

RE: 136908/AO/2023 14 Ridgefield House

michael@jade3architecture.co.uk <michael@jade3architecture.co.uk>

Wed 7/5/2023 8:37 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

MG

Yes. That would be acceptable.

Regards

M

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 05 July 2023 20:46

To: Michael Chow <michael@jade3architecture.co.uk>

Subject: Re: 136908/AO/2023 14 Ridgefield House

Hi Michael,

Just to confirm that would be RAL9010 (pure white)?

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: Michael Chow <michael@jade3architecture.co.uk>

Sent: Wednesday, July 5, 2023 1:44 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: Re: 136908/AO/2023 14 Ridgefield House

MG

As discussed the lettering will also be white colour. We would be happy for you to condition this.

Regards

Michael Chow

On 5 Jul 2023 12:19, Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk> wrote:

Hi Michael,

Thanks for the updated plans.

We are satisfied that the new plans comply with our requirements.

However, there is no indication of what colour the lettering will be.

Please could you confirm the proposed RAL number of the powder coating and, once agreed, update the plans correspondingly.

If we can resolve this today, I will endeavour to have a decision issued by the end of the week.

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: michael@jade3architecture.co.uk <michael@jade3architecture.co.uk>

Sent: Thursday, June 15, 2023 1:50 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: 136908/AO/2023 14 Ridgefield House

GM

See attached updated signage with individual lettering as you have suggested. The signage on John Dalton Street is now removed. The wrapped around frame has also been removed.

The application sign was supposed to described 200cd/sqm and an extra zero was added. Happy to accept illumination not to exceed 300cd/sqm.

Please substitute these updated drawings and discard those earlier ones that are not relevant. Trust that they now accord with your requirements.

Regards

M

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 15 June 2023 19:17

To: michael@jade3architecture.co.uk

Subject: 136908/AO/2023 14 Ridgefield House

Hi Michael,

I hope you are well.

I am contacting you regarding app ref 136908/AO/2023.

Officers have reviewed the submitted plans and the application is not supported at present.

The fascia sign above the doorway is a box/tray type sign. Signs of this type are not supported in Manchester city centre. We consider the proposed sign would be harmful to visual amenity as it would detract from the elegant architectural quality of the building.

Please note that Saved Policy 14.5 (e) of the Unitary Development Plan states: *On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.* The development site falls within the Albert Square (Extension) Conservation Area 1985.

Please provide an amended drawing for a fascia sign made of individual letters.

Please remove the wrap from around the door frame. The repetition of the 'a' motif would amount to advertisement clutter and we do not consider it necessary to advertise the establishment, particularly in the context of the fascia sign directly above.

The box sign on the John Dalton Street elevation should be removed from the plans. It would remove a glazed element from the elevation, creating a dark and solid element which would be incongruous in the context of the lighter coloured stone facade, green copper roof and the lightweight chrome window frames. In the first instance the glazing should be retained and left unobstructed to retain the active frontage.

Please provide a set of amended plans by 23/06/2023.

Notwithstanding the issues regarding the form of the proposed signage, we note that the proposed illuminance is 2000cd/m2. This would not be supported. Illuminance levels should be no more than 300 cd/m2. If any illumination is proposed for revised signage (e.g. halo illumination or internal illumination) it will need to conform to this level.

Please let me know if you have any questions or would like to arrange a meeting on Teams to discuss how to bring the application to a position where it can be supported.

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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