
Fw: CDN/25/0167 Lower Campfield

From Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Date Tue 06/05/2025 12:18
To Planning <Planning@manchester.gov.uk>

Please can you upload to this app. thanks

Jennifer Atkinson
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From: Deborah Baker Barnett <Deborah.BakerBarnett@zerum.co.uk>
Sent: 01 May 2025 12:47
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: CDN/25/0167 Lower Campfield

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Hi Jen

In relation to the query below regarding the greater use of glazing, this has not been possible for a range of reasons as follows:

- The level of acoustic separation required between offices could not be achieved.
- Privacy is required for each space.
- Each column is unique and over time has moved. None of these are plum/true. Any glass would have to be bespoke to each column which is beyond the scope of this project, particularly due to the expense involved.
- Cleaning is a considerable burden with greater use of glazing.
- Issues around access for maintenance / replacement.

Regards

Deborah

Deborah Baker Barnett
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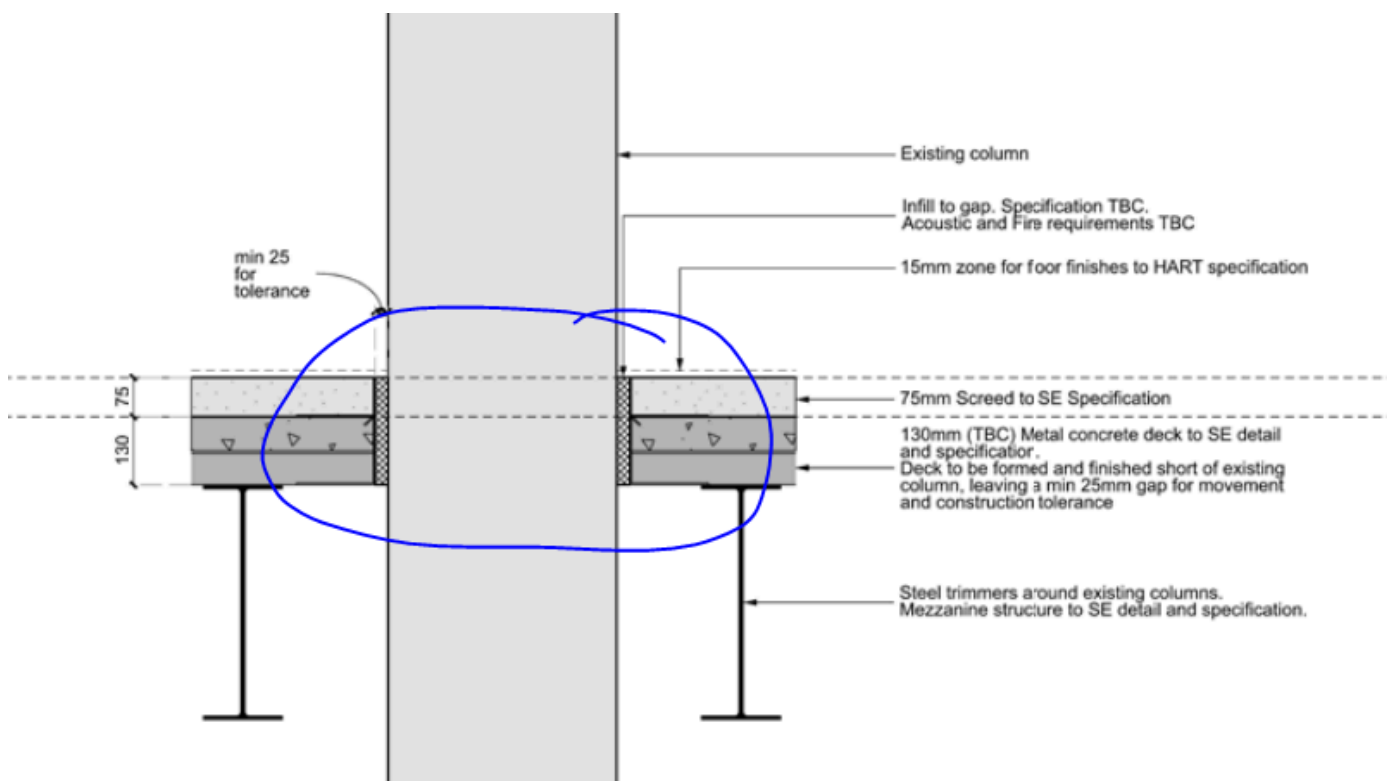
From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 07 April 2025 14:15
To: Deborah Baker Barnett <Deborah.BakerBarnett@zerum.co.uk>
Subject: CDN/25/0167 Lower Campfield

Deborah

Comments on this CDN for a response:

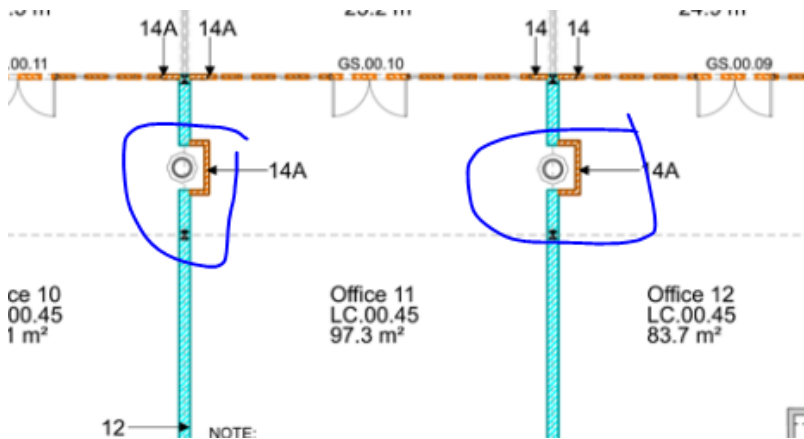
The condition states that these details should be agreed prior to their commencement, however the works are well on their way on site and seem to be undertaken in accordance with the submission.

We have reviewed on site as the works have progressed and are generally comfortable with them. It is unfortunate the mezzanine projects so far into the space as this results in the truncation of the columns and the need for an abutment detail where it is built around them. The preference was to have the floors set back to avoid this. The detail submitted states that the infilling to gap is TBC and we will need to see and agree this and understand what the impact is on the existing structure.



DETAIL 04: Section through mezzanine deck and existing column

It would be preferable to have a fully glazed section around the columns and or even better a carefully scribed glass interface to allow the column to be visible and read in each space. The glass good run from the column to the front wall to maximise the openness of the space to have full visibility around the column. A manifestation could then be added to the glass if more privacy is required between units.



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