

14 January 2025

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Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO: Emily Booth

Dear Emily

APPLICATION TO DISCHARGE CONDITIONS 4, 5, 6, 8, 9 (Part of), 10, 11 AND 12 ATTACHED TO LISTED BUILDING CONSENT 140274/LO/2024 RELATING TO 38 MOSLEY STREET, MANCHESTER, M2 3AZ: PP-13677973

With reference to the Listed Building Consent approving the various internal works associated with the provision of the previously approved restaurant at the aforementioned site, please find enclosed the information required to address the following conditions:

- Condition 4 – Paint Specifications for External Door;
- Condition 5 – Paint Analysis and Details of Redecoration;
- Condition 6 – Curtain Rail Fixing Details;
- Condition 8 – Wall and Floor Coverings;
- Condition 9 – M&E and New Lighting Fittings (discharging the second part of this condition, namely that part relating to the proposed light fittings);
- Condition 10 – Columns;
- Condition 11 – Floor Opening;
- Condition 12 – Immersive Corridor.

In addition to the completed forms, no fee being required as the conditions relate to a Listed Building, the application is accompanied by the information set out with reference to each condition below, and the proposals should be considered in the light of the associated commentary.

Condition 4 – Paint Specification for External Door

To confirm, no works are proposed to the external door, this having already been addressed by the landlord as part of their previous submission. Reference to Condition 4 is therefore included for the purposes of clarification only, and no further submissions will be made with respect to this Condition unless circumstances should change in the future.

Condition 5 – Paint Analysis and Details of Decoration

Please find enclosed a full analysis of the application site by Heritage Project Management along with a paint schedule produced by Studio Two.

With respect to the paint analysis, it is clear that this has been carried out throughout the property with an increased number of samples being taken within potentially more sensitive areas (particularly the former banking hall).

As the analysis demonstrates, all areas have multiple paint layers. These layers comprise a number of different paint mediums from early water based paints through to modern plastic emulsions. The analysis also demonstrates that the ongoing vacancy has led to water damage that has destabilised some of the paint coatings – i.e. areas such as the main ceiling (Sample 1). For these areas, paint layers are to be removed as changes in moisture levels during subsequent decorations and ambient temperatures are likely to further destabilise them.

The later modern layers are non-breathable paints, including to the external walls (which comprise solid wall construction). These are to be removed and a modern paint layer installed that is breathable. In this respect, the paint schedule confirms that Tikkurila paint is to be used throughout, on the basis that it has been favoured by Historic England on a number of projects.

Existing paint coatings are to be removed and then the Tikkurila range of products used including sealers, primers, undercoat and finish coats, as they are all compatible with each other as well as the fabric of the building.

In this way, it is considered that the first part of Condition 5 has been addressed, with the proposed repainting being entirely appropriate, thereby addressing the second part. It is therefore trusted that this Condition can be discharged in its entirety.

Condition 6 – Curtain Rail Fixing Details

This submission is accompanied by Drawing AC23 - P56 Rev A which shows the curtain rails to be used and confirms that brackets will be fixed to the wall *below* existing mouldings using 16mm screws. As these can be readily filled, if required in the future, it is trusted that this is deemed an appropriate approach, not least as it avoids ornate plasterwork whilst also allowing the existing secondary glazing to be opened and closed as required. In this way, it is trusted that Condition 5 can be discharged in its entirety.

Condition 8 – Wall and Floor Coverings

The application is accompanied by the following drawings:

- Drawing AC23 – GF 033 Rev C – Ground Floor Wall Finishes;
- Drawing AC23 – GF 034 Rev D – Ground Floor Floor Finishes;
- Drawing AC23 – LGF 014 Rev D – Lower Ground Floor Wall Finishes;
- Drawing AC23 – LGF 015 Rev C – Lower Ground Floor Finishes;
- Wall Finishes Images – 9 of.

These drawings expand upon the details already approved by Drawings AC23 P13 Rev C and AC23 P20 Rev B, and are deemed to be in-keeping with the visual amenity of the building, particularly the former banking hall (though this has been subject to significant changes over time, as demonstrated as part of the original application submission).

It is trusted that this information (along with that provided to discharge Condition 5) allows a full understanding of the proposed redecoration, and therefore the discharge of Condition 8.

Condition 9 – M&E and New Lighting Fittings (discharging the second part of this condition, namely that part which relates to the proposed light fittings)

It is proposed to partially discharge Condition 9 as full details of the proposed light fittings are available, and need to be addressed as part of the redecoration, hence their inclusion within this submission. To this end, three documents are enclosed produced by Mistry Lighting:

- Drawing ML_CCM_S_01 Rev 4 – Lighting Layout – GF;
- Drawing ML_CCM_S_02 Rev 4 – Lighting Layout - LGF;
- Lighting Scheme Rev 01, dated 03/01/2025 and showing manufacturer details of the proposed lighting.

As demonstrated by the application drawings, much of the lighting comprises LED Tape with other lighting using existing power points or installed within the proposed furniture. This is deemed to be a sensitive solution emphasising specific features, including within the ground floor ceiling, with a minimal amount of physical intrusion.

Within the lower ground floor, the sensitivity to the main customer areas is significantly less than at ground level, due to the ceiling principally comprising the concrete slab over, removing any potential implications within these areas for the historic fabric of the building. For the back-of-house area, existing lighting points are to be reused.

It is trusted that this provides the assurances required allowing the second part of Condition 9, which relates to new light fittings, to be discharged. It is recognised that further details are required from the M&E Consultant in order to discharge the first part. These will be forthcoming as part of a separate submission, though decoration has been addressed as part of the earlier conditions.

Condition 10 – Columns

Please find enclosed Drawing AC23 – GF024 Rev C which updates the previously approved revision that omitted details with respect to the proposed repairs and decoration. This subsequent revision (C) should be read in association with the paint schedule.

As the information demonstrates, a sensitive approach is taken with respect to the columns, with the bases being restored to their original fabric allowing them to be appreciated and undoing years of overpainting. It is, therefore, trusted that this Condition can be discharged in full.

Condition 11 – Floor Opening

This application is accompanied by a Construction Risk Assessment and Method Statement produced by Aspire, and a technical note and plan produced by HPL.

As these demonstrate, measures are proposed to protect the two columns adjoining the proposed new opening within the concrete raft, along with the skirting to the semi circular northern exterior wall. The information from HPL confirms that the raft and supports below are entirely sufficient to support the columns, though measures are proposed to ensure that this is the case whilst work is going on. The information from Aspire, at Page 12, demonstrates that the work will be undertaken in an entirely appropriate fashion that further reduces any potential implications arising.

It is trusted that the information provided along with the measures proposed are deemed entirely appropriate for the nature of works required to provide a new opening, allowing Condition 11 to be discharged in full.

Condition 12 – Immersive Corridor

Please find enclosed Drawing AC23 – LGF 008 Rev B – LGF Immersive WC Corridor which builds upon the information included within the approved Drawing AC23 – P20 Rev B. Given that the proposals principally comprise works to the modern concrete raft ceiling, it is trusted that this provides the assurances required allowing Condition 12 to be discharged in full.

It is recognised that details remain outstanding with respect to other parts of the application site, and this information is being compiled at the time of submission. However, as work needs to start as soon as practicable, this application seeks to address the principal parts of the application site.

In the first instance, I look forward to the application being registered, and to then discussing any elements of the proposals with you further. However, as the details build upon those previously approved, it is trusted that a speedy resolution will be achievable. To that end, please do not hesitate to let me know if any meetings or further dialogue should be required.

Yours sincerely
On behalf of Moorside Planning



Matthew Pardoe
Director