Jackie Armstrong/Chief.Executives/MCC
10/03/2014 12:56

To Collette Holt/Chief.Executives/MCC@MCC
cc
bcc
Subject Fw: 13040/3.1 Carvers Warehouse

To upload please
Thanks
Jackie Armstrong
Technical Support Team Manager
Planning,Building Control and Licensing
Growth and Neighbourhoods Directorate
Manchester City Council
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----- Forwarded by Jackie Armstrong/Chief.Executives/MCC on 10/03/2014 12:56 -----



Janine Renshaw-Livesey/Chief.Executives/MCC
10/03/2014 11:27

To Planning TST/MCC@MCC
cc
Subject Fw: 13040/3.1 Carvers Warehouse

DCP,

Please attach information below to application number 102572. Thanks.

Janine Renshaw-Livesey
Planning Officer
City Centre Team
Growth and Neighbourhoods Directorate
Manchester City Council
Planning Department
PO BOX 532
Town Hall
Manchester
M60 2LA

Tel: 0161234 4555
Email: j.renshaw-livesey@manchester.gov.uk

----- Forwarded by Janine Renshaw-Livesey/Chief.Executives/MCC on 10/03/2014 11:23 -----



Suzanne Gallagher <Suzanne.Gallagher@tcs-plc.co.uk>
06/03/2014 12:04

To "'Tom Scott-Smith'" <TomScott-Smith@harrispartnership.com>, "j.renshaw-livesey@manchester.gov.uk" <j.renshaw-livesey@manchester.gov.uk>
cc "KTheobold@dbkllp.com" <KTheobold@dbkllp.com>, "SEmmas@dbkllp.com" <SEmmas@dbkllp.com>

Subject RE: 13040/3.1 Carvers Warehouse

Janine

Can I reiterate Tom's comments about Carvers Warehouse being a functional office building, TCS spent a great deal of money in the refurbishment of the Carvers Warehouse and continue to do so in the maintenance and up keep of it due to it being a listed building.

The building must be able to be used as an office and tenants have the ability to make minor, reversible alterations to ensure the offices meet their business needs. Our tenants are seeking to be sympathetic to the nature of the building however the solution needs to be practical.

We look forward to hearing from you.

Kind regards

Suzanne Gallagher
Asset Manager

DDI: 0113 222 1208
Mob: 07976 566 684

SUBJECT TO CONTRACT

From: Tom Scott-Smith [mailto:TomScott-Smith@harrispartnership.com]
Sent: 06 March 2014 11:17
To: j.renshaw-livesey@manchester.gov.uk
Cc: KTheobold@dbkllp.com; Suzanne Gallagher; SEmmas@dbkllp.com
Subject: 13040/3.1 Carvers Warehouse
Importance: High

Janine,

I have put together 3 visuals to hopefully explain more clearly the proposal that we are seeking approval for.

Visual 1 shows the original proposal that was submitted, with no glazing in the meeting room partition. This option is the optimum solution for DBK as it offers full privacy from the main office, which is essential. Following comments back from English Heritage (24/02/14) a revised proposal was submitted for comments. (Visual 2)

Visual 2 shows a window, running at the same height as the partition wall in the reception area. The window is dropped below the line of the beams and runs almost the entire length of the meeting room. This option is regarded as a reasonable compromise, as it offers views through the office and of the existing building fabric requested by English heritage, whilst maintaining the privacy that is essential for DBK. (the window has been increased in length from the elevation that was previously sent in order to maximise the view through)

Visual 3 shows glazing, cut to fit between the beams as discussed with you on 03/03/14. In reality, cutting glass to fit between beams of varying sizes and with twists and warps would be almost impossible (square peg/round hole scenario). In order for this to work, a frame

would need to be constructed between the beams. As the gaps between the beams vary and the beams are twisted the frames/glazing would need to be of varying thickness/size, which would not be practical and would look unsightly. It is also questionable as to how much more of a view through to the main office and building fabric you actually achieve, especially given the location of the main beam, directly behind the window. The other issue with having glass in between the beams is with the movement through the floor, potentially causing the glass to crack. In our capacity as Architects, I would suggest this is not a viable option for the reasons mentioned above.

I should also point out that all framing would be required to be fixed back into the existing structure, with Visual 3 requiring far more fixings than would be necessary for the other 2 visuals. The added weight of glazing on visuals 2 and 3 at high level would also need to be retrained, again being fixed back to the existing structure. Visual 1 offers the minimum fixings into the existing structure.

The intension for any proposed works would be that they are done in a way which would have minimal impact on the existing building, being of a temporary nature so that it can be removed later down the line if DBK were to relocate. Returning the space to its original appearance would be far less successful the more glass that is introduced, due to the number of fixings required into the existing building.

As Carvers Warehouse was resurrected to create office space, a pragmatic decision must be made that companies occupying the space will require meeting rooms/private spaces etc. in order to operate, much like having private toilets, which are provided within the building. Whilst understanding the need to conserve and protect a building of such historic significance, providing a small meeting room in the corner of a private office seems reasonable, especially as DBK are willing to provide a glass window to the partition wall as shown on Visual 2 as a compromise to meet English Heritages recommendations.

For reference I have also attached a photograph of the actual view that would be seen through the window shown on the visuals. As you will see, the view is going to be dominated by the large beam running across the office, which has modern M&E metal trunking along the length, with wires feeding the lighting equipment. It is unfortunate as it would have been preferable to have framed a piece of the original historic fabric as well as providing the views through the space.

I welcome any feedback on the attached before the 13/03/14 in order to give The Harris Partnership a chance to prepare any drawings that might be required prior to you making a formal decision on this application.

Regards

Tom Scott Smith BA(Hons) B Arch
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