev B

4. The proposed landscaping will utilise the existing roof drainage system. The new paving will be on spacers allowing the rainwater to self-drain and the planters and grass support structure will be manufactured to allow rainwater permeation to the existing roof membrane. The roof drain points are located a distance away from the proposals

5. New heating and cooling plant is envisaged and the new equipment is shown on revised drawings 2226/L2-01 rev B. In addition we enclose the mechanical designers schematic drawing and accompanying specification. The maintenance regime will be as for the other Lexicon building system plant and equipment with 1 visit per annum excluding emergency call outs. As regards the noise levels, the new condenser will be a Daikin model that has a lower noise emission than the older condensers sited close by. It is also a smaller unit. Can this element be put to Condition for prior written agreement before the plant is installed?

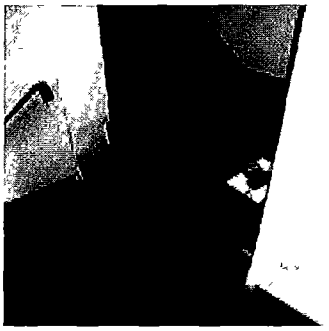
6. The roof terrace will be open during normal office hours from 07.30am to 19.00 pm

@steve707070

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7 attachments



lowest landing 10th stair.jpg
806K

2226-L2-03.pdf
393K

2226-L2-01 rev B.PDF
1433K

2226-L1-01 rev A.PDF
438K

Lexicon 10th floor preliminary m+e scheme.pdf
4263K

M+E specification 10th floor the Lexicon.pdf
42K

Design and Access statement- Rev A.PDF
1352K