

RESPONSE IN RED

Dealing with the issues in the order of the documents on PA.

a) A strategy and details of works associated with removal and replacement of windows and any required making good.

b) Timber repairs; and e) Details of the works associated with the insertion of the rooflights including the relocation of the purlins and details of interface with slate roof;

The method statements produced by AJ Developments for joinery works are not very detailed and insufficient to discharge the condition and needs more detail. For instance the statements below such as 'Cut out defective timbers' does not describe the process - how will these be assessed and what controls put in place to avoid excessive loss. We also need details of the timber species and controls to ensure the grain size etc should match. Timber for repairs should match the existing timber do we have details of the species?

The method statements do not describe building protection, tools, processes and the method is only as outlined below. It would be helpful to have samples (photos) of the areas affected that can be annotated and described. We'll need to see samples of the repairs when available.

Method Statement has been updated and sample photos provided

The method statement also refers to Velux rooflights which are not specified or approved. Can this be clarified

We can confirm the rooflights are Rooflight Company conservation rooflights

8.0 METHOD

Roofing Timber Works

Cut out all defective roof timbers and replace with new

Cut up all new roofing members to the desired lengths

Install new timber spars onto sound existing roof timbers and fix in place with screws or bolts

Install timber spars in between the roof members to support the Velux roof lights

The method statement for replacing the roof is equally thin on detail.

Updated MS for the roof works provided

Drawings showing the existing purlins that are to be removed being reused in the space where new purlins are required. This should be confirmed as some of the drawings refer to the timbers just being removed.

Engineer's drawing confirms this is to be new purlin to replace the one that is being removed. This only applies to upper purlin on south roof slope, all other purlins being retained.

c) Building cleaning internal and external;

We've already agree cleaning samples on site.

d) External and internal repairs;

The repair survey, scope and method is acceptable. It would be good to see samples of workmanship as the project progressed to ensure high quality and consistency.

Samples can be viewed on site.

The proposed mortar mix on the engineers drawings differs from that which has been agreed to the external pointing. Is the different spec required for structural reasons? In addition the mortar specification in the architects specification also differs from the approved.

Mortar spec as per previously issued and reattached.

Is there any further information on the structural work to the lift area as this is still noted as unknown? Full details being developed and to follow.

e) Details of the works associated with the insertion of the rooflights including the relocation of the purlins and details of interface with slate roof;

See b) above. – Roof MS requires updating. Details of purlin re-use.

Note that we also need to introduce a change to the individual rooflight position within the roof slope. This was originally designed for rooflights to sit flush with slates but this is now set max 50mm above slate line. Change is required due to shallow depth of rafters exposed during strip out - to set rooflight flush to roof would mean raising line of whole roof. Further detail has been provided.

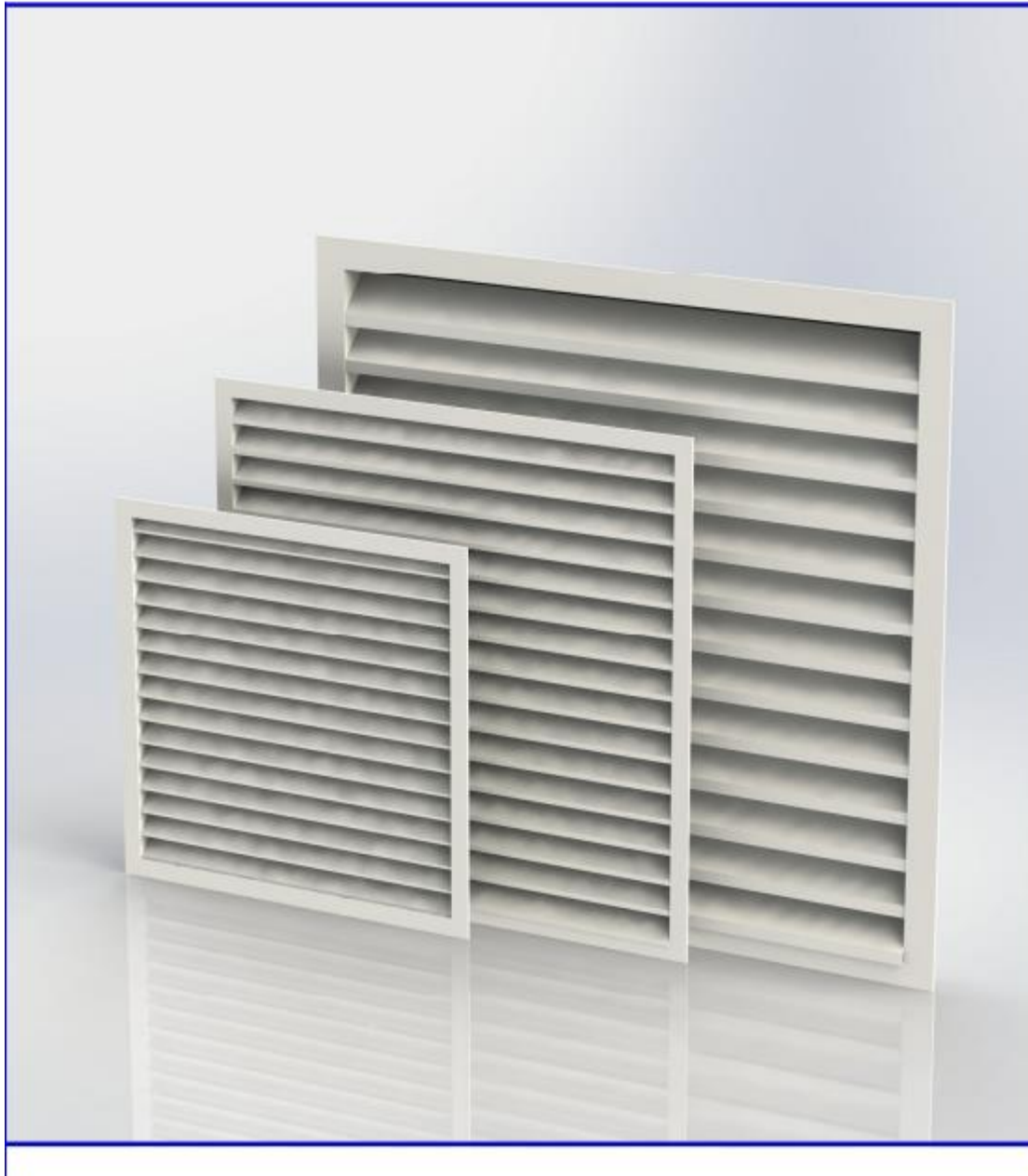
f) Details of the grilles within the elevations; (r) Detailed design of louvres within 1st floor window opening on North Elevation

The vent design is shown in the product information as a standard louvre, see image below the drawing underneath. The drawing shows a fully framed bespoke unit which will need to be fully designed. The louvred grille to the bricked up window opening should not be of a standard but a bespoke design. The colour has been confirmed as RAL 7016 which is acceptable.



One of the louvres is behind the door over panel and so not visible. Further detail provided.

Series WL
Standard weather louvres



g) Details of installation of cast iron RWP's;

The detailed specification document 353 CD0000 (T1) gives details of the cast iron rainwater goods and there is a corresponding catalogue from the supplier which is acceptable.

h) Works to and finishes within the stairwell;

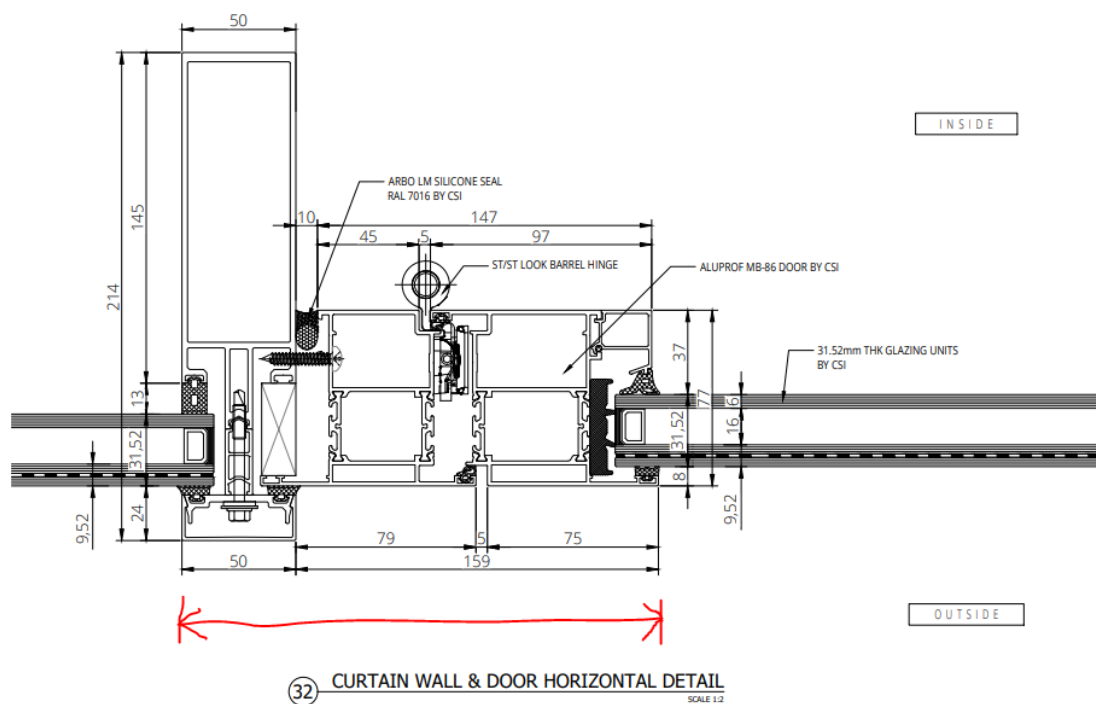
This is acceptable.

i) Details of any proposed dampproofing;

Submitted information / response: *No dampproofing is proposed. This is acceptable.

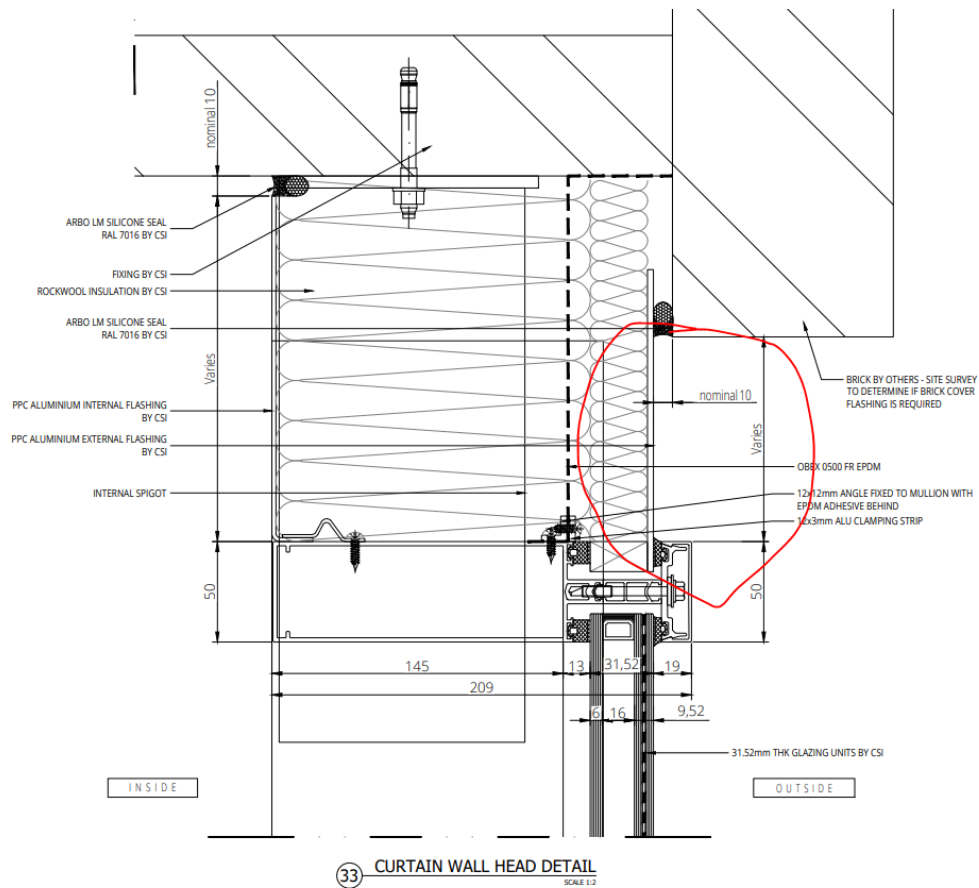
j) Details of formation of new doorways to Baird Street and making good of new openings; p) Final specification of new main entrance door and doors to Baird Street elevation;

The proposed curtain walling relates to the new doorway in the gable end. The frame shown seems excessive in size and amounts to a total of 209mm of frames. See the detailed section below. Elevations submitted with the application show a much slimmer frame - in addition the detailed drawing submitted to discharge the condition show a metal fascia above the door which is not shown on the elevation below. The detail should match the elevation and be the full extent of the opening.



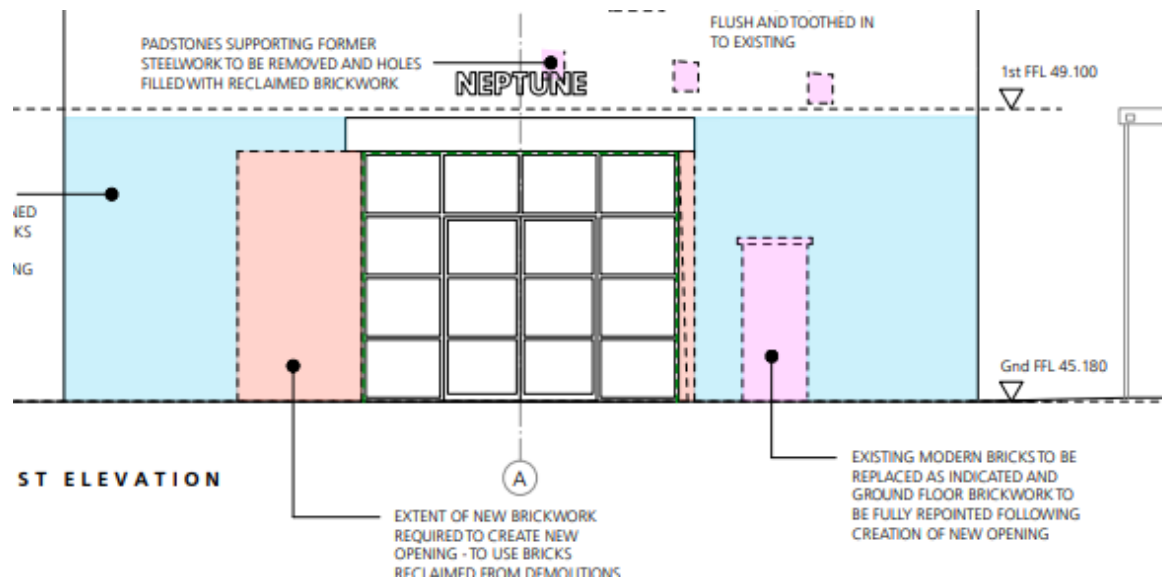
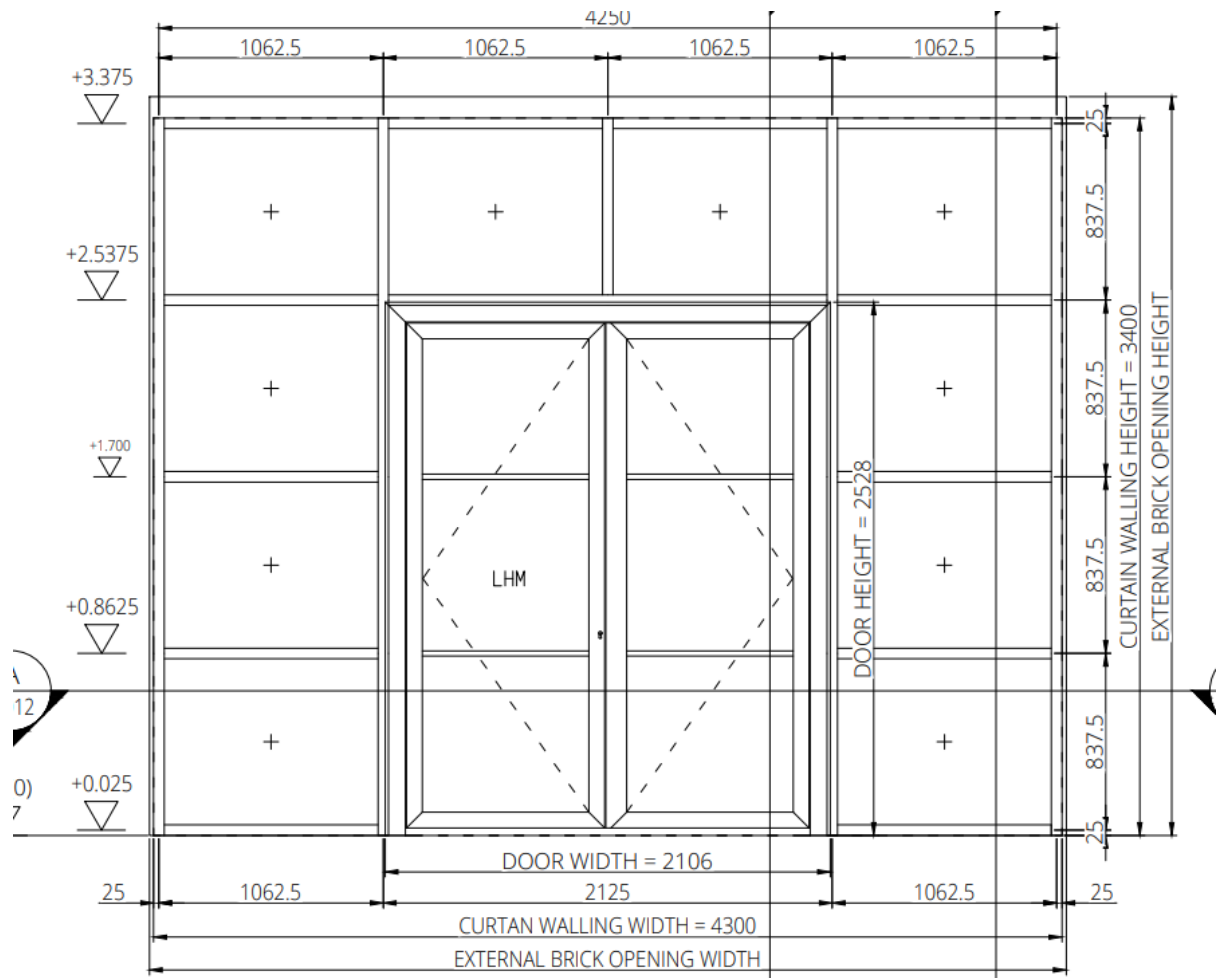
Section showing fascia not shown on the elevations.

This screen is still being developed and fascia will not form part of proposal.



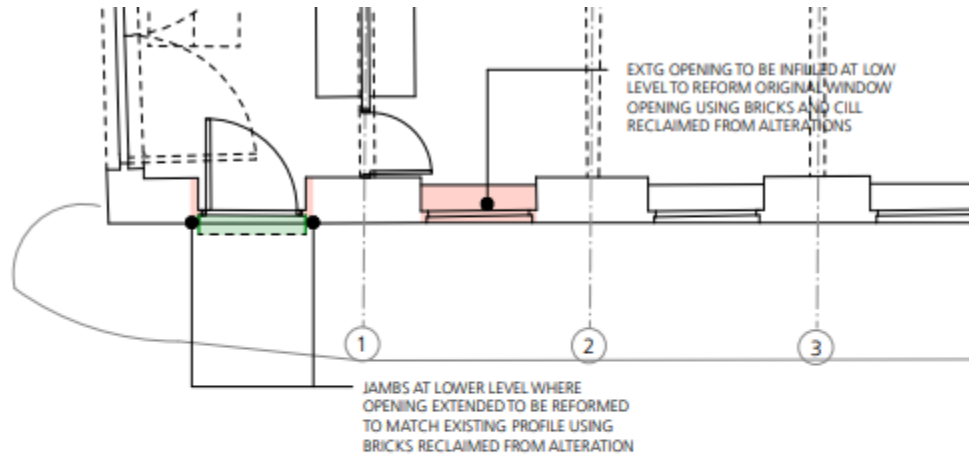
Design below showing heavy framing to doorset. Not shown as heavy on elevation drawing below this.

This is as shown on approved drawing 353 CD 3004, which is the larger scale version (1:25) of the screen rather than the 1:100 GA elevation. Intermediate door frame is slightly larger than originally drawn but we do show three separate frames. Frame sizes are governed by size and weight of doors and wind loading and security requirements.



There is some discrepancy on the plans. The ground floor plan shows a PCC sleeve to the new window which is not on the elevations. The note on the plans should be removed as the opening should be simply the brick reveals of the window / door without a sleeve lining.

Approved drawings 353 CD 2101 (Plan) plus CD 2106 & 2107 (elevations) and detail drawing CD 3106 show window sleeves to two openings. We are proceeding on basis of approved drawings.



KEY			
	NEW RECLAIMED FACING BRICK SPEC F10/140		APPROX AREAS OF LOCALISED REPAIRS AND REPOINTING OF EXTG BRICKWORK AS SPEC F10/665
	NEW BLOCKWORK SPEC F10/120		CRACK IN BRICKWORK TO BE REPAIRED AS ENGINEER DETAIL
	EXTG MODERN BRICKS TO BE REMOVED AND REPLACED WITH RECLAIMED BRICK SPEC F10/140		PPC ALUMINIUM SLEEVES TO REVEALS OF WINDOWS AND DOOR OPENINGS



k) Details of making good parts of the building that are to be the subject of removals

This is acceptable

l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;

The intumescent coatings to the timberwork are proposed as clear to the timber and coloured to the columns. The clear should ideally have a natural matt finish so that it is not visible. Is there a sample we can see?

The other decorative paint finishes appear to be mostly to modern new walls and are acceptable.

m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis; Submitted information / response:

NeptuneMillPaintAnalysisFull.pdf *The RAL colour proposed is Anthracite Grey RAL 7016 which is acceptable.

n) Details of repairs and upgrade of existing roof;

Comments on joinery and roof work methodologies are in b) and e) above. **As above joinery comments**

There is reference at H62 to the Welsh slate proposed but also a note that states 'or equivalent' - we've agreed the slate so should not be accepting any change in the specification.

Confirm slate specification **Welsh slate as per approved sample**

o) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

The M and E drawings still show the unacceptable Unistrut containment, but as part of the submission are the architects containment strategy drawings 353 PD 6001 P1 which are more acceptable and should be implemented on this basis and not the M and E drawings. Can you confirm that the intention is to install as per the architects dwg.

Yes containment is as per JDA drawing.

The M and E drawings are schematic and do not show the look and feel of the installation. This was discussed on site with the design team, but this detail or an indication of the installation has not come through in the CDN. For instance if there are any services attached to the exposed brick, how will these be dealt with - ie black finished metal circular conduit or galvanised.

All product information has been made available to MCC as part of condition 12 application. We have provided attached sample photos

Festoon lighting is still shown on the plans as are a number of light fixings to the elevations. We have not had final details (product specs, size, colour etc) of all of the external fittings but these will need to be submitted. CCTV cameras, light fitting types L1, L2, L4, L5 etc.

Further details submitted.

p) Final specification of new main entrance door and doors to Baird Street elevation;

See j) above.

(q) Fixings location and positions in the reveals of the new Juliet Balconies;

Balcony details and fixings appear acceptable. Can we confirm that the frame and fixings will be finished in the same colour as the windows RAL 7016.

Yes, all metalwork will be RAL 7016

(r) Detailed design of louvres within 1st floor window opening on North Elevation

See f) above - no louvres at 1st floor now

(s) Final finish to block work behind glazing within lift shaft.

Submitted information / response: 353 CD 3002 (T1) * Blockwork to be left unfinished. Drawing shows window to be fitted with backing layer. Windows to have white back board so this will not be visible.

This is acceptable.

(t) Details of external lighting and any associated fixtures and fittings including cables and transformers: No details submitted see highlighted area O above

As above.

(u)Door to bridge link: No details submitted

Door is shown on approved drawing 353 CD 3005 (T1) Door type AD6

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

This seems slightly out of date now and needs to be updated.

Updated programme provided.