RE: 138967/FO/2024

Greg Farmer <greg.farmer@manchester.ac.uk>
Tue 3/19/2024 4:27 PM
To:Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Hi Max,

Level access will be maintained through the new sliding doors improving accessibility.

Regards

Greg Farmer

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Tuesday, March 19, 2024 2:47 PM
To: Greg Farmer <greg.farmer@manchester.ac.uk>
Subject: Re: 138967/FO/2024

Hi Greg,

Thanks for confirming.

Would you be able to confirm by return email that level access will be maintained at the new entrance?

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Greg Farmer <greg.farmer@manchester.ac.uk>
Sent: Tuesday, March 19, 2024 2:11 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 138967/FO/2024

Hi Max,

That's fine. I have a contractor appointed so will be speaking to the their supply chain for samples I can submit to you when applying to discharge the conditions.

Regards

Greg Farmer

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Tuesday, March 19, 2024 1:57 PM
To: Greg Farmer <greg.farmer@manchester.ac.uk>
Subject: Re: 138967/FO/2024

Hi Greg,

Thanks for getting back to me.

Please see two conditions to be attached below:

3) Notwithstanding the approved drawing (Drawing - Existing & Proposed A003 REV A ELEVATION received by the City Council, as Local Planning Authority, on 19/03/2024), prior to the commencement of the works hereby approved full and final details of the decorative louvre screens shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a product specification, materials and finishes, together with a physical sample. The approved details shall be implemented in full as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the approved drawing (Drawing - Existing & Proposed A003 REV A ELEVATION received by the City Council, as Local Planning Authority, on 19/03/2024), prior to the commencement of the works hereby approved full and final details of the windows shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a product specification, materials and finishes, together with a physical sample. The approved details shall be implemented in full as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Please let me know if you agree to the conditions by the end of the day.

Best,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Greg Farmer <greg.farmer@manchester.ac.uk>
Sent: Tuesday, March 19, 2024 12:40 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 138967/FO/2024

Hi Max,

Please find attached Rev A drawing to include anodised finish and decorative ventilation panels incorporated in the screen.

Regards

Greg Farmer

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Thursday, March 14, 2024 10:59 AM
To: Greg Farmer <greg.farmer@manchester.ac.uk>
Subject: Re: 138967/FO/2024

Hi Greg,

We have considered the amended drawings and we would not support the replacement of glazing with louvres at these locations. We would like to avoid piecemeal change to the elevation and do not wish to establish a precedent of removing windows to support plant installations.

Our position is that the screens should be incorporated into the new entrance in a well-designed and decorative manner. In the interest of a positive determination, we suggest sticking with Revision A. Please let me know which iteration of the proposal you wish to be considered for determination.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Greg Farmer <greg.farmer@manchester.ac.uk>
Sent: Wednesday, March 13, 2024 3:42 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 138967/FO/2024

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Hi Max,

Please find attached amended drawing showing the ventilation terminals incorporated into the windows adjacent the proposed entrance. Please note the windows along this elevation have obscure glass to hide the plant rooms and switch rooms at ground floor level, the windows are bricked up internally. Please also find attached an original elevation drawing showing ventilation louvres, which are still in place as per attached photographs.

Please advise if this acceptable.

Regards

Greg Farmer

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Tuesday, March 12, 2024 7:33 AM
To: Greg Farmer <greg.farmer@manchester.ac.uk>
Subject: Re: 138967/FO/2024

HI Greg,

Whilst we are happy to consider this proposal, our preference would be to incorporate the louvres and decorative screens into the new entrance.

The removal of any windows should be avoided, particularly on building where the regular repetition of glazed elements is so central to its architectural quality.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Greg Farmer <greg.farmer@manchester.ac.uk>
Sent: Monday, March 11, 2024 3:03 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 138967/FO/2024

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Hi Max,

I might have a solution to remove the grills from the screen and locate them in one of the adjacent vertical windows. I'll email you a drawing over the next couple of days for comment.

Ok with anodized finish to the frames.

Regards

Greg Farmer BSc (Hons) MRICS | Project Building Surveyor| **Project Design Team** |Directorate of Estates and Facilities | 4th Floor Beyer Building | **The University of Manchester** | Oxford Road | Manchester M13 9PL | Tel: 0161 275 7957 | Mob: 07557 313577 |http://www.manchester.ac.uk

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 06 March 2024 15:40
To: Greg Farmer <greg.farmer@manchester.ac.uk>
Subject: Re: 138967/FO/2024

Hi Greg,

Thanks for sending over these update drawings.

Officers have reviewed the information submitted and we have some further comments.

Whilst we would not normally support elevational louvres, in this instance we are happy to explore a louvre screen with you. However, we feel the example provided is not sufficiently decorative. Could you please explore a more ornate, bespoke screen (see below):



We also request that new window frames be anodized and not PPC aluminium.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Greg Farmer <greg.farmer@manchester.ac.uk>
Sent: Tuesday, February 27, 2024 5:39 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 138967/FO/2024

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Hi Max,

Nice talking to you last week over this project. Please find attached amended drawing A003_A showing amendments to the elevations. Please find attached tender drawing A006 showing the internal works including the suspended baffles to obscure the overhead exposed ductwork. https://www.ecophon.com/uk/articles/inspiration/bory-hospital/ [ecophon.com]

I have amended the Oxford Road elevation window so the mullions align with the existing fenestration, it looks a lot better.

I have spoken to the mechanical engineer and we cannot move the ventilation louvres, however he advised they have installed perforated mesh panels over the ventilation louvres on the recently built Christabel Pankhurst Building on Dover Street – see attached photographs. Would this be an acceptable solution to install a horizontal perforated panel over the high level louvres?

I have also omitted the external signage and will discuss with the client internal signage.

Regards

Greg Farmer BSc (Hons) MRICS | Project Building Surveyor| **Project Design Team** |Directorate of Estates and Facilities | 4th Floor Beyer Building | **The University of Manchester** | Oxford Road | Manchester M13 9PL | Tel: 0161 275 7957 | Mob: 07557 313577 |http://www.manchester.ac.uk

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 21 February 2024 11:57
To: Greg Farmer <greg.farmer@manchester.ac.uk>
Subject: Re: 138967/FO/2024

Hi Greg,

2pm tomorrow would be good. I shall send an invite.

Primarily, I would like to get a better understanding of the ventilation scheme that relates to the new louvres and any new signage proposed on the Wilton Street elevation.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Greg Farmer <greg.farmer@manchester.ac.uk>
Sent: Wednesday, February 21, 2024 9:35 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 138967/FO/2024

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Hi Max,

Thursday is fine with me, say 2pm? Is there anything specific you want to discuss so I can look at beforehand?

Regards

Greg Farmer

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Tuesday, February 20, 2024 2:55 PM
To: Greg Farmer <greg.farmer@manchester.ac.uk>
Subject: 138967/FO/2024

Hi Greg,

It would be useful to speak to you this week regarding the Kilburn Building application.

Are you available 11am tomorrow or Thursday for a Teams call?

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

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