

RE: Follow on from site visit- 136765/FH/2023- 27 Zetland Road

Charlie Butterwick <charlie@architectureunknown.co.uk>

Mon 26/06/2023 11:46

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Cc: Daniel Kelso <daniel@architectureunknown.co.uk>

📎 4 attachments (9 MB)

3D Street Scene.jpg; 22.115.304 P2 - PROPOSED GA FLOOR PLANS (SHEET 2).pdf; 22.115.403 P2 - PROPOSED ELEVATIONS (SHEET 2 OF 2).pdf; 22.115.402 P2 - PROPOSED ELEVATIONS (SHEET 1 OF 2).pdf;

Dear Katie,

Thanks for your patience on this, I hope you had a good weekend.

I have now discussed the issue with the render colour with my client and they have indicated that they would not be willing to accept terracotta as an alternative colour to the grey. They propose that they match other households on their street, not least their next door neighbours, and change this to white. We propose using Lime Green Mortar company, colour Chalk ([LINK](#)) or similar approved. As this is in keeping with the existing character of the street we hope this will be an acceptable compromise.

Further to your last email, whilst we appreciate the other dormers in the street do not have rooflights, there are several properties including the host property which have rooflights on their primary roof slopes which are far more visible. Internally this will significantly increase the amount of light available and make the space much more usable. Would you be willing to accept a conservation-style rooflight with a lower profile which would not be visible from the street? We have attached a 3D perspective view from ground level to illustrate that there is no impact on the street scene from a conservation rooflight. We would hope that there might be room for compromise on this point.

We look forward to hearing your response on this.

Kind regards,

Charlie



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From: Katie Raw <Katie.Raw@manchester.gov.uk>**Sent:** Tuesday, 20 June 2023 12:41 PM**To:** Charlie Butterwick <charlie@architectureunknown.co.uk>

Cc: Daniel Kelso <daniel@architectureunknown.co.uk>

Subject: Re: Follow on from site visit- 136765/FH/2023- 27 Zetland Road

Hi Charlie,

Thank you for your email.

I look forward to hearing a response from you regarding the render in due course.

Regarding the front dormer- Thank you for the revised elevations and for confirming the materials will match that of the host property. Please remove the rooflight within the front dormer for the structure to be approvable, as skylights within the front dormers are not a characteristic of the immediate streetscene.

I note the application is due to be approved on Friday 30th June. Please note I need to receive acceptable revised plans by the end of next Monday to be able to issue a decision notice with an approval on time. Otherwise, if I do not hear from you by this time, I will pursue with a refusal.

I look forward to hearing from you shortly.

Best wishes,

Katie Raw (she/her)

Assistant Planning Officer

Area Team

Planning Building Control and Licensing - Growth and Development Directorate.

Manchester City Council

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From: Charlie Butterwick <charlie@architectureunknown.co.uk>

Sent: 15 June 2023 16:11

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Cc: Daniel Kelso <daniel@architectureunknown.co.uk>

Subject: RE: Follow on from site visit- 136765/FH/2023- 27 Zetland Road

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Dear Katie,

Thank you for your email. We have discussed both points you raise with our client. We are still discussing your recommendation on the second point regards to the render but they have accepted the need to amend the design for the dormer. I will therefore only be addressing your first point but will revert to you ASAP regards to the render.

For your information and review I attach revised elevations. The key changes are to make the dormer more in keeping with the neighbours. This includes removing the eaves window and replacing this with a window to match the size and character of the existing and adjacent glazing (3 pane window, 1815x780mm approx.). Additionally we have amended the roof profile to include a more traditional verge detail to reference the tile overhang on the verge/eaves of the adjacent neighbour's dormer. The materiality of the proposal references the

dark grey metal cladding found on the side elevations of both the existing dormer and the adjacent dormer of number 25 Zetland Road.

Internally, the size of the dormer remains identical to the existing which is the minimum size required for it to remain a useful part of the attic space. However, it will be necessary to increase the external size to comply with AD Part L: Conservation of Fuel and Power. The structure itself is not in a good condition and is a significant source of heat loss in the property as well as having suffered from water ingress. As you know, the aim of the project is to make the property much more thermally efficient and ensure it's robustness in the face of the long-term impacts of climate change and, as such, we are not able to leave the dormer as it is currently. Given that 27 Zetland Road's dormer is already larger as existing than its immediate neighbour that would be it's only direct comparator (please see attached image), we hope you will accept the compromise proposed given the circumstances.

Please let us know your thoughts and I will revert to you regards to the render once I have instructions from my client.

Kind regards,

Charlie



Charlie Butterwick
Director, Architect
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From: Katie Raw <Katie.Raw@manchester.gov.uk>

Sent: Wednesday, 31 May 2023 11:59 AM

To: info@architectureunknown.co.uk

Subject: Follow on from site visit- 136765/FH/2023- 27 Zetland Road

Good morning,

Following on the site visit last week, we have now had an opportunity to assess the application. For the application to be approved, the following elements of the proposal need to be changed, to overcome our current concerns.

1. Front dormer- the proposed front dormer is not acceptable. Properties along the northern stretch of Zetland Road are characterised by small, historic dormers. The insertion of a larger dormer of a differing form and made of differing materials is not considered to be in keeping with the style and material palette of development along the front elevations of Zetland Road.
2. Dark grey render finish to external wall insulation- the grey colouration is not in keeping with the existing colour palette at the property and within the wider streetscene. Whilst we accept the proposed brick slips and timber cladding to be used across the rear elevation, none of these elements would be seen from the streetscene. The grey render to the side elevation could be seen from the streetscene and is considered to create a visually incongruous feature. We need to see a terracotta colour for the scheme to be acceptable.

I look forward to hearing from you soon with revised plans.

Kind regards,
Katie Raw (she/her)
Assistant Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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