

RE:67-75 Piccadilly - commencement of development

Radford, Cameron N <cameronradford@deloitte.co.uk>

Fri 06/10/2023 11:18

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Cc: Sanderson-Clark, Ellen <esandersonclark@deloitte.co.uk>

Good Morning Angela,

Hope you're well.

I can confirm that the Applicant agrees with the proposed 24 months time limit.

Kind Regards,

Cameron Radford

Pronouns: he / him / his

Planner | FA - Real Assets Advisory | Deloitte LLP

D: +44 161 455 6768

cameronradford@deloitte.co.uk | www.deloitte.co.uk/realestate

From: Angela Leckie <angela.leckie@manchester.gov.uk>

Sent: 03 October 2023 09:26

To: Sanderson-Clark, Ellen <esandersonclark@deloitte.co.uk>

Cc: Radford, Cameron N <cameronradford@deloitte.co.uk>

Subject: [EXT] Re: 67-75 Piccadilly - commencement of development

Hi Ellen

We have reviewed below in terms of full implementation and our compromise position is 24 months. 12 months for finance and 12 to remobilise the project Team. We think it is unreasonable to ask for 18 months to get finance in place given previous assurances that we were approving a fully financed and deliverable scheme.

Best Wishes

Angela

Angela Leckie

Senior Planner

Development Management Central Core

Planning Building Control and Licensing - Growth and Development

Manchester City Council,

Tel (External) 0161 234 4651

Tel (Internal) 34651

email angela.leckie@manchester.gov.uk

www.manchester.gov.uk

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

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

From: Sanderson-Clark, Ellen <esandersonclark@deloitte.co.uk>

Sent: 04 September 2023 13:48

To: Angela Leckie <angela.leckie@manchester.gov.uk>; Paul Mason <paul.mason@manchester.gov.uk>

Cc: Radford, Cameron N <cameronradford@deloitte.co.uk>

Subject: 67-75 Piccadilly - commencement of development

Hi Angela, Paul,

Many thanks for your time to discuss the proposed works at 67-75 Piccadilly to implement the planning permission. You will note that the applications have now been submitted as discussed.

Following our conversation I wanted to pick up a few points following further investigation by the team.

1. Timescales for Ph2

We discussed the long stop date for the commencement of construction of the main works and 18 months was suggested during the meeting for consideration.

Following further discussion with the project team, and working the timescales through in the attached indicative construction programme we would like to request that the long stop date is 30 months from the commencement of the phase 1 works. I have attached an indicative programme of activities that will need to take place between now and the start on site date. The key consideration in the programme is the challenges in finalising a funding arrangement for the development in the context of the current interest rate rises. As such, this indicative programme allows approx. 18 months to allow time for the current economic conditions to settle and to secure and finalise a funding arrangement. This 18 months would be comprised of approx. 9 months to allow a change in the economic conditions and a further 9 months to finalise a funding arrangement. This is followed by a period of approx. 1 year to remobilise the project team, complete the final design stage and appoint the main contractor which is considered reasonable given the complexity of this project with the listed building elements.

As discussed on site the client is fully committed to delivering this development, and has already invested significant sums in activities to fully commence the development including completing a tender process to identify a preferred contractor and progressing the design to begin RIBA stage 4, which will be completed once the funding and contractor is in place.

2. Timber vs Steel windows

During the meeting we discussed that the original permission allowed for refurbished timber windows at the first floor. Upon further investigation it has been identified that these are not original timber sash windows, and although there may be some residual fabric but it is fragmented and in poor condition. As such the design team are proposing a steel window frame for these bays which will match the aesthetic of the original timber sash windows better than modern wooden sash windows. Please find attached two plans prepared by FCBS which demonstrate the different appearance of the steel windows vs the wooden windows. I have also attached a sketch of the sections of the various window options (existing and proposed). The project team's preference is for the steel window option because it better matches the appearance of the original windows above and provides benefits in terms of security and achieving performance targets. The following has been provided by the heritage consultant to set out the details that have been considered:

Found Condition

The existing windows are an assemblage of 1990s painted softwood frames holding Georgian wired glass set into the residual box frames of the earlier sliding sash windows. These have been formed as fixed light.

The 1990s works have exploited the timber frame of the sash frame as a means to secure the later fixed lights.

The surviving parts of the sash are largely hidden by the existing mesh screens although all fabric here appears to be poorly maintained.

Opportunity

Retain and Reinstall - Should there be complete box sashes surviving it would be feasible that new sliding sashes could be fabricated. As PAS24 is the secure by design requirements, it is likely that such large timber windows would need to be fixed shut. Due to their size it is also likely that the sash frames would need to be a few millimetres larger in section than the original, still present on the storey above. This slight anomaly in appearance might detract from the overall appearance of the rear elevation.

Renew – The objective has been to match the fenestration pattern of the original large sash windows while also achieving high security standards. The use of a folded steel frame would enable fine sight lines that can be made to emulate the sash windows also visible on the rear elevation. These stronger windows would also be robust and better thermally than a reinstated timber sash.

Matters of Consideration

- Residual fabric is fragmented and in poor condition
- Repair and reinstatement is probably possible but full details will only be possible once works commence
- The commercial function of the premises will require the window to be highly robust and resistant to attack
- Enhanced thermal and secure performance will aid the overall operation of the building and support its sustainable reuse
- The fragments of the original windows are not unique. The upper storeys have windows that survive intact.
- The use of a steel window system will help unify the treatment of the ground floor rear elevation.
- The timber frames will likely require secondary glazing to achieve fire regulations which would detract from the overall appearance.

Recommendation

- Proceed with slim frame folded steel windows

Further details are also included on the comparative sketch of the merits of each option. Please note that these drawings show the completed aesthetic for the purposes of comparing the window designs, but we are still proposing to retain the existing beer drop in the interim scenario of the implementation works as discussed last week.

3. Louvre Design

We agreed during the meeting that the inclusion of the additional louvres is appropriate, with further detail on the options for a high quality finish to be provided. We will submit for these amendments via the non-material amendment application.

The project team have updated the plans for submission to propose a perforated screen. Full details will be submitted with the planning application.

4. Glazed Doors

During our discussion last week you requested we consider introducing glazing to the fire exit doors. To create a symmetrical façade it is proposed that the doors at either end of the bays are the same solid design, without glazing. However, to introduce the activity to the street scene we are proposing a temporary lighting installation in the new glazed panels above the door that will bring activity to the street. This is considered an appropriate solution as glazing in the doors would only open into the fire lobby which wouldn't have any regular activity. This will also provide a consistent solution with the lighting proposals for the lower bays.

Given the temporary nature of the lighting we would not consider a need to amend the permission to include these details, but if you disagree and believe they would need listed building consent then please let us know and we can amend the submitted application.

We are intending to prepare details of samples and specifications to view on site meetings as soon as possible. Noting your availability in September, could you please send through the dates when you and Paul will be available to review samples so we can target dates for sample review that work for you.

Many thanks,
Ellen

Ellen Sanderson-Clark

Pronouns: she / her / hers

Assistant Director | FA - Real Assets Advisory | Deloitte LLP

1 City Square, Leeds, LS1 2AL

D: +44 113 292 1119 | M: +44 7920 548432

esandersonclark@deloitte.co.uk | www.deloitte.co.uk/realestate

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Please note Fridays are my non-work day

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