Paul Butler Associates
Planning, Development & Heritage Consultants

31 October 2024

Mrs Julie Roscoe
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

24.1979

FAO Michael Pearson

Dear Mrs Roscoe,

Application for Approval of Details Reserved by Condition for Neptune Mill, 64 Chapeltown St, Manchester M1 2WQ

Discharge of Conditions attached to Listed Building Consent 138795/JO/2023

On behalf of our client, Workspace Design and Build, we are pleased to submit this application for 'Approval of Details Reserved by Condition'. This letter sets out the numbered conditions of this approval for which discharge is sought and identifies the information submitted in response. We are eager to discharge these elements as soon as possible to enable the continued progression of works on site.

The application relates to the discharge of certain parts of Condition 6 of Listed Building Consent 138795/JO/2023, which are identified below in bold text:

138795/JO/2023 – Condition 6

Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:
a) A strategy and details of works associated with removal and replacement of windows and any required making good.
b) Timber repairs;
c) Building cleaning internal and external;
d) External and internal repairs;
e) Details of the works associated with the insertion of the rooflights including the relocation of the purlins and details of interface with slate roof;
f) Details of the grilles within the elevations;
g) Details of installation of cast iron RWP's;
h) Works to and finishes within the stairwell;
i) Details of any proposed damproofing;
j) Details of formation of new doorways to Baird Street and making good of new openings;
k) Details of making good parts of the building that are to be the subject of removals
l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;

m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis;
n) Details of repairs and upgrade of existing roof;
o) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;
p)Final specification of new main entrance door and doors to Baird Street elevation;
q) Fixings location and positions in the reveals of the new Juliet Balconies;
r) Detailed design of louvres at ground floor;
s) Final finish to block work behind glazing within lift shaft;
t) Details of external lighting and any associated fixtures and fittings including cables and transformers; and
u)Door to bridge link

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Submission Information

It is highlighted that condition items c, d, l, m and o were discharged in relation to Listed Building Consent 136866/LO/2023 under application CDN/24/0645 which was granted on 22 August 2024. This new submission is made in relation to the corresponding condition items of Listed Building Consent 138795/JO/2023 (and amendment to application 136866/LO/2023) and also includes the submission of details in relation to condition item t. The submission information is set out below:

c) Building cleaning internal and external;

Submitted information / response:

This part of the condition was discharged on 5 June 2024.

To prevent dust accumulation on cleaned brickwork it is necessary to apply a sealant.

During a site meeting with Paul Mason on 28 June 2024 a sample of the brick sealant was presented. A photograph of this is provided below.

The product specification use is as follows:
https://www.kingfisheruk.com/interior-brick-and-dust-sealer-matt-finish-item-26bds5#26bds1

The specification confirms that this is a 'breathable' product.

It is proposed that part c is redischarged to confirm acceptability of the brick sealant. There is no change to previously approved information.



d) External and internal repairs;

Submitted information / response:

This part of the condition was partly discharged on 5 June 2024. Full details of the structural work to the lift area and repairs were however required. The following information is now provided:

Drawing 45426304-010-A-1-1 Issue B
Drawing 45426304-010-A-1-2 Issue C
Drawing 45426304-010-B-1-1 Issue C
Drawing 45426304-010-B-1-2 Issue C
Drawing 45426304-010-B-2-1 Issue B
Drawing 45426304-010-B-3-1 Issue C
Drawing 45426304-010-B-3-2 Issue C
Drawing 45426304-010-B-3-3 Issue C
Drawing 45426304-010-G-1-1 Issue B
Drawing 45426304-010-G-1-2 Issue B
Drawing 45426304-010-I-1-1 Issue C
Drawing 45426304-010-I-1-2 Issue B
Drawing 45426304-010-I-2-1 Issue C
Drawing 45426304-010-I-3-1 Issue C

Drawing 45426304-010-I-4-1 Issue B
Kone Neptune Mill drawing
Drawing SK-240510-01 Lift Shaft Remedial Detail

l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;

Submitted information / response:

This part of the condition was discharged on 5 June 2024 subject to final sign off of intumescent paint from a sample on site. A site visit with Paul Mason took place on 28 June 2024 during which the intumescent coating was presented.

m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis;

Submitted information / response:

This part of the condition was discharged on 5 June 2024 on the basis of columns being painted Anthracite Grey RAL 7016. It is now proposed to redischarge this part of the condition.

The building owner has a strong preference for retaining the cast iron columns as exposed (with a clear coating), rather than painting these RAL 7016 as previously agreed. The columns have now been cleaned and historic layers of paint / other coatings have been removed leaving the cast iron columns within an exposed finish. Prior to cleaning of the columns a paint analysis was undertaken to review historic paint finishes (see Neptune Mill, Manchester – Paint Analysis Report by Heritage Project Management). This analysis suggests that the columns were originally likely to have red iron oxide oil paint, before later decorative schemes were introduced. This coating was likely undertaken for functional purposes, rather than aesthetic reasons.

The painting of columns RAL7016 did not seek to replicate an original paint finish and it was selected based on current tastes rather than the historic analysis. The cleaning of the columns has exposed the cast iron columns, revealing their rich texture and historic patina. This characteristic would be lost / greatly diminished if the decision was taken to continue to paint the columns rather than reconsider the approach now that cleaning has taken place and retain them as exposed.

It is therefore proposed to retain the exposed finish of columns so that the age, texture and patina can be appreciated within the converted building. The columns are key heritage features within the spaces and this approach will celebrate these elements and reinforce the industrial heritage of the spaces. The building owner is committed to emphasising the heritage of the building and prospective tenants have also been attracted by the industrial aesthetic.

The exposed columns will be treated with 'Owatrol Oil Paint Conditioner & Rust Inhibitor' and 'Owaterol Oxid Vernis Clear Metal Varnish' to protect them and prevent rusting. This product has a transparent matt finish which helps preserve the natural patina of the columns without changing the finish. The product specifications are submitted and a photograph of the sample is provided below.

The historic paint analysis has been undertaken and identifies the historic paint finish meaning that there is an understanding for future generations, and if an alternative decision was taken in the future to paint the columns this can be informed by the historic investigation.



The following information is submitted:
Neptune Mill, Manchester – Paint Analysis report
Owatrol Oil Paint Conditioner & Rust Inhibitor product specification
Owaterol Oxid Vernis Clear Metal Varnish product specification

o) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

Submitted information / response:

This part of the condition was partly discharged on 5 June 2024.

The colour of the CCTV cameras (white) was however not considered acceptable. In response black CCTV cameras are now proposed. See submitted HIKvision spec (DS-2CD2347G2-LSU/SL).

t) Details of external lighting and any associated fixtures and fittings including cables and transformers

Festoon lighting is proposed and was previously approved by the Council through the discharge of condition 6 part o under application CDN/24/0645 which was granted on 22 August 2024. The following information was approved and is submitted as part of this discharge application:

- Pro-drop connectable festoon strings specification (Prepared by Tagra)
- Zip-clips Product Specification
- Olympic Fixings Eye Bolt Technical Data Sheet (Prepared by Olympic Fixings)
- Drawing No.353 PD 6002 P1: Proposed Eyebolt Fixing Detail

In addition it is also confirmed that all transformers for the external festoon lighting will be housed in the GF electrical riser cupboard. No brackets are proposed to support the lighting.

All fixing will be into mortar lines to avoid securing the festoons to brickwork. M8 fittings are proposed (see submitted Olympic Fixing specification). These would require drilling an 8mm hole into the mortar line with the bottom threaded compartment pushing inside the 8mm hole and the eyelet then screwing into the threaded compartment. This can be un-threaded if the fixing ever needed to be removed. The threaded compartment will always remain inside the mortar joint but would not be viable once the eyelet was removed and could be backfilled with matching mortar to cover up if removed.

Other external lighting was approved by the Council under application CDN/24/0222 on 5th June 2024. No changes to this are proposed.

No fee is payable relating to the discharge of conditions attached to 138795/JO/2023 as it relates to listed building consent conditions.

If you require any further information in order to determine the condition discharge application please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Associate Director