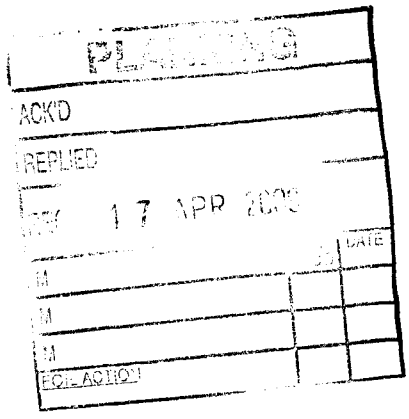
Linberg

Planning Department
Manchester City Council
PO Box 463
Town Hall Extension
Manchester
M60 3NY



15th April 2009

S:\Job List\Bradley House\MCC\09-04-15 Planning 10 Further Information Various.doc

Dear Sirs,

RE: Bradley House, 33 Dale Street, Manchester, M1 2HE
Proposed refurbishment of a 19th Century shipping warehouse into luxury office accommodation and retail outlets
Application No: 086601/FO/2008
Planning Application Additional Information

Further to our receipt of your e-mail's dated 31st March 2009, and 1st April 2009, which details further information and clarification required, we respond as follows;

1 Pavement Reinstatement

We note your request for clarification of the likely costs that will be incurred by the various re-instatement options that you suggest, and will forward these when they are available.

For your information, the pavements surrounding the site, and in the vicinity generally are of tarmac construction and not paved as you suggest. Clearly any works to instate paving of any quality is going to add significant cost to the overall project budget which is considered unreasonable in this current climate. We can discuss this issue further when we have the costing information that you have requested.

2 Clarification of Additional Cleaning Required

We have referred your comments and queries regarding this item to Maysand Conservation who are the preferred contractor for the façade cleaning and restoration works. A copy of their response to the items raised is attached for your information.

They have not yet produced a detailed schedule for the stonework repairs required, and this will be produced from a scaffolding inspection, should the application be successful.

3 Design Access and PPG15 Statement

We have revised the information contained within this report to reflect the current proposals for the alterations to the building. Copies of this are attached for your information.

4 Urban Design and Conservation Team Queries

- Drawings PP13 B, EP09A and PP01 G have been revised to remove annotation as requested.
- Position of proposed partition to Dale Street entrance area has been revised to be centred on down stand beam.
- Cornice detail reinstated to area above 1920's stair as requested.
- Proposed treatment of window annotated on PP01 H. Second window from Dale Street end on Newton Street is currently a plain glass window and will be replaced with a reproduction historical sash window.
- Following recent clearance of debris from the Newton Street Loading Bay we have recently been able to assess the pattern and condition of cobbles and yorkstone flags to this area. It is clear that the laying pattern appears to be somewhat haphazard, and the existing cobbles and flags are in somewhat poor condition. However, the demise of cobbles does appear to be broadly as illustrated on our proposed drawing for this area. See attached photos which illustrate position and condition of floor finishes in this area.
- Drawing PP06 rev C illustrates the cross section as discussed. This has been updated to illustrate partitions to second and third floor levels.

5 Wooden Cills

We note your comments regarding wooden cills, and maintain that there is plenty of evidence of existing wooden cills in the building, and yet no evidence of bullnose or other feature brickwork cills as you have suggested. We would be happy to meet with you to discuss this item on site with you and Myles. We could also discuss the paving pattern to the Loading area at the same time, and any other items that require resolution.

We trust that the attached information is sufficient for your purposes, but should you require anything further please don't hesitate to contact me.

Kind regards,
Yours sincerely,

Jon Lingard
Design Director

(m) 07765 246 131



Image 1 – view of loading bay floor



Image 2 - view of loading bay floor – red line indicates junction of york stone flags and cobbles



Image 3 – view of loading bay floor



Image 4 - view of loading bay floor – red line indicates junction of york stone flags and cobbles