

OMI Architects

Please find attached at the WeTransfer Link below the additional information requested.

Timber doors

- Please see attached drawing A_0021 for the proposed details for the typical fixed shut timber doors.

Kind Regards

Rob Paton | Architect

OMI ARCHITECTS

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On 23 Feb 2023, at 16:52, Angela Leckie wrote:

Hi Rob

Please see our initial comments on this below for your response:

Rather than a list of changes it would be helpful to have these presented in drawn form in a way that we could clearly see the changes, for instance running the now proposed against the consented scheme by way as a direct comparison would be helpful.

One of the most harmful elements identified in the heritage report is the shortening of the partition encroaching on the fireplace, which has been identified as minor adverse. Can we see a detail of this encroachment and photo of the fireplace in position. Is there any alternative way of addressing this to avoid or mitigate the harm?

The proposal does not to activate the basement which we think a missed opportunity to create additional space in this area however can you confirm that any retained features such as the stone floor are preserved and not discarded and also ensure that the basement is dry, well ventilated and easily accessible for maintenance / inspection. We also need to ensure that all repair works are carried out to the basement area if it is not going to be utilised as we wouldn't want any existing defects such as damp or dry rot spreading. Can we have some reassurances on this.

There doesn't seem to be a detail of the location of the proposed hatch to the basement, its dimensions or detail or whether there will be an access ladder (we would suggest that there is one installed to allow safe and easy access or it will be just left and forgotten).

We also don't appear to have any details of the proposed timber doors at the rear of the building - can these be provided.

Best Wishes

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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

Upcoming Leave

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