

RE:137226 - Part of Plot C and Plot E, Great Jackson Street

[REDACTED]
Fri 14/07/2023 13:17

To: Lucy Harrison [REDACTED]

Cc: [REDACTED] Britton, Ed [REDACTED] Poole, Rachel J [REDACTED]

📎 4 attachments (3 MB)

C7-SHP-F900-PL-XX-B5D801.pdf; C8-SHP-F900-PL-XX-B5D801.pdf; E1-SHP-F900-PL-XX-B5D801.pdf; E2-SHP-F900-PL-XX-B5D801.pdf;

Hi Lucy,

Please find the DFA2 information for Phase 3 below.

All apartments have been designed to meet requirement M4 (1): Visitable dwellings of Approved Document M.

In addition, a number of apartments have been designed so that they are capable of being adapted over time to meet the changing needs of occupants, including those of some older and disabled people, and meet the optional requirements outlined in M4(2): 'accessible and adaptable dwellings'.

Please see attached drawings which identify the apartments that are capable of being adapted in line with the requirements of AD M4(2) in each building - these total 178, just over 10% of the total number of apartments.

The main adaption required centres around the need to provide a level access shower. The minimum feasible depth for a shower is 75mm and the apartments can be adapted to provide a 1:21 incline to allow step free wheelchair access into the shower room. There is also scope within the apartment dimensions to increase the overall dimensions for the en suite shower room to facilitate a 1500mm turning circle. As an alternative to the ramp a track hoist could be provided, fixed directly to the concrete soffit above the plasterboard ceiling.

The above apartments have also been designed so that they can be adapted to adhere to additional requirements within Design for Access 2 (DFA2).

However, there are two areas where the adapted apartment will only partially comply with DFA2:

- The communal corridors, leading from the lifts to the apartment entrance are generally 2.1m, which is in excess of the DFA 2 requirement of 1.8m. Short lengths of corridor leading to apartment doors are 1.5m wide. This is considered acceptable on the basis that all corridors are more generous than the requirements of Approved Document M.
- DFA2 suggests that at least one accessible bedroom should be provided with dimensions of 4m x 4m. The apartments in each tower can be adapted to provide an accessible bedroom which has a total floor area which is very close to that achieved within a 4m x 4m room, although only one of the overall dimensions exceeds 4m.

This approach is consistent with that taken with all previously approved Renaker Build Ltd schemes over recent years.

We hope the above is sufficient, but please let us know if you have any outstanding queries.

Many thanks,
[REDACTED]

Pronouns: she / her / hers

Planner | FA - Real Assets Advisory | Deloitte LLP

The Hanover Building, Corporation Street, Manchester, M4 4AH

D: [REDACTED]
[REDACTED] www.deloitte.co.uk

From: Lucy Harrison [REDACTED]
Sent: 13 July 2023 14:39
To: [REDACTED]
Cc: [REDACTED] Britton, Ed [REDACTED] Poole, Rachel J
[REDACTED]
Subject: [EXT] Re: 137226 - Part of Plot C and Plot E, Great Jackson Street

Hi [REDACTED]

Further to your email below, please would you send me the information relating to CS Phase 3's compliance with DfA2.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Tel: (External) [REDACTED]
Tel: (Internal) [REDACTED]
Fax: [REDACTED]
Textphone: [REDACTED]
email [REDACTED]
<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [REDACTED]
Sent: 28 June 2023 16:54
To: Lucy Harrison <lucy.harrison@manchester.gov.uk>
Cc: [REDACTED] Britton, Ed [REDACTED] Poole, Rachel J
[REDACTED]
Subject: RE:137226 - Part of Plot C and Plot E, Great Jackson Street

Hi Lucy,

Thank you for confirming this.

For clarity, our email below is in relation to Plot D's compliance with DFA2 – we will follow this up with information relating to CS Phase 3.

Many thanks,

[REDACTED]

Pronouns: she / her / hers

Senior Associate | Deloitte LLP

The Hanover Building, Corporation Street, Manchester, M4 4AH

[REDACTED] www.deloitte.co.uk

From: Lucy Harrison [REDACTED]

Sent: 28 June 2023 12:01

To: [REDACTED] Poole, Rachel J [REDACTED]

Cc: [REDACTED] Britton, Ed [REDACTED]

Subject: [EXT] Re: 137226 - Part of Plot C and Plot E, Great Jackson Street

Hi [REDACTED]

Thanks for your email below. Further to Rachel's email, I can confirm that the query about the green rooves isn't relevant to this application.

Regards

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]

<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

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From: [REDACTED]

Sent: 27 June 2023 17:52

To: Poole, Rachel J [REDACTED] Lucy Harrison [REDACTED]

Cc: [REDACTED] Britton, Ed [REDACTED]

Subject: RE:137226 - Part of Plot C and Plot E, Great Jackson Street

Good afternoon Lucy,

As mentioned in my colleague Rachel's earlier email, please find details below that outline how 10% of the apartments can be adapted to comply with DFA2.

Plot D - Adaptable apartments to meet Approved Document and DFA2

All apartments have been designed to meet requirement M4 (1): Visitable dwellings of Approved Document M.

In addition, a number of apartments have been designed so that they are capable of being adapted over time to meet the changing needs of occupants, including those of some older and disabled people, and meet the optional requirements outlined in M4(2): 'accessible and adaptable dwellings'.

Drawing nos Z1-SHP-F900-PL-XX-B5D801 and 802 identify the apartments which are capable of being adapted in line with the requirements of AD M4(2). These total 65no, just over 10% of the total no of apartments.

The main adaption required centres around the need to provide a level access shower. The minimum feasible depth for a shower is 75mm and the apartments can be adapted to provide a 1:21 incline to allow step free wheelchair access into the shower room. There is also scope within the apartment dimensions to increase the overall dimensions for the en suite shower room to facilitate a 1500mm turning circle. As an alternative to the ramp a track hoist could be provided, fixed directly to the concrete soffit above the plasterboard ceiling.

The above apartments have also been designed so that they can be adapted to adhere to additional requirements within Design for Access 2 (DFA2).

However, there are two areas where the adapted apartment will only partially comply with DFA2.

- The communal corridors, leading from the lifts to the apartment entrance are generally 2.1m, which is in excess of the DFA 2 requirement of 1.8m. Short lengths of corridor leading to apartment doors are 1.5m wide. This is considered acceptable on the basis that all corridors are more generous than the requirements of Approved Document M.
- DFA2 suggests that at least one accessible bedroom should be provided with dimensions of 4m x 4m. The apartment can be adapted to provide an accessible bedroom which has a total floor area which is very close to that achieved within a 4m x 4m room, although only one of the overall dimensions exceeds 4m.

This approach is consistent with that taken with all previously approved Renaker Build Ltd schemes over recent years.

I trust the above provides sufficient detail.

Many thanks,

[Redacted]

Pronouns: she / her / hers

Senior Associate | FA - Real Assets Advisory | Deloitte LLP

[Redacted]

The Hanover Building, Corporation Street, Manchester, M4 4AH

[Redacted] www.deloitte.co.uk

From: Poole, Rachel J [Redacted]

Sent: 27 June 2023 14:06

To: Lucy Harrison [Redacted]

Cc: [Redacted] Britton, Ed

Subject: RE: 137226 - Part of Plot C and Plot E, Great Jackson Street

Hi Lucy

Please can I confirm which application the below comments relate to? The description in the e-mail relates to Part Plot C and Plot E, which we refer to as Crown Street Phase 3. However, the questions include the office

block which is in the Plot D application.

We have responded to the below points in relation to Plot D as included in the invalidation letter. In addition, my colleague will provide some more detail this afternoon on DFA2.

Many thanks

Rachel

Rachel Poole

Assistant Director | FA - Real Assets Advisory | Deloitte LLP

[REDACTED]
[REDACTED] | www.deloitte.co.uk

Please note Thursday is my non work day

From: Lucy Harrison [REDACTED]
Sent: 26 June 2023 14:15
To: Poole, Rachel J [REDACTED]
Cc: [REDACTED]
Subject: [EXT] 137226 - Part of Plot C and Plot E, Great Jackson Street

Hi Rachel

Further to the invalid letter you should have received for the above application, please would you also provide the following information (this won't hold up validation but it would be best to have this information before publicity/consultations are carried out):

1. Are green rooves/planting proposed for the office building and the tower level 02? If so, please annotate this on the roof plan drawing and provide a landscape planting plan.
2. Full details of Design for Access 2 (DFA2) accessible apartments showing that at least 10% of the residential units are DFA2 compliant.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]
[REDACTED]
[REDACTED]
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