

Fw: CDN/22/0592 and CDN/22/0591 - Discharge of Conditions 10 (Details and Cons Strategy) and 11 (Details) - Laystall Street

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

Thu 01/12/2022 14:08

To: Planning <Planning@manchester.gov.uk>

Hi can the e-mail below be uploaded x 2

Label as OMI e-mail 10 11 22

Thanks

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

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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

From: Stuart McGrath <stuart.mcgrath@omiarchitects.com>

Sent: 10 November 2022 16:12

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

Cc: Planning <Planning@manchester.gov.uk>; Nick Berry <nick.berry@omiarchitects.com>; rob.paton@omiarchitects.com

<rob.paton@omiarchitects.com>; Laura Gouk <laura.gouk@omiarchitects.com>

Subject: Re: CDN/22/0609,CDN/22/0605 and CDN/22/0591 - Discharge of Conditions 10 (Details and Cons Strategy) and 11 (Details) - Laystall Street

OMI Architects

Hi Angela,

Thanks for your email.

We appreciate that there is a significant amount of information to review so in order to simplify the process we produced a series of memos relating to each condition or partial condition, which detailed precisely what documentation related to each part. These were submitted in August with the original discharge applications and were intended to streamline the process and make it simple for you and Paul to review, however it does not appear that the memos have been read. Consequently the attached document '221110 OMI Update - Missing Info Note' contains responses to each of the points raised which simply refers back to the memos produced and submitted in August. We request that the documentation previously provided is reviewed along side these memos, as was the original intent.

For completeness I have attached the memos for conditions 8, 9, 10 Listed Building, and 9,10,11 Planning, submitted in August.

Further to the above we note your additional comments and have added our comments below in red:

The detailed conservation specification are acceptable subject to us seeing samples of materials and workmanship on site in line with the submitted schedule of samples in the submission. There's one sample that hasn't a date against it - 'Internal Repairs - brickwork paint strip'. **Can this be completed. Attached.**

We'll need to set up a few meetings to look at the samples and visit the site and we would welcome a walk around on site just to run through the works with the architect / contractor / conservation specialist whenever they are next on site. This can be following the sign off of the conditions and shouldn't hold anything up. **Okay agreed. Mike Bullen from Bullen Conservation will make contact to organise appropriate dates for site visits.**

There will be a staged approaches to the extent of fabric repair and replacement, for instance the Floyd timber report states that the extent of timber replacement will need to be determined on site, and once a detailed inspection and on site survey has been carried

out we will need to understand the full extent of replacement when this is known as we will need to avoid excessive removal. We will also need to fully record what has been replaced in 'as built' drawings. **Can this be confirmed as an approach.** Okay

The report also states that additional support will be needed in places and **we'll need to see details of this when further details become available can this be confirmed.** The types of additional support proposed are detailed in the submitted DP2 structural report under appendix B, attached again for ease.

On a few of the partition drawings there is a detail showing a bulkhead formed in sw timber to conceal the junction of the partition - this is not fully understood and we could do with an explanation as it looks a little odd with the 50mm x 100mm projection.

The partitions in those locations run to the underside of the compartment floor above to ensure a complete compartment as required to ensure fire safety. In addition, the partitions will require a deflection head, this bulkhead detail is included to ensure that the movement gap between the original timber boarded ceiling and the new partition is discreetly concealed.

We also have a query in relation to the extant of suspended ceiling to ground floor drawing A3300 Rev P01. Whilst the extent of this over the ceiling over the WC's is understood why is it also the lobby area. Can this be reduced in size? Okay. To confirm the lighting and cable trays detailed in Clancy's information will be exposed in this location, as per the other exposed historic ceilings on the scheme.

The gate design seems acceptable. We will need to see full details of how and exactly where it will be fixed in the reveal and detailed fixings through the terracotta. This could be initially discussed on site. Okay to be discussed on site.

We trust that the above and attached is understood and the relevant conditions can be discharged without further delay.

Kind Regards

Stuart McGrath | Associate Director

OMI ARCHITECTS

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On 10 Nov 2022, at 08:29, Angela Leckie <angela.leckie@manchester.gov.uk> wrote:

Hi Stuart

We have been reviewing all of the information submitted to date against the specific requirements of each part of the conditions and we believe that the submitted information currently has some gaps. I have set these out in the attached note but in terms of actual commencement on site there are some gaps in the information on C8 which we need to agree.

Below are some more general notes about where we are with the submitted details:

The detailed conservation specification are acceptable subject to us seeing samples of materials and workmanship on site in line with the submitted schedule of samples in the submission. There's one sample that hasn't a date against it - 'Internal Repairs - brickwork paint strip'. **Can this be completed.**

We'll need to set up a few meetings to look at the samples and visit the site and we would welcome a walk around on site just to run through the works with the architect / contractor / conservation specialist whenever they are next on site. This can be following the sign off of the conditions and shouldn't hold anything up.

There will be a staged approaches to the extent of fabric repair and replacement, for instance the Floyd timber report states that the extent of timber replacement will need to be determined on site, and once a detailed inspection and on site survey has been carried out we will need to understand the full extent of replacement when this is known as we will need to avoid excessive removal. We will also need to fully record what has been replaced in 'as built' drawings. **Can this be confirmed as an approach.**

The report also states that additional support will be needed in places and **we'll need to see details of this when further details become available can this be confirmed.**

On a few of the partition drawings there is a detail showing a bulkhead formed in sw timber to conceal the junction of the partition - this is not fully understood and we could do with an explanation as it looks a little odd with the 50mm x 100mm projection.

We also have a query in relation to the extant of suspended ceiling to ground floor drawing A3300 Rev P01. Whilst the extent of this over the ceiling over the WC's is understood why is it also the lobby area. Can this be reduced in size?

The gate design seems acceptable. We will need to see full details of how and exactly where it will be fixed in the reveal and detailed fixings through the terracotta. This could be initially discussed on site.

Best Wishes

Angela

Angela Leckie
Senior Planner
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Upcoming Leave

From: Stuart McGrath <stuart.mcgrath@omiarchitects.com>

Sent: 01 November 2022 20:53

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

Cc: Nick Berry <nick.berry@omiarchitects.com>; rob.paton@omiarchitects.com <rob.paton@omiarchitects.com>; Laura Gouk <laura.gouk@omiarchitects.com>

Subject: Re: CDN/22/0609,CDN/22/0605 and CDN/22/0591 - Discharge of Conditions 10 (Details and Cons Strategy) and 11 (Details) - Laystall Street

OMI Architects

Hi Jack/Angela,

Please find below a Wettransfer link to download the information previously provided on 14th October:

<https://we.tl/t-MWczY4NFmZ>

As previously discussed with Angela we originally submitted this information via the portal on 18th/ 23rd/ 24th August, depending on the discharge application, however the information seems to have been lost. We are now well beyond the determination date for each of the applications referenced so can we ask that this is now reviewed as a matter of urgency.

If there are any further queries on this please let me know.

Kind Regards

Stuart McGrath | Associate Director

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On 1 Nov 2022, at 14:27, Planning <Planning@manchester.gov.uk> wrote:

Good afternoon,

We have received an out of office from Rob, please can you assist with the below?

Regards

Jack

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: Planning <Planning@manchester.gov.uk>

Sent: 01 November 2022 14:04

To: rob.paton@omiarchitects.com <rob.paton@omiarchitects.com>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>; Anthony Moore <anthony.moore@manchester.gov.uk>

Subject: Fw: CDN/22/0609,CDN/22/0605 and CDN/22/0591 - Discharge of Conditions 10 (Details and Cons Strategy) and 11 (Details) - Laystall Street

Good afternoon Rob,

Apologies, we did not manage to download the WeTransfer documents in time before they expired. Could you please share the documents again and we shall download immediately?

Regards
Jack

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 18 October 2022 07:46
To: Planning <Planning@manchester.gov.uk>
Subject: Fw: CDN/22/0609,CDN/22/0605 and CDN/22/0591 - Discharge of Conditions 10 (Details and Cons Strategy) and 11 (Details) - Laystall Street

Hi the dwgs in the link below need to be uploaded on the 3 apps above - can you let me know when done as Paul Mason needs to look at them.

Thanks

Angela

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

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 Tel (Internal) 34651
 email angela.leckie@manchester.gov.uk
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Upcoming Leave

From: Rob Paton <rob.paton@omiarchitects.com>
Sent: 14 October 2022 17:49
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Nick Berry <nick.berry@omiarchitects.com>; Stuart McGrath <stuart.mcgrath@omiarchitects.com>
Subject: Re: CDN/22/0609,CDN/22/0605 and CDN/22/0591 - Discharge of Conditions 10 (Details and Cons Strategy) and 11 (Details) - Laystall Street

OMI Architects

Hi Angela,
 Please see our response to your email for additional information.
 I have attached all of the drawings you have quoted at the WeTransfer link below. Our responses to your queries are noted in Blue.
<https://we.tl/t-ZHaBZNtU>

Drawings previously submitted:

- 4.13 – New Gate Information submitted in response to condition 10 Section 4.13 is as follows:
 - OMI Drawings – A2311 – External Entrance Gate Drawing - [Attached at the wetransfer link](#)
 4.14 – Re-Instatement of External Doors Information submitted in response to condition 10 Section 4.14 is as follows:
 - OMI Drawings – A2301 – Existing Door schedule. - [Attached at the we transfer link](#)
 4.16 – Retention of Fireplace Refer to information submitted in response to condition 10 D&A Section 4.16 Information included:
 - OMI Drawings – L0230 – Internal Room Repair Drawing – G.01 - [Attached at the we transfer link](#)
 - Chambers Conservation - Schedule of Works. - Chambers Conservation - Repair specification - [Attached at the we transfer link](#)
 4.17 – Repair/ Reinstatement of encaustic Tiling to stair Refer to information submitted in response to condition 10 D&A Section 4.17 Information included:
 - OMI Drawings – L0230 – Internal Room Repair Drawing – G.04- [Attached at the we transfer link](#)
 - Chambers Conservation - Schedule of Works. - Chambers Conservation - Repair specification - [Attached at the we transfer link](#)
 4.18 – New internal partitions/ Ceilings Information submitted in response to condition 10 Section 4.18 is as follows:
 - OMI Drawing – A3200 – Partition Type Drawing - [Attached at the we transfer link](#)
 - OMI Drawing – A3201 – POD Setting Out Level 01 - [Attached at the we transfer link](#)
 - OMI Drawing – A3202 – POD Setting Out Level 02 - [Attached at the we transfer link](#)
 - OMI Drawing – A3203 – POD Typical Details - [Attached at the we transfer link](#)
 - OMI Drawing – A3204 – Partition Wall Junctions with existing - [Attached at the we transfer link](#)
 - OMI Drawing – A3300 – Ceiling details - [Attached at the we transfer link](#)
 - OMI Drawing – A3301 – Ceiling details - [Attached at the we transfer link](#)
 - OMI Drawing – L1020 – Reflected Ceiling Plan - Ground Floor - [Attached at the we transfer link](#)
 - OMI Drawing – L1021 – Reflected Ceiling Plan - First Floor - [Attached at the we transfer link](#)
 - OMI Drawing – L1022 – Reflected Ceiling Plan - Second Floor - [Attached at the we transfer link](#)
 - OMI Drawing – L1023 – Reflected Ceiling Plan – Basement - [Attached at the we transfer link](#)
 - OMI Drawing – L1030 - Partition Type Plan - Ground Floor - [Attached at the we transfer link](#)

- OMI Drawing – L1031 - Partition Type Plan - First Floor - [Attached at the we transfer link](#)
 - OMI Drawing – L1032 - Partition Type Plan - Second Floor- [Attached at the we transfer link](#)
 A2402 - [drawing has been omitted - please disregard this drawings referenced on the original OMI Memo](#)
 A3400 - [Attached at the we transfer link](#)

OTHER QUERIES

- Repair spec to fireplace and tiling doesn't seem included in the repair specification
 For fireplace refer to Item 8.22 in the previously submitted LAYSTALL ST - Schedule of Works v3
 For fireplace refer to Item 8.59 in the previously submitted LAYSTALL ST - Schedule of Works v3
- It will be important to see samples of all the repairs including plaster, pointing, terracotta, timberwork, window repairs etc. and also samples of finishes including colour proposed for the windows, based on a paint analysis. [We can agree the principles subject to final sign off on site \(see comment in tracker above - we could sign off a materials / repair tracker subject to final sign off on site\).](#)
 Okay. updated tracker attached with columns added for sign off purposes. This will supersede the programme of material sign off to sing of condition 7a. Bullen conservation are the repair contractor and will coordinate submission of samples.
- We will also need to see detailed elevation locations and product information on the door access controls - [can this be provided](#) .
 To be confirmed we are currently reviewing suitable access control product and will provide the requested drawings and data sheets in due course.
- The proposal is to remove paint from brickwork, we'll need to see a sample of the trials to remove the paint and discuss whether it is suitable to repaint or leave as exposed brick.
 Okay. Refer to updated material sample tracker attached at the [WeTransfer Link](#).
- There seems to be a large amount of timber panelling being removed, with only the retention below the windows. Can we look at retaining as much of this as possible where it is of significance - [can this be considered and confirmed](#).
 All timber panelling has been reviewed as part of SLHA Significance survey and its condition assessed as part of Chambers Conservation Schedule of Repair. No elements of timber boarding have been surveyed as significant by SLHA. All of the timber boarding to the ceilings of G.01 and G.02 is to be retained. Please see further reference to the condition of the wall timber boarding in room G.01 in the previously submitted Chambers Conservation Historic Fabric inventory - LAYS.01 Historic Fabric Inventory.
- There is reference to a damp / timber report and recommendations which has resulted in proposals to remove some timberwork. [Has this been submitted / revised based on a further survey?](#)
 See attached Floyd Consult Timber survey report.
- The 1920's staircase is proposed for removal was this included in the permission? [If not and there is an opportunity to fully assess the possible retention in the scheme, then this should be taken.](#)
 The removal of the stair was included in the permission.
- The stone flagged floor to the basement area seems to be more or less left as found. [There should be more attempt to reinstate the stone flags.](#)
[Where there are still stone flags available on site they will be relaid. As discussed when we met, the refurbishment and use of the basement is commercially unviable. Therefore works to the basement will be strictly limited to stabilisation and access only for maintenance purposes.](#)

Kind Regards

Rob Paton | Architect

OMI ARCHITECTS

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 0161 832 3242 | omiarchitects.com | [@omiarchitects](#)

On 7 Oct 2022, at 14:09, Angela Leckie <angela.leckie@manchester.gov.uk> wrote:

Hi Rob

Just as a general comments in terms of sign off of details it would be useful if you could set up a tracker for clarity as to where we are in terms of sign off for the various items and in particular the Materials - we have found this a useful tool on other Listed Building refurbishments.

See comments below for your response consideration

There is reference to a number of details that are intended to discharge that we can't find in the submission, repair spec to fireplace and tiling doesn't seem included in the repair specification.

4.13 – New Gate Information submitted in response to condition 10 Section 4.13 is as follows: - OMI Drawings – A2311 – External Entrance Gate Drawing 4.14 – Re-Instatement of External Doors Information submitted in response to condition 10 Section 4.14 is as follows: - OMI Drawings – A2301 – Existing Door schedule.

4.16 – Retention of Fireplace Refer to information submitted in response to condition 10 D&A Section 4.16 Information included: - OMI Drawings – L0230 – Internal Room Repair Drawing – G.01 - Chambers Conservation - Schedule of Works. - Chambers Conservation - Repair specification 4.17 – Repair/ Reinstatement of encaustic Tiling to stair Refer to information submitted in response to condition 10 D&A Section 4.17 Information included: - OMI Drawings – L0230 – Internal Room Repair Drawing – G.04 - Chambers Conservation - Schedule of Works. - Chambers Conservation - Repair specification 4.18 – New internal partitions/ Ceilings Information submitted in response to condition 10 Section 4.18 is as follows: - OMI Drawing – A3200 – Partition Type Drawing - OMI Drawing – A3201 – POD Setting Out Level 01 - OMI Drawing – A3202 – POD Setting Out Level 02 - OMI Drawing – A3203 – POD Typical Details - OMI Drawing – A3204 – Partition Wall Junctions with existing - OMI Drawing – A3300 – Ceiling details - OMI Drawing – A3301 – Ceiling details - OMI Drawing – L1020 – Reflected Ceiling Plan - Ground Floor - OMI Drawing – L1021 – Reflected Ceiling Plan - First Floor - OMI Drawing – L1022 – Reflected Ceiling Plan - Second Floor - OMI Drawing – L1023 – Reflected Ceiling Plan – Basement - OMI Drawing – L1030 - Partition Type Plan - Ground Floor - OMI Drawing – L1031 - Partition Type Plan - First Floor - OMI Drawing – L1032 - Partition Type Plan - Second Floor

We also can't find roof (A2402) and floor (A3400) upgrade details referred to.

On the information so far reviewed we have the following comments:

It will be important to see samples of all the repairs including plaster, pointing, terracotta, timberwork, window repairs etc. and also samples of finishes including colour proposed for the windows, based on a paint analysis. - **We can agree the principles subject to final sign off on site (see comment in tracker above - we could sign off a materials / repair tracker subject to final sign off on site).**

We will also need to see detailed elevation locations and product information on the door access controls - **can this be provided**

The proposal is to remove paint from brickwork, we'll need to see a sample of the trials to remove the paint and discuss whether it is suitable to repaint or leave as exposed brick.

There seems to be a large amount of timber panelling being removed, with only the retention below the windows. Can we look at retaining as much of this as possible where it is of significance - **can this be considered and confirmed**

There is reference to a damp / timber report and recommendations which has resulted in proposals to remove some timberwork. **Has this been submitted / revised based on a further survey?**

The 1920's staircase is proposed for removal was this included in the permission? **If not and there is an opportunity to fully assess the possible retention in the scheme then this should be taken.**

The stone flagged floor to the basement area seems to be more or less left as found. **There should be more attempt to reinstate the stone flags.**

We look forward to receiving the information and to your responses to the above

Best Wishes

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
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<Missing info Note CDN 22 0609 0605 and 0591 10 11 22.docx>

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