
From: Jonathan Davidson <jd@jdavidsonarchitects.com>
Sent: 23 April 2024 13:57
To: Mark Clifford
Cc: Edward Alford; Ralph Taylor; Kevin Riding; Andy Dean; Laura Faulkner
Subject: Re: Neptune Mill - PP Condition 13 / LBC Condition 13
Attachments: 353 PD 1007 (P2) External Lighting - South Elevation.pdf; 353 PD 1008 (P2) External Lighting - North Elevation.pdf; 353 PD 1009 (P2) External Lighting - East_West Elevation.pdf; 353 PD 1010 (P2) External Lighting - Reference Images.pdf; Neptune Mill - NMA Approval Jan 24.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark

Please find attached external lighting drawings that were previously submitted to MCC as part of the NMA application along with a copy of the approval notice. We have just been instructed by C&C to change fitting type L1 from a cruciform light pattern to an up-down pattern but positions, etc remain the same.

The actual product details will need to be provided by H&O.

One further item that may help in regard to the proposed rooflight detail is the attached photograph of rooflights on the adjacent Crusader Mill showing the rooflight line projecting above the surrounding slates. I would imagine this detail has been approved on Crusader so they should not be able to reasonably object here?

best regards

Jonathan Davidson

Jonathan Davidson Architects

t: 0161 711 0835
m: 07989 535487
e: jd@jdavidsonarchitects.com
w: www.jdavidsonarchitects.com



On 22 Apr 2024, at 14:13, Mark Clifford <mark@paulbutlerassociates.co.uk> wrote:

Hi all,

Considering Jonathan's responses I think we have the below outstanding –

- Updated timber repairs method statement and sample (we shall try for a photo)
- Updated roof method statement
- Confirm previous agreed mortar spec
- Details of the structural work to the lift shaft
- External lighting details
- Updated programme

Do we have any updates on the above as MCC will soon be pushing for a response and are currently refusing applications rather than offering extensions of time.

Regards

Mark

Mark Clifford BSc (Hons) MA IHBC
Principal Heritage Consultant

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530

e. mark@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

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From: Jonathan Davidson <jd@jdavidsonarchitects.com>
Sent: Monday, April 22, 2024 10:12 AM
To: Mark Clifford <mark@paulbutlerassociates.co.uk>
Cc: Edward Alford <eddiealford@workspacedesign.co.uk>; Ralph Taylor <ralph@paulbutlerassociates.co.uk>; Kevin Riding <kevinriding@workspacedesign.co.uk>; Andy Dean <andydean@workspacedesign.co.uk>; Laura Faulkner <laura@workspacedesign.co.uk>
Subject: Re: Neptune Mill - PP Condition 13 / LBC Condition 13

Hi Mark

Please see my comments below in red plus further attachments by way of explanation.

best regards
<image001.jpg>

On 18 Apr 2024, at 10:46, Mark Clifford
<mark@paulbutlerassociates.co.uk> wrote:

Hi all,

Obviously we do have to emphasise that any works undertaken prior to the discharge of the relevant condition(s) is at risk of either enforcement action or removal / replacement. Just a few comments in addition to those from Jonathan.

e) We could do with confirming the rooflight detail ASAP. MCC will want and expect the rooflight to sit flush with the roof and if this isn't possible we'll need to set our the narrative on why this isn't an option. Does this mean that some drawing packages will be superseded? Please see attached sketch detail 353 SK 2701 showing the proposed rooflight detail, with the rooflight sitting 50mm above the line of slates. I have noted on the drawing the reasons for this but essentially, to make the rooflights sit flush and to satisfy the structural requirements for supporting them we would need the rafters to be a minimum of 150mm deep but ours are only 100mm deep. The existing rafters are only 70mm deep (being retained alongside new ones) and so to achieve 150mm depth would involve raising the original roofline by 80mm, with consequent issues on flashings to the existing brickwork. We believe the approach proposed is better overall.

f) I agree with your comments and I'm not sure what they are looking for regarding the vent, I assume they want the vent to fill the full arched opening? I have attached sketch 353 SK 2101 showing the proposal for louvres and highlighting the problem with infilling the whole opening with a louvred grille. The existing brick infill sits flush to the surrounding original brickwork and is partly covered by the adjacent building so the full opening is not visible. We would need to remove this brickwork to fill the opening and this will be difficult given part of it is covered up.

0) As the services are already being installed I'd recommend we get a photo of a 'sample' area to show the look and feel. Getting them to site and seeing works well underway could be problematic. I've attached a few photos from a couple of weeks ago if you think these will be sufficient. They're not particularly good quality but we can take some different ones if required.

Regards

Mark

Mark Clifford BSc (Hons) MA IHBC
Principal Heritage Consultant

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

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<image002.jpg>

<image003.jpg>

<image004.jpg>

<image005.jpg>

From: Jonathan Davidson <jd@j davidsonarchitects.com>

Sent: Wednesday, April 17, 2024 10:55 AM

To: Edward Alford <eddiealford@workspacedesign.co.uk>

Cc: Mark Clifford <mark@paulbutlerassociates.co.uk>; Ralph Taylor

<ralph@paulbutlerassociates.co.uk>; Kevin Riding

<kevinriding@workspacedesign.co.uk>; Andy Dean

<andydean@workspacedesign.co.uk>; Laura Faulkner

<laura@workspacedesign.co.uk>

Subject: Re: Neptune Mill - PP Condition 13 / LBC Condition 13

Hi Mark

Please see attached document with my comments in red

A few issues in relation to works already carried out but please can all review and comment as necessary

best regards

<image001.jpg>

On 12 Apr 2024, at 11:32, Edward Alford
<eddiealford@workspacedesign.co.uk> wrote:

Thanks Mark

All comments noted , we will review and action next week

Kind regards

Edward Alford
Senior Contracts Manager

t. 0161 710 3700
m. 07841 093565

From: Mark Clifford <mark@paulbutlerassociates.co.uk>
Sent: Friday, April 12, 2024 11:00 AM
To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>; Edward Alford <eddiealford@workspacedesign.co.uk>; jd@j davidsonarchitects.co.uk; Kevin Riding <kevinriding@workspacedesign.co.uk>; Andy Dean <andydean@workspacedesign.co.uk>; Laura Faulkner <laura@workspacedesign.co.uk>
Subject: RE: Neptune Mill - PP Condition 13 / LBC Condition 13

Hi all,

Ralph is on annual leave from today until 22nd April and we have this morning received the attached email from the case officer for the condition discharge. The green highlighted text is our comments.

Can you review and let me know any comments on the attached?

I have told the case officer we will get back to them. She is aiming to have the information returned by 22nd April, I don't know whether this will be achievable from your end?

Happy to discuss anything further,

Regards

Mark

Mark Clifford BSc (Hons) MA IHBC
Principal Heritage Consultant

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530

e. mark@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

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From: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Sent: Monday, April 8, 2024 9:14 AM
To: Edward Alford <eddiealford@workspacedesign.co.uk>; jd@j davidsonarchitects.co.uk; Kevin Riding <kevinriding@workspacedesign.co.uk>; Andy Dean <andydean@workspacedesign.co.uk>; Laura Faulkner <laura@workspacedesign.co.uk>

Cc: Mark Clifford <mark@paulbutlerassociates.co.uk>

Subject: RE: Neptune Mill - PP Condition 13 / LBC Condition 13

Hi all

See attached letters confirming validation of the condition discharge applications for PP Condition 13 and LBC Condition 6. The target determination date is 17th May 2024.

We will make contact with the Council in 1-2 weeks time once they have had the opportunity to hopefully review the submissions and will be in touch with any news.

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

m. 07805 326 140 t. 0161 835

3530 | e. ralph@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

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From: Ralph Taylor

Sent: Wednesday, March 20, 2024 5:30 PM

To: Edward Alford <eddiealford@workspacedesign.co.uk>

Cc: Kevin Riding

<kevinriding@workspacedesign.co.uk>; jd@j davidsonarchitects.co.uk; Mark Clifford <mark@paulbutlerassociates.co.uk>; Andy Dean <andydean@workspacedesign.co.uk>

Subject: RE: Neptune Mill - Condition 13

Hi Eddie,

Please see attached draft application covering letter. Please can you confirm you are happy for us to submit the condition discharge applications?

An application fee of £145 (plus £64 Planning Portal fee) is payable in relation to the planning conditions discharge. A link will be sent out to make payment once we submit the application. Shall I use your email address for this purpose? Thanks

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

m. 07805 326 140 t. 0161 835

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From: Edward Alford <eddiealford@workspacedesign.co.uk>

Sent: Thursday, March 14, 2024 1:33 PM

To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>

Cc: Kevin Riding

<kevinriding@workspacedesign.co.uk>; jd@j davidsonarchitects.co.uk; Mark Clifford <mark@paulbutlerassociates.co.uk>; Andy Dean <andydean@workspacedesign.co.uk>

Subject: RE: Neptune Mill - Condition 13

<image001.png>

Hi Ralph

The decision notices for Cond 12 (PP) and Cond 5 (LBC) now attached & link attached

You have access to all drawings on Procore ,spec attached
. Comments below

Andy

RAMS for cleaning ?

Kind regards

Edward Alford

Senior Contracts Manager

t. 0161 710 3700

m. 07841 093565

From: Ralph Taylor <ralph@paulbutlerassociates.co.uk>

Sent: Wednesday, March 13, 2024 2:54 PM The decision notices for Cond 12 (PP) and Cond 5 (LBC) now attached.

Subject: RE: Neptune Mill - Condition 13

Hi Eddie,

See below:

- MS required for jet wash cleaning.
- Spec and MS for leadwork. Spec for roof felt. **Attached**
- Confirm no further fittings that need including for M&E? e.g. CCTV, lighting etc. **Procore**
- Fabrication drawings required for main entrance door and doors to Baird Street elevation. **Procore**

- RAL colour for the columns (at the last meeting there was a suggestion it was going to be clear but please confirm). 7016

Thanks

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

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From: Edward Alford <eddiealford@workspacedesign.co.uk>
Sent: Wednesday, March 13, 2024 1:48 PM
To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Cc: Kevin Riding <kevinriding@workspacedesign.co.uk>; jd@j davidsonarchitects.co.uk; Mark Clifford <mark@paulbutlerassociates.co.uk>; Laura Faulkner <laura@workspacedesign.co.uk>
Subject: RE: Neptune Mill - Condition 13

Ralph

Please confirm what outstanding information you require .

Kind regards

Edward Alford
Senior Contracts Manager

t. 0161 710 3700
m. 07841 093565

From: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Sent: Friday, February 23, 2024 4:18 PM
To: Edward Alford <eddiealford@workspacedesign.co.uk>
Cc: Kevin Riding <kevinriding@workspacedesign.co.uk>; jd@j davidsonarchitects.co.uk; Mark Clifford <mark@paulbutlerassociates.co.uk>
Subject: RE: Neptune Mill - Condition 13

You don't often get email from ralph@paulbutlerassociates.co.uk. [Learn why this is important](#)

Hi Ed,

We have added an additional column into the excel document noting the status of information.

The extract below sets out the information we are waiting on. Please can you advise on each of these points?

f) Details of the grilles within the elevations;	Product data sheet	Labelled Neptune Mill - Product data sheet for Louvres. Note that location moved to GF and still in de
n) Details of repairs and upgrade of existing roof;	353 CD 2012 (T1) 353 CD 0013 (T1) 353 CD 0014 (T1) 353 CD 2701 (T1) 353 CD 1013 (T1) 353 CD 1014 (T1) 353 CD 0000 (T1) Sections H10, H62, H71, J42, K11, L10, L20, P10, R10 and product data sheets	To be supplemented with drawings showing new raft Product data sheet provided for slates, rooflights & patent
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;		M&E s/c information
p) Final specification of new main entrance door and doors to Baird Street elevation;	353 CD 3001 (T1) 353 CD 3004 (T1) 353 CD 3005 (T1) 353 CD 0000 (T1) clause L10/480 plus product brochures	Spec as approved application Confirmation and fabrication to be provided by CSI
(r) Detailed design of louvres within 1st floor window opening on North Elevation and	Product data sheet	Labelled Neptune Mill - Product data sheet for Louvres. Note that location moved to GF and still in de
(s) Final finish to block work behind glazing within lift shaft.	353 CD 3002 (T1)	Blockwork to be left unfinished shows window to be fitted with glazing layer. Final detail TBC by v

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

m. 07805 326 140 t. 0161 835

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From: Edward Alford <eddiealford@workspacedesign.co.uk>
Sent: Thursday, February 22, 2024 1:13 PM
To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Cc: Kevin Riding
<kevinriding@workspacedesign.co.uk>; jd@j davidsonarchitects.co.uk;
Mark Clifford <mark@paulbutlerassociates.co.uk>
Subject: RE: Neptune Mill - Condition 13

Ralph
Can you forward an update .

Kind regards

Edward Alford
Senior Contracts Manager

t. 0161 710 3700
m. 07841 093565

From: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Sent: Friday, February 9, 2024 2:08 PM
To: Edward Alford <eddiealford@workspacedesign.co.uk>
Cc: Kevin Riding
<kevinriding@workspacedesign.co.uk>; jd@j davidsonarchitects.co.uk;
Mark Clifford <mark@paulbutlerassociates.co.uk>
Subject: Neptune Mill - Condition 13

Some people who received this message don't often get email from ralph@paulbutlerassociates.co.uk. [Learn why this is important](#)

Hi all,

Further to the call this morning I've noted brief actions against each point below:

A – Head and Cill details required. PBA to share example MS for Ed to produce.

B – PBA to review structural drawings

C – MS required for jet wash cleaning. Previous MS / info. to be used for internal cleaning.

D – Structural drawings to be submitted. Brick and timber repairs covered. No other repairs involved.

E – Rooflight drawings to be submitted.

F – Grilles drawing and spec. to be submitted.

G - Cast Iron Rainwater goods specs. are in the file so we will submit with the drawings.

H – Structural drawings include works to stairs.

I – No damp proofing required.

J – Baird Street doorways. PBA to share example MS for Ed to produce.

K – No other removals involved.

M – PBA to include justification for RAL 7016 painting of columns in covering letter. Note this sample has been previously seen by Paul Mason.

N – MS to be provided by roofing contractor

O – To submit based on available M+E drawings

P – Awaiting fabrication drawings.

Q – Submit drawing of juliet balconies.

R – Grille drawing and spec. to be submitted.

S – Info required on finished behind lift shaft.

Programme to be submitted in response to final point.

I have attached a couple of method statements relating to window replacement works which will hopefully assist - thanks

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

m. 07805 326 140 t. 0161 835

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