

Jonathan Davidson Architects

Neptune Mill
Chapelton St, Manchester

Historic & Industrial Features Audit
353 PD 2001 (P2)

October 2023



Schedule of Historic & Industrial Features

Ref	Historic / Industrial Feature	Description	Removed / Retained	Works to be undertaken
	GENERAL ITEMS			
G1	Columns & beam shoes	Painted cast iron columns and varying types of primary beam support shoes	Retained	Existing paint to be lightly removed and new intumescent paint finish to be applied
G2	Primary beams	Painted 400 x 200mm timber beams spanning full width	Retained & fully revealed	Existing paint to be lightly removed and new clear intumescent coating to be applied. Beam ends to be replaced where rotten to be confirmed following strip out works
G3	Joists	175 x 65mm timber joists at 400mm centres spanning between primary beams	Retained & exposed	Joists to be lightly sanded and new clear intumescent coating to be applied
G4	Timber board soffits	Two layers of timber planks spanning across joists forming floor deck above	Retained & exposed	Boards to be lightly sanded and new clear intumescent coating to be applied
G5	Board ceilings	Various types of overlay board ceilings fixed to underside of joists with cover strips over board joints	Removed	All board ceilings to be removed to expose joists and timber board soffits above. Ceilings linings not considered to be original.
G6	Internal face of external walls	Exposed brickwork with paint finish with small areas of plasterboard dry lining	Retained & cleaned of paint	Existing paint finish to be lightly removed and brickwork left uncoated and exposed. Internal face of east gable to be dry lined.
G7	Lift doors and equipment	Goods lift with steel concertina doors at each level and pulley wheel at head of shaft	Removed	All lift equipment to be removed and replaced with new, full lift installation. Lift car and doors not considered original.
G8	Sprinkler pipework and equipment	Cast iron / steel sprinkler pipework to all floors with inlets / valves at ground floor level	Removed	All sprinkler pipework and equipment to be removed
G9	Piped services & equipment	Boiler, pipework and flues	Removed	All heating pipework and equipment to be removed

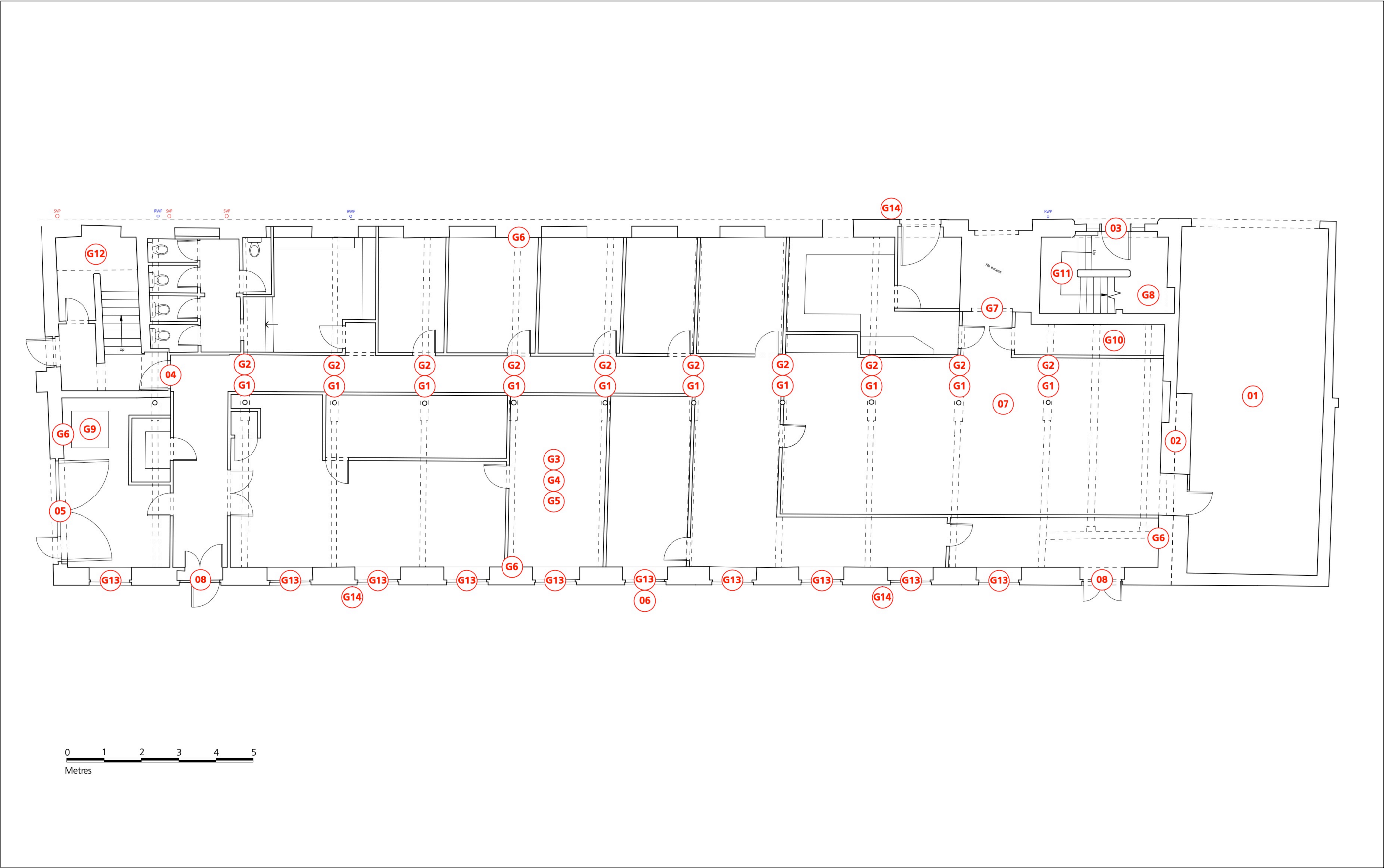
Ref	Historic / Industrial Feature	Description	Removed / Retained	Works to be undertaken
G10	Electric services & equipment	Electrical boxes and general equipment	Removed	All electrical equipment and installations to be removed
G11	North east stair	Painted brickwork walls to stair enclosure with stair construction of timber joists overlaid with timber board flooring and vinyl covering. Underside of boards form soffit.	Retained & cleaned of paint	Existing paint finish to be lightly removed and brickwork left uncoated and exposed. Vinyl floor covering to be removed and replaced. Boards and joists to be lightly cleaned of paint and fully exposed.
G12	North west stair	Painted brickwork walls to stair enclosure with stair construction of concrete flights with paint finish to exposed concrete soffits.	Retained & cleaned of paint	Existing paint finish to be lightly removed and brickwork left uncoated and exposed. Concrete elements to be cleaned of paint and coated with clear dust sealer.
G13	Ground floor & lift shaft windows	W20 framed single glazed metal windows	Removed & replaced	Windows removed and replaced with new aluminium throughout. Note windows at upper levels are all uPVC and are being replaced.
G14	External rainwater goods	Mixture of cast iron and uPVC hopper heads and downpipes	Removed & replaced	All rainwater goods to be renewed in cast iron
	GROUND FLOOR			
01	Single storey offshoot to east gable end	Perimeter walls of brickwork of varying ages. Lower level of older brickwork with band of new brickwork above. Concrete floor slab laid to falls. Profiled metal roof covering laid on steel beams built in to gable wall. Steel roller shutter door to north elevation.	Removed	External walls to be removed down to underside of existing slab. Roof structure and covering to be removed. Concrete slab to be removed.
02	Brickwork to east gable	External brick wall including recessed openings to internal face	Partially removed	Brickwork to be removed and new steel inserted to create new entrance opening
03	Door and windows to NE stair	Timber door and window arrangement forming existing entrance from courtyard. Painted stone lintel above opening.	Removed & replaced	Stone lintel to be cleaned of paint and retained. Door and windows to be removed, window openings to be infilled with bricks reclaimed from alterations elsewhere and new aluminium door installed.

Ref	Historic / Industrial Feature	Description	Removed / Retained	Works to be undertaken
04	Internal door to NW stair	Painted timber door with steel sheet overlay	Door and frame only to be removed. Brick surround and concrete lid retained	Door to be removed and replaced with new FD30 rated fire door
05	External doors to west gable	Large, painted timber doors with inset personnel door and steel sheet overlay to external face	Retained, cleaned & exposed	Steel overlay sheeting to be removed externally. doors to be stripped of paint, sanded and coated with clear preservative treatment. ironmongery retained and repainted
06	Window cill and brickwork below to Baird Street elevation	Painted stone external window cill and brick external wall below.	Partially removed	Brickwork and cill removed to create new door opening. New jambs where brickwork removed to be formed to match existing profile above using bricks reclaimed from alteration.
07	Floor slab	Concrete ground floor slab	Retained and left exposed	Existing slab to be diamond polished in reception area and coated with clear dust dealer. Extent of works to remaining ground floor to be confirmed.
08	Brickwork jambs to external doors on Baird Street	Poorly formed brickwork jambs to door openings following prior alterations. Original openings infilled with flush timber doors and timber/brick over panels.	Brickwork retained and made good. Infills removed	Brick jambs at low level to be reformed to match existing profile above using bricks reclaimed from alteration. Non original infills to overall openings to be removed.
	FIRST FLOOR			
11	Door surround to NE staircase	Painted brickwork flank walls with concrete lid over and timber doors.	Removed	Brickwork, lid and doors to be removed and new stud walls installed to form enlarged stair enclosure for disabled refuge.
12	Doors to NW staircase	Timber doors with boarded overlay	Door and frame only to be removed. Brick surround and concrete lid retained	Door to be removed and replaced with new FD30 rated fire door
13	Floor	Asphalt topping to timber boards	Retained and covered	Existing asphalt to be filled and levelled and new micro cement topping applied over.

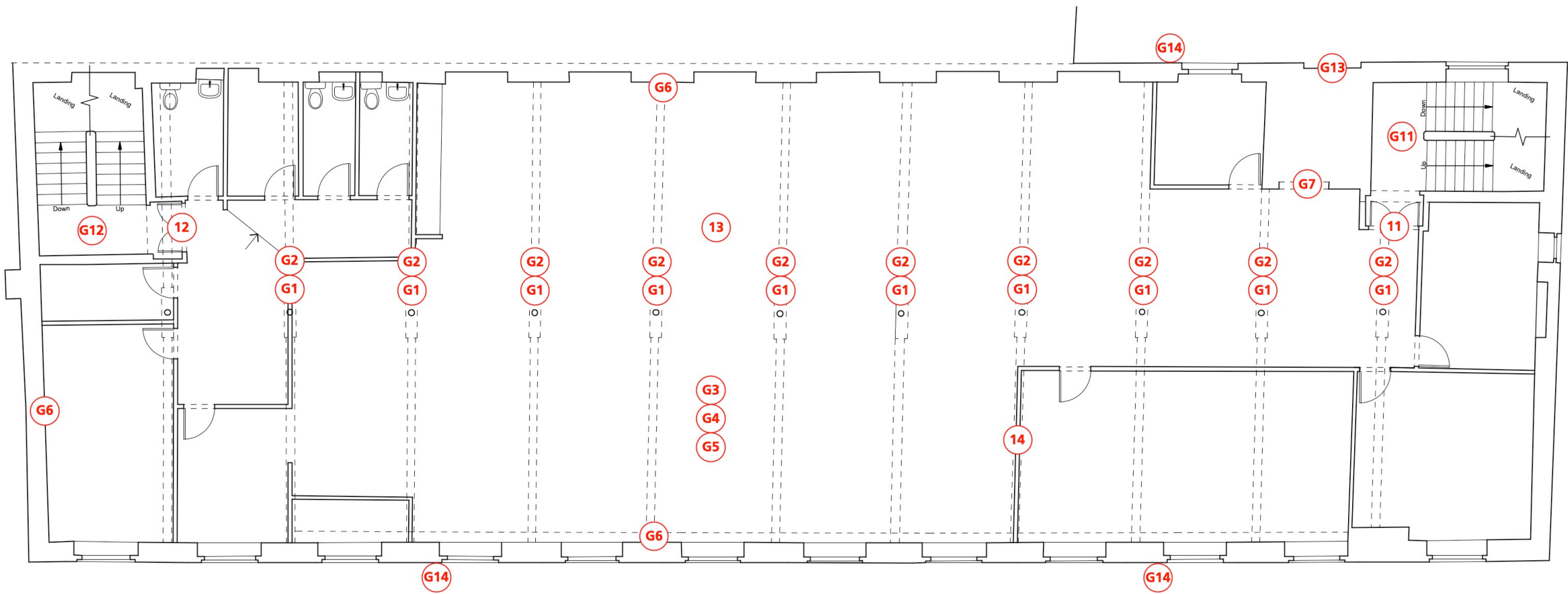
Ref	Historic / Industrial Feature	Description	Removed / Retained	Works to be undertaken
14	Partitions	Timber stud partitions with OSB overlay	Removed	All stud partitions to be removed. All considered to be non original.
	SECOND FLOOR			
21	Door surround to NE staircase	Painted brickwork flank walls with concrete lid over and timber doors.	Removed	Brickwork, lid and doors to be removed and new stud walls installed to form enlarged stair enclosure for disabled refuge.
22	Doors to NW staircase	Timber doors with boarded overlay	Door and frame only to be removed. Brick surround and concrete lid retained	Door to be removed and replaced with new FD30 rated fire door
23	Partitions	Timber stud partitions with board overlay and cover strips	Removed	All stud partitions to be removed. All considered to be non original.
	THIRD FLOOR			
31	Door surround to NE staircase	Painted brickwork flank walls with concrete lid over and timber doors.	Removed	Brickwork, lid and doors to be removed and new stud walls installed to form enlarged stair enclosure for disabled refuge.
32	Doors to NW staircase	Timber doors with boarded overlay	Door and frame only to be removed. Brick surround and concrete lid retained	Door to be removed and replaced with new FD30 rated fire door
33	Partitions	Timber stud partitions with vertical timber strip board overlay	Removed	All stud partitions to be removed. All considered to be non original.
34	Sliding door to east gable	Steel framed door and overhead track	Retained	Door and running gear to be stripped and repainted.
	FOURTH FLOOR			
41	Roof trusses	Primary timber trusses with hanging rods	Retained & cleaned	Existing paint to be lightly removed and new clear intumescent coating to be applied.

Ref	Historic / Industrial Feature	Description	Removed / Retained	Works to be undertaken
42	Purlins	100 x 225mm timber purlins	Generally retained. Upper purlin to south roof slope to be removed	Purlins to be lightly cleaned of paint
43	Rafters	Timber rafters	Partially removed	Rafters to be cut and trimmed to form openings for new rooflights. Infill rafters between purlins to be removed to allow installation of new strip rooflights (non original rafters)
44	Ceiling lining	Painted timber strip ceiling fixed to underside of rafters	Retained	Boards to be cleaned in situ, removed & then reinstated over new insulation fixed to underside of rafters
45	Door surround to NE staircase	Painted brickwork flank walls with concrete lid over and timber doors.	Removed	Brickwork, lid and doors to be removed and new stud walls installed to form enlarged stair enclosure for disabled refuge.
46	Doors to NW staircase	Timber doors with boarded overlay	Removed & replaced	Door to be removed and replaced with new FD30 rated fire door
47	Partitions	Timber stud partitions with board overlay and cover strips	Removed	All stud partitions to be removed. All considered to be non original.
	ROOF			
R1	Roof coverings	Concrete single lap tiles	Removed	Non original concrete tiles to be removed and replaced with new blue/black welsh slate as part of comprehensive roof refurbishment
R2	Gutter linings	Assumed lead. To be confirmed on inspection	Removed and replaced	New lead gutters linings, upstands and flashings as part of comprehensive roof overhaul
R3	Flat roof coverings	Bitumen roofing felt	Removed	All flat roof coverings to be removed and replaced with new single ply membrane coverings and upstands

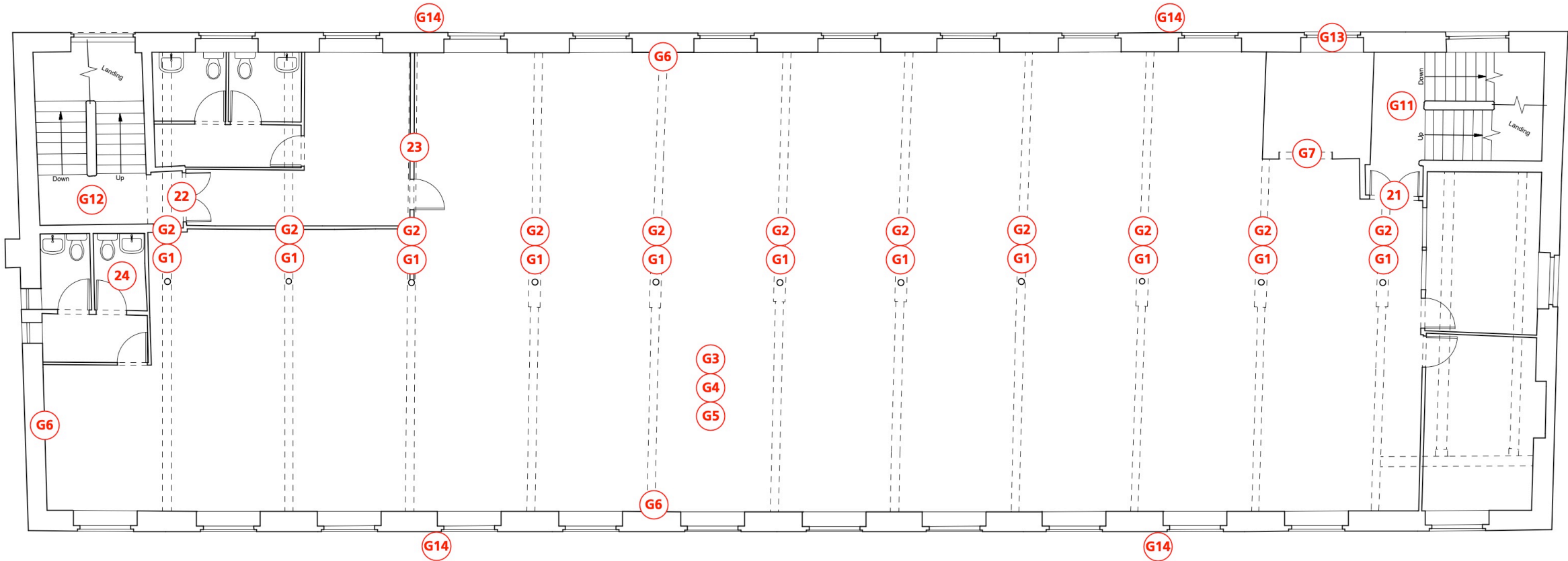
Location of Features: Ground Floor



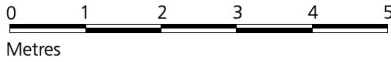
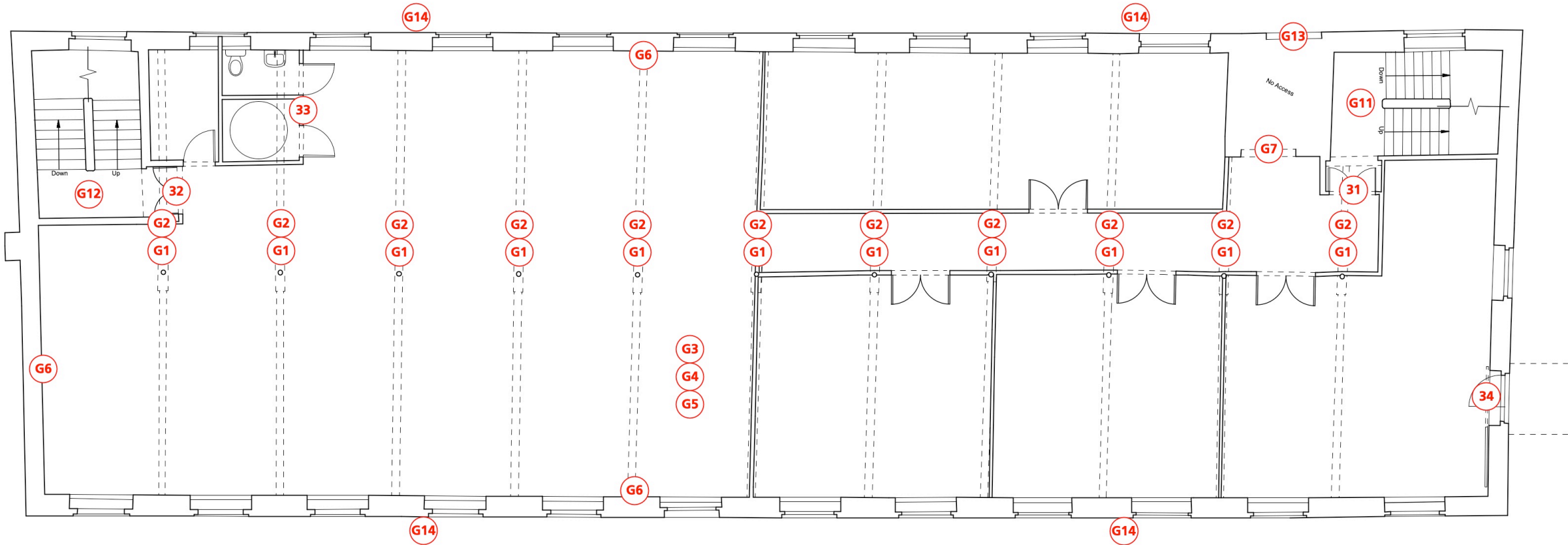
Location of Features: First Floor



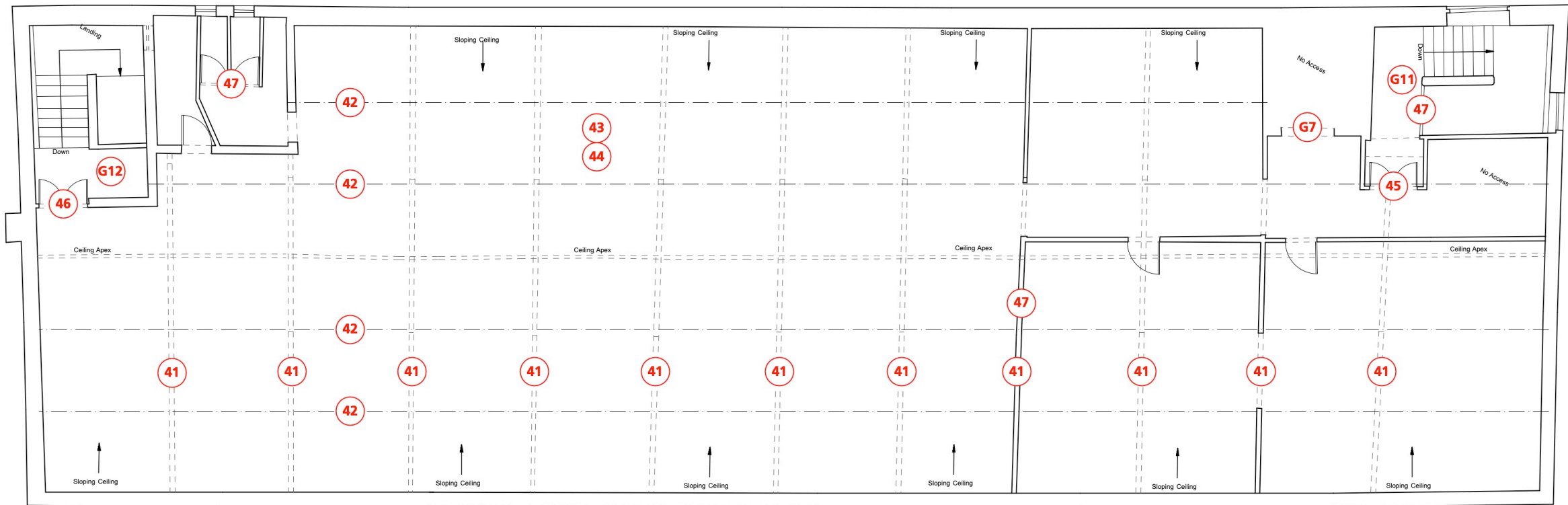
Location of Features: Second Floor



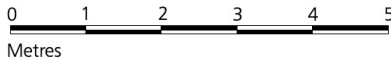
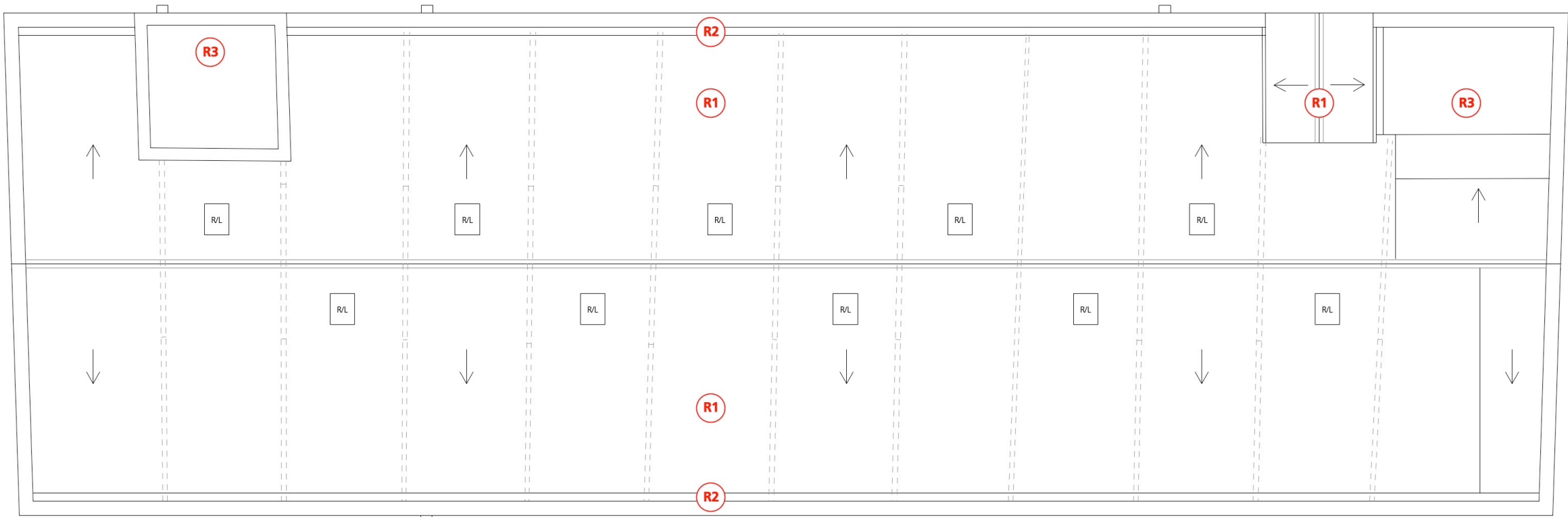
Location of Features: Third Floor



Location of Features: Fourth Floor



Location of Features: Roof Plan



Photographic Record



ITEM G1
Typical column and beam shoe at ground floor



ITEM G1
Typical column and beam shoe at 1st floor



ITEM G1
Typical column and beam shoe at 2nd floor

Photographic Record



ITEM G1
Typical column and beam shoe at 3rd floor



ITEM G2
Typical primary beam at 2nd floor



ITEM G2
Exposed primary beam at 3rd floor

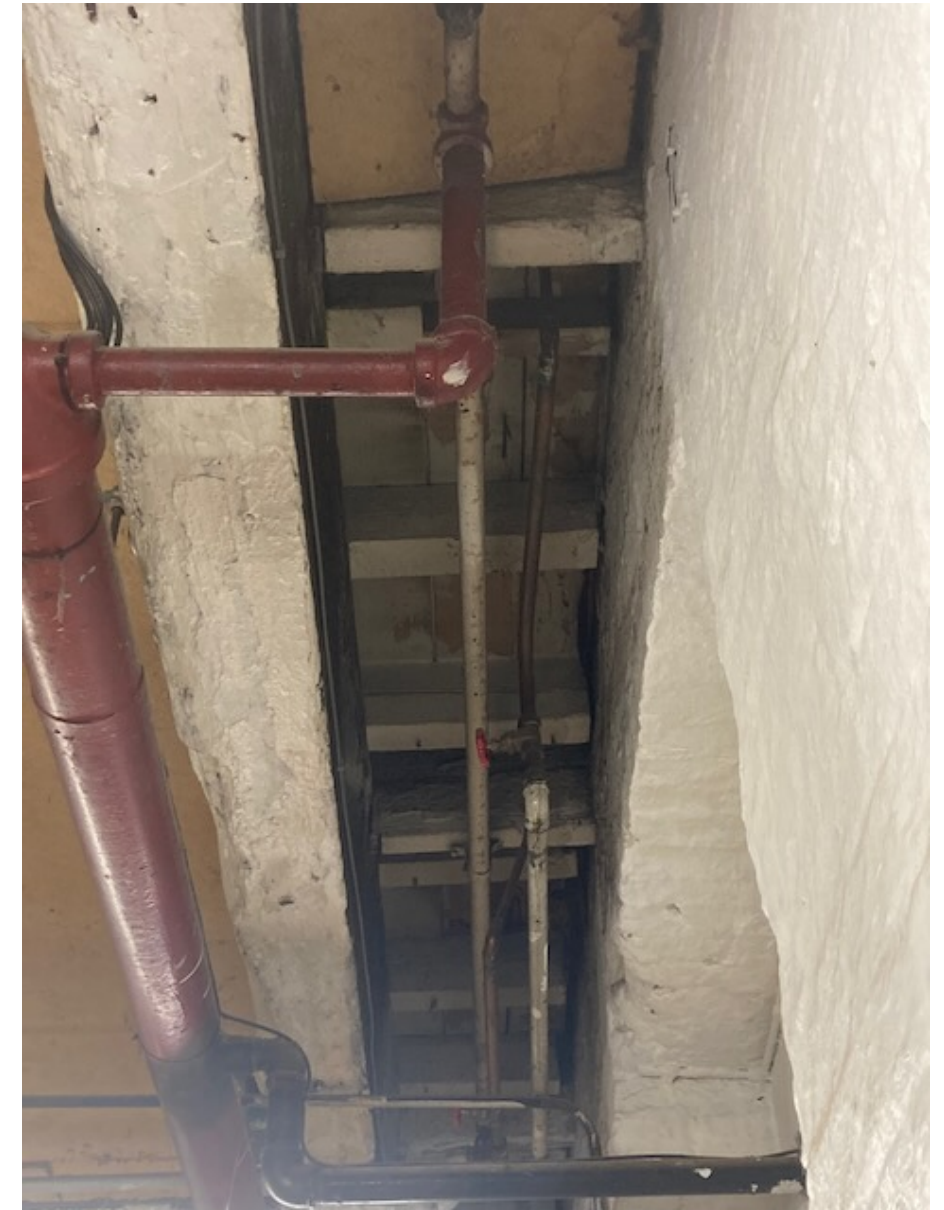
Photographic Record



ITEM G3 / G4
Exposed joists and timber boards at 3rd floor



ITEM G3 / G4
Hardboard ceiling to joists at ground floor



ITEM G3 / G4
Exposed joists at ground floor east gable

Photographic Record



ITEM G5
Hardboard ceiling to ground floor



ITEM G5
Typical board ceiling to upper floors (2nd floor shown)



ITEM G5
Typical board ceiling to upper floors with edge trim removed to show joists

Photographic Record



ITEM G6
Sample of cleaned brickwork at 3rd floor



ITEM G6
Typical painted brickwork walls (3rd floor)



ITEM G6
Typical painted brickwork walls (2nd floor)

Photographic Record



ITEM G7
External lift doors at ground floor



ITEM G7
Internal lift doors at ground floor



ITEM G7
Internal lift doors at 1st floor

Photographic Record



ITEM G7
Internal lift doors at 2nd floor



ITEM G7
Internal lift doors at 3rd floor



ITEM G7
Internal lift doors at 3rd floor

Photographic Record



ITEM G7
Lift pulley at head of shaft



ITEM G8
Typical sprinkler pipework layout



ITEM G8
Sprinkler valves within North East Stair

Photographic Record



ITEM G9
Boiler installation at ground floor



ITEM G9
Valve arrangement alongside boiler



ITEM G10
Incoming electric supplies

Photographic Record



ITEM G11
Typical vinyl floor covering to north east stair



ITEM G11
Typical painted walls to north east stair



ITEM G11
Typical timber soffit to north east stair

Photographic Record



ITEM G11
Timber joists and soffit to top floor of north east stair



ITEM G12
Timber joists to top floor of north west stair



ITEM G12
Typical concrete stairs to north west stair

Photographic Record



ITEM G12
Painted concrete soffit to flights in north west stair



ITEM G12
Painted walls, concrete steps and steel handrails to north west stair



ITEM G13
Metal arched window to Baird Street ground floor

Photographic Record



ITEM G13
Typical metal window to Baird Street ground floor



ITEM G13
Typical metal window to lift shaft on north elevation



ITEM G13
Group of three metal windows to lift shaft on north elevation

Photographic Record



ITEM G14
Part plastic part cast iron hopper head and pipework to Baird Street



ITEM G14
Cast iron rainwater pipe to Baird Street

Photographic Record



ITEM 01
Single storey offshoot viewed from Baird Street



ITEM 01
Single storey offshoot east elevation



ITEM 01
Single storey offshoot east elevation

Photographic Record



ITEM 01
Detail of brickwork to east elevation of offshoot



ITEM 01
Single storey offshoot north elevation



ITEM 01
Internal view of single storey offshoot showing new roof steelwork

Photographic Record



ITEM 02
Brickwork and features to internal face of east gable



ITEM 02
Brickwork and features to external face of east gable



ITEM 03
Brickwork opening with stone lintel to north elevation

Photographic Record



ITEM 03
Painted stone lintel to head of entrance opening



ITEM 03
Entrance opening viewed from inside



ITEM 04
Access door to north west stair (staircase side)

Photographic Record



ITEM 04
Access door to north west stair (office side)



ITEM 05
Internal view of doors to west gable



ITEM 05
External view of doors to west gable

Photographic Record



ITEM 06
Cill and brickwork below to Baird Street ground floor



ITEM 06
Internal view brickwork below window to Baird Street ground floor



ITEM 07
Typical exposed concrete slab to ground floor

Photographic Record



ITEM 08
Infill brickwork, concrete lintel and timber doors to Baird Street opening



ITEM 08
Timber doors and damaged brick reveals to Baird Street opening



ITEM 08
Damaged brick reveals to Baird Street opening

Photographic Record



ITEM 11
Brickwork lobby and timber doors to north east stair (office side)



ITEM 11
Brickwork lobby and timber doors to north east stair (stair side)



ITEM 12
Brickwork lobby and timber doors to north west stair (office side)

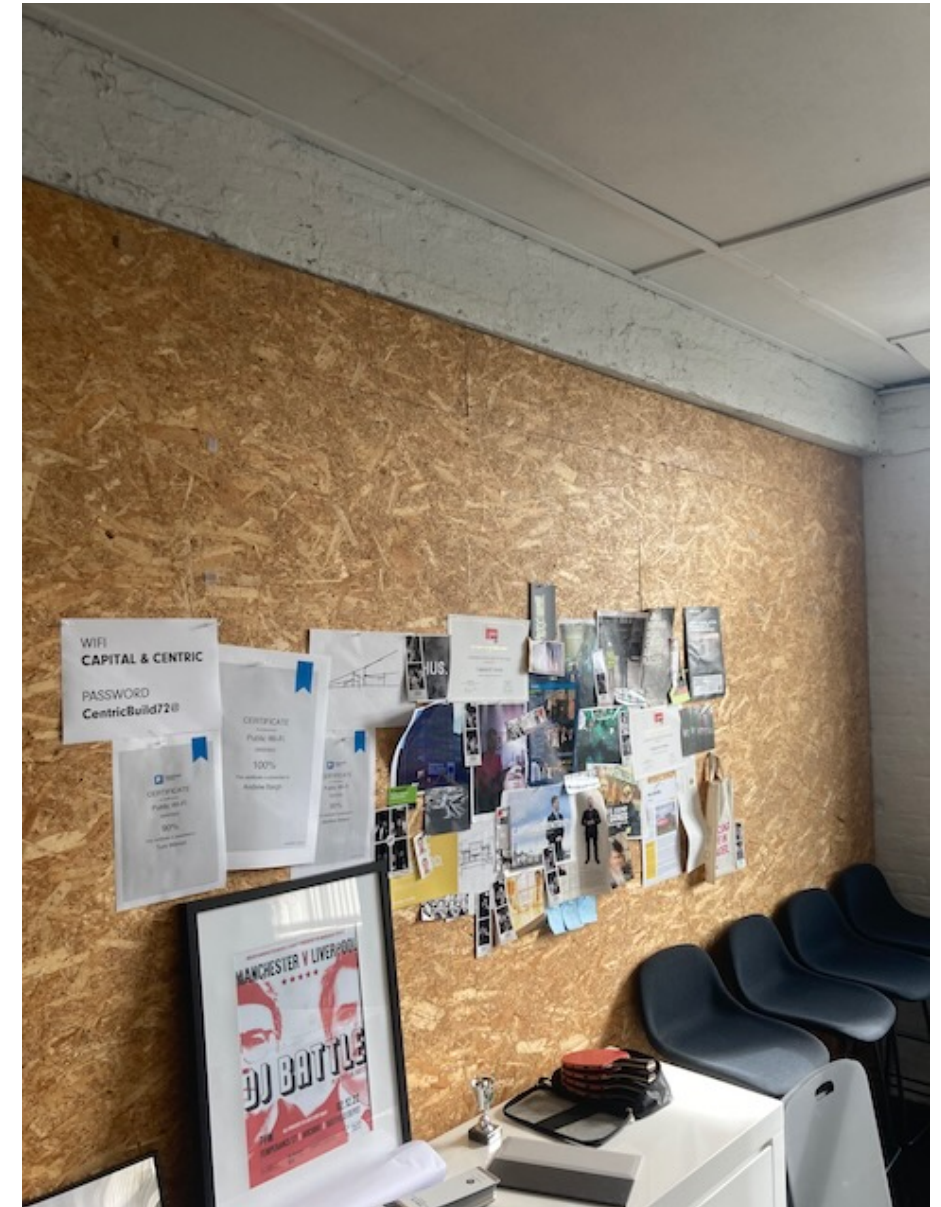
Photographic Record



ITEM 12
Brickwork lobby and timber doors to north west stair (stair side)



ITEM 13
Asphalt topping to timber boarded floor



ITEM 14
Typical OSB faced stud wall beneath primary beam

Photographic Record



ITEM 21
Brickwork lobby and timber doors to north east stair (office side)



ITEM 21
Brickwork lobby and timber doors to north east stair (stair side)



ITEM 22
Brickwork lobby and timber doors to north west stair (office side)

Photographic Record



ITEM 22
Brickwork lobby and timber doors to north west stair (stair side)



ITEM 23
Boarded partitions forming WC enclosure



ITEM 23
Boarded partitions forming WC enclosure

Photographic Record



ITEM 31
Brickwork lobby and timber doors to north east stair (office side)



ITEM 32
Brickwork lobby and timber doors to north west stair (office side)



ITEM 32
Brickwork lobby and timber doors to north west stair (stair side)

Photographic Record



ITEM 33
Timber board partition forming WC area



ITEM 33
Timber board partition forming WC area



ITEM 33
Timber board partition forming WC area

Photographic Record



ITEM 34
Sliding door and track to bridge link access



ITEM 41
Typical roof truss upper section with purlins and board ceiling



ITEM 42
Purlins to south roof slope with infill to former rooflight opening

Photographic Record



ITEM 41 / 42
Overall roof trusses and purlins with cast iron rods



ITEM 43
Infill rafters to former rooflight opening between purlins

Photographic Record



ITEM 44
Timber board lining to underside of rafters



ITEM 45
Brick lobby and timber doors to north east stair (office side)



ITEM 45
Brick lobby and timber doors to north east stair (stair side)

Photographic Record



ITEM 46
Timber doors to north west stair



ITEM 47
Timber balustrade panel at head of north east stair



ITEM 47
Timber balustrade panel at head of north east stair