

Archived: 09 December 2024 12:23:13
From: [Angela Leckie](#)
Mail received time: Fri, 10 Nov 2023 08:58:09
Sent: Fri, 10 Nov 2023 08:54:59
To: [Brabrook, Jemma](#)
Cc: [Alcock, Niall](#); [Poole, Rachel J](#); [Lam, Matthew](#)
Subject: [EXT] Re: CSQ No.3 Louvers
Sensitivity: Normal

Hi Jemma

I have discussed this further with Dave and can confirm that whilst we can accept the generality of the constraints to amending the louvre design as you have set out below and in the presentation to myself, we remain particularly concerned about the appearance of the louvers above the glazing at ground floor level on Newman Street as viewed on the VMU. Can this be looked at as a distinct element for a more bespoke design solution either removal from these windows or the use of a decorative panel as alternatives?

Best Wishes

Angela

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\\cbpat3Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

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\\cbpat3I am available to dial into pre -arranged meetings via Microsoft Teams

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\\f0**From:** Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Sent: 03 November 2023 16:54
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>; Poole, Rachel J <rpoole@deloitte.co.uk>; Lam, Matthew <mlam@deloitte.co.uk>
Subject: RE:CSQ No.3 Louvers

\\f0
Hi Angela

Thanks for the below queries. We've been liaising with the team over the last couple of weeks and it is not possible to provide a meaningful response to either question without a full re-consideration of the entire M&E strategy for the building, to that which was approved under planning permission 134288/FO/2022.

The approved M&E strategy has formed the basis of detailed design, contract awards, procurement and construction works, which are well underway. To change direction now would have far reaching implications across the building. This is also the most efficient and sustainable approach, which has been informed by a comprehensive options analysis at pre-planning stage. The strategy is therefore a central component of sustainability credentials of the building (including in relation to embodied and operational carbon, and NABERS standards).

The attached note, prepared by the Client, architect and M&E consultant explains in more detail the intrinsic inter-relationship between the louvre selection, M&E strategy, embodied and operational carbon and the overall design of the building– this demonstrates the need to go well beyond considering solely the size and design of the louvers, if reconsidering the strategy.

For these reasons, to respond to these further questions, would require a lengthy and costly re-consideration of the fundamental design of the M&E systems and the architecture of the building. An alternative strategy would be entirely impractical and unviable to implement at this stage, given the stage of design and progress already made on site.

When your challenge was first raised, the team undertook genuine further options analysis to understand if there were deliverable, alternative solutions – these were presented to officers last month. In addition to the direct cost of further options analysis, this work is now significantly impacting delivery programme of the building.

Whilst BST appreciate and share the council's drive for quality, the design team is of the firm view that the adopted approach represents the optimum solution for this site and ultimately reflects that which was approved under the planning permission. We do not consider therefore that it is either proportionate or reasonable for the LPA to request at this stage of construction.

We have a placeholder session in the diary for 8.30am next Wednesday (8th) - we can use this slot to talk through the above and attached, if helpful.

\\itap2Many thanks

\\itap2**Jemma Brabrook**
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From: Angela Leckie <angela.leckie@manchester.gov.uk>

Sent: 17 October 2023 08:57
To: Lam, Matthew <mlam@deloitte.co.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>; Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: [EXT] Re: CSQ No.3 Louvers
Hi Matt
I have had an initial discussion with Dave about this from which a couple of questions have arisen. Firstly, can we understand on dwgs what the extent of additional louvers would be for the louver screen option. Secondly could a more efficient ventilation system be accommodated within the development which could utilise less louver screens.
Best Wishes

Angela
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From: Lam, Matthew <mlam@deloitte.co.uk>
Sent: 13 October 2023 11:01
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>; Poole, Rachel J <rpoole@deloitte.co.uk>; Brabrook, Jemma <jbrabrook@deloitte.co.uk>
Subject: RE:CSQ No.3 Louvers
Hi Angela,
I hope this email finds you well.
On the below, we would be grateful for some feedback / comments if any or your confirmation if they have been accepted by the Council?
Many thanks, and please advise.
Kind regards
Matt

Matthew Lam
Pronouns: he / him / his
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From: Poole, Rachel J <rpoole@deloitte.co.uk>
Sent: 03 October 2023 17:18
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Brabrook, Jemma <jbrabrook@deloitte.co.uk>; Lam, Matthew <mlam@deloitte.co.uk>; Alcock, Niall <nalcock@deloitte.co.uk>
Subject: CSQ No.3 Louvers
Hi Angela
Many thanks for your time today. I attach a copy of the presentation by Bridge Architects that we went through and also the supporting technical analysis undertaken by CWC.
I trust this provides you with sufficient information, and a detailed justification of the specific building circumstances, as to why the proposed louvers are appropriate for this building.
Many thanks
Rachel
\\itap2**Rachel Poole**
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\\itap2Please note Thursday is my non-work day

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