

RE: Rutherford - Planning updates

From Berry, Alison <alison.berry@arcadis.com>

Date Tue 2/25/2025 5:05 PM

To Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>; Jackie Whelan <Jackie.Whelan@manchester.gov.uk>

Cc Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Cochrane, Emma <emma.cochrane@arcadis.com>; Mapplebeck, Ed <ed.mapplebeck@arcadis.com>

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Hi Max / Jackie,

Thanks for coming back to us so quickly.

In response to your queries / requests:

1. Chimney Square shaped bespoke metal cowls – we will request that these are colour matched to the same terracotta colour as the circular terracotta pot cowls.
2. Roof detail 2 – if gutters need to be replaced, they would be replaced with painted cast iron gutters
3. Roof Structure 3a) – the proposals to the valley beam shown in WML drawing 10893-WML-XX-ZZ-DR-S-0502 are to the dormer on the south elevation as shown to the beam highlighted red below. The photo shows the damaged timber.
3b) There are also structural repairs to 2 no. rotten rafters on dormer on the east elevation, please see markup below. The rafters will be replaced like for like.

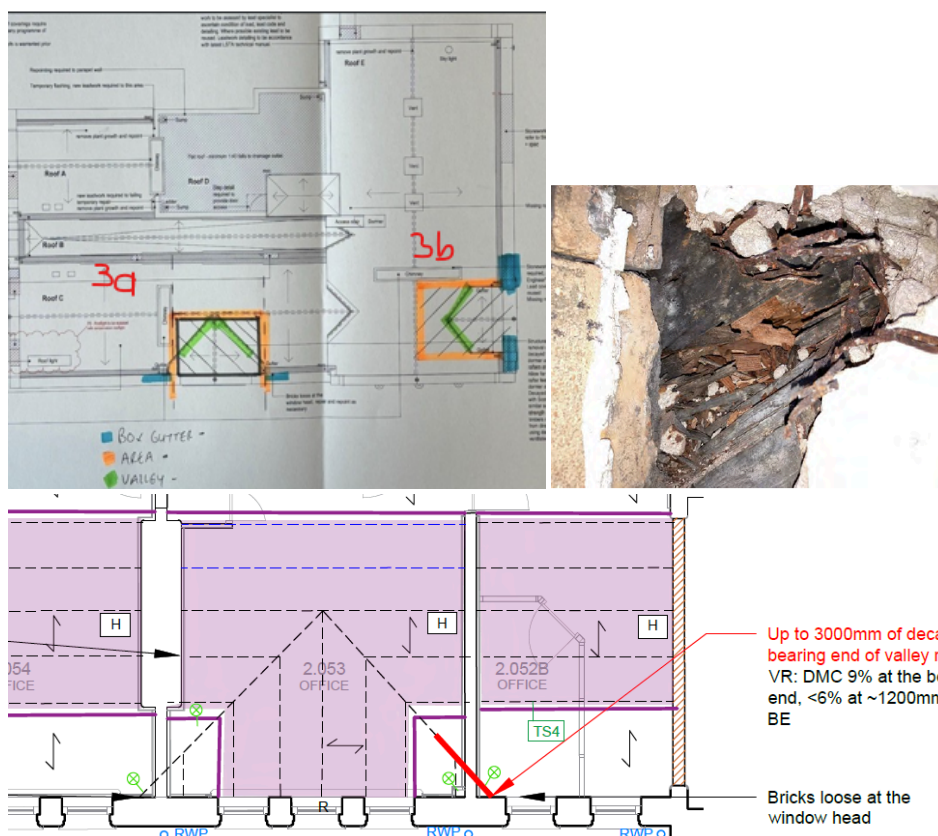


Fig 59:

2.052B, south-west corner, the valley rafter was substantially decayed by wet rot where it bore into the masonry

Metal laths were corroded and plaster surrounding the timber was water-damaged

We trust the above is acceptable, are we now able to proceed with the roof works?

Many Thanks

Alison

Alison Berry BA, DipArch. ARB

Associate, Architect

Arcadis

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 18 February 2025 14:04

To: Berry, Alison <alison.berry@arcadis.com>; Jackie Whelan <Jackie.Whelan@manchester.gov.uk>

Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Cochrane, Emma <emma.cochrane@arcadis.com>; Mapplebeck, Ed <ed.mapplebeck@arcadis.com>

Subject: Re: Rutherford - Planning updates

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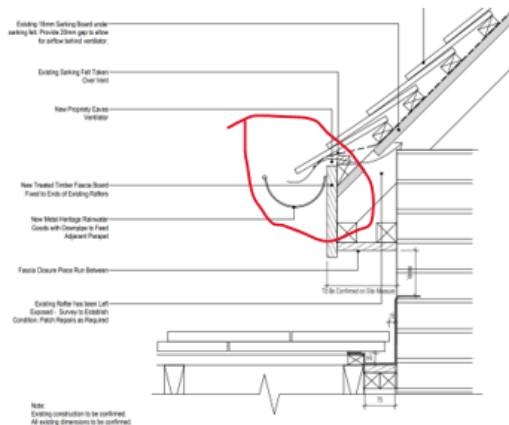
Hi Alison,

Further to my last email, please see further comments:

I refer to the above Condition discharge for roof repairs on the above listed building which relate primarily to valley, gutter and abutment details as per submitted details Plans numbered 01-19, 24 and 26.

With reference to Roof detail 2 Abutment to vertical, clarification required as to exact material for metal heritage rainwater goods see below.

All remaining roof repair works are considered acceptable.



Best,

Maximillian Gibson

Planning Officer

Planning, Building Control and Licensing
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

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Location address: Town Hall Extension, Level 6.

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Tuesday, February 18, 2025 11:04 AM
To: Berry, Alison <alison.berry@arcadis.com>; Jackie Whelan <Jackie.Whelan@manchester.gov.uk>
Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Cochrane, Emma <emma.cochrane@arcadis.com>; Mapplebeck, Ed <ed.mapplebeck@arcadis.com>
Subject: Re: Rutherford - Planning updates

Hi Alison,

Regarding the pressing roof items, we have the following comments:

Proposed detail drawing by WM consulting (Ref10893 T01 Jan 25) for timber repairs to Purlin ends incorporating steel flitch plate is considered acceptable. It would be useful to know how many purlins require this repair. Photos submitted are also taken from a distance and not easy to read extent of damage and would be useful have closer photos.

Arcadis report dated 17/01/2025 for chimney cowls proposes two types of chimney cowls to suit different shaped chimneys. Square shaped bespoke metal cowls developed by Brewer Cowls to be finished in matt black is considered to be an appropriate style for the chimney stacks A and D but would recommend that the finish be terracotta colour to blend with the pots. Terracotta pot cowls for circular chimneys is considered acceptable.

Many thanks,

Maximillian Gibson

Planning Officer

Planning, Building Control and Licensing
Growth and Neighbourhoods

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From: Berry, Alison <alison.berry@arcadis.com>
Sent: Monday, February 17, 2025 4:27 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>; Jackie Whelan <Jackie.Whelan@manchester.gov.uk>
Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Cochrane, Emma <emma.cochrane@arcadis.com>; Mapplebeck, Ed <ed.mapplebeck@arcadis.com>
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Hi Max / Jackie,

There are few updates / information relating to various conditions we wanted to share with you.

1. We are due to update the lightning protection, this isn't conditioned but thought we'd share proposals, please see attached, this would be in aluminium.
2. Condition 11(c) – Metal screens; Photos attached of final screen relating to this condition – meeting room screens on the ground floor, this can be viewed on site if required.
3. Tile sample – we have carried out a survey of the turquoise tiles and identified ones that need to be replaced following the strip out of MEP items. We notice that a tile sample isn't conditioned but in terms of the replacement tiles they will be the same as those replaced on the ground floor which were provided by the tile manufacturer Craven Dunnill Jackfield Ltd. Please see attached photos of the replacement tiles and original tiles. Please note the tile can never match exactly due to the lead content in the original tile which cannot be used in modern manufacturer.
4. Condition 10 (iii) Roof Vent – please see attached details of roof vent product (In tile vent)
5. Condition 11(e)- Paintwork; Max as discussed, many of the areas are either covered with wall lining (gypsum + acrylic paint assumed unbreathable materials) or gypsum wet plaster and acrylic paint. This is for both walls and ceilings that are not exposed brick or tile. I've provided a markup attached (Painted Areas) to show where the unbreathable materials are assumed. With this in mind is it acceptable to use acrylic paint for the interior paintwork as otherwise we would be adding breathable paint to unbreathable materials.
6. Condition 11(f) – Plasterwork. The cornice specialist is currently arranging a plaster sample. There are some areas where there are multiple areas of damage on one length of cornice and the specialist has advised in these areas it may be prudent to remove these lengths and entirely replace. We would suggest if we could arrange a site visit with yourselves to run through the proposals for these repairs.

For Condition 10(i)- roof structure + 10(ii) – chimney capping and 10(iii) Main roof. We have uploaded this information onto the portal. The roof is now on the critical path of the programme, when do you think you would be able to discharge the full condition or part of the conditions 10(i) + 10(ii)? If you need a teams call or meet on site to discuss any of the proposals, please let me know.

Many Thanks

Alison

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