



Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

3rd July 2024

Dear Sir/ Madam,

Listed Building Consent Application for the Fit-Out of Neptune Mill, Chapeltown Street, Manchester

Please find enclosed an application for Listed Building Consent ('LBC') for the fit-out of the Neptune Mill building, located on Chapeltown Street, Manchester ('the Site'). The proposals relate to fit-out works within the ground and first floor of the Site, with further design guidance provided in relation to the future fit-out of floors 2-4 of the building.

This application has been made on behalf of Capital & Centric (Rush) Limited ('the Applicant'). This application is submitted further to the previously approved applications set out under Listed Building Consent (Ref. 136866/LO/2023) and Planning Permission (Ref. 136865/FO/2023) which were granted on 18 August 2023, which established the overarching principle of the external and internal refurbishment of the listed building for modern office use.

An application to vary Conditions 2 and 6 associated with the LBC has been since been submitted and approved by Manchester City Council which sought to vary the approved drawings and final details of the scheme¹. A further application to amend the internal layouts and elevations at the Site was approved by the Council against the full planning permission granted².

This application relates specifically to the detailed fit out works necessary to allow for the use of the ground and first floor levels of Neptune Mill for occupation within Use Class E, as well as setting out a design guide for the future fit out of floors 2 - 4 to establish a series of parameters and principles to allow the detailed works for these floors to come forward when tenants are onboard without the need for any future approvals. The same design and heritage principles applied within the 2023 permissions are continued within this LBC application.

¹ LPA Ref. 138795/JO/2023, approved 29 Feb 2024

² LPA Ref. 138819/NMC/2023, approved 09 Jan 2024

The proposed fit-out works relate solely to the internal area of Neptune Mill, with no external changes proposed. The proposed description of this development is:

Listed Building Consent for internal alterations to the ground and first floor of Neptune Mill, in addition to approval for the future fit-out works to floors 2-4 and an associated Fit Out Guide. Alterations to include the installation of partition walls; material finishes and associated works.

Background

The Site is situated within the area of Piccadilly, Manchester, and is comprised of a former warehouse consisting of 4 storeys. The mill was constructed between 1860 and 1870 and formed the final phase of the Crusader Works complex. Since its construction, the application site has been used for a variety of purposes including as a packing warehouse, for manufacturing stationary and as a clothing works. More recent ad hoc uses have included a contractor's site office that occupied the ground floor and the most recent use as offices, with Capital&Centric offices based on the first floor. The adjacent Crusader Works site was constructed in the 1840's and is categorised as a Grade II Listed building, therefore making the Neptune Mill site a curtilage listed building.

In August 2023, Planning Permission and Listed Building Consent were granted at the Site which facilitated internal and external alterations to restore and refurbish the building to accommodate high quality office use. Following these consents tenants have been secured for the ground and first floors of the building - including use as Capital&Centric's new head office - and detailed fit out and operational requirements for these floors are now known. To facilitate these requirements, this LBC has been submitted to Manchester City Council to agree the internal works, including floor and wall finishes at the ground floor and first floor levels at Neptune Mill. These proposals follow the same overarching principles that are already established in the 2023 consents, but now reflect the final tenant designs, which have been detailed within a series of plans which are detailed within Appendix I.

At the same time, Capital&Centric has refined its thinking around the detailed future fit out of the upper floors (floors 2 - 4). Whilst there are currently no definitive end users for these floors we are seeking as part of this application to establish and gain approval for the overarching principles that will guide the fit out of these floors, whilst ensuring some flexibility for future tenant input. Further plans and a Fit-Out Guide have, therefore, been prepared by the Applicant in relation to the upper floors of the Site (floors 2-4). This information has been submitted in order to guide prospective Tenant's in the future fit-out of these floors. The sought approval of this information will permit scoped works on the upper floors of the Site without the need for future planning permission or Listed Building Consent.

This application's supporting information has been prepared to ensure a high-quality refurbishment of the Site and to ensure the works protect the historic character and architecture of the listed building.

Planning Policy Context

Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out in the following documents:

- National Planning Policy Framework (2023)
- Manchester Core Strategy (2012)
- Places for Everyone Joint Development Plan (2024)

- Manchester's Unitary Development Plan (saved policies) (1995)

The wider redevelopment proposals for Neptune Mill have previously been assessed in the context of heritage policies at national and local level. The primary consideration for this application is its compliance with planning policy in regard to the historic environment.

National Planning Policy Framework ('NPPF')

- The NPPF notes within Paragraph 200 that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- Paragraph 203 further states that that in the determination of planning applications, local authorities should take into account the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraphs 205-207 focus on the importance in the conservation of heritage assets, emphasising the need to avoid 'substantial harm', unless this harm is clearly justified or substantial public benefits outweigh that harm.

Manchester Core Strategy (2012)

- Policy SP1 (Spatial Principles), states that development in all parts of the City should make a positive contribution to neighbourhoods through the creation of well-designed places that enhance or create character whilst protecting the built environment. Within the Regional Centre there will be support for commercial and economic development within sustainable locations.
- Policy EN3 (Heritage), makes provision for ensuring that new developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment. This includes encouraging proposals which enable the re-use of heritage assets where they are considered consistent with the significance of the heritage asset.
- Policy CC9 (Design and Heritage), this policy states that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- Policy CC10 (A Place for Everyone), states that City Centre developments should appeal to a wider range of residents and visitors through the provision of high standards of accessibility to buildings.

Places for Everyone Joint Development Plan (2024)

- Policy JP-P2 notes that historic environments shall be conserved and enhanced, with opportunities to be pursued that will aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle.

Manchester's Unitary Development Plan (saved policies) (1995)

- Policy DC19.1 details that in the determination of applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Planning Assessment

The Site comprises Neptune Mill, situated within the Regional Centre of Manchester. Policy SP1 states that within this area, there will be a focus for economic and commercial development. The Site lies within a prominent location and is in close proximity to a range of services and facilities, therefore the approval of fit-out works at the Site would enable sustainable development to come forward. In conformity with this policy, the proposals seek to regenerate an underutilised building by enhancing its heritage character and creating a beneficial use.

Core Strategy Policies EN3 and CC9 state that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. The Places for Everyone plan also reiterates that historic environments should be enhanced to maximise the potential public benefits as a result of development.

In support of this view, a Heritage Statement has previously been prepared by Graeme Ives Heritage Planning (April 2023) and has been submitted with this application. The report concludes that the overall proposed development at Neptune Mill would secure the full use of the curtilage listed building and internally, the proposed floor plans would benefit from a largely open-plan approach that would allow the proportions of the building and single row of cast iron columns to be better appreciated. The proposals aim to maintain, enhance and expose the surviving highly significant building elements and features throughout. The refined floor plans proposed as part of this new LBC application are minor and would not affect its heritage significance, nor the ability to appreciate its heritage significance. The assessment and conclusions of the Heritage Statement remain valid.

The proposed development has taken a sensitive heritage-led approach and seeks to make only necessary alterations to the existing building to serve contemporary needs for a modern office development. These proposals therefore accord to the relevant Development Plan policies, along with policies outlined within the National Planning Policy Framework.

In consideration of the above, please also refer to the policy analysis included within supporting documents enclosed within the previous applications at the Site which assess a broader range of policies at national and local level. As stated, the primary consideration for this application is its compliance with planning policy in regard to the historic environment.

Heritage Assessment

A Heritage Statement³ and a following addendum letter⁴, prepared by Graeme Ives Heritage Planning, have previously been submitted and approved by Manchester City Council to support the consented works at the Site.

³ Dated April 2023 (LPA Ref. 136866/LO/2023)

⁴ Dated 4th January 2024 (LPA Ref. 138795/JO/2023)

The Heritage Statement assessed the heritage significance of the Neptune Mill building, along with the significance of its surrounding setting. The Statement further analysed the proposed strip out restoration works and weighed up the impact of these works against the building's architectural importance. The report confirms that the proposed works within the original LBC application and the full planning permission application would result in minor change within its setting that would not affect its significance or the ability to appreciate that significance. It was understood that the proposed works would enable a positive restoration of the building and would enable the reinstatement of the heritage asset.

The Heritage Statement prepared for the previous applications at the Site has again been enclosed within this application as the proposed fit-out works would not alter the conclusions made. As stated above, the refined floor plans proposed as part of this new LBC application are minor and would not affect its heritage significance, nor the ability to appreciate its heritage significance.

Summary

In summary, careful design considerations have been given to the fit-out of Neptune Mill to ensure the historic fabric of the Site is preserved in line with local and national policies. The approval of this Listed Building Consent will enable the fit-out of the ground and first floor of the mill, and will permit future works to the 2nd-4th floors of the building in line with the enclosed Fit-Out Guide.

Overall, the proposed fit-out works are considered to result in less than substantial harm, and this will be outweighed by the benefit.

We trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neil Lucas', with a long horizontal stroke extending to the right.

Neil Lucas
Director

07734862006

Neil.lucas@ashtonhale.co.uk

Appendix I: Submission Schedule –Neptune Mill, Manchester

Document	Reference	Author
Site Location Plan	353PD0001P2	Jonathan Davidson Architects
Plans (Ground and First Floor)		
Proposed Ground Floor Plan GA	CD1002C4	Jonathan Davidson Architects
Proposed 1 st Floor Plan GA	CD1003C3	Jonathan Davidson Architects
Internal Walls Ground Floor Plan	CD2201C4	Jonathan Davidson Architects
Internal Walls 1 st Floor Plan	CD2202C3	Jonathan Davidson Architects
Floor and Stairs Ground Floor Plan	CD2301C2	Jonathan Davidson Architects
Floor and Stairs 1 st Floor Plan	CD2302C2	Jonathan Davidson Architects
Ceilings Ground Floor Plan	CD3501C5	Jonathan Davidson Architects
Ceilings 1 st Floor Plan	CD3502C3	Jonathan Davidson Architects
Wall Finishes Ground Floor Wall Panelling	CD4201C2	Jonathan Davidson Architects
Panelling Wall Elevations 1-5	CD4202C1	Jonathan Davidson Architects
Panelling Wall Elevations 6-12	CD4203C1	Jonathan Davidson Architects
Panelling Wall Elevations 13-16	CD4204C1	Jonathan Davidson Architects
Design Guide Plans (2-4 th Floors)		
Design Guide 2 nd Floor Plan	353DG1004	Jonathan Davidson Architects
Design Guide 3 rd Floor Plan	353DG1005	Jonathan Davidson Architects

Design Guide 4 th Floor Plan	353DG1006	Jonathan Davidson Architects
Design Guide 2 nd Floor Ceiling Plan	353DG1010	Jonathan Davidson Architects
Design Guide 3 rd Floor Ceiling Plan	353DG1011	Jonathan Davidson Architects
Design Guide 4 th Floor Ceiling Plan	353DG1012	Jonathan Davidson Architects
Design Guide Stud Details	353DG1013	Jonathan Davidson Architects
Design Guide Floor Ceiling Blind Details	353DG1014	Jonathan Davidson Architects
Design Guide Services Details	353DG1015	Jonathan Davidson Architects
Fit-Out Guide		
Neptune Mill Fit-Out Guide	June 2024	AshtonHale Ltd
Heritage Statement		
Heritage Statement	April 2023	Graeme Ives Heritage Planning