

CONDITIONS TO BE DISCHARGED:

4 b) Upon the discharging of part a of this condition and the taking up of the stone floor, final details on the extent of the existing stone flooring that will be reinstated and that which is required to be replaced, will be submitted to and approved in writing by the City Council. Any replacement stone shall only be replaced in accordance with the material sample shown on the EXTENT OF FLOORING BEING REPLACED document (Received 17/04/2025). The development shall then be completed in accordance with the approved details. Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.



Extent of flooring being removed due to new underfloor heating installation, concealed speedgates base, and concealed containment routes.

In preparation for the full removal of the stone flooring, an order was placed for the approved replacement stone equivalent to 20% of the total floor area, allowing for potential breakage, with the expectation that at least 80% of the existing tiles would be reusable.

To ensure accurate reinstatement, each tile was carefully numbered prior to removal, with the intention of reinstating each one in its original position.

Following the removal process, only a small number of tiles were found to be damaged and unsuitable for reuse; the majority remain intact and ready for reinstatement.

The photos below show the exact tiles that have been damaged.



The space is demarcated into two distinct areas: the main circulation zone (shown in green) and the area designated for the new reception pavilion (shown in blue). To minimise visual differences across the flooring, and in order to preserve consistency in tone and appearance, all broken tiles in the green area will be replaced with salvaged tiles as much as possible. The newly sourced replacement tiles will be concentrated in the pavilion area, where a degree of tonal variation is considered more acceptable due to the introduction of new built elements that will be inherently more visible.

