

Tenant Fit-Out Guide

Fit-Out Guide for use at Neptune Mill, Chapeltown Street, Manchester
Capital&Centric (Rush) Limited

February 2025

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Appendices

- Appendix I Ground Floor and First Floor Detailed Demise Plans
- Appendix II Design Guide for Upper Floor Fit-Outs (Floors 2-4)

Document Details

Report title: Tenant Fit-Out Guide

Prepared by: NL / CO'D

Status: Final v3

For and on behalf of Capital&Centric (Rush) Limited

Building Address

Neptune Mill
Chapeltown Street
Manchester
M1 2WQ

Landlord

Capital & Centric (Rush) Limited
1st Floor
Neptune Mill
Chapeltown Street
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1. Introduction

- 1.1 This guide has been prepared to assist with the future planning, control and fit-out of Floors 2-4 at Neptune Mill, Chapeltown Street ('the Site'), for occupation of the building within Use Class E (Commercial, Business and Service). Any works to be undertaken by occupiers of the Site shall be undertaken in line with this Tenant Fit-Out Guide. The document shall be utilised as a guide to ensure that all works are carried out in compliance with the site's existing consents, and to ensure the preservation of the building's architectural and historical significance.
- 1.2 Landlord's consent will be required for all alterations to the demised premises. Please check with the Landlord (Capital & Centric (Rush) Limited) before commencing any works for clarification. Structural alterations and works that fall outside of the scope of this Fit-Out Guide are prohibited and shall require approval from the Local Planning Authority.
- 1.3 Neptune Mill is a curtilage listed building, however, it has been formally agreed by the Local Planning Authority that internal alterations undertaken by the building's tenants can be achieved without the need for future formal planning or listed building consent, providing that the proposed works fall within the scope of this document, and have been granted Landlord's approval which will check and authorise the work against the Deemed Approval Works scope.
- 1.4 Please note, prior to the commencement of any alterations to the property, it is required that notice is first given to the Local Authority (Manchester City Council) so that they can confirm conformity with this Fit-Out Guide. Please refer to Section 4 of this Guide for further detail.
- 1.5 Proposed alterations to the building that are detailed within this Fit-Out Guide will not require planning permission or Listed Building Consent.
- 1.6 Enclosed within this Guide are detailed fit-out plans for the ground and 1st floor of Neptune Mill. A further set of plans have been appended (**Appendix II**) to guide illustrative and flexible options for the fit-out of Neptune Mill's upper floors where Tenant input will be involved.

- 1.7 Works proposed by Tenants for the fit-out of individual floors at Neptune Mill that accord with this Fit-Out guide will require no further listed building or planning consents following approval from the building's Landlord and Manchester City Council. This process has been outlined below under the 'Approval' heading of Section 4.

Neptune Mill

- 1.8 The site is situated within the area of Piccadilly, Manchester, and is comprised of a former warehouse consisting of 5 storeys. The mill was constructed between 1860 and 1870 and formed the final phase of the Crusader Works complex. The adjacent Crusader Works site was constructed in the 1840s and is categorised as a Grade II Listed building, therefore making the Neptune Mill site a curtilage listed building.
- 1.9 The Neptune Mill building is constructed with garden wall brickwork with simple brick archers to the windows and simple stone sills. Each storey is largely open plan, with a single row of cast iron columns centred on each floor.
- 1.10 Manchester City Council, as the Local Authority, has statutory duties under the Planning (Listed Buildings and Conservation Area) Act 1990 to have special regard to the desirability of preserving listed buildings, their settings, or any features of special architectural interest they possess.
- 1.11 The site is bound by Chapeltown Street to the north, Baird Street to the South and Congou Street to the west. Crusader Works bounds the site to the east.

Planning History

- 1.12 Planning permission and listed building consent ¹ has been previously approved by Manchester City Council, on 18 August 2023, for internal and external alterations to Neptune Mill to provide an enhanced workspace development, and the creation of a ground floor social hub space for business and commercial units.

¹ LPA Ref. 136865/FO/2023

- 1.13 The application to develop the site was positively assessed against the relevant planning considerations, including national and local policy, and other material considerations.
- 1.14 This Fit-Out guide provides detailed design demise plans for the ground and first floor of Neptune Mill, and further design guidance for Floors 2-4 of the building in accordance with the approved permission.
- 1.15 This Fit-Out guide has been prepared to positively support the approved development and to ensure that the historic and architectural value of Neptune Mill can be enhanced and protected throughout the future fit-out of Floors 2-4.

2. Development Specifications

- 2.1 This section sets out the provided development specification for Neptune Mill.

Design Criteria

- 2.2 The four floors will be utilised for Use Class E purposes (Commercial, Business and Services), as agreed within the approved planning permission LPA Ref. 136865/FO/2023.
- 2.3 The approved permission, sought approval for development of the following description:

External works to the existing building associated with continued use within Use Class E (Commercial, Business and Service)

- 2.4 Further detailed reports and plans relating to the external works of the mill can be found on Manchester City Council's public access webpage.
- 2.5 This Fit-Out Guide has been submitted under the approval of Listed Building Consent ('LBC') LPA Ref. 140429/LO/2024. The LBC application was submitted to Manchester City Council for permission of the following description:

Listed Building Consent for internal alterations to the ground and first floor and approval of Fit-Out Strategy for floors 2-4 in relation to the installation of partition walls; material finishes and associated works.

3. Tenant Fit-Out Works and Approval

- 3.1 All Tenants occupying Floors 2-4 of Neptune Mill will be required to follow the Fit-Out Approval Process for all alterations to the Site, even in the case of a partial re-fit of an existing demise. In the circumstances of an incoming Tenant taking over an existing fit-out, the new Tenant shall be responsible for checking for compliance with this document and other consents.

Tenant Fit-Out Works

- 3.2 As detailed within the Town & Country Planning Act 1990, planning permission is not required to implement alterations to modern services or apply decorative finishes to flooring or plastered walls.
- 3.3 Additionally, Listed Building Consent shall only be required for works that are deemed to impact the Site's character as a 'building of special architectural or historic interest', in accordance with Section 7 of the Planning (Listed Building & Conservation areas) Act 1990. Listed Building Consent is not required to alter or reconfigure internal services, such as lighting or fan coil units within the interior of the building. Similarly, Listed Building Consent is not required for the installation of decorative internal finishes which impact upon the floor within the office space and/or the plastered walls.
- 3.4 This Fit-Out Guide has been prepared to provide detailed fit-out proposals for the ground and the 1st floor of Neptune Mill, as well as to establish a series of design guidance for the future fit-out alterations of Floors 2-4 of the building.
- 3.5 Detailed plans have been enclosed to present the fit-out of the ground and the 1st floor of Neptune Mill, alongside speculative plans for the upper floors that will help guide future occupiers in the fit-out of these spaces.
- 3.6 This document shall be utilised as a guide for future occupiers of the building and details illustrative options for the upper floors where Tenants can input their desired proposals in line with the design parameters within this document.

- 3.7 Any proposed alteration by Tenants which could impact upon the external elevations or original building features should be confirmed with the building's Landlord.
- 3.8 The Tenant must advise if they do not understand any of the guidance within this document or believes that they have circumstances where they may not comply with the statutory obligations.

Agreed Works

- 3.9 The agreed Tenant fit-out works permitted at Neptune Mill are allowed as follows:

Existing Structure and Fabric

- 3.10 It shall be agreed that no alterations to the existing fabric or coating of any exposed surfaces will be permitted without prior approval from the Landlord.

External Walls

- 3.11 The inside face of external walls is to be left as exposed brickwork with no additional finishes or coatings permitted.

Windows

- 3.12 No alterations to windows or window openings will be permitted however, Tenant's may be permitted to add blinds in accordance with the fixing detail shown on drawing ref. 353 DG 1014.

Internal Walls and Linings

- 3.13 Tenants may further sub-divide the floorplate with stud partitions and/ or glazed screens to create additional meeting rooms or offices subject to the following parameters.
- 3.14 It has been agreed with Manchester City Council that floors 2-4 will be subject to a 20% development limit on the amount of space permissible for future subdivision. Please refer to drawings 353-SK-2225 and 353-SK-2226 for

examples on how this limit may be achieved. These drawings detail areas that will be permitted for partitions to be erected.

- 3.15 In the circumstance that multiple subdivision partitions are proposed, partitions shall where possible be grouped together and not form illogical formation. The grouping of partitions will be favoured in order to avoid a staggered office layout and to retain the openness of the floorplate, where possible. Drawings 353-SK-2225 and 353-SK-2226 detail two potential example layouts that show how these parameters could be realised and provide appropriate arrangements for tenants whilst not exceeding the 20% limit.
- 3.16 Where individual partitions are proposed, they shall be located to the corners of the floorplate.
- 3.17 In the attic, future partitions will be located at each end to avoid obscuring the tie-bars and skylights.
- 3.18 All partition arrangements shall comprise an element of glazing. Glazed partitions shall be incorporated fronting into the floorplan, with entirely solid partitions permissible between adjoining rooms.
- 3.19 Glazed fronts to meeting rooms will allow a view into the meeting room / office so that the full width of the floor plate can be appreciated, and allow the cast iron columns to remain in open plan spaces. As per the Ground and first floor, any partitioned spaces should be clearly expressed and 'read' as new interventions and clearly legible within the heritage asset, resulting in no risk of confusion in being able to appreciate the building.
- 3.20 Solid partitions will predominantly be used between adjacent rooms. Where subdivisions create individual meeting rooms in line with the parameters set out above, glazed partitions will form at least two of the sides although an element of solid partition is permissible on the flank walls where it is necessary to install a TV etc. or for privacy reasons. Individual rooms with two solid side partitions and glazed fronts only will not be considered acceptable.

Floor Finishes

- 3.21 Neptune Mill's existing floors are comprised of variable thickness of asphalt screened over 22mm timber wood boards, supported on timber joints spanning between primary beams.
- 3.22 New overlay coverings by tenants may be applied to the main office spaces and to the WC areas, limited to 15mm thickness and to include acoustic backing.
- 3.23 Existing screed is to be infilled with levelling screed to provide a level surface prior to the installation of coverings.

Ceilings

- 3.24 Existing ceilings at Neptune Mill comprise exposed timber beams, joists and board soffits. These shall not be concealed within the main office floorplate.
- 3.25 The use of false ceilings on floors 2-4 will not be permitted in line with this Fit-Out Guide.
- 3.26 If false ceilings are required within the fit-out of floors 2-4, a separate application for the installation will be submitted to Manchester City Council for determination.

Internal Doors

- 3.27 Existing internal doors are 2.4m high and 44mm thick flush solid core timber doors. Any new doors proposed should match (with the exception of glazed partitions / doors used in meeting rooms) or be approved prior to their installation.

Kitchen Installation

- 3.28 Kitchen zones shown on the accompanying plans are provided with water/ power/ drainage/ ventilation to allow Tenant's installation of a kitchen in one, or both of the areas indicated on the plans.

Sanitary Installation

- 3.29 Full WC facilities are provided as part of Neptune Mill's base build. No alterations to the existing layouts or finishes (excluding floors) are permitted without prior approval.
- 3.30 Tenant's may provide overlay floor coverings as noted above and shown on drawing ref. 353 DG 1014.

Services

- 3.31 Lighting, small power, data and fire alarms are provided as indicated on the accompanying services drawing.
- 3.32 Heating and cooling within units are to be provided by the Tenant with connection to Landlord installed infrastructure from the unit demise line.
- 3.33 Ceiling plans indicate the proposed locations of air conditioning units and distribution containment with installation to be in accordance with the detail in drawing ref. 353 CD 1015.
- 3.34 Any amendments to installed services and containment to be carried out in accordance with the details on drawing ref. 353 CD 1015, and subject to prior approval.

4. Approval Process

1. Submission of Outline Scope

- 4.1 All Tenants shall liaise with the Landlord to agree the outline scope of their proposals.
- 4.2 The Landlord's team shall be available to offer guidance and support to Tenants regarding building restrictions and statutory obligations in relation to their scope of alterations to Neptune Mill. This guidance should then be incorporated into the concept design submission.
- 4.3 Any works outside of the agreed scope will require formal Listed Building Consent and potentially Planning Permission.

2. Concept Design Submission

- 4.4 Formal approval of the concept design submission should incorporate any comments made by the Landlord. This is to occur prior to commencing the Detailed Design or submission to Statutory Authorities.
- 4.5 PDF and CAD copies of the Concept Design shall be submitted for sign-off to the Fit-Out Approval Partner. A review not be able to commence unless the full Concept Submission is provided.
- 4.6 Comments on the Concept Design will be returned to the Tenant. It is only once this approval is received that the Tenant can progress to 'Step 3- Detailed Design and Sign Off'. The approval will assign one of the following in response to the Tenants submission:
 - **A- Approved:** Tenant may proceed to Step 3 'Detailed Design Submission'
 - **B- Approved with Comments:** May proceed to Step 3 'Detailed Design Submission' but must provide acceptable replies to the Fit-Out Team's comments.

- **C-Rejected:** Tenant must resubmit in line with Building Requirements, Statutory Obligations and/or this Fit-Out Guide.

3. Detailed Design and Sign Off

- 4.7 Once a Tenant has received internal approval for the proposed fit-out from the Landlord/ Fit-Out Approval Partner, it is essential that any works proposed are formally agreed in writing by Manchester City Council to ensure compliance with this Guide. For the avoidance of doubt, works that are compliant with the Guide do not require a separate listed building consent.
- 4.8 Submission of the proposed Concept Design shall be emailed to planning@manchester.gov.uk . An email to this address shall include the PDF and CAD copies of the fit-out proposals, photographs of the layout prior to the commencement of the Fit-Out, the detail of the site address, and reference to the Listed Building Consent approval reference number, 140429/LO/2024.
- 4.9 Once design details have been issued to the Council, the Council will have a 4 week timescale following receipt of the email to provide feedback or confirm that the proposals adhere to the Fit-Out Guide. The Council will use reasonable endeavours to provide comments as quickly as possible.
- 4.10 In the circumstance that Manchester Council considers the design details do not adhere to the Fit-Out Guide, additional material will need to be submitted to the Council in line with the procedures set out in paragraphs 4.8 and 4.9 above.
- 4.11 In the circumstance that Manchester Council do not provide a response within the 4 week period, the Tenant may begin the Fit-Out process however, must maintain updates and correspondence to the Council to detail the work that is being undertaken in order to ensure that the Council has written evidence of the alterations to the floor plans.
- 4.12 Once the Fit-Out has been completed, it is necessary that the Tenant again contacts Manchester City Council to provide before and after photographs of the Fit-Out in order for the Council to keep record of the work undertaken at the Site.

- 4.13 Submission of a Detailed Design must comply with legal, statutory and technical requirements and, additionally be consistent with the previously signed-off Concept Design incorporating any comments made by the Fit-Out Approval Team.
- 4.14 The Tenant is encouraged to liaise with their own advisors and consultant team in order to ensure that all of the information requested below (as set out in Step 5) is available to be submitted in one coordinated package, so as to not occur delays within the approval process.
- 4.15 The Tenant shall work collaboratively with Manchester City Council in order to make sure all works comply with this guide and that the historic fabric of the Mill is protected.
- 4.16 The Tenant shall not commence a Fit-Out on site until full approval is given and all statutory obligations are met.
- 4.17 In the circumstance that Manchester Council do not provide a response within the 4 week period, the Tenant may begin the Fit-Out process however, must maintain updates and correspondence to the Council to detail the work that is being undertaken in order to ensure the Council has written evidence of the alterations to the floor plans.

4. Pre-Start

- 4.18 Once approval of the Fit-Out has been received by Manchester City Council, a Pre-Start meeting will be arranged between the Tenant and the Landlord to ensure that the Tenant has satisfied all of the requirements and has complied with any statutory obligations.
- 4.19 The Tenant will ensure that all of their supporting information has been complied prior to commencing the Fit-Out stage.
- 4.20 The Tenant's contractor will be briefed by the building's Landlord on any site constraints, building rules, Life and Building Safety etc.

5. Commissioning the Fit-Out

4.21 The Tenant's Principal Contractor must provide documentary evidence demonstrating that:

- An appropriate project team member(s) is appointed to monitor and programme pre-commissioning, commissioning and, where necessary, re-commissioning. This can be a member of the design team or sub-contractor organisation.
- Commissioning will be carried out in line with current Building Regulations and BSRIA and CIBSE guidelines, where applicable.
- The commissioning programme, responsibilities and criteria are accounted for within the programme of fit-out works.
- That a specialist commissioning manager (who was not directly involved in design or installation of systems) is be appointed to undertake commissioning or approve commissioning tests for the following systems:
 - All Air Conditioning systems;
 - All Mechanical Ventilation systems;
 - All building management systems;
 - All Cold Storage Enclosures and refrigeration plant (where applicable.)
- The specialist commissioning manager must be appointed at an early stage, so as to be able to provide the following services:
 - Design input and design reviews
 - Commissioning management input to construction programming
 - Commissioning management input during installation stages
 - Management of commissioning, performance testing and handover/post-handover stages.
- Where changes to the Building Management System, or installation of new BMS elements form part of the works, the following commissioning procedures must be carried out:

- Commissioning of air and water systems is carried out when all control devices are installed wired and functional;
- In addition to air and water flow results, commissioning results include physical measurements of room temperatures, off coil temperatures and other key parameters as appropriate;
- The BMS / controls installation should be running in auto with satisfactory internal conditions prior to handover;
- All BMS / schematics and graphics (if BMS is present) are fully installed and functional to user interface before handover;
- The occupier will be fully trained in the operation of the system.

6. Fit-Out Completion

4.22 Once the Fit-Out has been completed, it is necessary that the Tenant again contacts Manchester City Council to provide before and after photographs of the Fit-Out in order for the Council to keep record of the work undertaken at the Site.

5. Conclusion

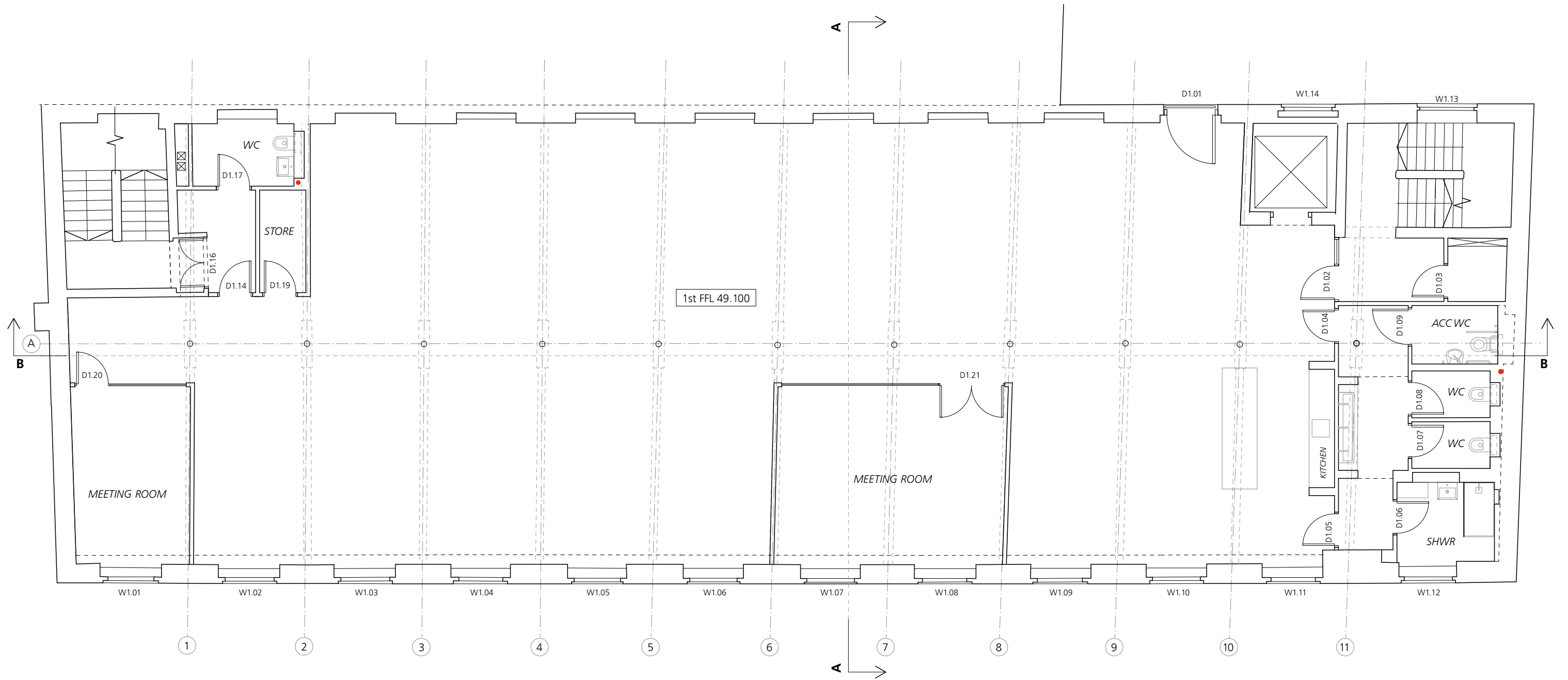
5.1 Adhering to this guide will help ensure the successful and compliant fit-out of Neptune Mill, maintaining the historical integrity of the site. For any further questions or clarifications, please contact the building's Landlord.

Appendix I

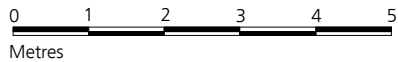
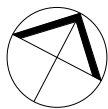
Ground Floor and First Floor Detailed Demise Plans

Appendix I

Ground Floor and First Floor Detailed Demise Plans



Rev C3 - 06/24 - Kitchen area updated
Rev C2 - 02/24 - Stud positions and nibs updated to suit setting out
Rev C1 - 02/24 - Fit Out layout added
Rev T1 - 11/23 - WC areas adjusted
Rev P7 - 11/23 - Rear riser and WC amended, GLs added
Rev P6 - 10/23 - Office fit out relocated to 2nd floor
Rev P5 - 10/23 - WC area layouts adjusted
Rev P4 - 09/23 - WC area layout amended
Rev P3 - 08/23 - Window omitted to west gable and added to lift shaft, stud nib added to meeting room 1



FOR WORKS TO EXTERNAL WALLS REFER TO DRGS 353 CD 2101 - 2108	FOR WORKS TO ROOF REFER TO DRGS 353 CD 2701
FOR WORKS TO INTERNAL WALLS REFER TO DRGS 353 CD 2201 - 2205	FOR WINDOW & DOORS INFORMATION REFER TO DRGS 353 CD 3001 - 3005
FOR WORKS TO FLOORS & STAIRS REFER TO DRGS 353 CD 2301 - 2305	FOR WORKS TO CEILINGS REFER TO DRGS 353 CD 3501 - 3505

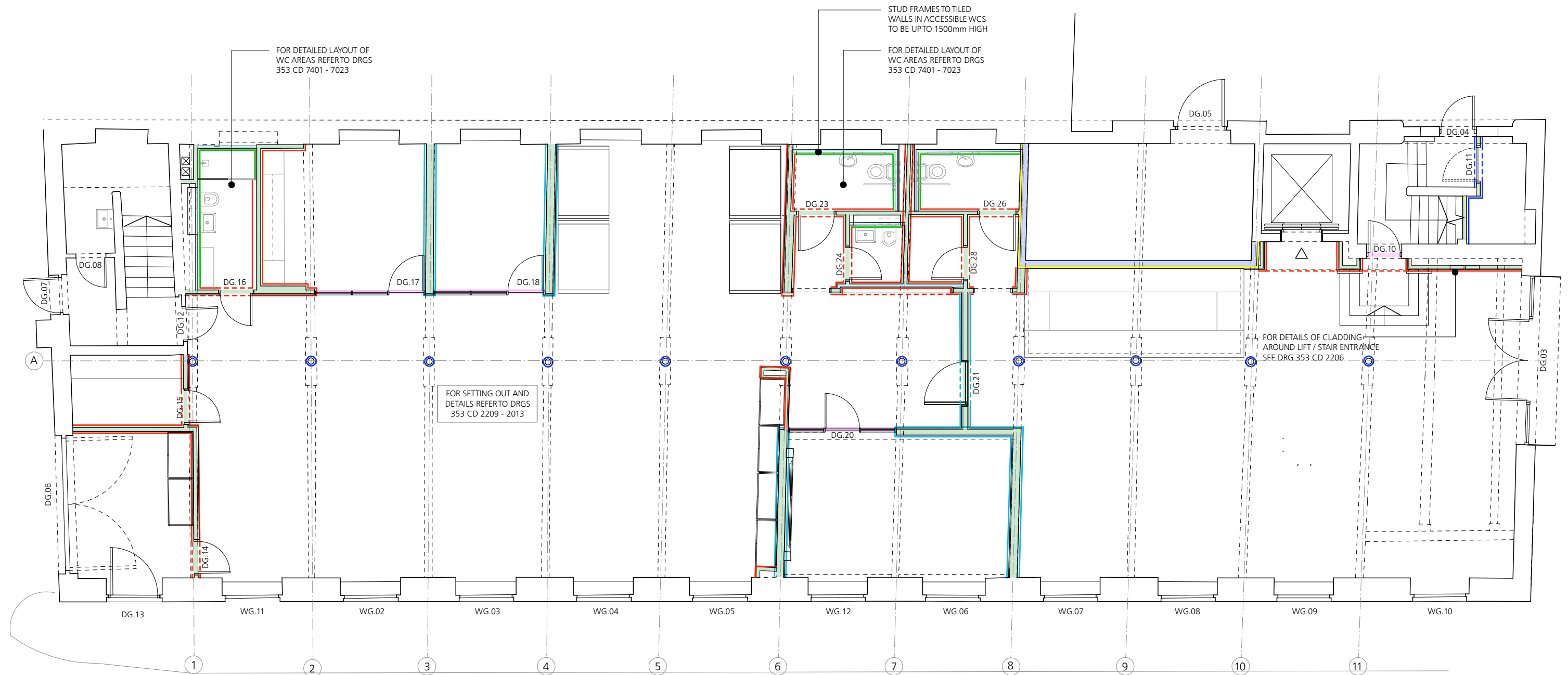
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Client	Capital & Centric
Project	Neptune Mill Chapeltown St, Manchester
Scale	1:100 @ A3
Date	Jan 2023

Document	General Arrangement Proposed 1st Floor Plan
Status	For information

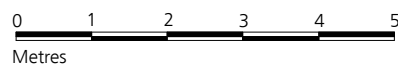
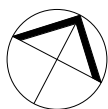
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KEY

	BLOCKWORK SPEC F10/120		WALLBOARD LINING SPEC K10/130 WITH PAINT FINISH SPEC M60/150		METAL GLAZED SCREEN & DOORS SPEC L10/500
	FULL HEIGHT METAL STUD FRAME SPEC K10/110 (FRAME ONLY - LININGS SEPARATE)		TILEBACKER BOARD LINING SPEC K10/140		ALUMINIUM FLAT CLADDING PANELS SPEC K13/110
	METAL STUD FRAME TO CEILING LEVEL ONLY SPEC K10/110 (FRAME ONLY - LININGS SEPARATE)		2 LAYERS SOUNDBLOC BOARD LINING SPEC K10/150 WITH PAINT FINISH SPEC M60/150		INTUMESCENT PAINT TO CAST IRON COLUMNS SPEC M60/145 - TO BE CONFIRMED
	FULL HEIGHT METAL STUD FRAME TO FORM FIRE RATED WALL SPEC K10/110 (FRAME ONLY - LININGS SEPARATE) TO INCLUDE INTUMESCENT SEALS AT JUNCTIONS		FIRELINE BOARD LINING SPEC K10/160 WITH PAINT FINISH SPEC M60/150		
			INSULATED PLASTERBOARD BOARD LINING SPEC K10/170 WITH PAINT FINISH SPEC M60/150		
			ALL STUD LININGS EXCEPT TILEBACKER BOARD TO INCLUDE MDF SKIRTING TO BASE AS SPEC P20/110		
					SOLID LINES INDICATE LININGS TO FULL HEIGHT, DOTTED LINES INDICATE LININGS TO PARTIAL HEIGHT (H/L OR L/L)

Rev C4 - 06/24 - Studs to accessible WCs adj.
Rev C3 - 05/24 - Office entrance area and boardroom amended, storage added, door swings adjusted, lift set out adjusted
Rev C2 - 02/24 - Layout, wall thicknesses and lining types updated to suit setting out
Rev C1 - 02/24 - Layout updated to office and entrance area and studs updated to suit, soundbloc board now 2 layers, lining omitted to lift shaft, feature wall cladding extended
Rev T1 - 11/23 - Internal fit out added with studs, glazed screens and linings as indicated, key updated to include types of stud and provision of skirtings, FR walls indicated
Rev P4 - 09/23 - Escape door added to NW stair
Rev P3 - 08/23 - Paint finish added to key



Jonathan Davidson Architects

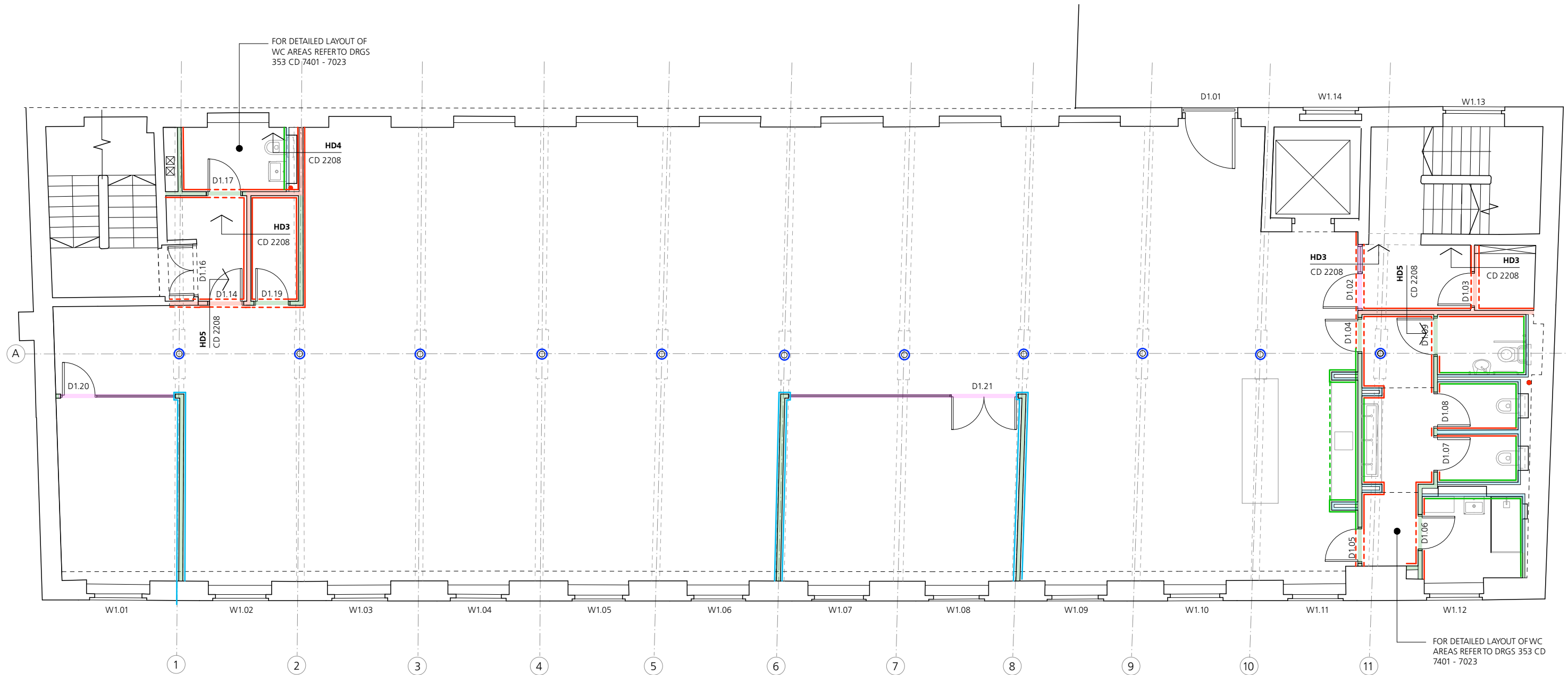
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Client Capital & Centric
Project **Neptune Mill**
Chapelton St, Manchester
Scale 1:100 @ A3
Date Apr 2023

Document **Internal Walls & Linings**
Proposed Ground Floor Plan
Status For information

Doc Ref

353	CD	2201	C4
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KEY					
	BLOCKWORK SPEC F10/120		WALLBOARD LINING SPEC K10/130 WITH PAINT FINISH SPEC M60/150		METAL GLAZED SCREEN & DOORS SPEC L10/500
	FULL HEIGHT METAL STUD FRAME SPEC K10/110 (FRAME ONLY - LININGS SEPARATE)		TILEBACKER BOARD LINING SPEC K10/140		ALUMINIUM FLAT CLADDING PANELS SPEC K13/110
	METAL STUD FRAME TO CEILING LEVEL ONLY SPEC K10/110 (FRAME ONLY - LININGS SEPARATE)		2 LAYERS SOUNDBLOC BOARD LINING SPEC K10/150 WITH PAINT FINISH SPEC M60/150		INTUMESCENT PAINT TO CAST IRON COLUMNS SPEC M60/145
	FULL HEIGHT METAL STUD FRAME TO FORM FIRE RATED WALL SPEC K10/110 (FRAME ONLY - LININGS SEPARATE) TO INCLUDE INTUMESCENT SEALS AT JUNCTIONS		FIRELINE BOARD LINING SPEC K10/160 WITH PAINT FINISH SPEC M60/150	SOLID LINES INDICATE LININGS TO FULL HEIGHT , DOTTED LINES INDICATE LININGS TO PARTIAL HEIGHT (H/L OR L/L)	
			INSULATED PLASTERBOARD BOARD LINING SPEC K10/170 WITH PAINT FINISH SPEC M60/150		
			ALL STUD LININGS EXCEPT TILEBACKER BOARD TO INCLUDE MDF SKIRTING TO BASE AS SPEC P20/110		

Rev C3 - 06/24 - Studs added around kitchen cabinets

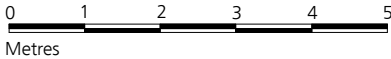
Rev C2 - 02/24 - Stud positions and nibs adjusted to follow setting out

Rev C1 - 02/24 - Layout updated to inc fit out and studs updated to suit, soundbloc board now 2 layers, lining omitted to lift shaft

Rev T1 - 11/23 - Internal fit out omitted and WC areas amended with studs, glazed screens and linings as indicated, key updated to include types of stud and provision of skirtings, FR walls indicated

Rev P4 - 09/23 - WC area layout amended

Rev P3 - 08/23 - Paint finish added to key, stud nib added to meeting room, glazed screen refs added, west gable windows omitted



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Client Capital & Centric

Project **Neptune Mill**
Chapelton St, Manchester

Scale 1:100 @ A3

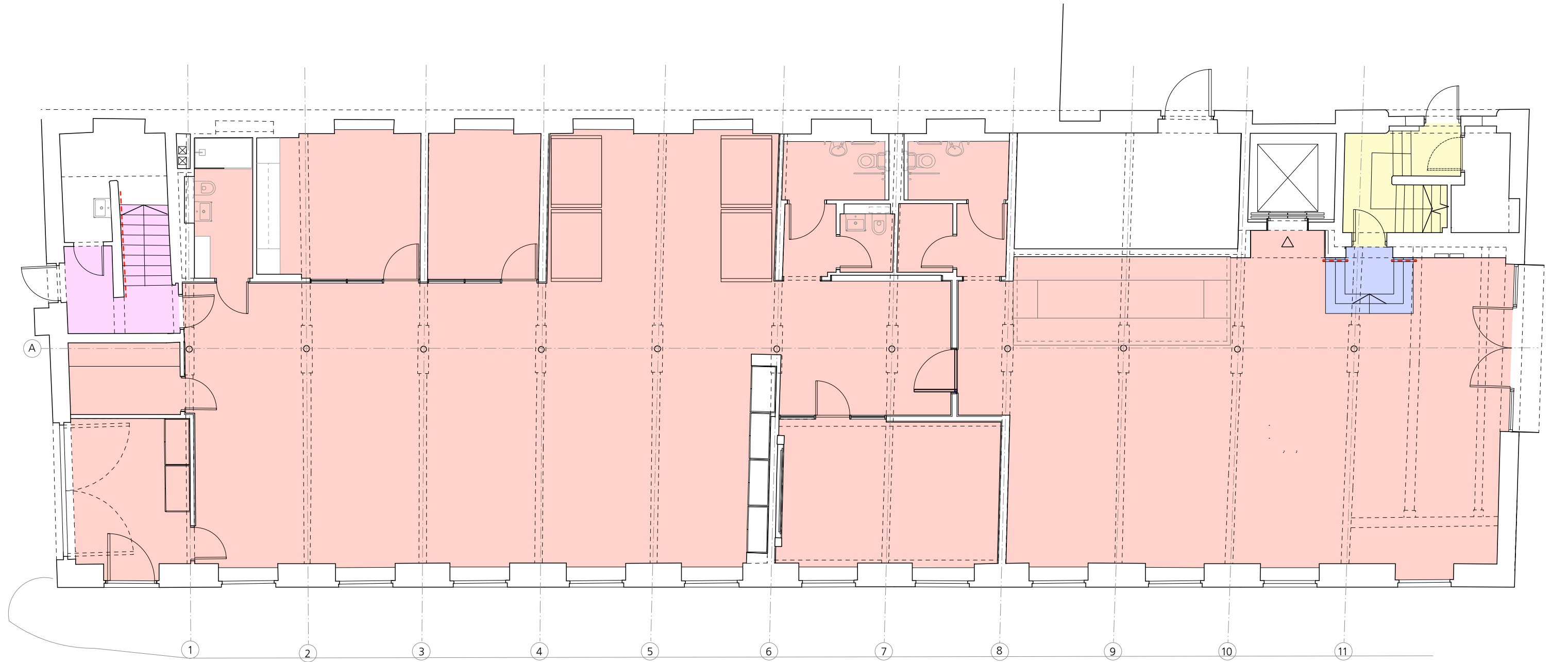
Date Apr 2023

Document **Internal Walls & Linings**
Proposed 1st Floor Plan

Status For information

Doc Ref

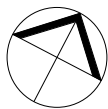
353	CD	2202	C3
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KEY

	STUDDED RUBBER FLOORING SPEC M50/150 COLOUR BLACK ON EXTG SCREED WITH LEVELLING SCREED INFILL TO HOLES/INDENTATIONS. STEPS TO STAIRS FORMED FROM MATCHING STEP TREADS WITH LIGHT GREY 20mm NOSING INSERTS. SHEETING TO LANDINGS ON HARDBOARD OVERLAY		EXISTING CONCRETE SLAB TO BE DIAMOND POLISHED & SEALED		ACOUSTIC BACKED CARPET TILES LAID OVER EXTG SCREED. PENETRATIONS AND INDENTATIONS TO EXTG SCREED INFILLED WITH LEVELLING SCREED TO PROVIDE FLAT SUB FLOOR
	SEAL TO EXTG CONCRETE FLOOR		NEW TIMBER STEPS WITH 25mm WBP PLY DECK AND STUDDED RUBBER COVERING AS SPEC M50/150		PPC STEEL HANDRAILS SPEC L30/300

Rev C2 - 06/24 - Layout & key updated
Rev C1 - 02/24 - Internal layout updated
Rev T1 - 11/23 - GF fit out added and extent of polishing to slab extended. Key updated
Rev P3 - 09/23 - Escape door added to NW stair



0 1 2 3 4 5
Metres

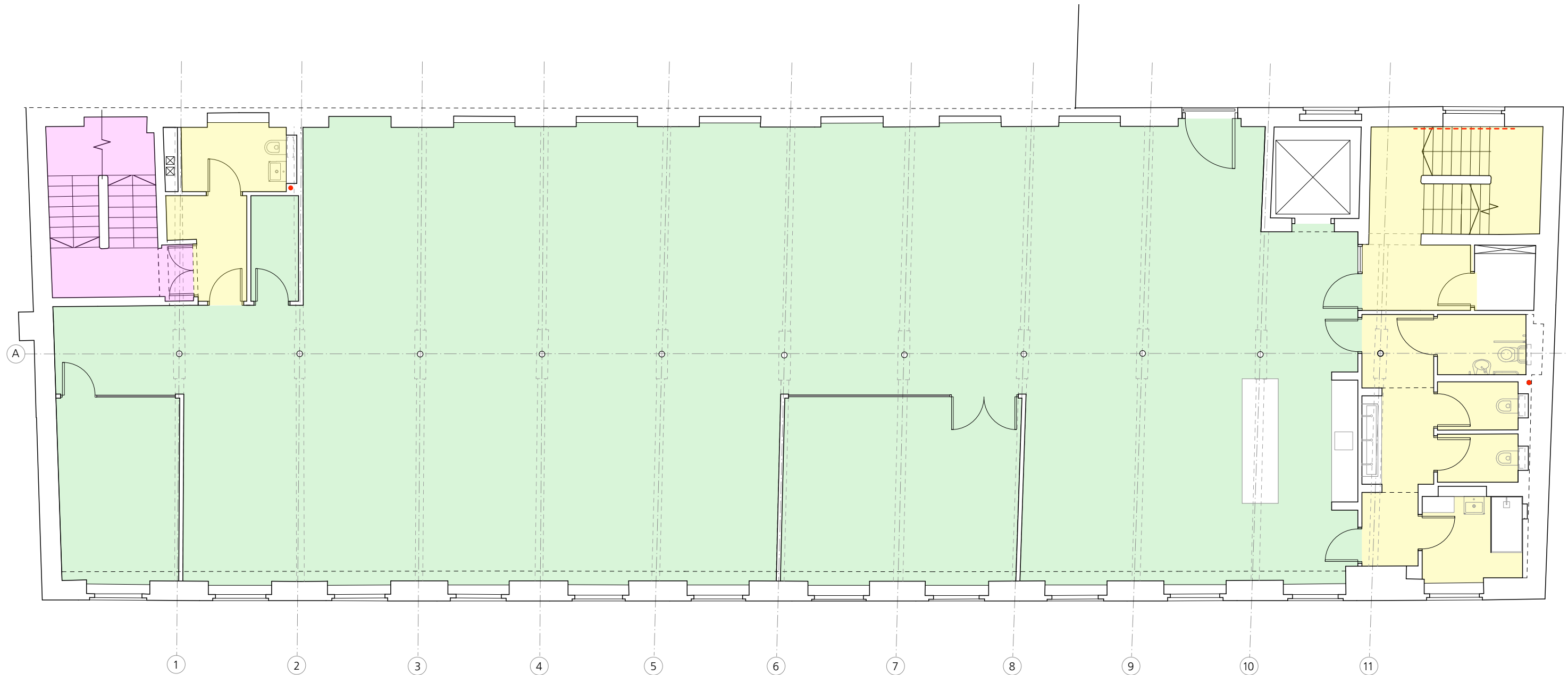
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Client Capital & Centric
Project **Neptune Mill**
Chapeltown St, Manchester
Scale 1:100 @ A3
Date June 2023

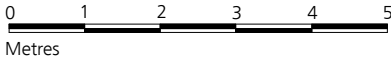
Document **Floor & Stair Elements**
Proposed Ground Floor Plan
Status For information

Doc Ref	353	CD	2301	C2
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KEY			
	STUDDED RUBBER FLOORING SPEC M50/150 COLOUR BLACK ON EXTG SCREED WITH LEVELLING SCREED INFILL TO HOLES/INDENTATIONS. STEPS TO STAIRS FORMED FROM MATCHING STEP TREADS WITH LIGHT GREY 20mm NOSING INSERTS. SHEETING TO LANDINGS ON HARDBOARD OVERLAY		EXISTING CONCRETE SLAB TO BE DIAMOND POLISHED & SEALED
	NEW TIMBER STEPS WITH 25mm WBP PLY DECK AND STUDDED RUBBER COVERING AS SPEC M50/150		ACOUSTIC BACKED CARPET TILES LAID OVER EXTG SCREED. PENETRATIONS AND INDENTATIONS TO EXTG SCREED INFILLED WITH LEVELLING SCREED TO PROVIDE FLAT SUB FLOOR
	PPC STEEL HANDRAILS SPEC L30/300		

Rev C2 - 06/24 - Internal layout updated and finishes added to office area and WCs. Key updated with new finishes
Rev C1 - 02/24 - Internal layout updated
Rev T1 - 11/23 - Fit out and floor finish to workspace omitted
Rev P4 - 09/23 - WC area layout amended
Rev P3 - 08/23 - west gable window omitted



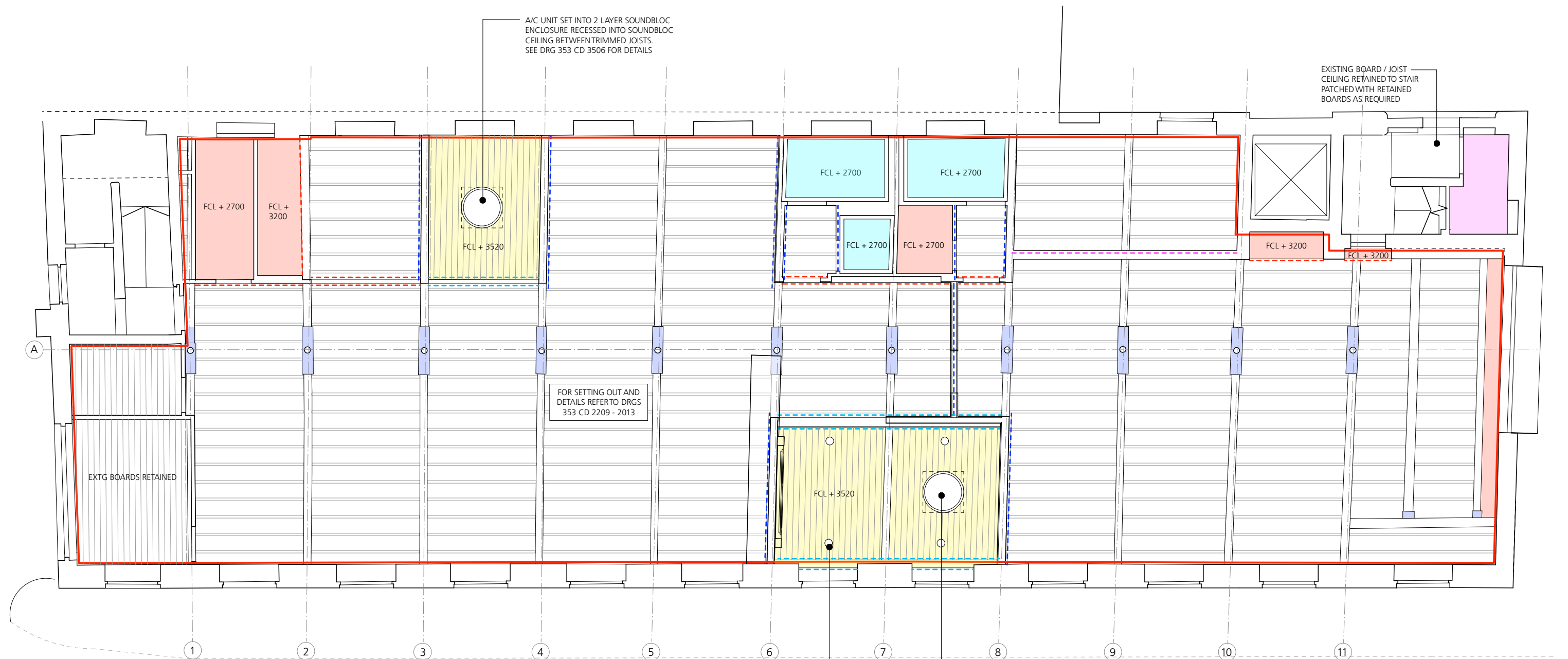
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Client Capital & Centric
Project **Neptune Mill**
Chapeltown St, Manchester
Scale 1:100 @ A3
Date June 2023

Document **Floor & Stair Elements**
Proposed 1st Floor Plan
Status For information

Doc Ref	353	CD	2302	C2
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KEY

- | | | | | | |
|--|---|--|---|--|---|
| | AREA OF SOFFIT TO HAVE INTUMESCENT COATING TO ALL EXISTING TIMBER JOISTS AND UNDERSIDE OF ALL EXISTING TIMBER FLOORBOARDS AS SPEC M60/140 | | PLASTERBOARD DIRECT TO TIMBER JOISTS SPEC K10/270 | | TIMBER LINING TO ROOFLIGHT REVEALS SPEC K10/180 |
| | AREA OF CEILING TO HAVE INSULATION BELOW AND BETWEEN EXISTING RAFTERS. REFER TO DRG 353 CD 2701 FOR DETAILS | | 2 LAYERS FIRELINE BOARD DIRECT TO TIMBER JOISTS SPEC K10/260 | | WALLBOARD BULKHEAD ABOVE OPENING UPTO U/S SOFFIT SPEC K10/130 |
| | M/F SUSPENDED PLASTERBOARD CEILING SPEC K10/240 | | EXISTING TIMBER BOARDS REFIXED ON 50 x 19mm TIMBER BATTENS | | 2 LAYER FIRELINE BOARD BULKHEAD UP TO U/S SOFFIT SPEC K10/260 |
| | 2 LAYERS SOUNDBLOC BOARD ON M/F CEILING WITH ACOUSTIC HANGERS WITH RECLAIMED TIMBER BOARD OVERLAY | | BLACK PAINTED EXPANDED MESH CEILING RAFT SET 100mm FROM WALL | | 2 LAYER SOUNDBLOC BOARD BULKHEAD UPTO U/S SOFFIT SPEC K10/150 |
| | | | INTUMESCENT PAINT TO CAST IRON BEAM SHOES SPEC M60/145 TO BE CONFIRMED | | TIMBER NOGGINS BETWEEN EXISTING JOISTS - REFER TO DETAILS FOR SIZES |
- NOTE: ALL PLASTERBOARD SURFACES TO HAVE PAINT FINISH AS SPEC M60/150

4 No. SPEAKER UNITS RECESSED INTO CEILING WITH ACOUSTIC HOODS - TO BE CONFIRMED BY A/V CONTRACTOR

A/C UNIT SET INTO 2 LAYER SOUNDBLOC ENCLOSURE RECESSED INTO SOUNDBLOC CEILING BETWEEN TRIMMED JOISTS. SEE DRG 353 CD 3506 FOR DETAILS

Rev C5 - 06/24 - WC ceilings amended
Rev C4 - 05/24 - Office entrance area, meeting room & boardroom amended, storage added, lift area amended in cafe bar
Rev C3 - 02/24 - Soundbloc board ceiling added to office and meeting room, extg boards retained in rear entrance lobby, provision of noggins adjusted to suit
Rev C2 - 02/24 - Layout, wall widths and lining types updated to suit setting out, ceiling omitted in entrance area
Rev C1 - 02/24 - Layout updated to office and entrance area and ceilings updated to suit, soundbloc board bulkheads added to meeting rooms,
Rev T1 - 11/23 - Fit out added at this level and ceilings updated to suit, key amended
Rev P3 - 08/23 - Paint ref added to key



0 1 2 3 4 5
Metres

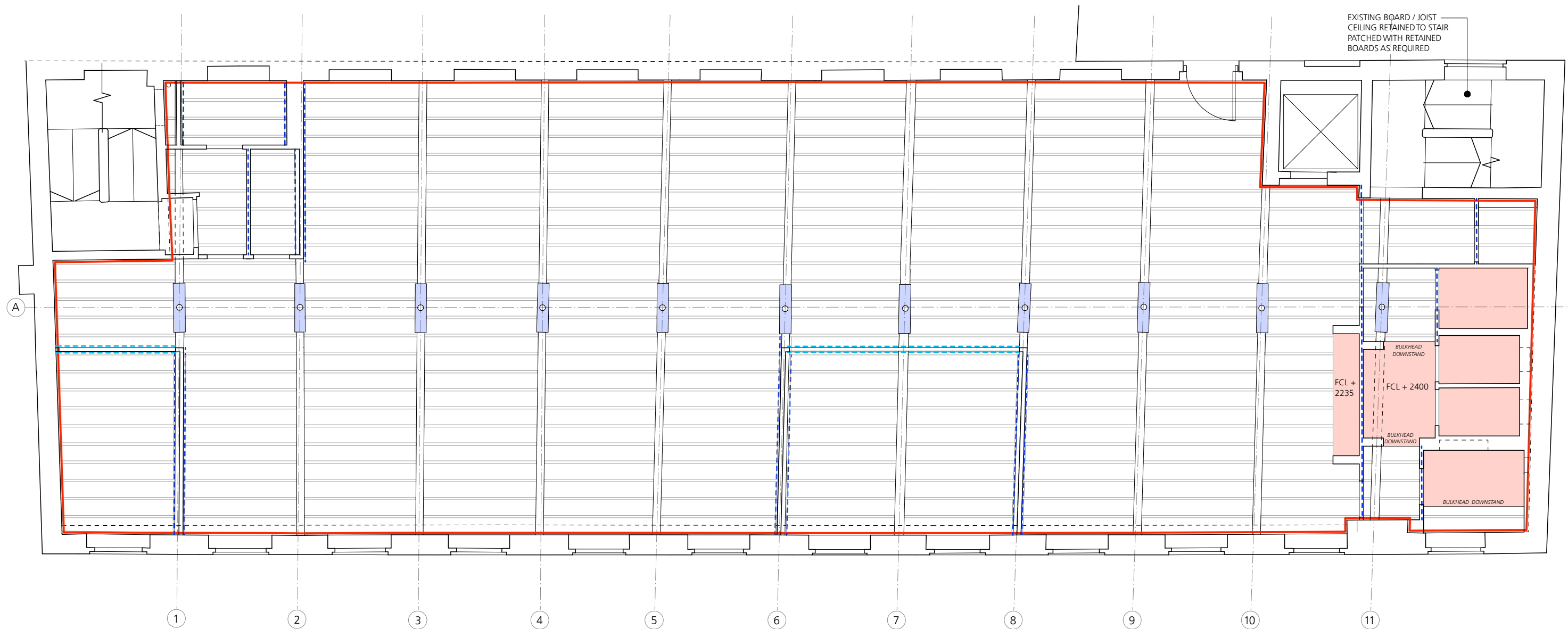
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Client Capital & Centric
Project Neptune Mill
Chapelton St, Manchester
Scale 1:100 @ A3
Date Apr 2023

Document Ceilings
Proposed Ground Floor Ceiling Plan
Status For information

Doc Ref 353 CD 3501 C5



KEY

	AREA OF SOFFIT TO HAVE INTUMESCENT COATING TO ALL EXISTING TIMBER JOISTS AND UNDERSIDE OF ALL EXISTING TIMBER FLOORBOARDS AS SPEC M60/140		PLASTERBOARD DIRECT TO TIMBER JOISTS SPEC K10/270		TIMBER LINING TO ROOFLIGHT REVEALS SPEC K10/180
	AREA OF CEILING TO HAVE INSULATION BELOW AND BETWEEN EXISTING RAFTERS. REFER TO DRG 353 CD 2701 FOR DETAILS		2 LAYERS FIRELINE BOARD DIRECT TO TIMBER JOISTS SPEC K10/260		WALLBOARD BULKHEAD ABOVE OPENING UPTO U/S SOFFIT SPEC K10/130
	MF SUSPENDED PLASTERBOARD CEILING SPEC K10/240		EXISTING TIMBER BOARDS REFIXED ON 50 x 19mm TIMBER BATTENS		2 LAYER FIRELINE BOARD BULKHEAD UP TO U/S SOFFIT SPEC K10/260
	2 LAYERS SOUNDBLOC BOARD DIRECT TO TIMBER JOISTS WITH RECLAIMED TIMBER BOARD OVERLAY		INTUMESCENT PAINT TO CAST IRON BEAM SHOES SPEC M60/145		2 LAYER SOUNDBLOC BOARD BULKHEAD UPTO U/S SOFFIT SPEC K10/150
					TIMBER NOGGINS BETWEEN EXISTING JOISTS - REFER TO DETAILS FOR SIZES
					NOTE: ALL PLASTERBOARD SURFACES TO HAVE PAINT FINISH AS SPEC M60/150

Rev C3 - 02/24 - Kitchen area updated
Rev C2 - 02/24 - Set out and noggin positions adjusted
Rev C1 - 02/24 - Fit out added at this level and ceilings updated to suit, key updated to include soundbloc board
Rev T1 - 11/23 - Fit out omitted at this level, WC area layout updated and extent of suspended ceilings reduced, noggins added, key amended
Rev P4 - 09/23 - WC area layout amended
Rev P3 - 08/23 - Paint ref added to key, west gable windows omitted, MVHR unit added to meeting room



0 1 2 3 4 5
Metres

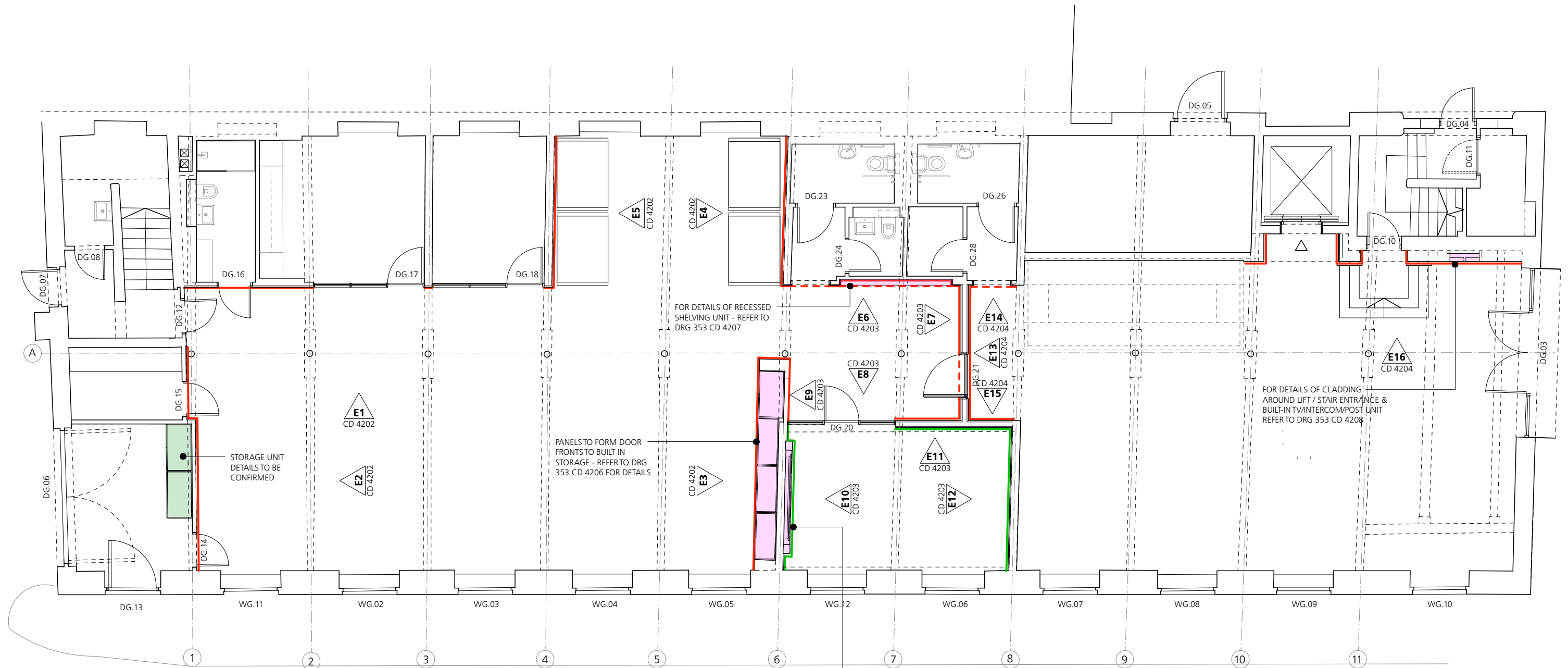
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Client Capital & Centric
Project Neptune Mill
Chapelton St, Manchester
Scale 1:100 @ A3
Date Apr 2023

Document Ceilings
Proposed 1st Floor Ceiling Plan
Status For information

Doc Ref 353 CD 3502 C3



KEY

18mm VALCHROMAT WALL PANELLING TO HEIGHT OF 3.2m AND TREATED TO ACHIEVE FIRE CLASSIFICATION OF **C-s3-d2**
4 No. ROWS OF PANELS AT 788mm HIGH WITH 12mm HORIZONTAL SHADOW GAP BETWEEN PANELS AND FLUSH VERTICAL JOINTS.

WHERE PANELLING SHOWN OVER THE FACE OF DOORS THESE ARE TO BE CONCEALED FRAME FLUSH DOORS WITH PANELS ON FACE TO ALIGN WITH ADJACENT WALL PANELLING

18mm VALCHROMAT WALL PANELS AS ABOVE WITH NO FIRE RATING

VALCHROMAT FEATURE UNIT WITHIN WALL PANELLING. REFER TO DRAWING REFERENCED FOR FURTHER DETAILS

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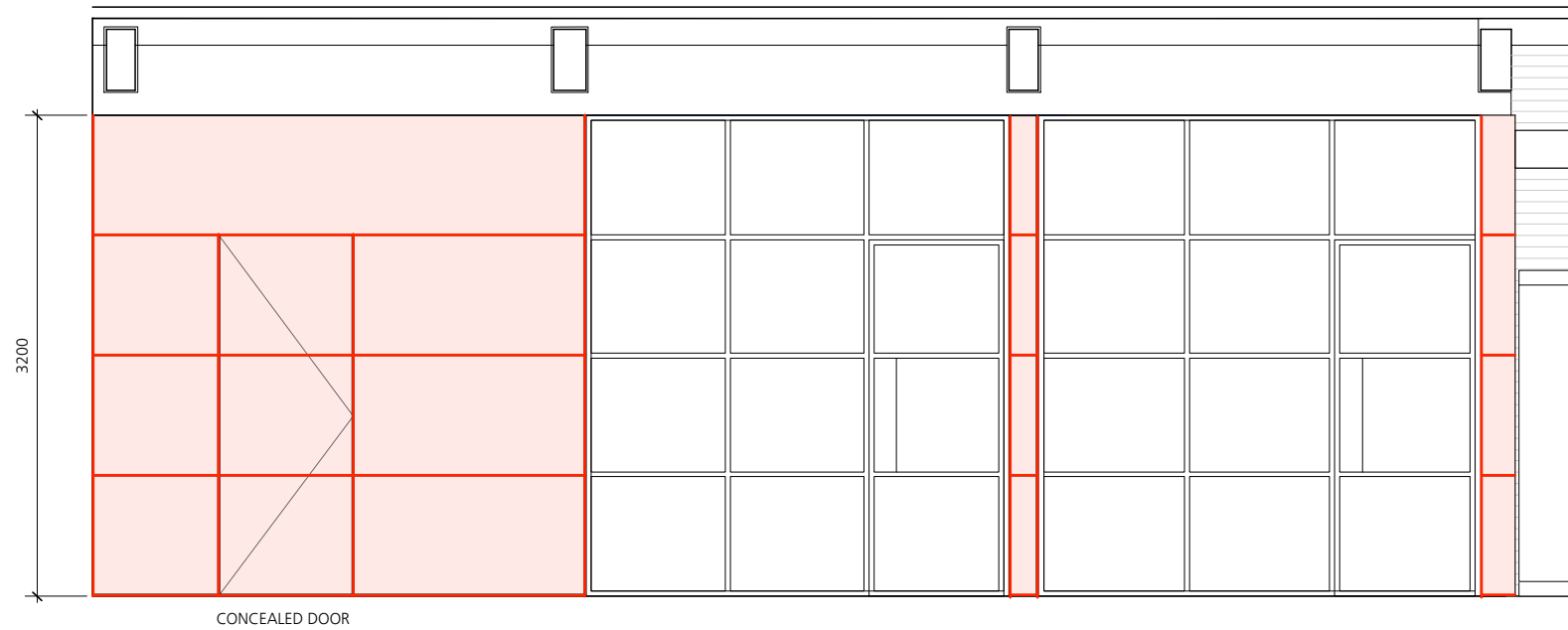
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Client Capital & Centric
Project **Neptune Mill**
Chapelton St, Manchester
Scale 1:100 @ A3
Date May 2024

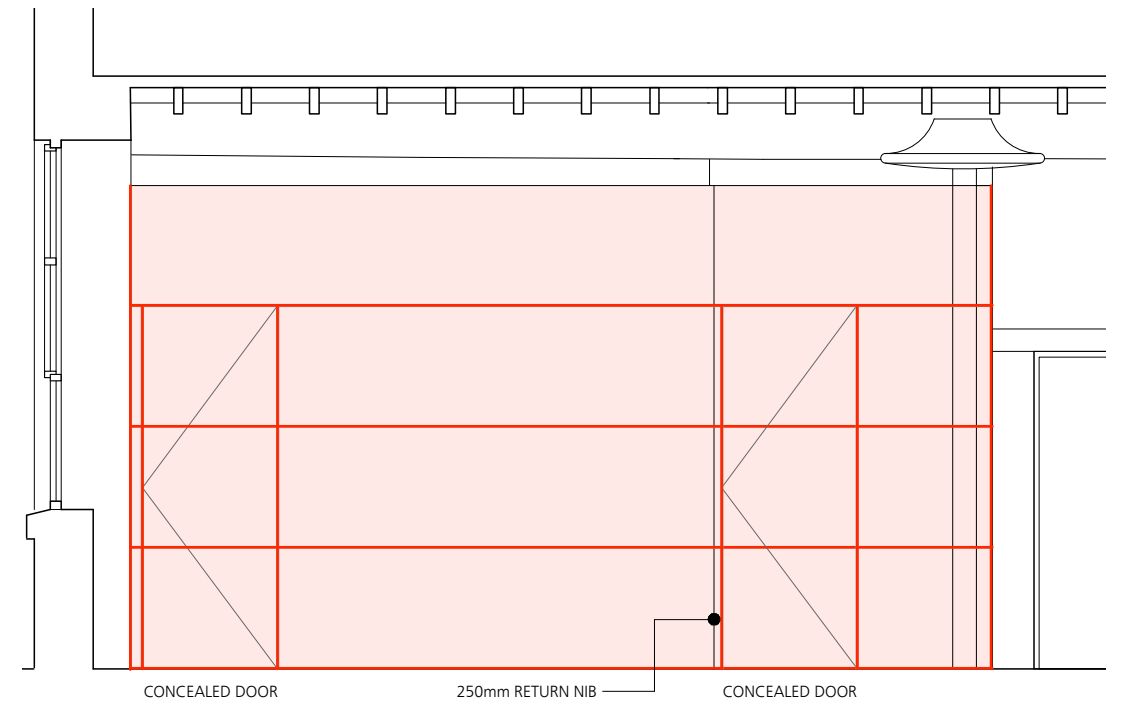
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Ground Floor Wall Panelling
Status For information

Doc Ref	353	CD	4201	C2
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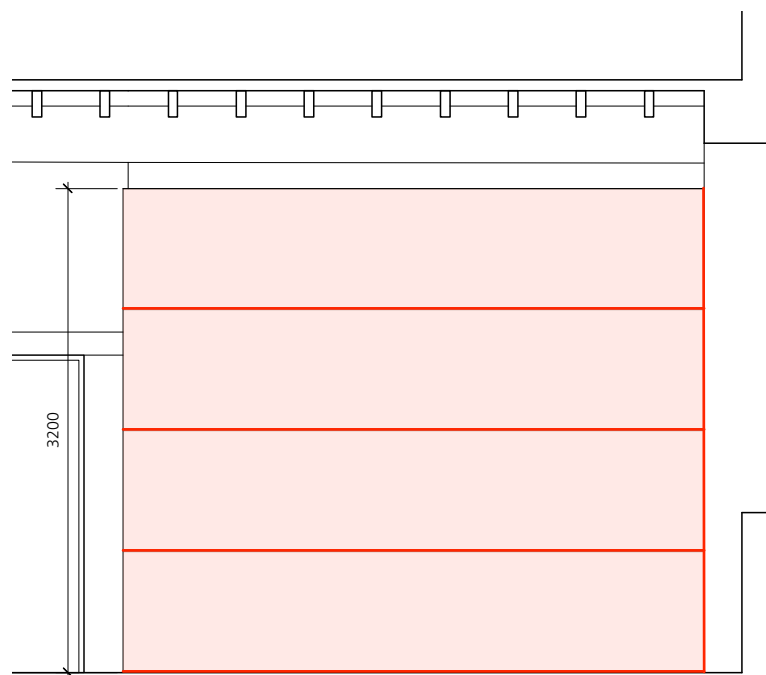
Rev C2 - 05/24 - Fire classification of panels confirmed and scope indicated, built-in units identified and references added, wall elevation drg refs added, shower room door handed



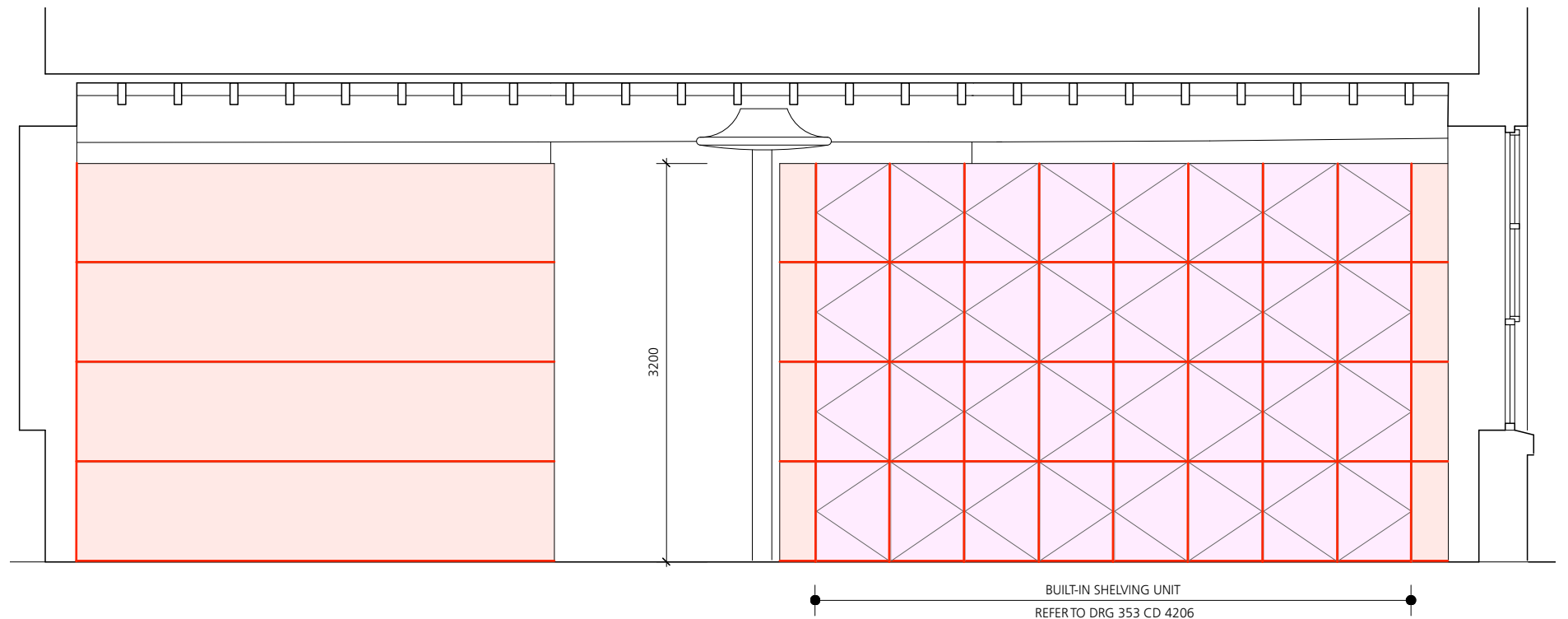
ELEVATION E1



ELEVATION E2



ELEVATION E5



ELEVATION E3

ELEVATION E4



- 18mm VALCHROMAT WALL PANELLING TREATED TO ACHIEVE FIRE CLASSIFICATION OF **C-s3-d2**
- 18mm VALCHROMAT WALL PANELLING WITH NO REQUIRED FIRE RETARDANT
- VALCHROMAT SHELVING/STORAGE/MEDIA WALL UNITS INTEGRATED WITH PANELLING

- 12mm VALCHROMAT SHADOW GAP BETWEEN PANELS
- 30mm VALCHROMAT STRIP TO FORM FRAME ELEMENT AROUND OPENINGS. REFER TO DETAIL DRAWINGS FOR DEPTHS

PANELLING TO COMPRISE 4 No. ROWS OF PANELS AT 788mm HIGH WITH 12mm HORIZONTAL SHADOW GAP BETWEEN PANELS AND FLUSH VERTICAL JOINTS.

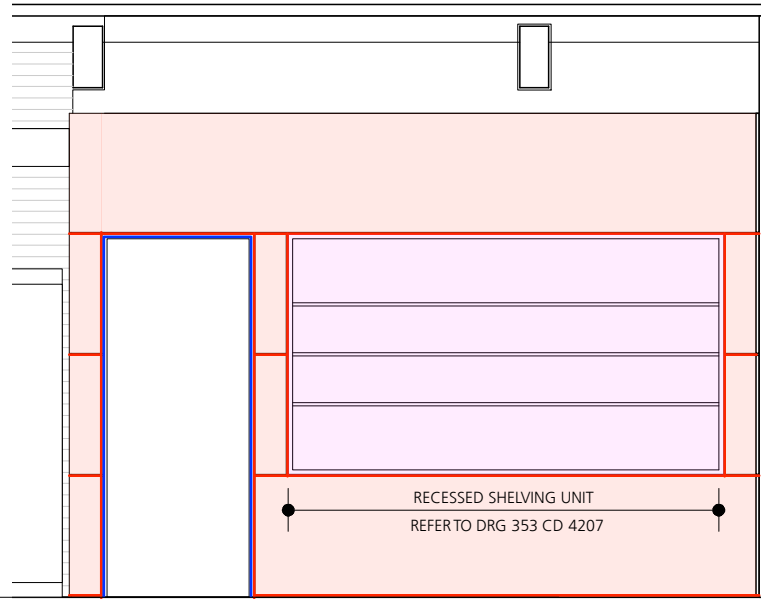
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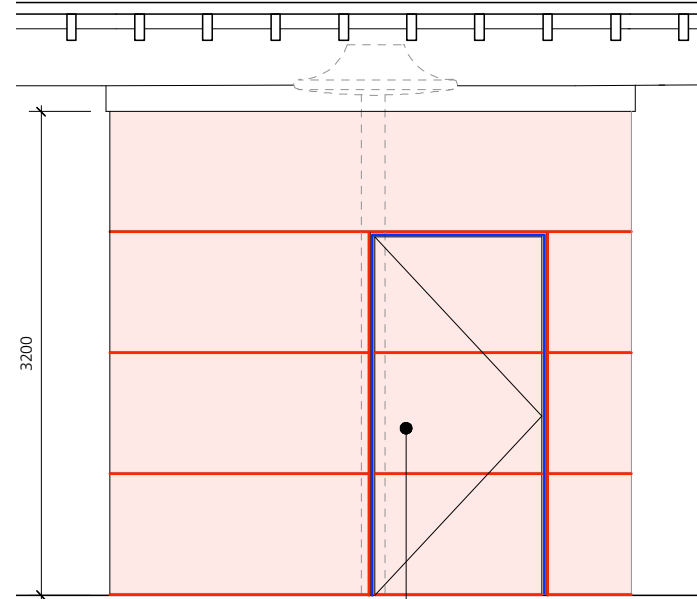
Client Capital & Centric
Project **Neptune Mill**
Chapelton St, Manchester
Scale 1:50 @ A3
Date May 2024

Document **Wall Finishes**
Wall Panelling Elevations 1-5
Status For information

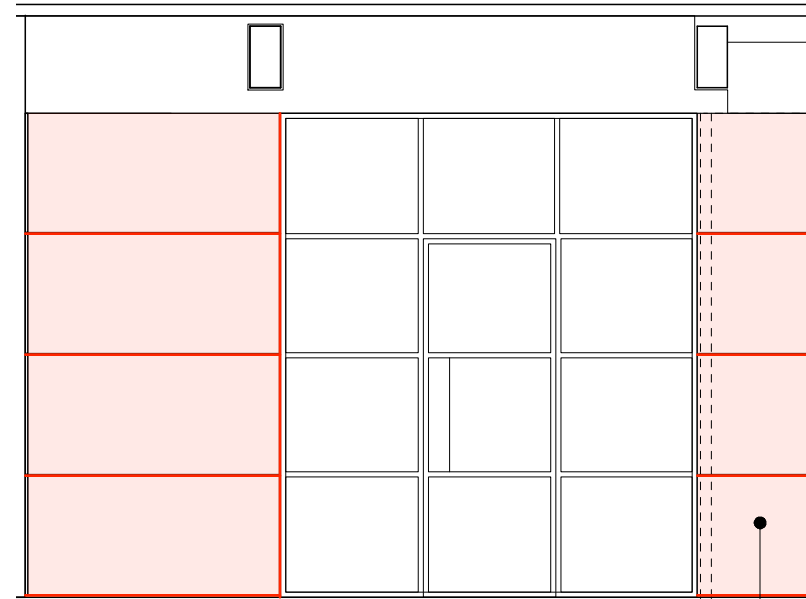
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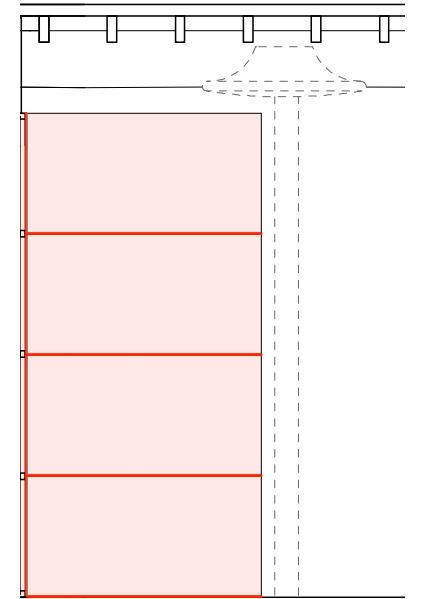
ELEVATION E6



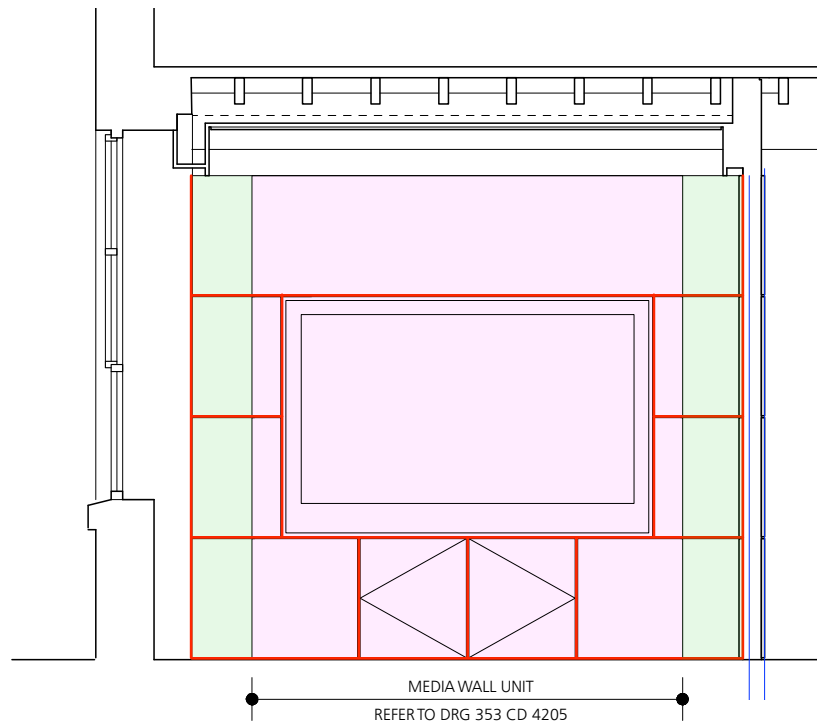
ELEVATION E7



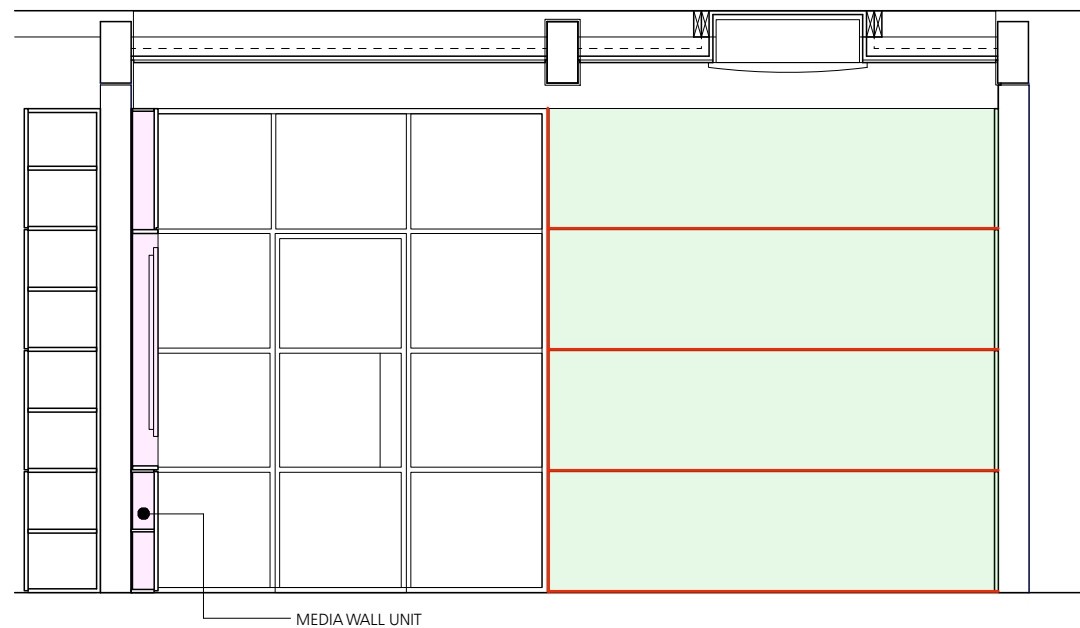
ELEVATION E8



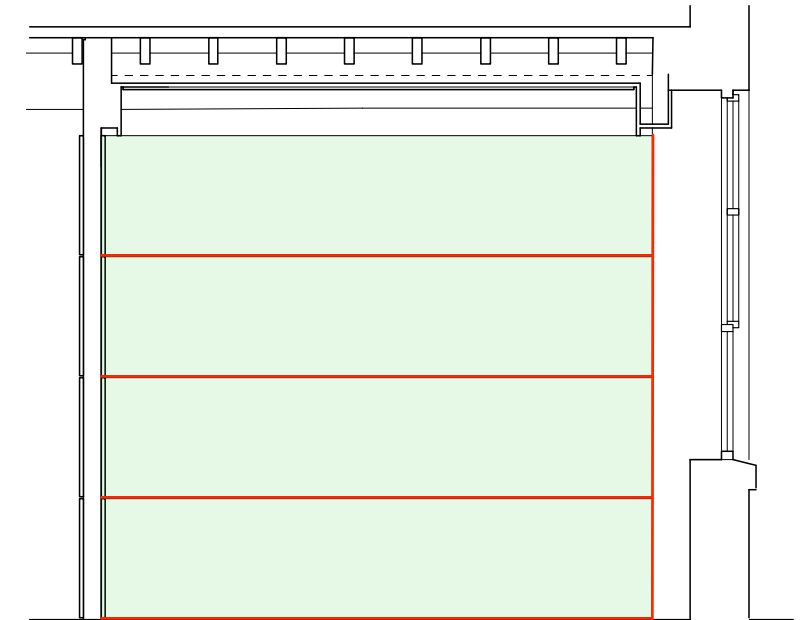
ELEVATION E9



ELEVATION E10



ELEVATION E11



ELEVATION E12



- 18mm VALCHROMAT WALL PANELLING TREATED TO ACHIEVE FIRE CLASSIFICATION OF **C-s3-d2**
- 18mm VALCHROMAT WALL PANELLING WITH NO REQUIRED FIRE RETARDANT
- VALCHROMAT SHELVING/STORAGE/MEDIA WALL UNITS INTEGRATED WITH PANELLING

- 12mm VALCHROMAT SHADOW GAP BETWEEN PANELS
- 30mm VALCHROMAT STRIP TO FORM FRAME ELEMENT AROUND OPENINGS. REFER TO DETAIL DRAWINGS FOR DEPTHS

PANELLING TO COMPRISE 4 No. ROWS OF PANELS AT 788mm HIGH WITH 12mm HORIZONTAL SHADOW GAP BETWEEN PANELS AND FLUSH VERTICAL JOINTS.

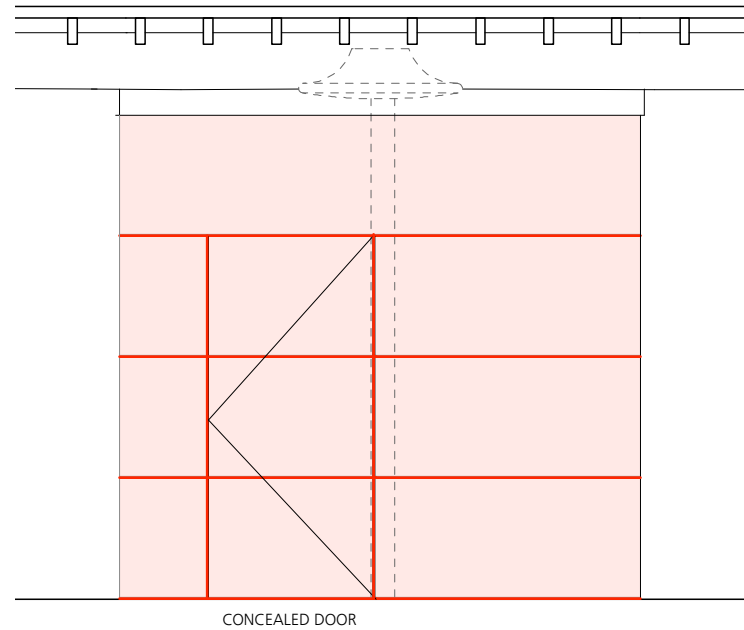
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Chapelton St, Manchester
Scale 1:50 @ A3
Date May 2024

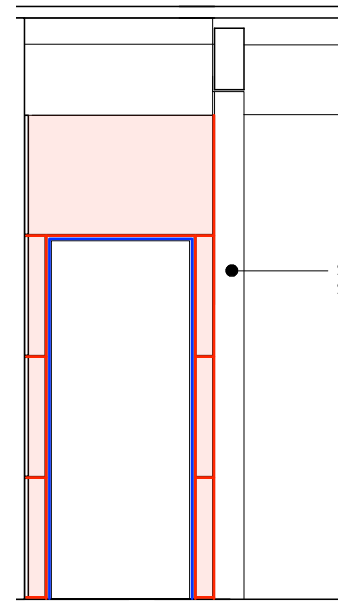
Document **Wall Finishes**
Wall Panelling Elevations 6-12
Status For information

Doc Ref	353	CD	4203	C1
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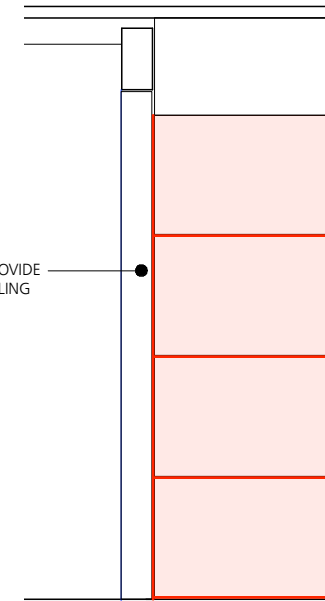
CONCEALED DOOR

ELEVATION E13

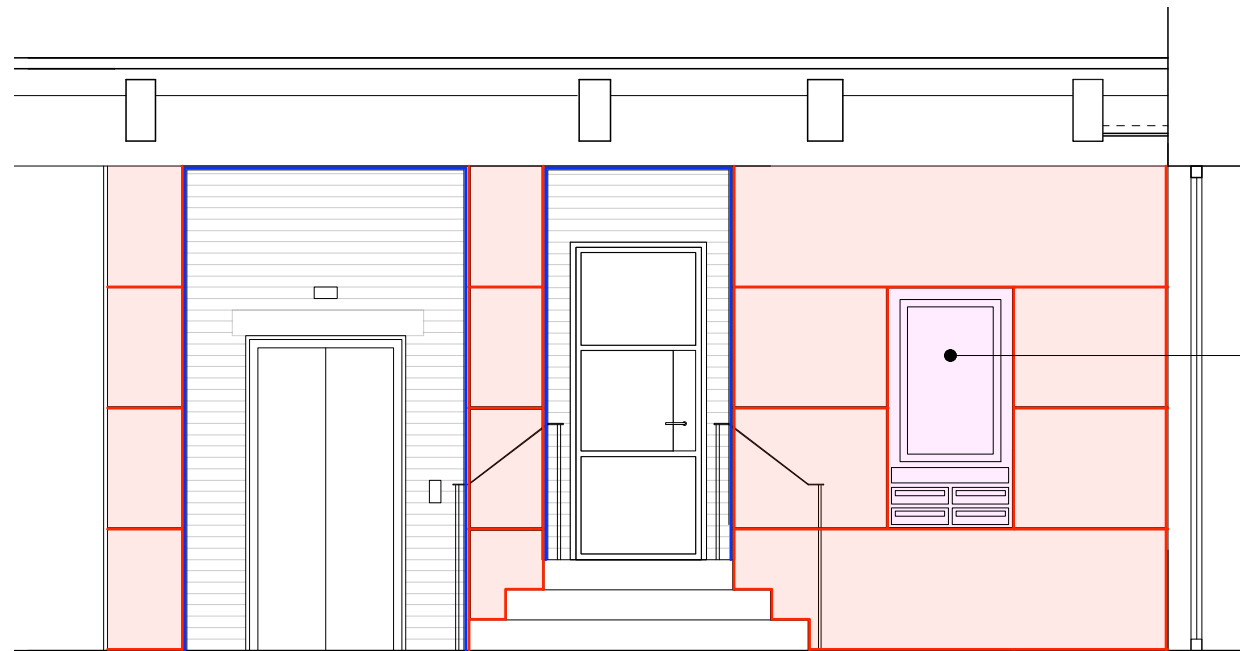


STUD NIBS BUILT OUT TO PROVIDE
STOP END FOR WALL PANELLING

ELEVATION E14



ELEVATION E15



BUILT IN UNIT FOR TV DISPLAY / POST
BOXES / INTERCOM - REFERTO DRG
353 CD 4208 FOR DETAILS

ELEVATION E16

FOR LARGER SCALE ELEVATION AND SETTING
OUT OF PANELLING AROUND LIFT / STAIR
ENTRANCE REFER TO DRG 353 CD 4208



- 18mm VALCHROMAT WALL PANELLING TREATED TO ACHIEVE FIRE CLASSIFICATION OF **C-s3-d2**
- 18mm VALCHROMAT WALL PANELLING WITH NO REQUIRED FIRE RETARDANT
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- 30mm VALCHROMAT STRIP TO FORM FRAME ELEMENT AROUND OPENINGS. REFER TO DETAIL DRAWINGS FOR DEPTHS

PANELLING TO COMPRISE 4 No. ROWS OF
PANELS AT 788mm HIGH WITH 12mm
HORIZONTAL SHADOW GAP BETWEEN
PANELS AND FLUSH VERTICAL JOINTS.

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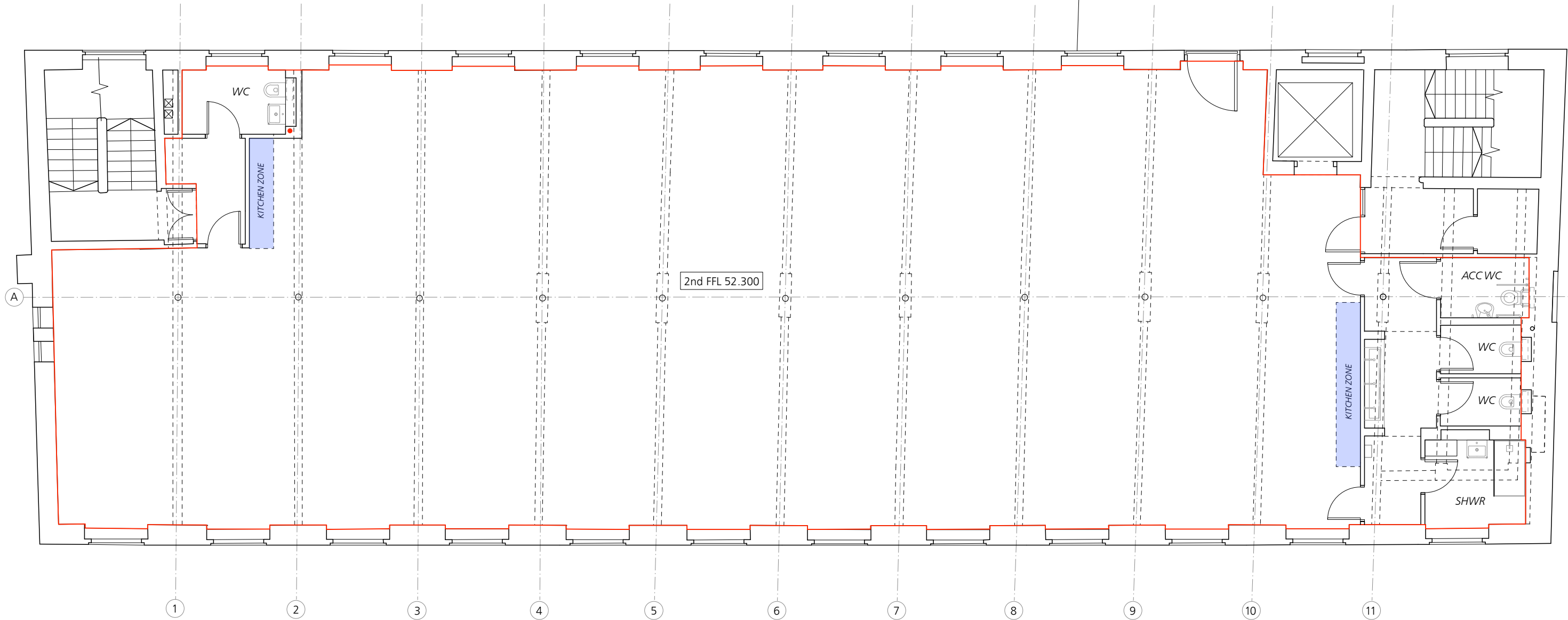
Client Capital & Centric
Project **Neptune Mill**
Chapelton St, Manchester
Scale 1:50 @ A3
Date May 2024

Document **Wall Finishes**
Wall Panelling Elevations 13-16
Status For information

Doc Ref	353	CD	4204	C1
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Appendix II

Design Guide for Upper Floor Fit Outs (Floors 2 - 4)



KEY

- UNIT DEMISE LINE
- SERVICED KITCHEN ZONES
- SERVICES CONTAINMENT ROUTE
- PROPOSED A/C CASSETTE POSITION

TENANT FIT OUT DESIGN GUIDANCE

ANY FIT OUTWORKS ARE TO BE LIMITED TO AREAS WITHIN THE DEMISE OF UNIT AS INDICATED AND CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING LIMITATIONS;

EXISTING STRUCTURE & FABRIC

NO ALTERATIONS TO THE EXISTING FABRIC OR COATING OF ANY EXPOSED SURFACES IS PERMITTED WITHOUT PRIOR APPROVAL

EXTERNAL WALLS

THE INSIDE FACE OF EXTERNAL WALLS IS TO BE LEFT AS EXPOSED BRICKWORK WITH NO ADDITIONAL FINISHES OR COATINGS PERMITTED

WINDOWS

NO ALTERATIONS TO WINDOWS OR WINDOW OPENINGS ARE PERMITTED BUT TENANT MAY ADD BLINDS IN ACCORDANCE WITH FIXING DETAIL SHOWN ON DRAWING 353 DG 1014

INTERNAL WALLS & LININGS

TENANT MAY FURTHER SUB-DIVIDE THE FLOORPLATE WITH STUD PARTITIONS AND/OR GLAZED SCREENS TO CREATE ADDITIONAL MEETING ROOMS OR OFFICES.

REFER TO DRAWING 353 DG 1013 FOR PERMITTED CONNECTION DETAILS BETWEEN NEW PARTITIONS AND EXISTING FABRIC

NEW PARTITIONS TO BE DECORATED TO TENANT SPECIFICATION

FLOOR FINISHES

EXISTING FLOORS ARE VARIABLE THICKNESS OF ASPHALT SCREED OVER TWO LAYERS OF 22mm TIMBER BOARDS SUPPORTED ON TIMBER JOISTS SPANNING BETWEEN PRIMARY BEAMS

NEW OVERLAY COVERINGS BY TENANT MAY BE APPLIED TO THE MAIN OFFICE SPACES AND TO THE WC AREAS, LIMITED TO 15mm THICKNESS AND TO INCLUDE ACOUSTIC BACKING.

EXISTING SCREED IS TO BE INFILLED WITH LEVELLING SCREED TO PROVIDE LEVEL SURFACE PRIOR TO INSTALLATION OF COVERINGS.

CEILINGS

EXISTING CEILINGS COMPRISE EXPOSED TIMBER BEAMS, JOISTS AND BOARD SOFFITS AND THESE SHOULD NOT BE CONCEALED ANYWHERE WITHIN THE TENANT'S UNIT DEMISE.

SHOULD CEILINGS BE REQUIRED WITHIN INDIVIDUAL ROOMS CREATED AS PART OF A TENANT FIT OUT THEN THE TENANT WILL BE REQUIRED TO OBTAIN LISTED BUILDING CONSENT.

INTERNAL DOORS

EXISTING INTERNAL DOORS ARE 2.4m HIGH x 44mm THICK FLUSH SOLID CORE TIMBER DOORS. ANY NEW DOORS PROPOSED SHOULD MATCH OR BE APPROVED PRIOR TO INSTALLATION.

KITCHEN INSTALLATION

KITCHEN ZONES SHOWN ON PLAN ARE PROVIDED WITH WATER / POWER / DRAINAGE & VENTILATION TO ALLOW TENANT INSTALLATION OF KITCHEN IN ONE OR BOTH OF THE AREAS INDICATED

SANITARY INSTALLATIONS

FULL WC FACILITIES ARE PROVIDED AS PART OF THE BASE BUILD. NO ALTERATIONS TO EXISTING LAYOUTS OR FINISHES (EXCLUDING FLOORS) ARE PERMITTED WITHOUT PRIOR APPROVAL.

TENANT MAY PROVIDE OVERLAY FLOOR COVERINGS AS NOTED ABOVE AND SHOWN ON DRAWING 353 DG 1014

SERVICES

LIGHTING, SMALL POWER, DATA & FIRE ALARMS ARE PROVIDED AS INDICATED ON SERVICES DRAWINGS.

HEATING/COOLING WITHIN UNIT IS TO BE PROVIDED BY THE TENANT WITH CONNECTION TO LANDLORD INSTALLED INFRASTRUCTURE FROM THE UNIT DEMISE LINE.

CEILING PLANS INDICATE PROPOSED LOCATIONS OF AIR CONDITIONING UNITS AND DISTRIBUTION CONTAINMENT WITH INSTALLATION TO BE IN ACCORDANCE WITH DETAILS ON DRAWING 353 CD 1015

ANY AMENDMENTS TO INSTALLED SERVICES AND CONTAINMENT TO BE CARRIED OUT IN IN ACCORDANCE WITH DETAILS ON DRAWING 353 CD 1015 AND SUBJECT TO PRIOR APPROVAL



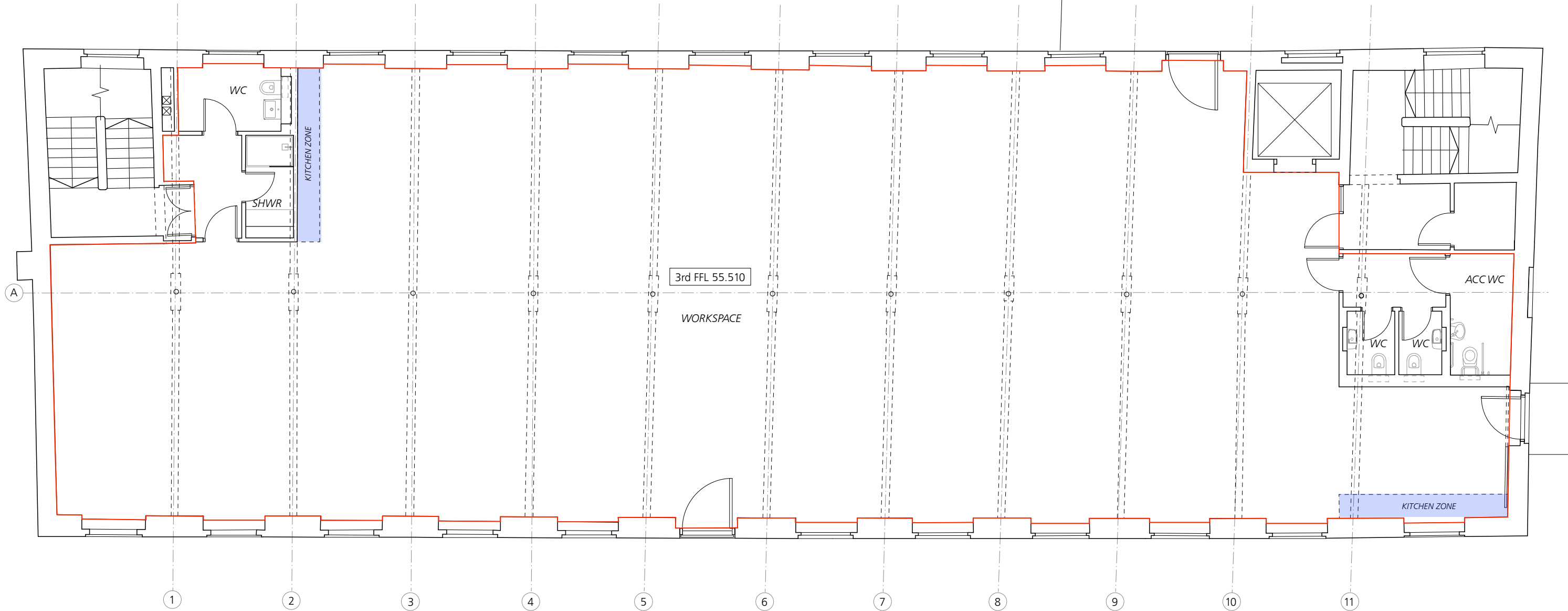
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Client Capital & Centric
Project Neptune Mill
Chapelton St, Manchester
Scale 1:100 @ A3
Date June 2024

Document Tenant Design Guide
2nd Floor Plan
Status For information

Doc Ref 353 DG 1004 P2



KEY

- UNIT DEMISE LINE
- SERVICED KITCHEN ZONES
- SERVICES CONTAINMENT ROUTE
- PROPOSED A/C CASSETTE POSITION

TENANT FIT OUT DESIGN GUIDANCE

ANY FIT OUTWORKS ARE TO BE LIMITED TO AREAS WITHIN THE DEMISE OF UNIT AS INDICATED AND CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING LIMITATIONS;

EXISTING STRUCTURE & FABRIC

NO ALTERATIONS TO THE EXISTING FABRIC OR COATING OF ANY EXPOSED SURFACES IS PERMITTED WITHOUT PRIOR APPROVAL

EXTERNAL WALLS

THE INSIDE FACE OF EXTERNAL WALLS IS TO BE LEFT AS EXPOSED BRICKWORK WITH NO ADDITIONAL FINISHES OR COATINGS PERMITTED

WINDOWS

NO ALTERATIONS TO WINDOWS OR WINDOW OPENINGS ARE PERMITTED BUT TENANT MAY ADD BLINDS IN ACCORDANCE WITH FIXING DETAIL SHOWN ON DRAWING 353 DG 1014

INTERNAL WALLS & LININGS

TENANT MAY FURTHER SUB-DIVIDE THE FLOORPLATE WITH STUD PARTITIONS AND/OR GLAZED SCREENS TO CREATE ADDITIONAL MEETING ROOMS OR OFFICES.

REFER TO DRAWING 353 DG 1013 FOR PERMITTED CONNECTION DETAILS BETWEEN NEW PARTITIONS AND EXISTING FABRIC

NEW PARTITIONS TO BE DECORATED TO TENANT SPECIFICATION

FLOOR FINISHES

EXISTING FLOORS ARE VARIABLE THICKNESS OF ASPHALT SCREED OVER TWO LAYERS OF 22mm TIMBER BOARDS SUPPORTED ON TIMBER JOISTS SPANNING BETWEEN PRIMARY BEAMS

NEW OVERLAY COVERINGS BY TENANT MAY BE APPLIED TO THE MAIN OFFICE SPACES AND TO THE WC AREAS, LIMITED TO 15mm THICKNESS AND TO INCLUDE ACOUSTIC BACKING.

EXISTING SCREED IS TO BE INFILLED WITH LEVELLING SCREED TO PROVIDE LEVEL SURFACE PRIOR TO INSTALLATION OF COVERINGS.

CEILINGS

EXISTING CEILINGS COMPRISE EXPOSED TIMBER BEAMS, JOISTS AND BOARD SOFFITS AND THESE SHOULD NOT BE CONCEALED ANYWHERE WITHIN THE TENANT'S UNIT DEMISE.

SHOULD CEILINGS BE REQUIRED WITHIN INDIVIDUAL ROOMS CREATED AS PART OF A TENANT FIT OUT THEN THE TENANT WILL BE REQUIRED TO OBTAIN LISTED BUILDING CONSENT.

INTERNAL DOORS

EXISTING INTERNAL DOORS ARE 2.4m HIGH x 44mm THICK FLUSH SOLID CORE TIMBER DOORS. ANY NEW DOORS PROPOSED SHOULD MATCH OR BE APPROVED PRIOR TO INSTALLATION.

KITCHEN INSTALLATION

KITCHEN ZONES SHOWN ON PLAN ARE PROVIDED WITH WATER / POWER / DRAINAGE & VENTILATION TO ALLOW TENANT INSTALLATION OF KITCHEN IN ONE OR BOTH OF THE AREAS INDICATED

SANITARY INSTALLATIONS

FULL WC FACILITIES ARE PROVIDED AS PART OF THE BASE BUILD. NO ALTERATIONS TO EXISTING LAYOUTS OR FINISHES (EXCLUDING FLOORS) ARE PERMITTED WITHOUT PRIOR APPROVAL.

TENANT MAY PROVIDE OVERLAY FLOOR COVERINGS AS NOTED ABOVE AND SHOWN ON DRAWING 353 DG 1014

SERVICES

LIGHTING, SMALL POWER, DATA & FIRE ALARMS ARE PROVIDED AS INDICATED ON SERVICES DRAWINGS.

HEATING/COOLING WITHIN UNIT IS TO BE PROVIDED BY THE TENANT WITH CONNECTION TO LANDLORD INSTALLED INFRASTRUCTURE FROM THE UNIT DEMISE LINE.

CEILING PLANS INDICATE PROPOSED LOCATIONS OF AIR CONDITIONING UNITS AND DISTRIBUTION CONTAINMENT WITH INSTALLATION TO BE IN ACCORDANCE WITH DETAILS ON DRAWING 353 CD 1015

ANY AMENDMENTS TO INSTALLED SERVICES AND CONTAINMENT TO BE CARRIED OUT IN IN ACCORDANCE WITH DETAILS ON DRAWING 353 CD 1015 AND SUBJECT TO PRIOR APPROVAL



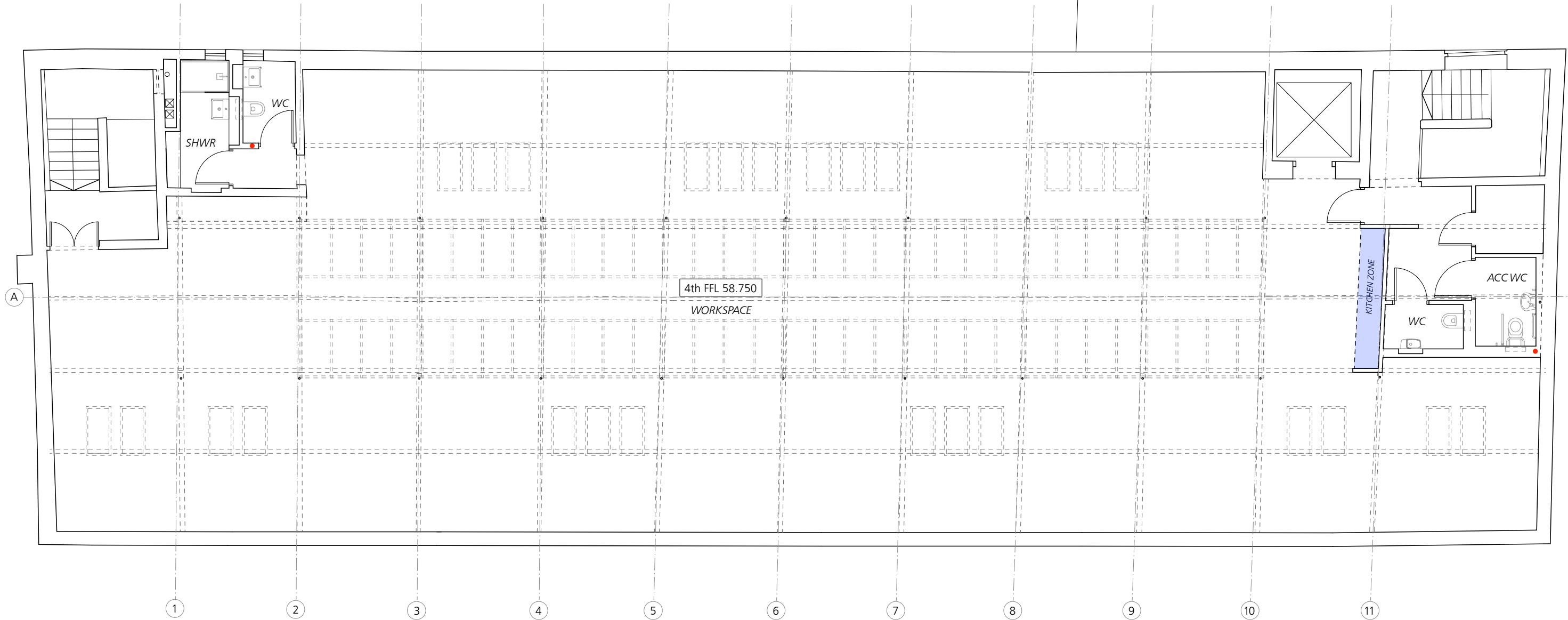
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Client Capital & Centric
Project Neptune Mill
Chapelton St, Manchester
Scale 1:100 @ A3
Date June 2024

Document Tenant Design Guide
3rd Floor Plan
Status For information

Doc Ref 353 DG 1005 P2



KEY

- UNIT DEMISE LINE
- SERVICED KITCHEN ZONES
- SERVICES CONTAINMENT ROUTE
- PROPOSED A/C CASSETTE POSITION

TENANT FIT OUT DESIGN GUIDANCE

ANY FIT OUTWORKS ARE TO BE LIMITED TO AREAS WITHIN THE DEMISE OF UNIT AS INDICATED AND CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING LIMITATIONS;

EXISTING STRUCTURE & FABRIC

NO ALTERATIONS TO THE EXISTING FABRIC OR COATING OF ANY EXPOSED SURFACES IS PERMITTED WITHOUT PRIOR APPROVAL

EXTERNAL WALLS

THE INSIDE FACE OF EXTERNAL WALLS IS TO BE LEFT AS EXPOSED BRICKWORK WITH NO ADDITIONAL FINISHES OR COATINGS PERMITTED

WINDOWS

NO ALTERATIONS TO WINDOWS OR WINDOW OPENINGS ARE PERMITTED BUT TENANT MAY ADD BLINDS IN ACCORDANCE WITH FIXING DETAIL SHOWN ON DRAWING 353 DG 1014

INTERNAL WALLS & LININGS

TENANT MAY FURTHER SUB-DIVIDE THE FLOORPLATE WITH STUD PARTITIONS AND/OR GLAZED SCREENS TO CREATE ADDITIONAL MEETING ROOMS OR OFFICES.

REFER TO DRAWING 353 DG 1013 FOR PERMITTED CONNECTION DETAILS BETWEEN NEW PARTITIONS AND EXISTING FABRIC

NEW PARTITIONS TO BE DECORATED TO TENANT SPECIFICATION

FLOOR FINISHES

EXISTING FLOORS ARE VARIABLE THICKNESS OF ASPHALT SCREED OVER TWO LAYERS OF 22mm TIMBER BOARDS SUPPORTED ON TIMBER JOISTS SPANNING BETWEEN PRIMARY BEAMS

NEW OVERLAY COVERINGS BY TENANT MAY BE APPLIED TO THE MAIN OFFICE SPACES AND TO THE WC AREAS, LIMITED TO 15mm THICKNESS AND TO INCLUDE ACOUSTIC BACKING.

EXISTING SCREED IS TO BE INFILLED WITH LEVELLING SCREED TO PROVIDE LEVEL SURFACE PRIOR TO INSTALLATION OF COVERINGS.

CEILINGS

EXISTING CEILINGS COMPRISE EXPOSED TIMBER BEAMS, JOISTS AND BOARD SOFFITS AND THESE SHOULD NOT BE CONCEALED ANYWHERE WITHIN THE TENANT'S UNIT DEMISE.

SHOULD CEILINGS BE REQUIRED WITHIN INDIVIDUAL ROOMS CREATED AS PART OF A TENANT FIT OUT THEN THE TENANT WILL BE REQUIRED TO OBTAIN LISTED BUILDING CONSENT.

INTERNAL DOORS

EXISTING INTERNAL DOORS ARE 2.4m HIGH x 44mm THICK FLUSH SOLID CORE TIMBER DOORS. ANY NEW DOORS PROPOSED SHOULD MATCH OR BE APPROVED PRIOR TO INSTALLATION.

KITCHEN INSTALLATION

KITCHEN ZONES SHOWN ON PLAN ARE PROVIDED WITH WATER / POWER / DRAINAGE & VENTILATION TO ALLOW TENANT INSTALLATION OF KITCHEN IN ONE OR BOTH OF THE AREAS INDICATED

SANITARY INSTALLATIONS

FULL WC FACILITIES ARE PROVIDED AS PART OF THE BASE BUILD. NO ALTERATIONS TO EXISTING LAYOUTS OR FINISHES (EXCLUDING FLOORS) ARE PERMITTED WITHOUT PRIOR APPROVAL.

TENANT MAY PROVIDE OVERLAY FLOOR COVERINGS AS NOTED ABOVE AND SHOWN ON DRAWING 353 DG 1014

SERVICES

LIGHTING, SMALL POWER, DATA & FIRE ALARMS ARE PROVIDED AS INDICATED ON SERVICES DRAWINGS.

HEATING/COOLING WITHIN UNIT IS TO BE PROVIDED BY THE TENANT WITH CONNECTION TO LANDLORD INSTALLED INFRASTRUCTURE FROM THE UNIT DEMISE LINE.

CEILING PLANS INDICATE PROPOSED LOCATIONS OF AIR CONDITIONING UNITS AND DISTRIBUTION CONTAINMENT WITH INSTALLATION TO BE IN ACCORDANCE WITH DETAILS ON DRAWING 353 CD 1015

ANY AMENDMENTS TO INSTALLED SERVICES AND CONTAINMENT TO BE CARRIED OUT IN IN ACCORDANCE WITH DETAILS ON DRAWING 353 CD 1015 AND SUBJECT TO PRIOR APPROVAL



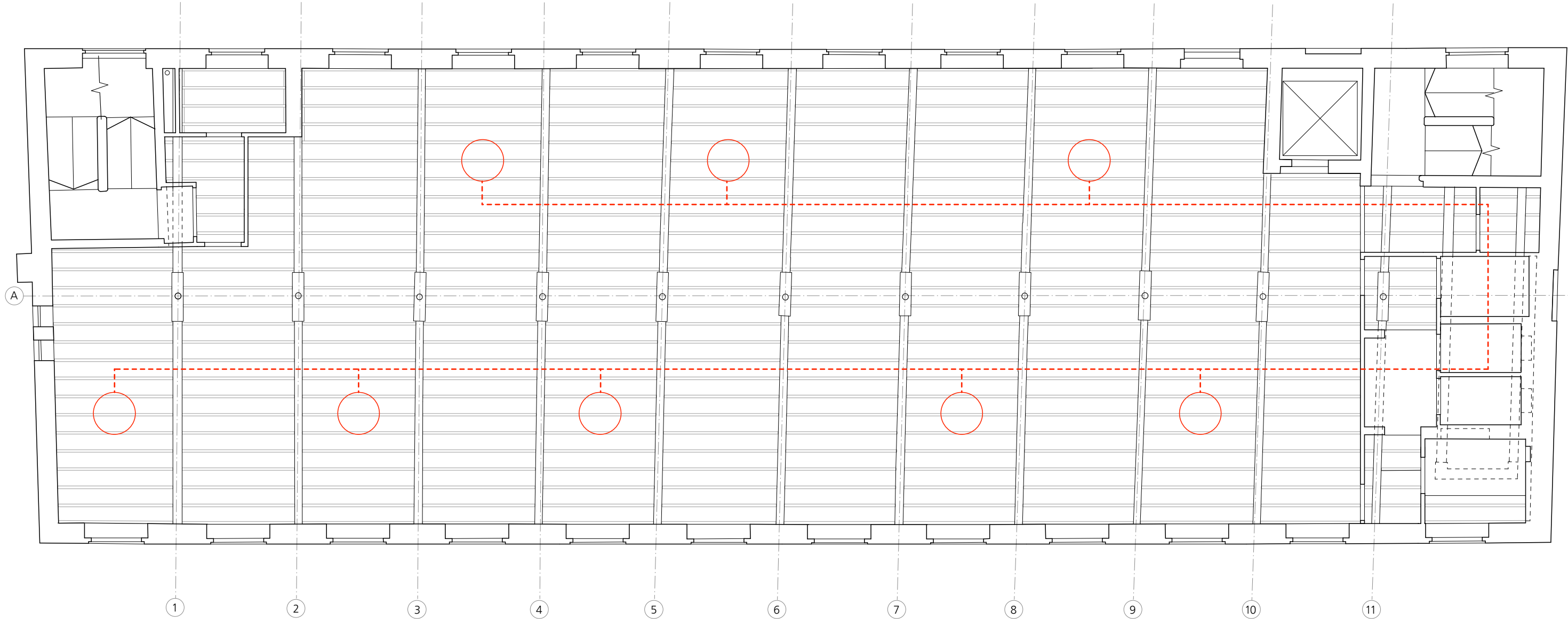
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Client Capital & Centric
Project Neptune Mill
Chapelton St, Manchester
Scale 1:100 @ A3
Date June 2024

Document Tenant Design Guide
4th Floor Plan
Status For information

Doc Ref	353	DG	1006	P2
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KEY

- UNIT DEMISE LINE
- SERVICED KITCHEN ZONES
- SERVICES CONTAINMENT ROUTE
- PROPOSED A/C CASSETTE POSITION

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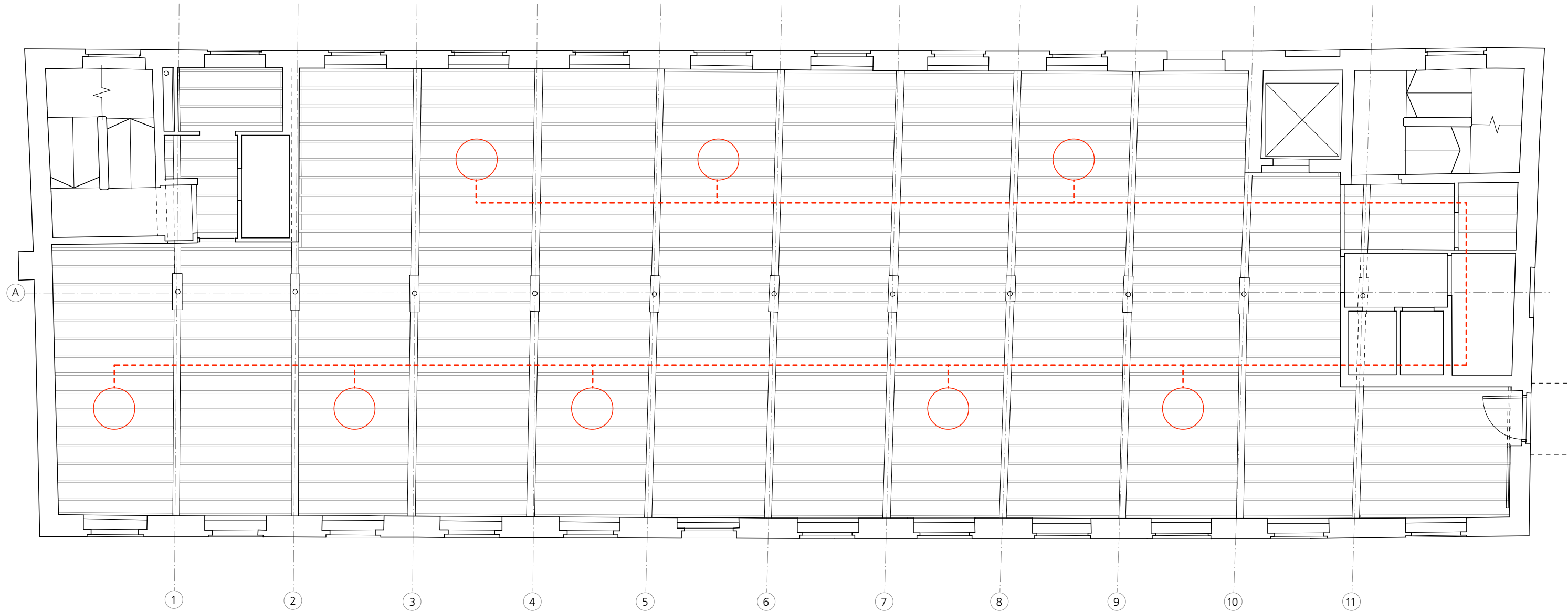
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Client Capital & Centric
Project Neptune Mill
Chapeltown St, Manchester
Scale 1:100 @ A3
Date June 2024

Document Tenant Design Guide
2nd Floor Ceiling Plan
Status For information

Doc Ref 353 DG 1010 P2



KEY

- UNIT DEMISE LINE
- SERVICED KITCHEN ZONES
- SERVICES CONTAINMENT ROUTE
- PROPOSED A/C CASSETTE POSITION

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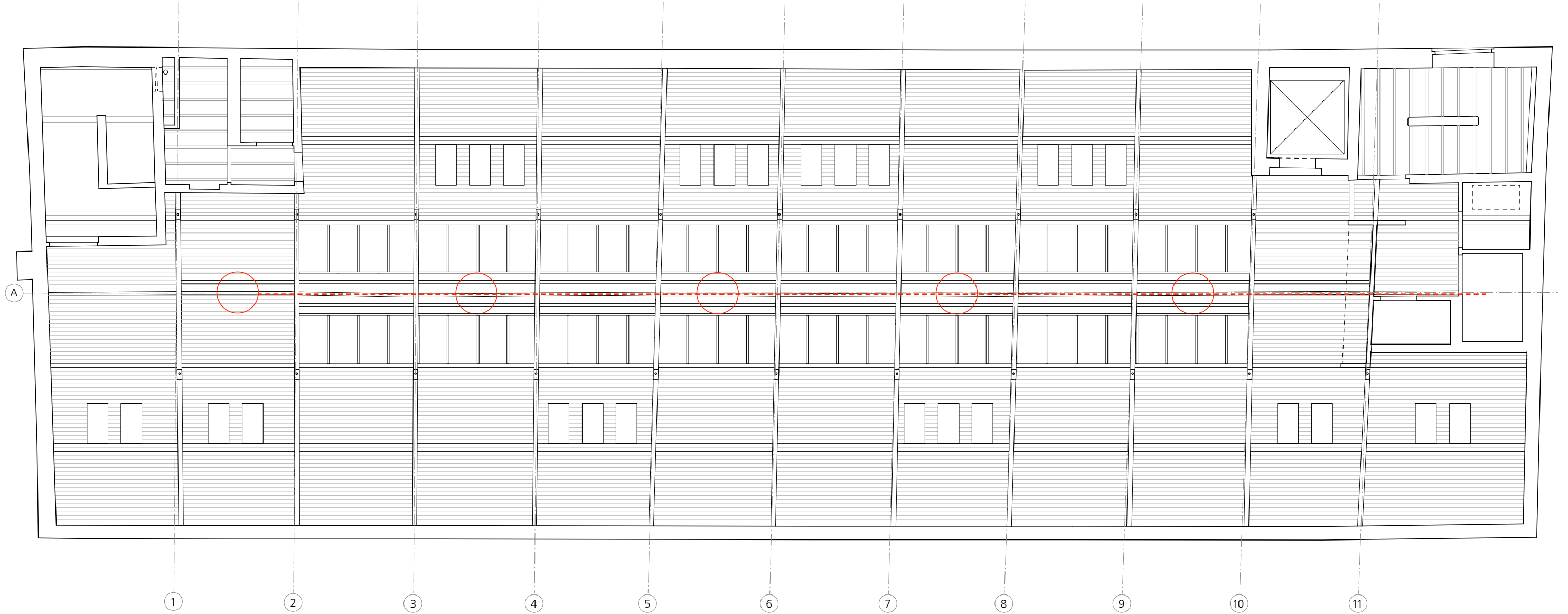
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Client Capital & Centric
Project Neptune Mill
Chapeltown St, Manchester
Scale 1:100 @ A3
Date June 2024

Document Tenant Design Guide
3rd Floor Ceiling Plan
Status For information

Doc Ref 353 DG 1011 P2



KEY

- UNIT DEMISE LINE
- SERVICED KITCHEN ZONES
- SERVICES CONTAINMENT ROUTE
- PROPOSED A/C CASSETTE POSITION

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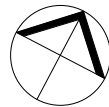
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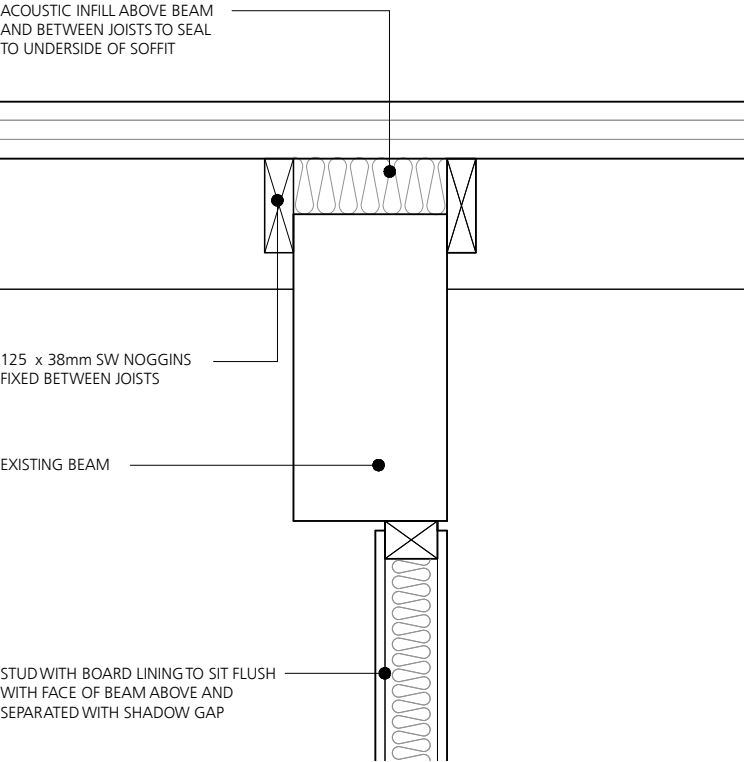
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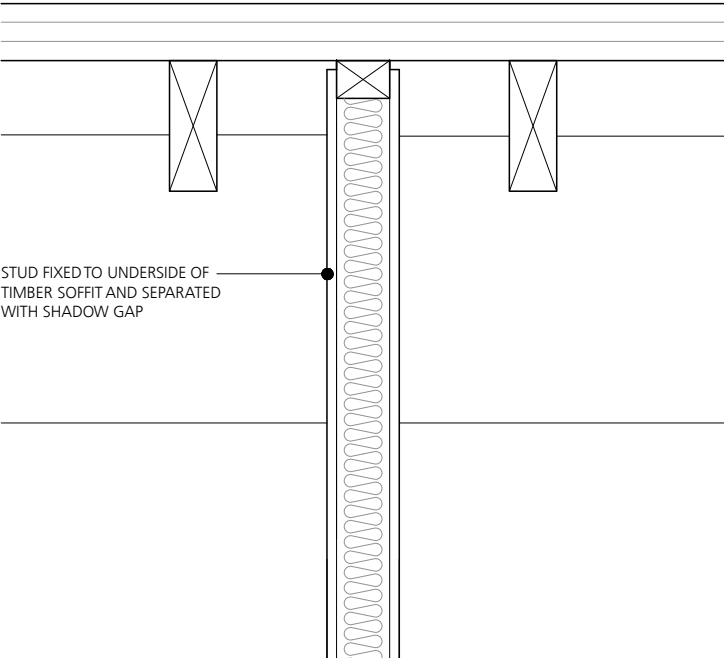
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Project Neptune Mill
Chapeltown St, Manchester
Scale 1:100 @ A3
Date June 2024

Document Tenant Design Guide
4th Floor Ceiling Plan
Status For information

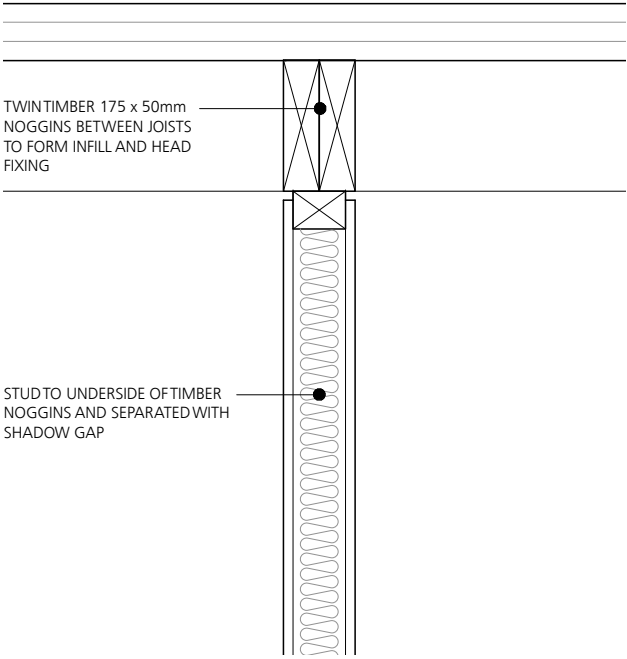
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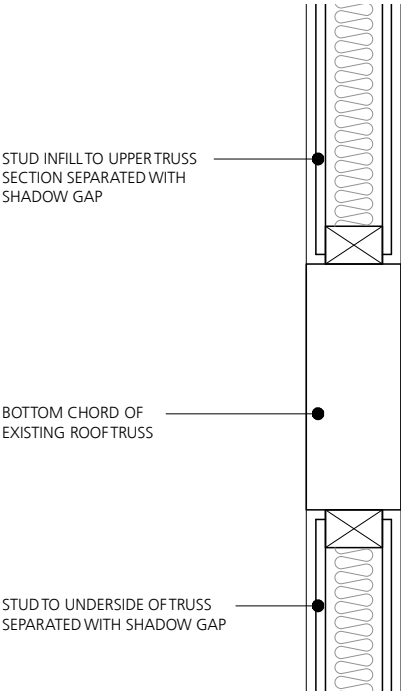
PARTITION DETAIL 1
HEAD DETAIL ON LINE OF EXISTING BEAM



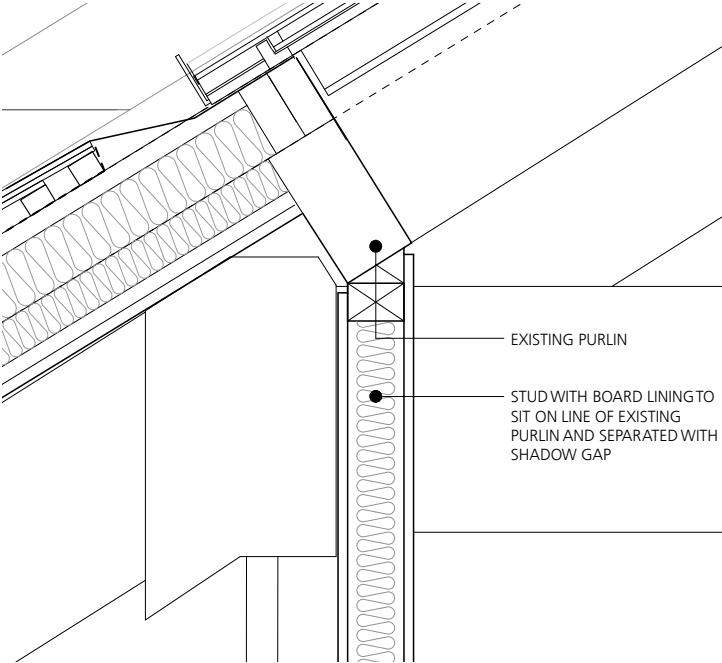
PARTITION DETAIL 2
HEAD DETAIL PERPENDICULAR TO EXISTING BEAM



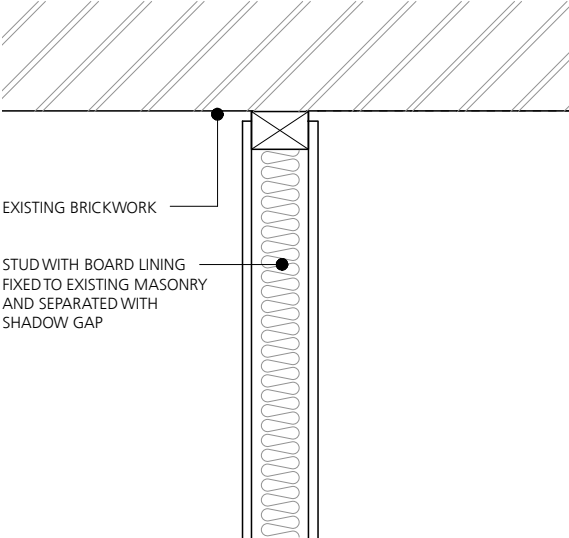
PARTITION DETAIL 3
HEAD DETAIL PARALLEL TO EXISTING BEAM



PARTITION DETAIL 4
DETAIL TO EXISTING ROOF TRUSS (4TH FLOOR)



PARTITION DETAIL 5
DETAIL TO EXISTING PURLIN (4TH FLOOR)



PARTITION DETAIL 6
PLAN DETAIL TO EXISTING MASONRY



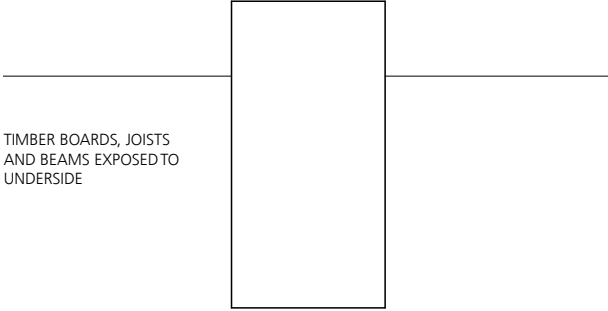
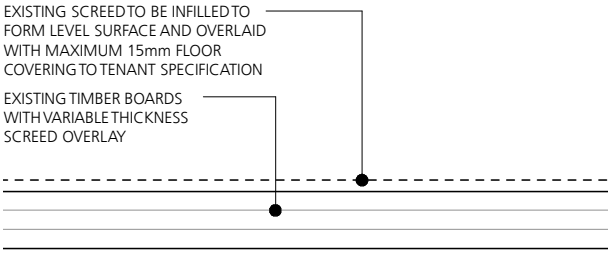
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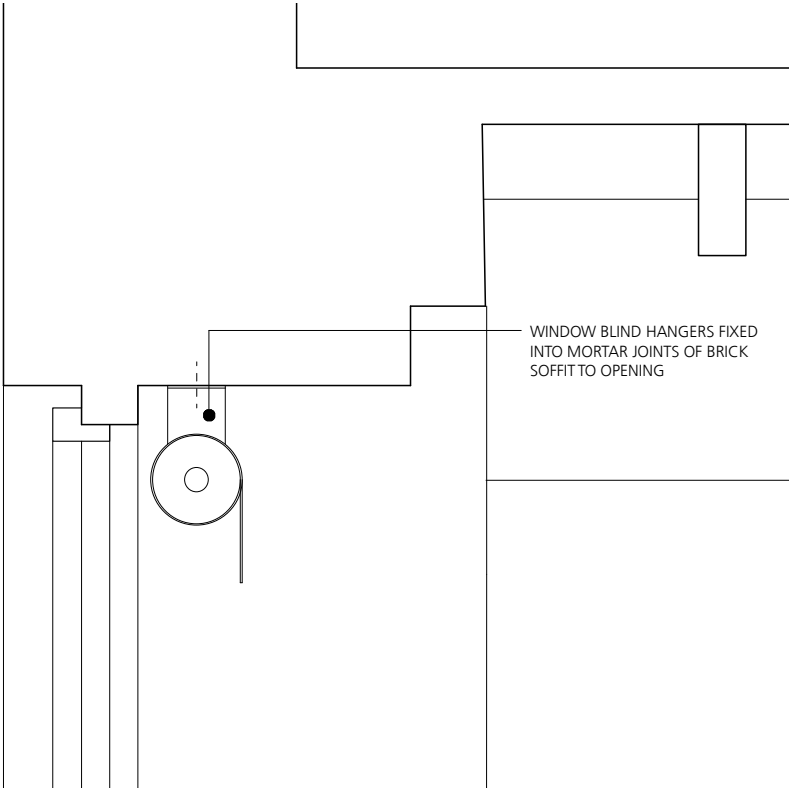
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Project **Neptune Mill**
Chapeltown St, Manchester
Scale 1:10 @ A3
Date June 2024

Document **Tenant Design Guide**
Stud Walls, Floors & Ceiling Details
Status For information

Doc Ref	353	DG	1013	P1
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FLOOR DETAIL 1
OVERLAY TO EXISTING



WINDOW BLIND DETAIL 1



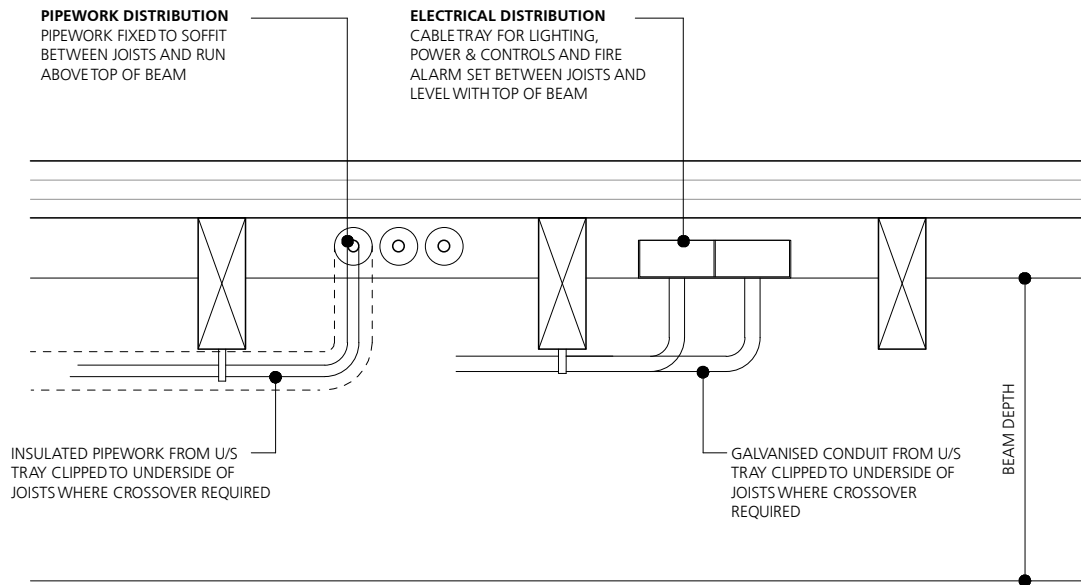
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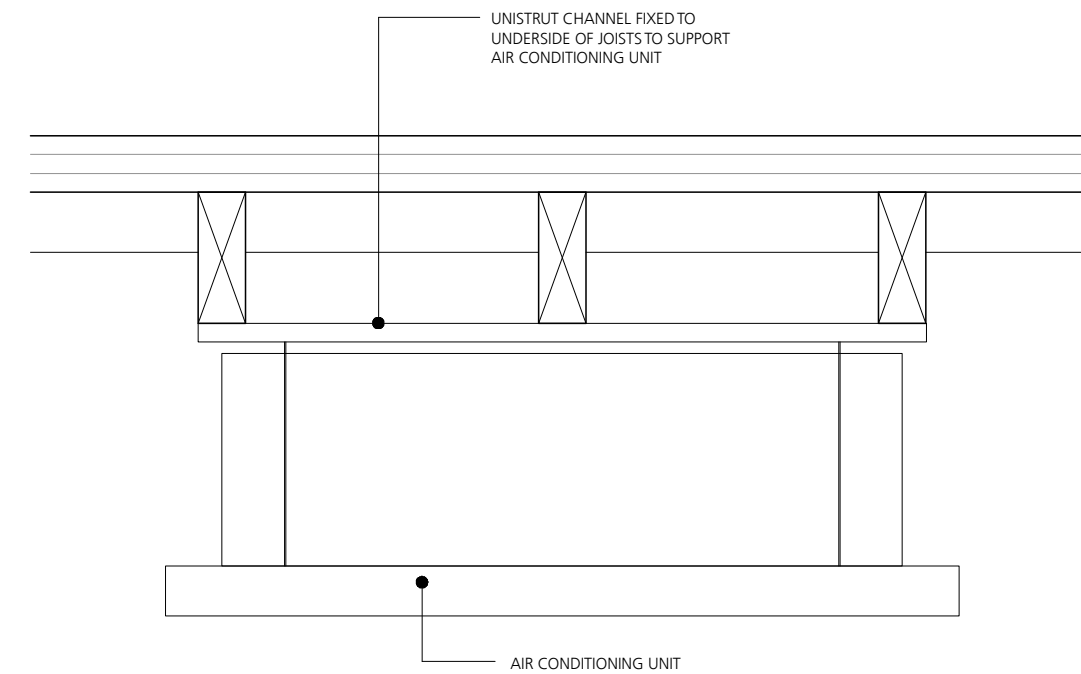
Document Tenant Design Guide
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Status For information

Doc Ref	353	DG	1014	P2
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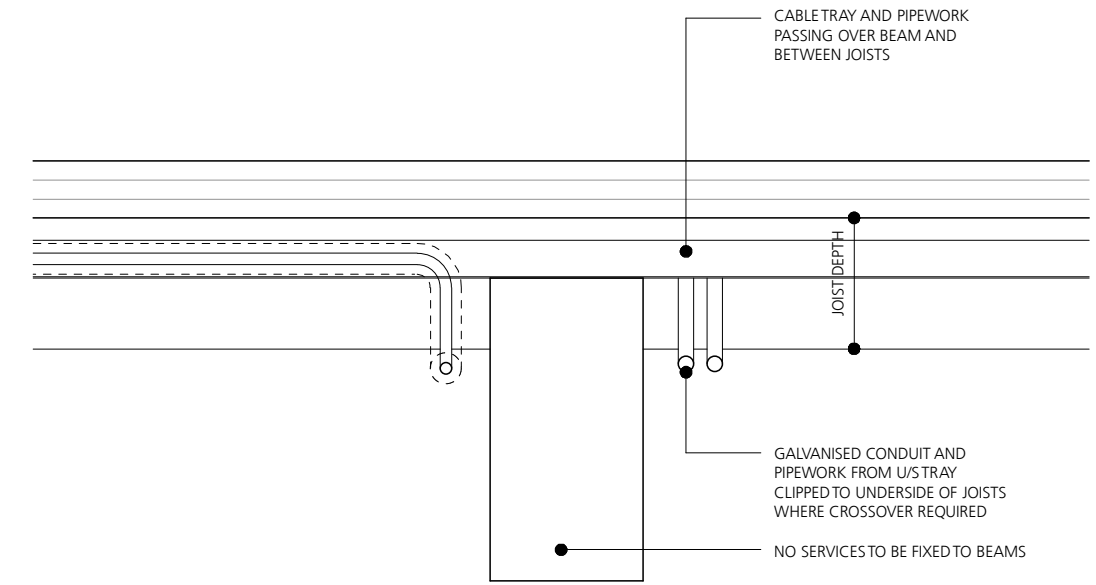
SERVICES DETAIL 1

CONTAINMENT & DISTRIBUTION
SECTION THROUGH JOISTS



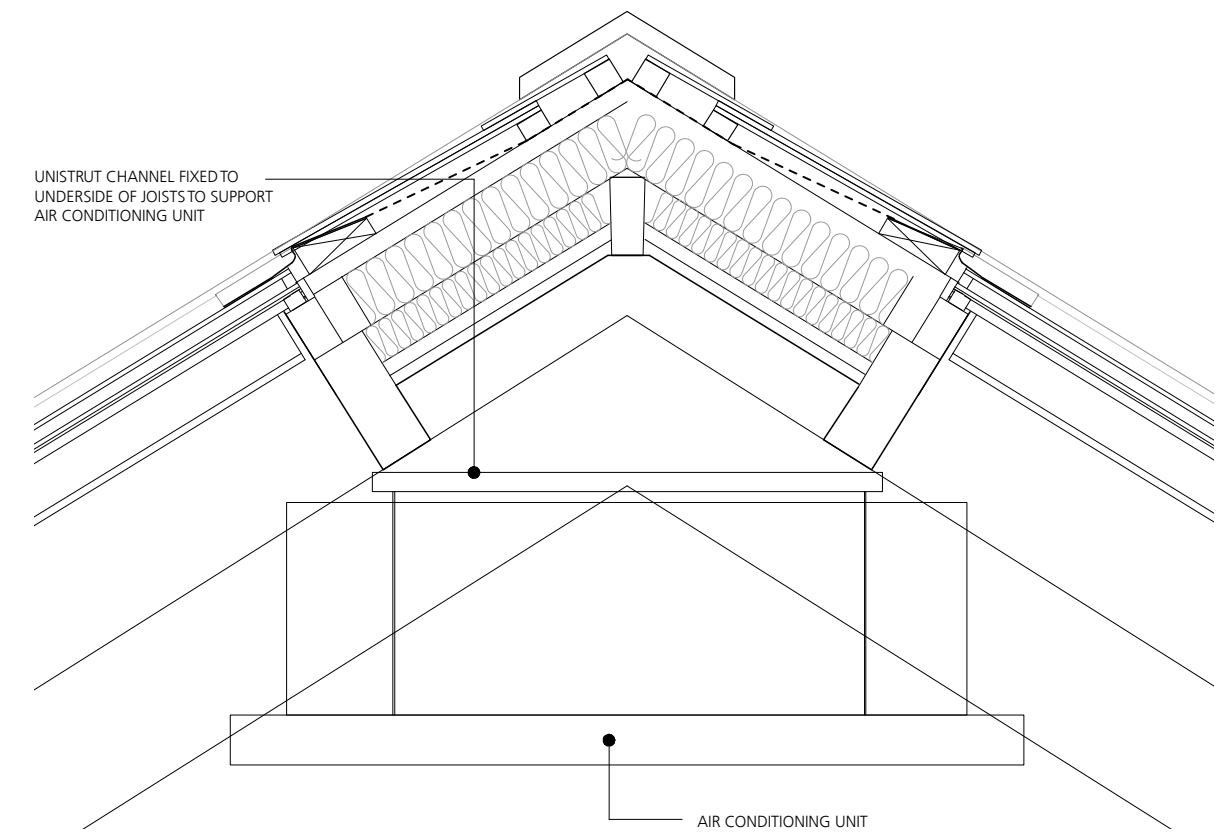
SERVICES DETAIL 3

AIR CONDITIONING UNIT HANGING
TYPICAL FLOOR



SERVICES DETAIL 2

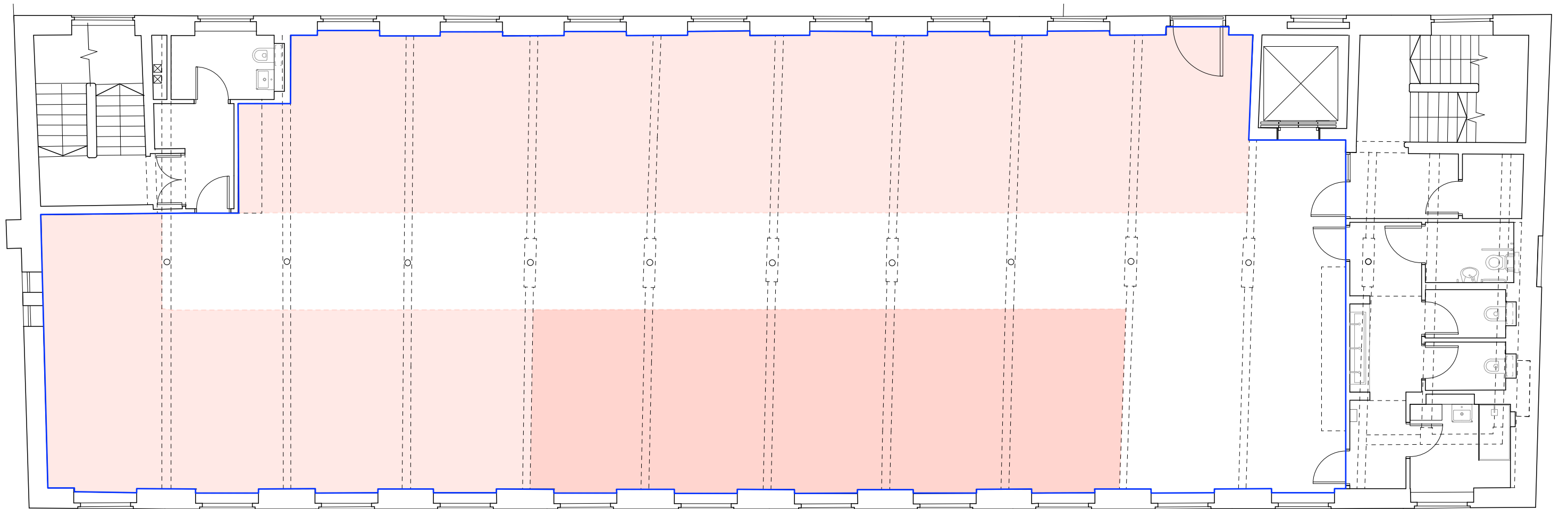
CONTAINMENT & DISTRIBUTION
SECTION THROUGH BEAM



SERVICES DETAIL 4

AIR CONDITIONING UNIT HANGING
4TH FLOOR

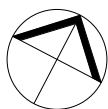




SUB-DIVISION OF FLOOR PLATE AND SUSPENDED
CEILINGS PERMISSABLE ONLY WITHIN RED
SHADED AREA UPTO A MAXIMUM OF 20% OF
CLEAR FLOORPLATE AREA OUTLINED IN BLUE

EXAMPLE FOR 2nd FLOOR

CLEAR FLOORPLATE AREA (BLUE LINE) = 340 sq.m
MAXIMUM AREA OF SUB-DIVIDED ROOMS (SHADED DARK RED)
@ 20% OF BLUE AREA = 68 sq.m



0 1 2 3 4 5
Metres

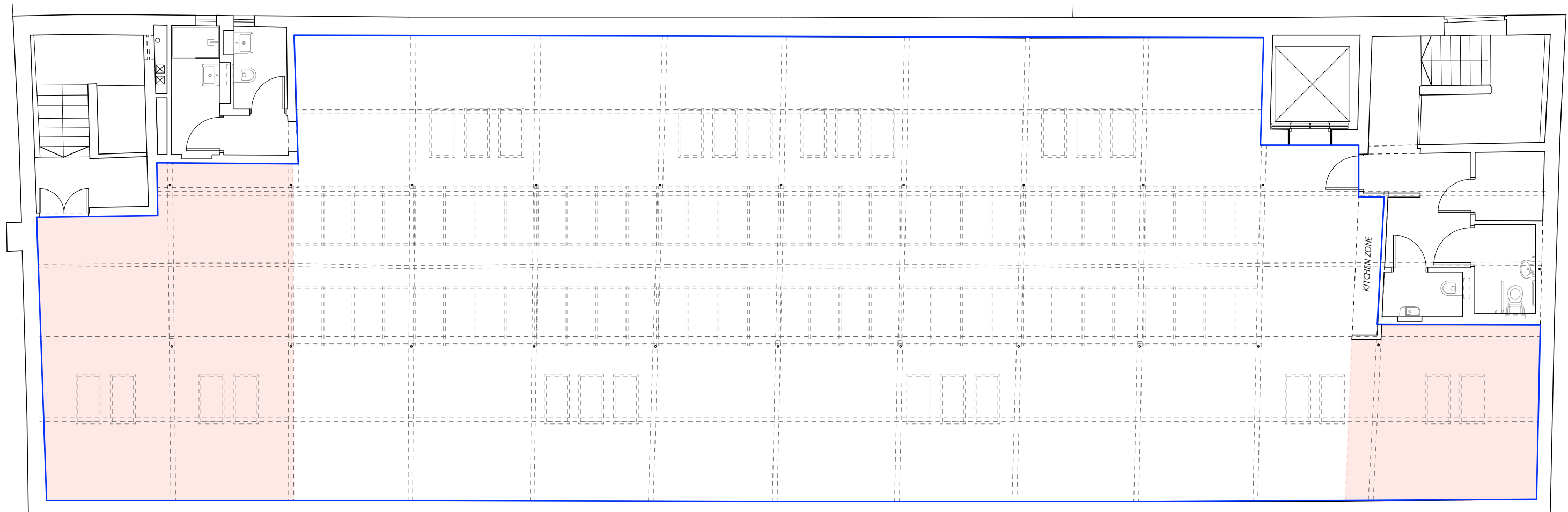
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Client Capital & Centric
Project **Neptune Mill**
Chapelton St, Manchester
Scale 1:100 @ A3
Date August 2024

Document **Proposed Floor Sub-division**
2nd Floor Plan
Status For information

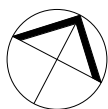
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SUB-DIVISION OF FLOOR PLATE AND SUSPENDED
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CLEAR FLOORPLATE AREA OUTLINED IN BLUE

EXAMPLE FOR 4th FLOOR

CLEAR FLOORPLATE AREA (BLUE LINE) = 360 sq.m
MAXIMUM AREA OF SUB-DIVIDED ROOMS (SHADED RED)
@ 20% OF BLUE AREA = 72 sq.m (AREA SHOWN = 68 sq.m)



0 1 2 3 4 5
Metres

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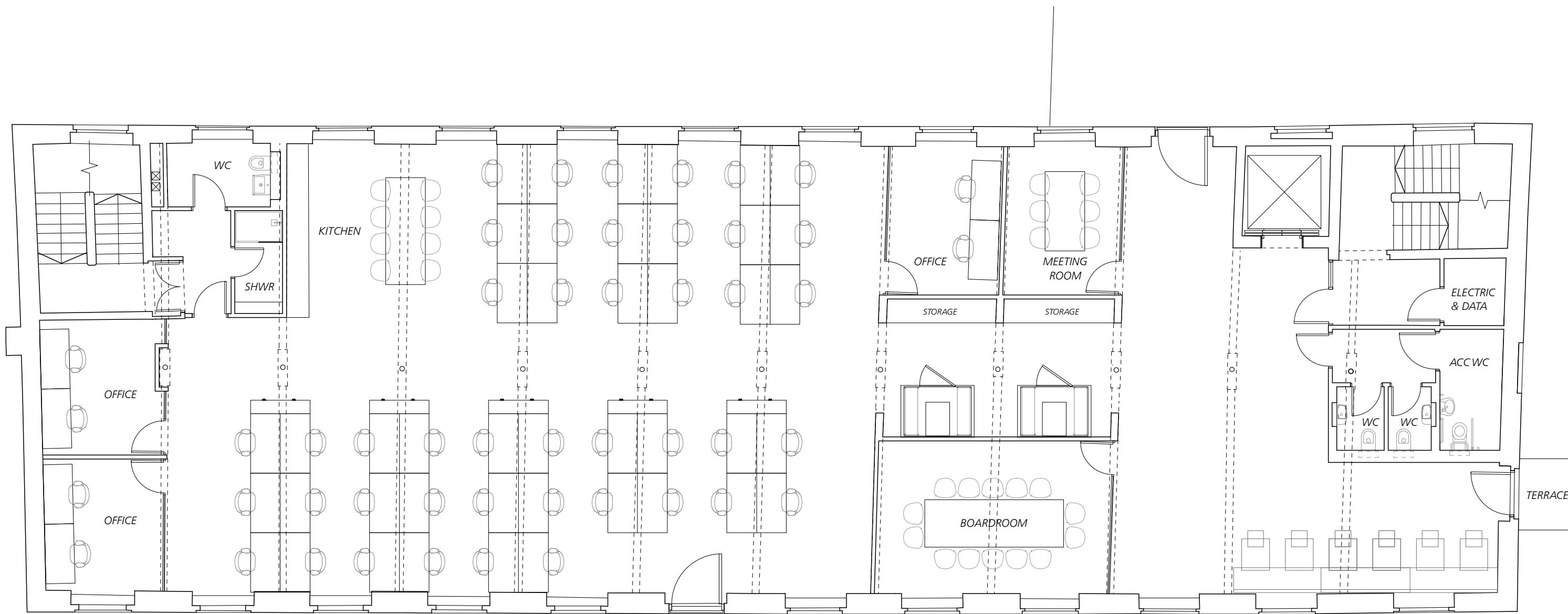
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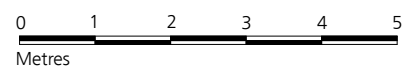
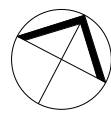
Document **Proposed Floor Sub-division**
4th Floor Plan

Status For information

Doc Ref	353	SK	2226	-
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OPTION 1

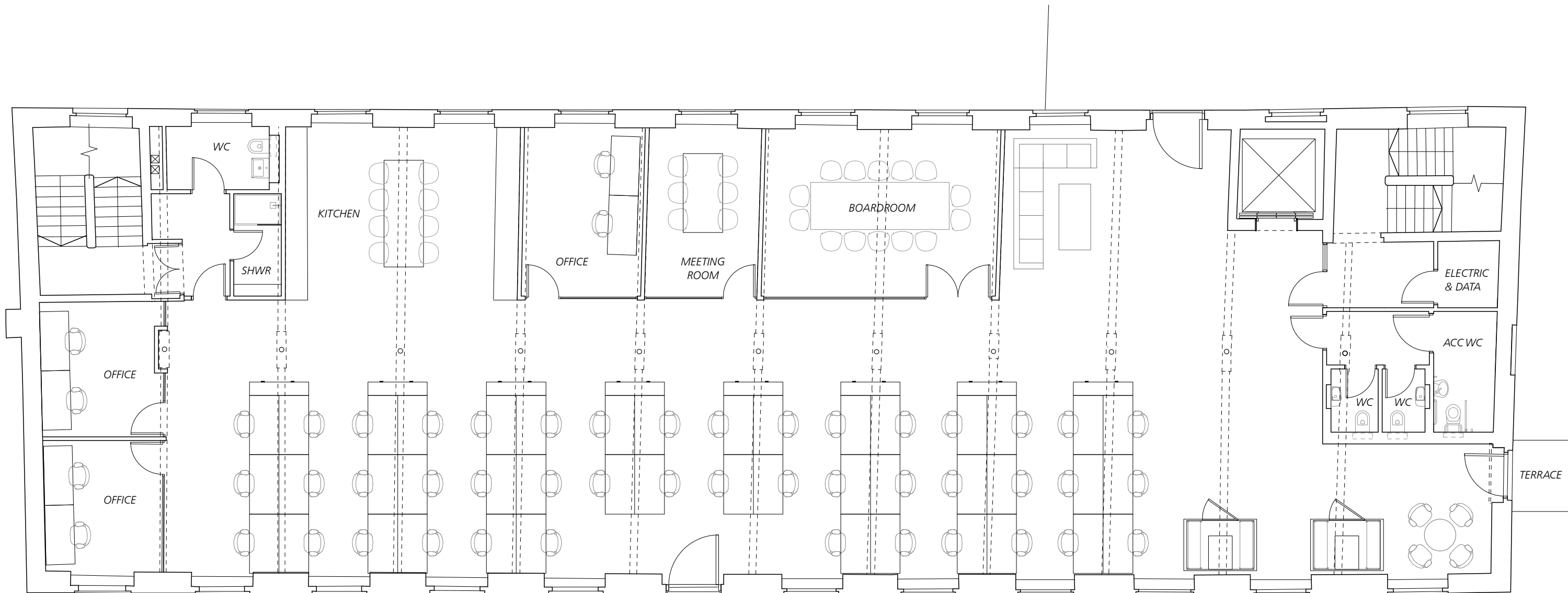


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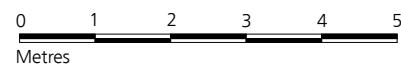
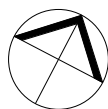
Client Capital & Centric
Project **Neptune Mill**
Chapeltown St, Manchester
Scale 1:100 @ A3
Date Sept 2024

Document **Fit Out Proposals**
3rd Floor Layout - Option 1
Status For information

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OPTION 2



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Project **Neptune Mill**
Chapeltown St, Manchester
Scale 1:100 @ A3
Date Sept 2024

Document **Fit Out Proposals**
3rd Floor Layout - Option 2
Status For information

Doc Ref	353	SK	5502	-
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