



Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

8803 |Ancoats Dispensary
25/08/2023

Dear Sir/ Madam

Buttress

41 Bengal St.
Manchester
M4 6AF
T 0161 236 3303
F 0161 236 3603
W www.buttress.net

Re: Listed Building Consent for the creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works. REF: 130356/FO/2021

With reference to the above, please find enclosed the following information and in support of the discharge and approval of pre-commencement condition 9 for the above related Planning Consent.

Condition 9 – Material/ Sample Panel

With reference to this condition, please find attached the following supporting information/ documents:

In relation to the proposed window/ curtain wall reveal detail refer to LDG's developed drawing:

- 210005-BA-ZZ-ZZ-DR-Y-301– LDG Reveal Details Option 2

We trust that all other aspects and materials pertaining to the proposed façade have been discussed and agreed following site visits to view the sample panel prepared by Eric Wright Construction. For reference I attach the latest sample panel photos to this application with note that the final comments received will be incorporated into the main build and as noted in my email of 28/06/2023 (also attached). In summary these were as follows:

- Tapering to base of 'feature fin' to follow line of feature coping at fourth floor level.
- Updates to feature reveal detail as discussed and agreed with Eric Wirght Construction and as referenced the aforementioned detail drawing by LDG.
- All horizontal and vertical gaps between cladding panels will achieve a consistent 20mm spacing.

The team and contractor acknowledge the requirements for compliance of conditions and the works will be carried out accordingly.

We trust the attached/ enclosed information is satisfactory and we look forward to hearing a response from you in due course for the contractor to commence on site.

Yours Faithfully

A handwritten signature in dark ink, consisting of a series of fluid, connected strokes that form a stylized, somewhat abstract representation of the name Paul Nelson.

Paul Nelson | Senior Architect
for **Buttress**

cc. Chris Keating – Eric Wright Construction

Chris McManus – Great Places Housing Group