JEFFREY BELL ARCHITECTS

Jeffrey Bell Architects
Second Floor
Fairbairn
72 Sackville Street
Manchester
M1 3NJ

t +44 (0)845 208 0711
m +44 (0)797 315 6480
e studio@jeffreybellarchitects.co.uk
w jeffreybellarchitects.co.uk

David Morris Esq
Planner
Development Management South
Manchester City Council
Planning
PO box 532
Town Hall
Manchester
M60 2LA

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Date: 21st June 2012

Dear David,

RE: Brian Redhead Court, Jackson Crescent, Hulme M15 5RR

I would refer to your letter of 14th June and our subsequent telephone conversation.

Taking each item in turn:

Item 1
Kitchens
The existing kitchen walls are plasterboard finished metal stud partitions or wall linings which were installed in the 1995 refurbishment. The existing kitchen base units sit on standard adjustable legs and are installed with a nominal 50mm gap between the rear of the base unit and the existing kitchen wall. Worktops sit on the base units and at the junction with the wall lining, would be sat on a timber batten fixed to the wall lining. No contact would be made with the original fabric of the Listed building; just the much newer wall lining. New kitchens are merely a replacement of what exists at the moment.
The existing sink top will be replaced with a new sink top and it will be connected to the existing waste water pipework; no additional pipework is envisaged. A washing machine will be fitted, again to existing waste water pipework.
We enclose a drawing of a typical kitchen layout.
Bathrooms
The existing bathroom sanitary appliances will be removed and replaced with new matching appliances. No additional interventions are envisaged to accommodate them apart from screw fixings into 1995 plasterboard finished metal stud walls or wall linings. Existing ceramic tile finishes will be removed and new tile finishes fixed back.
Atrium stair
The proposed atrium stair will be fixed to steel beams inserted at first floor level to form the atrium; this work was carried out as part of the 1995 refurbishment. We enclose drawings that illustrate the stair and how it will be fixed to the steel beam at first floor level.

Lighting

Exterior

The exterior of the Listed building will have 3 no. wall mounted lights on the east elevation over the entrance doors. The lights are surface mounted, small flood lights using low energy, LED lamps.

Interior

In apartment living rooms, bedrooms and kitchens, existing pendant light fittings will be replaced with new pendant light fittings in existing locations.

In apartment bathrooms, existing ceiling mounted bulkhead fittings will be replaced by new, splash proof low energy bulkhead fittings in the same locations.

In the common corridors of the Listed building, new, slimline, surface mounted, low energy fittings will be fixed to existing plasterboard ceilings.

New pendant fittings will be fixed to the underside of the existing trusses at the top of the Atrium. These are traditional aluminium shades suspended by braided cable.

We enclose illustrations of all light fittings.

Item 2

As we discussed in our telephone conversation, the enlargement of the windows is illustrated on drawings we have already sent. We have now altered the Planning Application form to reflect this. We enclose a copy of the form.

Item 3

We will make a separate Application for signage. This will be dealt with during the next week or so.

Item 4

The site edged red includes both the Listed Building and the newer building. The elevational changes to the newer building, the porches, are described on the Planning Application form and illustrated on plan and elevation drawings sent through previously.

The documents are as follows:

Typical Kitchen Plan
Typical Kitchen Perspective
Light Fittings
1346-al(24)010 stair
1346-al(24)011 stair
1346-al(24)012 stair
J2294_101 stair deatils

All of the itemised documents are copied on to the enclosed DVD; we also attach one paper copy of each.

Jeffrey Bell Architects Limited

Jeffrey Bell Ba(Hons) GradDipArch ARB RIBA
Director

Registered in England
No. 7519600

We look forward to receiving confirmation of the Applications registration and validation.

Yours sincerely,

Jeffrey Bell
Director

Cc David Cooke Esq CBRE

Encl

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