

Fw: Ext of Time Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

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

Tue 01/11/2022 14:56

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

Hi e-mail for uploading please label as : e-mail agreeing Superanodic Dark Bronze 01 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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I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave

From: Matthew Gadsby <mgadsby@thomasons.co.uk>

Sent: 01 November 2022 14:53

To: Steve Elson <Steve.Elson@dmwr-architects.co.uk>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>; Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>

Subject: RE: Ext of Time Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Steve, Angela,

Fine by me.

Many thanks,

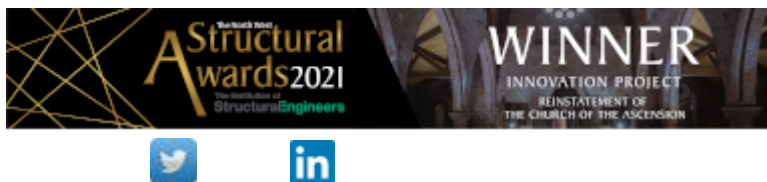
Mat Gadsby
Chartered Senior Building Surveyor



3 Brewery Yard, Deva City Office Park, Trinity Way, Manchester M3 7BB
Tel: 0161 839 3993 / Mob: 07467 859967

www.thomasons.co.uk

Offices in: Glasgow | Liverpool | Manchester



From: Steve Elson <Steve.Elson@dmwr-architects.co.uk>

Sent: 01 November 2022 14:47

To: Matthew Gadsby <mgadsby@thomasons.co.uk>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>; Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>

Subject: Fw: Ext of Time Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Matthew,

Would you be in agreement with the below...?

Let us know asap.

Kind regards,

Steve.

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

Sent: 01 November 2022 12:52

To: Steve Elson; Paul Mason

Cc: Chris Lenehan; Matthew Gadsby

Subject: Re: Ext of Time Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Steve

Thanks for the various bits of info shared with us over the past week. We are now at a stage where we can support the principle of the proposals but this would be on the basis of the use of the Supranodic Dark Bronze as per the attached. If you can agree this we can look to issue the approval this week.

Best Wishes

Angela

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Upcoming Leave

From: Steve Elson <Steve.Elson@dmwr-architects.co.uk>

Sent: 26 October 2022 10:22

To: Angela Leckie <angela.leckie@manchester.gov.uk>; Paul Mason <paul.mason@manchester.gov.uk>

Cc: Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Matthew Gadsby <mgadsby@thomasons.co.uk>

Subject: RE: Ext of Time Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Angela,

Please accept my apologies on the delay in responding to your email. Please see below answers to your questions:

Just in terms of the additional detail that we discussed can you confirm the following?

(a) That the size and number of boards are to be provided on a like for like basis.

We can confirm that the size of the planks can be adjusted to achieve the same module as existing. This was a main driver for proposing the system Ash & Lacy LineAL F – folded aluminium plank which has flexibility in manufacture and module height. The number of boards/planks should therefore remain the same. To fully explain refer to drawing 3865-DR-015 which shows an existing window – timber plank arrangement and 3685-DR-300 which shows the proposed equivalent. The planks have the same height module – 150mm point to point. Note that we have proposed a 10mm joint as we believe this is aesthetically acceptable and suitable to the metal cladding rain-screen wall replacement – this was as per the sample we discussed on site.

(b) Can we have a fixing detail for the aluminium 'planks;' or confirmation of the dwg no that shows this.

The fixing detail is shown on drawings 3685-DR-202 and 2685-DR-204 which I think you have. The detail incorporates Ash & Lacy Z Profile (and potentially top hat profile). Constraints with the support system means that the overall build up for timber replacement areas increases by approximate 10mm.

Can you also provide some photos of the materials and swatches that we viewed this morning and how quickly can you provide more swatches to reflect the bronze colour that we discussed on site?

I attach these here. In addition I include darker options supplied by Ash & Lacy as per discussed on site.

Supranodic Dark Bronze

Supranodic Medium Bronze

These are a PPC type finish. I can bring these over for you to look at if you wish.

In addition I include drawing 2685-DR-309 which demonstrates set out of planks in relation to existing.

Note dimensions may be subject to adjustment owing to items further to be discovered on site.

I trust that you now have all that you require?

Regards,

Steve.

From: Angela Leckie [<mailto:angela.leckie@manchester.gov.uk>]
Sent: 28 September 2022 10:34
To: Steve Elson <Steve.Elson@dmwr-architects.co.uk>; Paul Mason <paul.mason@manchester.gov.uk>
Cc: Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Matthew Gadsby <mgadsby@thomasons.co.uk>; Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>
Subject: Ext of Time Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Steve

As discussed as we need more time to drill down into some of the detail on this before we can support so can we agree an extension of time until 07-10-22.

Just in terms of the additional detail that we discussed can you confirm the following:

- (a) That the size and number of boards are to be provided on a like for like basis.
- (b) Can we have a fixing detail for the aluminium 'planks;' or confirmation of the dwg no that shows this.

Can you also provide some photos of the materials and swatches that we viewed this morning and how quickly can you provide more swatches to reflect the bronze colour that we discussed on site?

Best Wishes

Angela

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Upcoming Leave

From: Steve Elson <Steve.Elson@dmwr-architects.co.uk>
Sent: 23 September 2022 12:19
To: Angela Leckie <angela.leckie@manchester.gov.uk>; Paul Mason <paul.mason@manchester.gov.uk>
Cc: Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Matthew Gadsby <mgadsby@thomasons.co.uk>; Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Pat Stanley <Pat.Stanley@wbs-ltd.co.uk>
Subject: Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Angela,

I will need to confirm with Matt Gadsby of Thomasons. Matt - can you confirm this is OK?

Regards,

Steve.

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

Sent: 22 September 2022 13:33

To: Steve Elson; Paul Mason

Cc: Chris Lenehan; Matthew Gadsby; Chris Lenehan; Pat Stanley

Subject: Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Steve

Thanks I have send an invite. Given the site visit next week can we agree an extension of time until Friday 30th September.

Best Wishes

Angela

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Upcoming Leave

From: Steve Elson <Steve.Elson@dmwr-architects.co.uk>

Sent: 22 September 2022 11:38

To: Angela Leckie <angela.leckie@manchester.gov.uk>; Paul Mason <paul.mason@manchester.gov.uk>

Cc: Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Matthew Gadsby <mgadsby@thomasons.co.uk>;

Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Pat Stanley <Pat.Stanley@wbs-ltd.co.uk>

Subject: Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Angela,

I think me and Matt from Thomasons can just about do that. It may be 8:05 - 8:10 owing to train times. I will bring the plank sample with us plus swatch samples. I have asked Wetherby to supply what they can with regards to your previous email as well.

Best regards,

Steve

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

Sent: 22 September 2022 07:28

To: Steve Elson; Paul Mason

Cc: Chris Lenehan; Matthew Gadsby; Chris Lenehan

Subject: Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Steve

Thanks for the update I would like Paul Mason from our Design and Conservation Group to join the meeting. I know its early but Paul's diary is pretty tight next week could you do 8am on Weds on site?

Best Wishes

Angela

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Upcoming Leave

From: Steve Elson <Steve.Elson@dmwr-architects.co.uk>

Sent: 21 September 2022 16:45

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

Cc: Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Matthew Gadsby <mgadsby@thomasons.co.uk>;
Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>

Subject: RE: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Angela,

We have received a sample today from Ash & Lacy Ltd with three horizontal planks (mill finish) and accompanying finishes options samples. We are awaiting a final sample so we can then discuss with you – I am thinking in person at your offices or at the site. I attach a photo of the sample for your information.

I am in the process of discussing the render items with the manufacturer and hopefully will have an update on that soon.

Ash & Lacy inform me that they have a new manufacturing equipment that allows planks up to 3800mm.

Perhaps we can meet at some point next week to discuss the panel?

Kind regards,

Steve.

From: Angela Leckie [<mailto:angela.leckie@manchester.gov.uk>]

Sent: 21 September 2022 16:24

To: Steve Elson <Steve.Elson@dmwr-architects.co.uk>

Cc: Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Matthew Gadsby <mgadsby@thomasons.co.uk>

Subject: Re: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Steve

Any update on the points below as we are due to make a decision on this application next week.

Best Wishes

Angela

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Upcoming Leave

From: Steve Elson <Steve.Elson@dmwr-architects.co.uk>

Sent: 14 September 2022 11:35

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

Cc: Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>; Matthew Gadsby <mgadsby@thomasons.co.uk>
Subject: Fw: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Angela,

Chris has forwarded you message. Thanks for your email.

I will contact the proposed render manufacturer which is now Wetherby Building Systems. The reason for the switch being Wetherby had more comprehensive certification for the use of the external wall insulation used fixed directly to sheathing boards. I will go through your email with them.

I will also contact Ash & Lacy who should be preparing a sample mock up board for your consideration. This will be of mill finish aluminium with separate finish samples including anodized bronze. I agree that anodized bronze would look best but there could be a cost constraint.

There are some timber panels that are greater than 3M and have an existing joint to the timber. The aluminium planks have a maximum span of 3M. I will enquire about how views of the support system or edge of the plank. Note that the proposal is for a folded plank not extrusion (LinAL F system).

Kind regards,

Steve

From: Chris Lenehan
Sent: 14 September 2022 11:19
To: Steve Elson
Subject: FW: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

FYI

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 14 September 2022 11:11
To: Chris Lenehan <Chris.Lenehan@dmwr-architects.co.uk>
Subject: 129369/FO/2021 | Replacement of external wall cladding. | 19 Copperas Street Manchester M4 1HS

Hi Chris

I have now reviewed the proposals with our Design and Conservation Group and we have the following comments:

The replacement of the timber boarding with a metal boarding of similar width is acceptable provided the finish is agreed and of a high quality (this would be dealt with as a pre-commencement condition). The documents refer to the finish as being powder coated aluminium, but the product is available in anodised, anodised effect powder coating and standard powder coating. The anodised would be the preferred from a quality aspect and it also seems to give a better fire rating I think A1 as compared with A2 for PCC. We consider that anodised would give the building the required high quality feel (given the conservation area and city centre location) as the cladding element is a significant component of the facade. Can the use of anodised be confirmed

The detailed drawings of the plank cladding system shows a discrete fixing detail which is welcomed. The fixings will be exposed at the interface with the window cill, and as such there is a proposed flashing detail like a cill detail. This should be in the same grey as the windows - can this be confirmed. We would need as part of any material condition discharge be good to see the first one of these installed along with a panel of cladding to ensure neatness and quality control.

The planks come in a variety of lengths and we need to be assured that the planks are continuous single pieces to avoid gaps and views to the hanging system or edge of the extrusion. Can this be confirmed. Where the ends of existing timber boards planks terminate and meet the render there is an L shaped edge detail - is this to remain as existing or replaced as part of the works? Can this be confirmed. If it is to be replaced we will need to agree the finish.

The render is currently in need of a refresh and we welcome the comprehensive approach to address this along with the cladding. The proposal is to increase the depth of the render and add further insulation in certain locations where feasible and it's important that this does not compromise any existing interfaces between materials, features or the aesthetics of the building. Details such as the interface with the cills / reveals / corners, whilst seem to work in the detailed drawings, this will need to be fully tested on site when the installation is taking place to ensure crispness in the detailing, and that the design creates no future staining issues - can we have some assurances that the weathering and staining issues have been dealt with and what is the cleaning / maintenance strategy to ensure the render is kept clean, stain free and white.

There seems to be two different render products proposed in the submission one is a STO product and the other is Wetherby. We need clarity on this and samples of the product and also examples of where it has been used before and how it is maintained and kept pristine. Again, quality control and installation is important and will need to be carefully controlled and supervised with benchmark samples prepared for inspection.

The existing render has a number of expansion joints and what looks to be shadow gaps where it interfaces with windows / cladding which need to be replicated. In addition there are horizontal bands that correspond with the floors which do seem to break down the large areas of render. It's not clear if this was part of the original design intent but as a feature it does seem to benefit the building by visually reducing the large surface area of render. It is important that this is given consideration in the design.

Can you consider the above and respond accordingly

Best Wishes

Angela

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Chris Lenehan BA(Hons) DipArch PGDip RIBA

Director



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Steve Elson

Architect



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