

Our Ref: 19377  
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Dear Sirs,

**Vulcan Mills, Malta St, Manchester, M4 7BH**  
**Letter accompanying Lawful Development Application**

We are pleased to enclose a Lawful Development application for the existing building development noted above. This application seeks to clarify that proposed remedial works (operations) to the exterior cladding of the extension can be carried out and would be considered lawful, i.e. without the need for separate planning permission.

The building was originally approved in 2004 as part of the application to convert and extend the existing building to form 215 apartments and 7 retail units. Planning reference no.: 073705/FO/2004/N2

The reasons for removing cladding and substrates relate to sub-standard construction in the original building contract which now needs to be rectified.

Vulcan Mills, Manchester comprises two interconnected parts – a modern medium rise extension to a longstanding historic mill which has been converted to residential units.

In accordance with the Ministry of Housing, Communities and Local Government (MHCLG) Advice Notes and duties under the Regulatory Reform (Fire Safety) Order 2005 (FSO), Thomasons and Design Fire Consultants (DFC) are appointed to identify the external wall construction details and report on whether an adequate standard is achieved for compliance with the FSO and whether any remediation and/or interim measures might be required.

As per the Thomasons Report *10349 Vulcan Works – Report on External Walls* dated 16 October 2020, the longstanding Mill conversion is constructed of original solid brick and is anticipated to contain minimal (or no) cavities within the external wall. Therefore, the focus of the report was on the modern extension only. A copy of the report is attached in application.

Four different external wall types and two balcony attachments were investigated. It was concluded that the four external walls were inadequate in complying with Building Regulations' Approved Document B (ADB).

The recommendation for ADB compliance includes providing full thickness cavity barriers within the external rainscreen / EWI wall cavity, at the junctions with fire resisting walls and floors, at the heads, sides and edges of cavities and around openings to all external wall types.

Based on this recommendation it is our proposal to fully remove and replace the non-compliant materials in order to achieve the correct level of fire safety to the building. The intention is to replace the materials deemed combustible with the materials proposed in the attached application drawings.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Krishan Parmar', with a long horizontal flourish underneath.

Krishan Parmar (BArch MArch)  
Architectural Assistant  
Lawray Architects