

2025.05.15

KEY:

MCC

AMB response

7 (g) works to the lightwell

The proposed works to the lightwell are acceptable. There are elements of work that will need samples that are maybe covered by other conditions. For instance bricks are being replaced so we'll need to see a sample brick. There is some pointing so we'll need to agree the mortar spec and see a sample. Also some new stonework so will need to see a sample of the proposed stone.- How do you propose that we deal with Sample Sign off in terms of which conditions (Condition 4 139184/LO/2024?)

Samples will be provided in accordance with the Finishes Schedule, condition 4 discharged February 2025. In the event of any bricks needing replacement , our intention will be to reuse bricks salvaged from the chimney removal.

There is an envelope repair schedule that seems to relate to many different areas of the exterior of the building, most of it to the outer elevations so it's not clear which elements relate to the lightwell. The colour coding in this document doesn't appear to match that of the lightwell elevations. Can this be reviewed

See updated drawings attached with the corrected biological deposit removal hatch shown, additional notes referencing the repair schedule, and proposed construction removed for clarity.

Provided that we are isolating those elements relating to the lightwell then we will not comment in detail on other aspects of the external works, but note that for instance we need to ensure that the shop front paint analysis is carried out before any paint stripping takes place.

Noted.

The lightwell is currently painted white but the paint appears to be in poor condition and it would be better to try and remove the paint and revert the finish back to it's original exposed brick finish. Can this approach be confirmed. This will need a trial to see how successful the paint removal will be. If pointing works are needed this will require the removal of paint in the areas of repointing.

As per our proposals, we intend to remove loose paint, and then apply a new breathable paint finish to the lightwell. We think the light colour will be important to bounce natural light into the office spaces.

(i) works to original doors

This shows work to two doors. One to Mosley Street and the other to Princess Street. Both involve the removal of steps and we need to see a detailed method statement for these works, which should detail how the steps will be removed and how the building will be protected during the works. The proposals should also detail if any works will be needed to repair the areas of stone / masonry where the steps are being removed, particularly to the reveals where the steps abut the stone.

Please see page 10 onwards of the updated NBS document

The proposed design to lower the door and piece in a new section above appears acceptable on the Moseley Street elevation where a new panel is being inserted. The insertion of a large glazed fanlight above the Princess Street entrance will appear quite large but would potentially visually align with the size of the lower sash windows, so shouldn't look too out of place. We will also need a much more detailed and dimensioned set of sections for these alterations.

Revised drawings attached – 407A and 408A.

(j) details of vents to WC's

The simple vent design seems acceptable in principle. We'll need to see a sample. Can this be provided?

Client to provide sample.

The extract below gives the dimensions and refers to them being painted off white to match the new lightwell paint colour. See comments above regarding the paint above. If the paint is successfully removed then the grille finish should be black.

See notes above.

