

138196/LO/2023

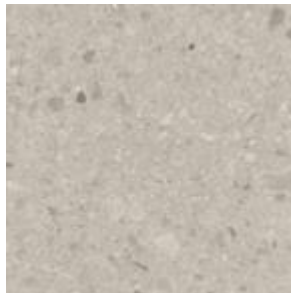
Condition 11 - Upon completion of the removal of non-original cladding to the basement columns, final details on the condition of these and proposed subsequent works are to be submitted and approved by the LPA.

See photographs below of investigations (as inspected in person by the Conservation Officers)



Email correspondence:

- APM to Manchester City Council (MCC) – 16/05/2024
 - IMG 6385 & 6390 – These relate to the basement gym columns (which are currently illuminated), the photos were taken c. 2017 before the existing fit out. MCC to APM – 21/05/2024
- MCC to APM – 21/05/2024
 - Columns – The stripped columns do not appear to have any ornate features. Before works can commence in relation to their finish, the Council will need to see some further detail i.e. paint colour/type etc.
- APM to MCC – 28/05/2024
 - The terrazzo design tile that we are proposing for the cladding of the columns to the main gym area is an unglazed large format porcelain tile in a pale grey/stone colour (please see the attached link). The overall look will be neutral & high quality. The other key benefit of using a porcelain tile is the durability of finish, particularly the vulnerable edges of the columns.



- APM to MCC – 03/06/2024
 - Are you happy with the proposed large format matt finish porcelain terrazzo tile – as per the details issued last week.
- MCC to APM – 12/06/2024
 - I'm happy with the choice of material so the works can proceed on this basis. However the material will need to form part of a formal discharge of conditions app for condition 11.