Beehive Mill, Ancoats, Manchester, M4 6JG

Historic Record

2019



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Introduction

Urban Splash (‘the applicant’) are seeking to satisfy condition 3 of the recent planning and LBC application which granted consent for redevelopment at the Beehive Mill, Jersey Street, Ancoats.

Listed Building Consent was granted for:

“Internal remodelling and elevational alterations to all floors of the building and in association with the change of use of part of ground and first floor former nightclub (sui generis) to offices (Use Class B1) including repositioning the opening and formation of new staircase and lift between the ground and first floor, remodelling of ground floor reception area to Jersey Street and external hard and soft landscaping together with the formation of car parking”.

This application was approved in June 2018 (LPA ref: 119290/LO/2018)

Condition 3 requests that:

“Prior to the commencement of the development to convert the former nightclub to office accommodation, a programme of recording features, fixtures, fittings and any other items of interest, in situ, at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works to the Listed Building hereby approved shall not be undertaken until the recording works have been completed in accordance with this programme of works. For the avoidance of doubt the programme of works shall cover the following:

a. A programme and methodology for the recording of any internal and external features/fixtures/ fittings/structures, in situ.

b. A programme for post investigation assessment to include:

- Time scale for the submission and approval of the details prior to the commencement of the works;

- analysis of the site investigation records and a scheme/strategy for the features to be incorporated into the development;

- production of a final report on the significance of the historical interest represented.

c. Provision for publication and dissemination of the analysis and report on the site investigation.

d. Provision for archive deposition of the report, finds and records of the site investigation.”

This document seeks to satisfy all components of condition 3, but specifically relates to section b) which requires that a final report is produced that analyses the historical significance of the building.

The report is by Iceni Projects. It should be read in conjunction with the Heritage Statement and other supporting documents produced for the Planning and LBC application ((LPA ref: 119290/LO/2018)

Upon acquisition of the site in January 2017, Urban Splash found the Beehive Mill in an extremely poor state of repair.

As such, the programme and methodology for recording fixtures and features in situ was tied into the necessary surveys and photographs taken as part of the initial work to identify remedial measures required.

Manchester City Council (‘MCC’) are aware that Urban Splash have already documented site findings and have begun essential remedial work. This was agreed through ongoing correspondence and formally consented in June 2018 via email confirmation from Jennifer Atkinson at MCC.

As such, this document details the site findings based on investigations that have already occurred.

As per condition 3, this document relates specifically to the former nightclub area of the Beehive Mill, otherwise known as ‘Sankeys’.



Image courtesy of Edwards & Co



Site Investigation Strategy

SURVEYS

A number of surveys were undertaken as part of the site investigation strategy, as documented below.

Structural Floor Condition Survey 2017, Curtins.
A visual structural floor condition investigation was undertaken by Curtins in October 2017. The purpose of the inspection was to determine the existing structural condition of the floor within Sankeys, and to determine what remedial details were required to relevel the floor back to original construction, and report back to Urban Splash with the observations.

The conclusions and recommendations of this report was that:

- The floor is in poor condition due to lack of maintenance and removal of timber from floor board sections.
- Areas of overbuild of various constructions types are located across the floor area.
- These should be removed and replaced with new board.
- Damaged floor boards should be replaced with new boards.
- Areas of deflecting boards should be removed and replaced with new floor boards.
- If the area of concrete is found to be inadequate, then it should be removed carefully and replaced with new boards.
- Timber pieces can be used to infill small holes within the floor boards.
- All new board should be sized as existing and in the same timber as existing.
- The main structural members appeared to be in a satisfactory condition, with only minor corrosion noted to the column bases.
- Where there are soft spots within the ground floor these should be removed and a new concrete floor should be cast to enable the raised floor to be constructed off.

The work proposed to the floorboards and subsequently approved as part of the planning and LBC application was based on this advice. This report has been resubmitted in support of this application to discharge Condition3.

Structural Inspection Report 2017, Curtins.
The purpose of the inspection was to determine the existing structural condition of the building, and to determine if it had deteriorated since a previous structural inspection undertaken in 2014 by Curtins Consulting for a different client, and report back to Urban Splash with the observations.

The defects in the original report dated December 2014 were still evident during this inspection and were itemised. They included poor pointing of brickwork, surface cracking and surface corrosion to steelwork. This report has been resubmitted in support of this application to discharge Condition3.

Dry Rot Report 2017, Timberwise.
A survey was completed to determine the presence and extent of problems associated with Wood Boring Insects and Wood Rotting Fungi on the ground and first floor of Sankeys. The inspections revealed the presence of rot and recommendations were made. This report has been resubmitted in support of this application to discharge Condition3.

Painting Coating Analysis, Technical Report, 2017. Sherwin Williams.
Samples of paint taken from cast iron columns on the ground and first floor revealed that the flakes are composed of two completely different schemes:

<u>Ground Floor</u>

1. Multiple coats of the same black product, with a white coat mid scheme, over coated by 3 blue coats, with incomplete black and aluminium coats on top.
2. 3 coat schemes with a cream base coat, aluminium intermediate and a red top coat.

<u>First Floor</u>

Two schemes are present; black top coat overlying white, and a grey top coat over a darker grey and an aluminium base coat.

Overall, the survey revealed that the current paint treatments of the columns are varied, and even where black is used at present, it is not consistent with the historic colouring used within the building, and often has a different finish to that likely to have existed originally. There is no exposed historic paint work in the building; the survey revealed extensive over-painting over time.

PHOTOGRAPHS

Photographs were taken of the site upon acquisition between February/March 2017.

Upon receipt of the recommendations in the surveys and reports commissioned by Urban Splash, they commenced immediate remedial works. Much of this work involved stripping out the equipment and excess wiring and temporary materials and furniture associated with the nightclub operations. Photographs document this strip out.

Further remedial work was then carried out whilst in conversation with Manchester City Council. This formed a programme of 'essential works' which was carried out between September 2017 to June 2018 and remain ongoing in dialogue with MCC.

SITE VISITS

Site visits have taken place throughout the course of the site's development. The site visits have allowed constructive dialogue to take place between Urban Splash, Maurice Shapero Studio (Architect), Bradley McClure (Architect), Reform (Landscape Architect), Iceni Projects (Planning and Heritage Consultant) and Planning Officers from Manchester City Council.

Details of the meetings that have taken place are documented as an appendix within the Planning and LBC application submitted in March 2018 (ref: 119290/LO/2018), available publicly via Manchester City Council's Website.

Site Analysis

Upon acquisition, the site was found predominantly as left after the final event to be hosted at Sankeys - New Years Eve 2016.

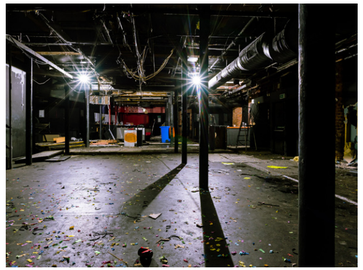
As detailed in the reports and surveys conducted after the closure of Sankeys, the building was left in an extremely poor state of repair. The following photographs document Sankeys as it was found upon acquisition by Urban Splash, highlighting all main areas of the ground and first floor that had been altered to accommodate the nightclub.

Alterations and additions in association with the creation of the nightclub consisted of:

- External fire escape stairs from the first floor to the rear courtyard.
- Plywood wall cladding.
- Plywood floor coverings.
- Electrical wiring and associated fixtures and fittings.
- Fire exit doors.
- External wooden decking.
- Protective window shutters.
- Graffiti wall art.
- Temporary stair case.
- Toilets.
- Stud walls to create store rooms and toilets.



Sankeys poster. An original poster advertising an event at Sankeys, circa 2016.



Ground floor. Left as was on closure January 2nd 2017.



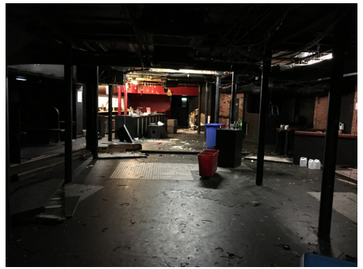
Low value, temporary stairs between Garage and ground floor to the rear of Sankeys. To be removed.



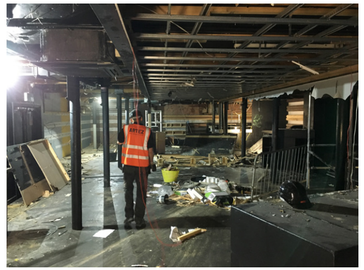
First floor. Left as was on closure January 2nd 2017.



Ground floor. Left as was on closure January 2nd 2017.



First floor. Left as was on closure January 2nd 2017.



First Floor. Non-permanent plywood cladding coverings being removed. 2017.



Graffiti in garage.



Rear courtyard with decking and concertina garage door. Door to be replaced and decking to be removed to expose historic cobbles and create a landscaped breakout area.

Site Analysis

Upon removal of the temporary fixings associated with the nightclub, original features of the Beehive Mill building were revealed and photographed, and their historic significance assessed. A strategy for their remediation and inclusion in the development was then drawn up (see below).



Ground floor.



Staircase void left after temporary staircase from nightclub use removed.



Concertina door fronting onto rear courtyard.



Holes visible in original timber first floor, likely made for servicing.



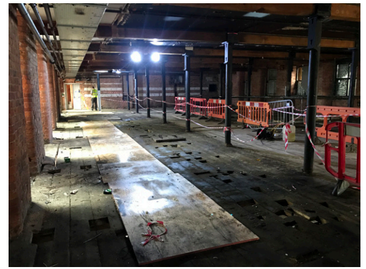
Ground floor. Original stone flag floor.



Ground floor.



Remedial concrete infill in gaps between areas of stone floor.



First floor showing holes in original timber floor.



Areas where stone flag floor removed. Stone flags circa 1843 reconstruction.



Ground floor showing connecting staircase between garage and rear of Sankeys.



Ground floor showing connecting staircase between garage and rear of Sankeys.

Site Development Strategy

The table below details the strategy for including the historic features of the former nightclub into the new development scheme.

Element	Assessment of significance	Strategy for remediation and inclusion
Cast Iron Columns and Timber Beams	Medium significance | Circa 1843 reconstruction Cast iron Columns support transverse timber beams with heavy floorboards and use of no joists. This is regarded as a good example of what was once a common type of early-19th century construction, a method which provided a strong structure and slow burning properties. It is only one of two surviving examples of this form of construction in Manchester. A paint survey revealed that the current paint treatments of the columns are varied, and even where black is used at present, it is not consistent with the historic colouring used within the building, and often has a different finish to that likely to have existed originally. There is no exposed historic paint work in the building, given that the paint survey has revealed extensive over-painting over time.	Columns | The columns are to be hand cleaned and repainted Grey Ral-7024 with eggshell finish as per the rest of the building. They will then be treated with a fire protection coating, as per the Sherwin Williams remedial specification provided in the Technical Report (submitted with this application). The building at present contains a range of different visible non-historic paint treatments, and there is a need to both rationalise the building's internal appearance, and to lighten the appearance of the building's interior, given the depth of the floor plan. Timber beams | Timbers will be sanded by hand to remove any over-painting. Any loose screws or fixings in the timbers will be removed. They will then be treated by hand with a 30-minute fire proof clear varnish.
Stone flags	Medium significance | Circa 1843 reconstruction Visible on the ground floor only. Some stone flags have been removed, leaving the floor patchy and uneven.	Concrete infill to be placed between stone flags to create an even floorplate. To be swept and brushed clean. To be covered by raised access flooring (non-permanent fixtures), with a portion exposed for public view under clear panel.
Timber floorboards	Medium significance | Circa 1843 reconstruction Heavy timber floors were placed without joists, and cast-iron columns with compression plates were included at the top to spread the load on each level, known for its slow burning properties. This is one of only two surviving examples of this form of construction to survive in Manchester.	Timber floorboards are present on the first floor however a large void was created by an additional staircase as well as smaller holes created most likely to accommodate servicing. There will be no treatment to the existing mill boards. Where the mill boards are to be removed to form the new stair void, these will be reused to replace the damaged mill boards from the previous use. 2 layers of 18mm ply sheet will be installed over all the current mill boards and nailed down by hand to form a uniform level for the raised floor. This will then prevent the raised floor being permanently fixed to the existing mill boards and add rigidity to any mill boards not replaced

This strategy should be read in conjunction with the submitted drawings of the original Planning and LBC application which further detail how the features have been incorporated into the development in a manner sensitive to the historic importance of the building.

Site Development Strategy

The following images show the plans for the site's development under the guide of Bradley McClure, the architects for the Princes Trust.

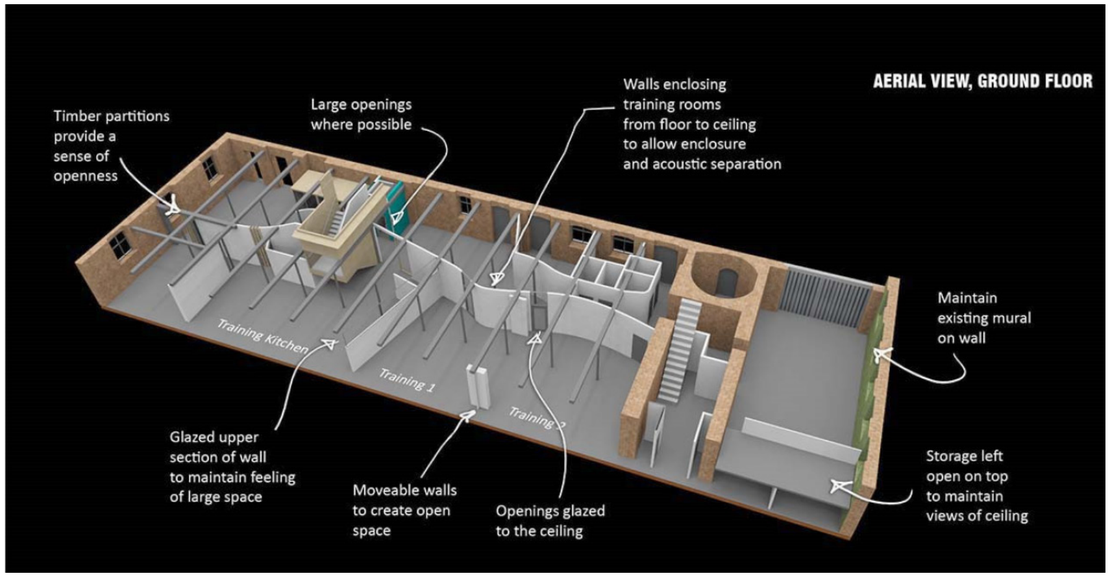
Both the ground and first floor will be left as open as possible, to give the full effect of the space as it would have stood as a mill building. There are large openings where possible, and walls are reduced in height where it is not essential.

Underground electrical servicing ensures that the existing columns and beams remain exposed and uncluttered from modern cabling and fixtures.

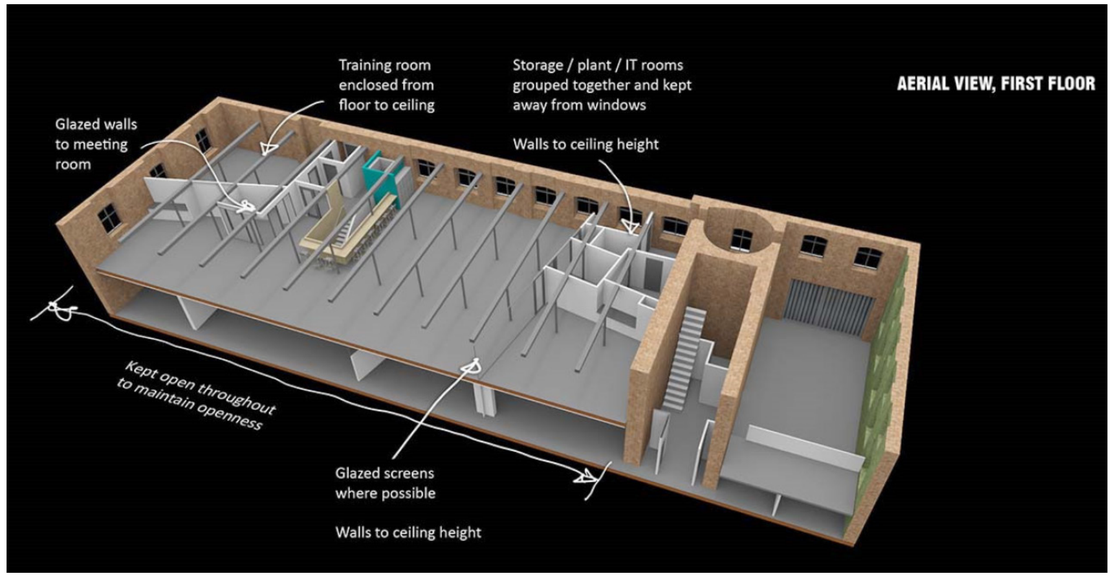
A raised access floor protects the stone flag floor and is installed in a way which does not damage the existing fabric.

The area around the revealed stone armature will also be restored, using reclaimed brick.

To complement the main office space, the stone cobbles surrounding Sankey's, in the new reception area are to be restored and exposed.

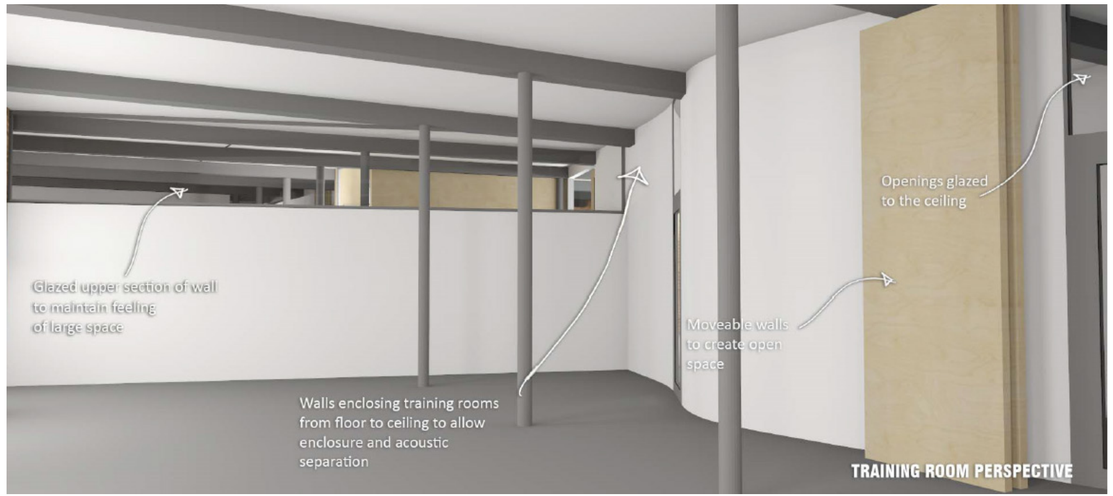


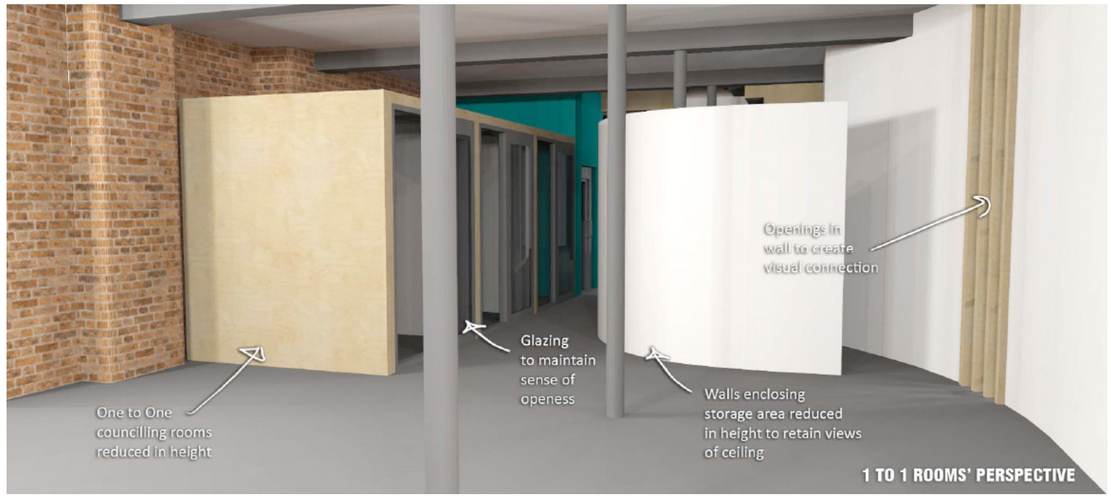
Site Development Strategy





Site Development Strategy





Conclusion

This document has sought to satisfy the requirements of Listed Building Consent Condition 3 by providing details of site findings through photographs and surveys. The site findings have been analysed and their historical significance discussed. A strategy for the remediation and inclusion of the key features of the former nightclub area has also been provided.

This satisfies Part A and B of Condition 3.

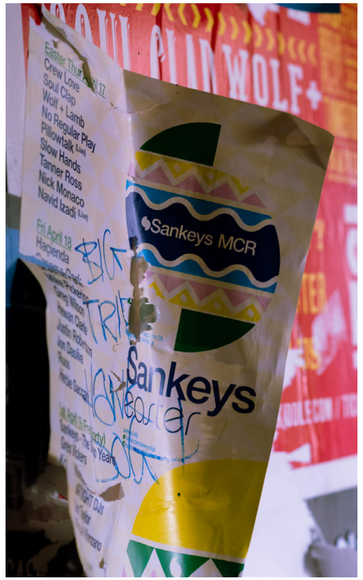
This report will be published online on Manchester City Council's Website as part of the application to discharge Condition 3 and will therefore be freely and publicly available.

This satisfies Part C of Condition 3.

Through the completion of the depositor and donor pack, a copy of this document, along with the Heritage Statement will be donated to Manchester City Council's archives and local studies collections.

This satisfies Part D of Condition 3.









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