TALBOT MILL

Design + Access Statement (DAS) Addendum

jan 2024 - rev 00

CAPITAL&CENTRIC

INTRODUCTION

INTRODUCTION

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Consented Scheme

The original application for Talbot Mill was submitted in 2017 with an NMA (section 96a) and variation of condition (section 73) submitted a year later that included some minor design changes. There was then a new S73 application submitted in June 2022, which captured further changes to the scheme, mostly to the mills.

The summary below provides a time line of applications and approvals:

Original application

application ref: 117595/FO/2017

submission date: 05 10 2017

granted: 22 03 2018

NMA (section 96a)

application ref: 121350/NMC/2018

submission date: 11 10 2018

decision notice: 08 11 2018

Variation of condition (section 73)

application ref: 121351/JO/2018

submission date: 11 10 2018

decision notice: 13 02 2019

New Section 73

application ref: 134193/JO/2022

submission date: 28 06 2022

decision notice: 26 04 2023

Purpose of Document

This report is to be read as an appendix to the Design & Access Statement issued as part of the main application (September 2017), and subsequent DAS Addendum submitted in June 2022.

It summarises amendments made to the design since the previous DAS Addendum was submitted. These changes are wholly in response to providing improved means of escape from both the mill buildings and new-build accommodation by means of access to a second stair, and in the process retaining a substantial portion of the historic fabric of the mills in the form of the original shared stair and lift core.



SECOND STAIR PROPOSAL - BACKGROUND

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Second Stair Background

There has been a growing consensus for some time that multi-storey residential buildings should be designed with two escape stairs in order to improve occupant safety in the event of a fire.

Although not currently a regulatory requirement, legislation is forthcoming for mandated second stairs in buildings over 18m. It is also possible that this maximum building height could reduce further in the future.

In order to future-proof the fire safety of the buildings at Talbot Mill, it is proposed to include a second escape stair in both the existing mills and the new-build building on site.

Retaining Existing Fabric - Mill Buildings

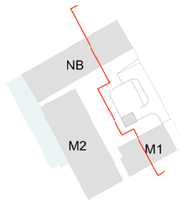
There is now a better understood argument for retaining existing structures from the point of view of reducing embodied carbon in building development. There is an opportunity with the existing mill buildings to retain the existing stair and lift core, rather than demolish it as per the current approval, as this already connects the two buildings and could be used as a means of escape.

Improving Escape Options - New-Build

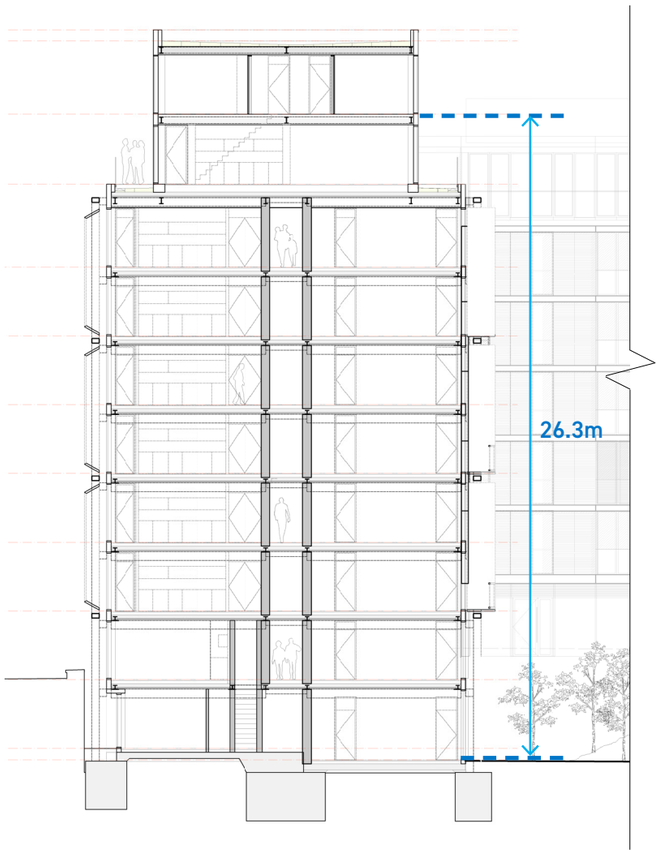
The new-build block is currently compliant with the Building Regulations that apply, however the addition of a second stair - within the same building footprint - is a safety feature which would be welcomed to ensure the long-term viability of the building, and reassure future occupiers who may question the building's safety.

Proposals

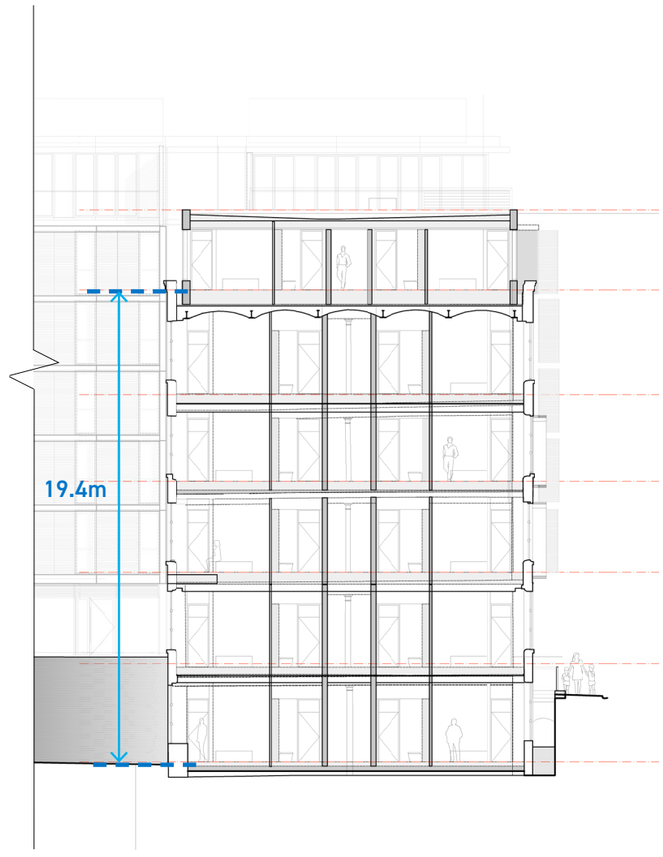
The proposals depicted overleaf therefore set out how all buildings on the site could be modified, with minimal change to the current approvals, to give all accommodation access to a second stair for means of escape, to ensure the long-term future of the buildings and ensure future regulatory compliance.



New-Build Block Section



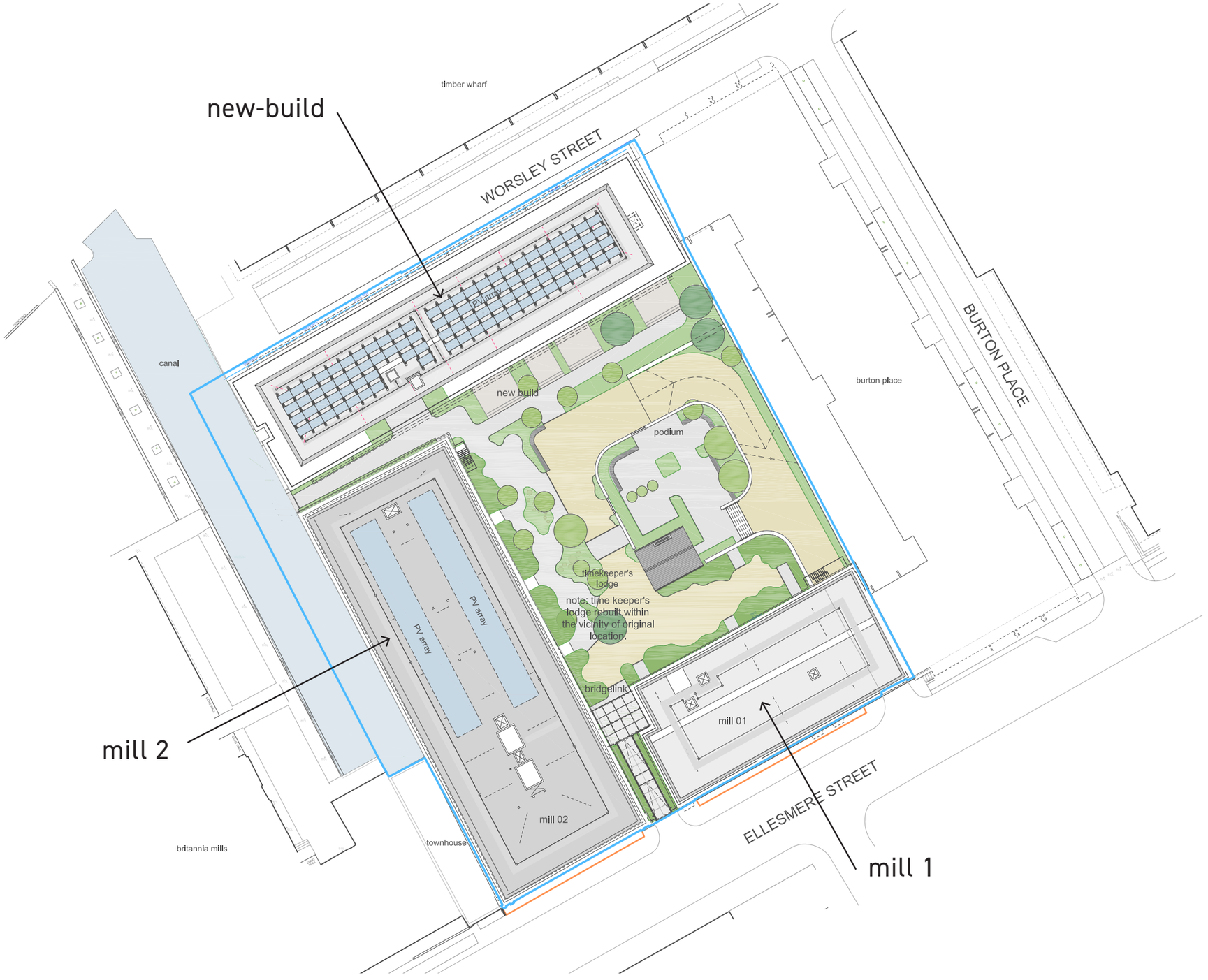
Existing Mill 1 Section



Building height defined by dimension from fire service access level (lower ground in this instance) to highest occupied floor level.

CURRENT CONSENTED SITE PLAN

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EXISTING MILLS - STAIR/LIFT SHAFT (CORE)

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Existing Core to Mills (recessed)



Existing Core - Top Section with Telecoms Equipment + Access Gantry



Existing Ellesmere Street Elevation



PROPOSAL - MILLS

MILL 1 + MILL 2 - RETAINED CORE PROPOSAL

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Retained Core as Access and Escape

By retaining the existing original core between Mill 1 and Mill 2, it can be used to serve Mill 1 as the primary access core and means of escape, and to serve Mill 2 as a second means of escape.

The fire-fighting core in Mill 2 would be the only fire-fighting core serving both buildings, and complies with Part B regulations for escape distances, hose-lengths etc.

Retaining Existing Fabric

By retaining the existing brick-built core, more of the original building is kept, which is desirable for preserving built heritage and results in reduced embodied carbon for the project. An existing brick-built outrigger on the courtyard elevation to Mill 1 is also proposed to be retained and converted to small winter gardens on each level.

The entrance to both mill buildings would still be accessed via a compliant access ramp, at the head of which is a glazed entrance door, rather than an external platform as per the current approved scheme.

Accessibility

No changes are proposed which compromise the accessibility of the scheme - the current accessible routes through the site and into the buildings remain compliant.

Design

The top portion of the existing core, which houses a lift machine-room, is sufficiently tall to serve the extensions to the top floors of the mills. The proposal would retain the top of the core, including the water tank sitting above the brickwork, but remove the recent additions of steelwork, trunking and access decks to reinstate it to its original form.

Layouts

The number of apartments provided in the mills remains unchanged to the upper floors, with the access corridor required to connect Mill 2 to the core being similar in size to the gained /reconfigured space in Mill 1. At ground and courtyard levels there is gained space in Mill 1 where the proposed new core previously stood, which has been changed to a one-bed apartment - in Mill 2 a surplus lift has been omitted, and an apartment changed to a larger residents' amenity space.

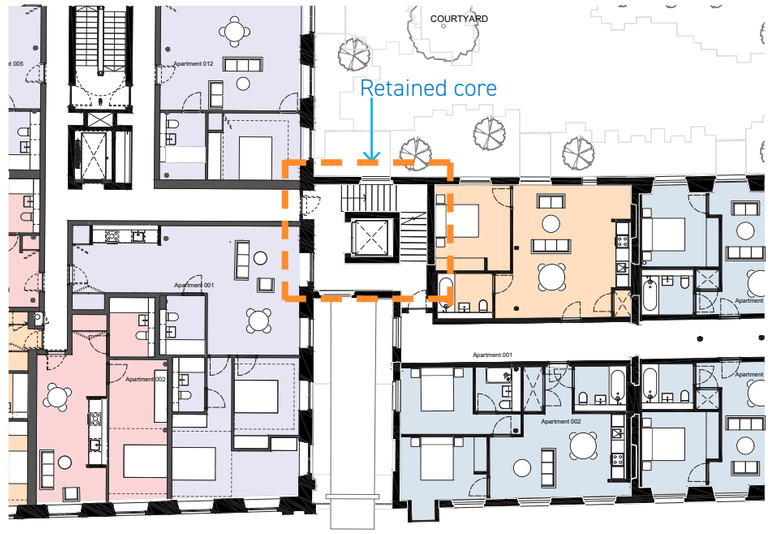
Overall there is a gain of approximately 80sqm net internal apartment area, but no change in the overall external footprint of the building, other than retaining the core, and no change in the number and type of apartments provided.

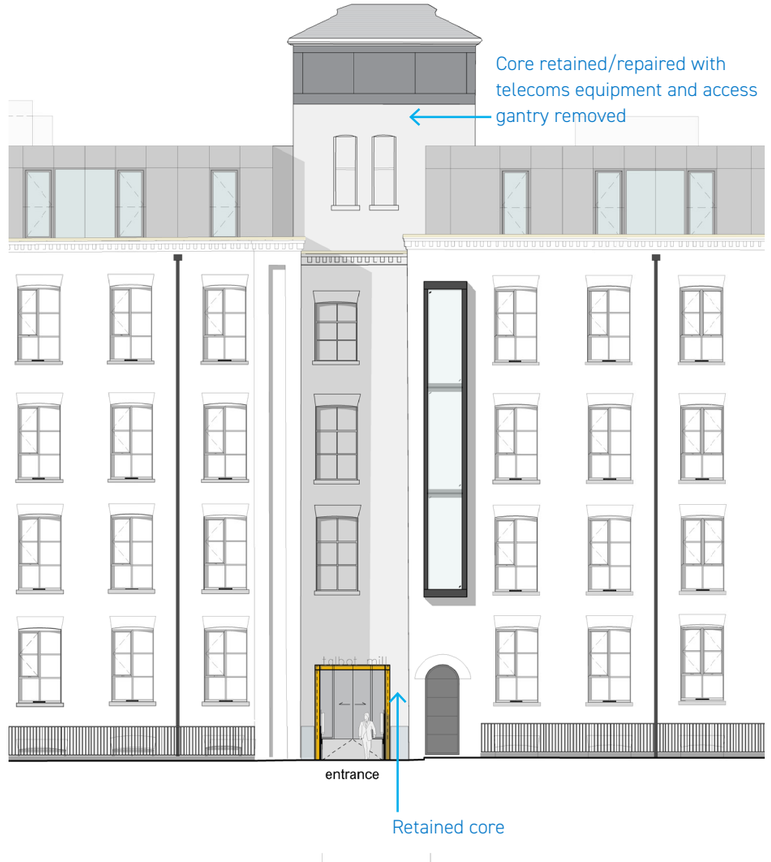
Consented Typical Plan (Core Area)





Proposed Typical Plan (Core Area)





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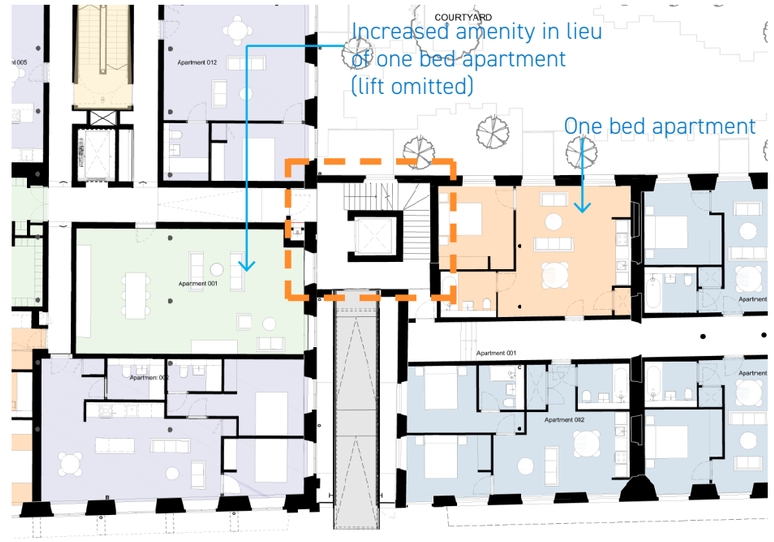
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Consented Ground Floor Plan (Core Area)





Proposed Ground Floor Plan (Core Area)

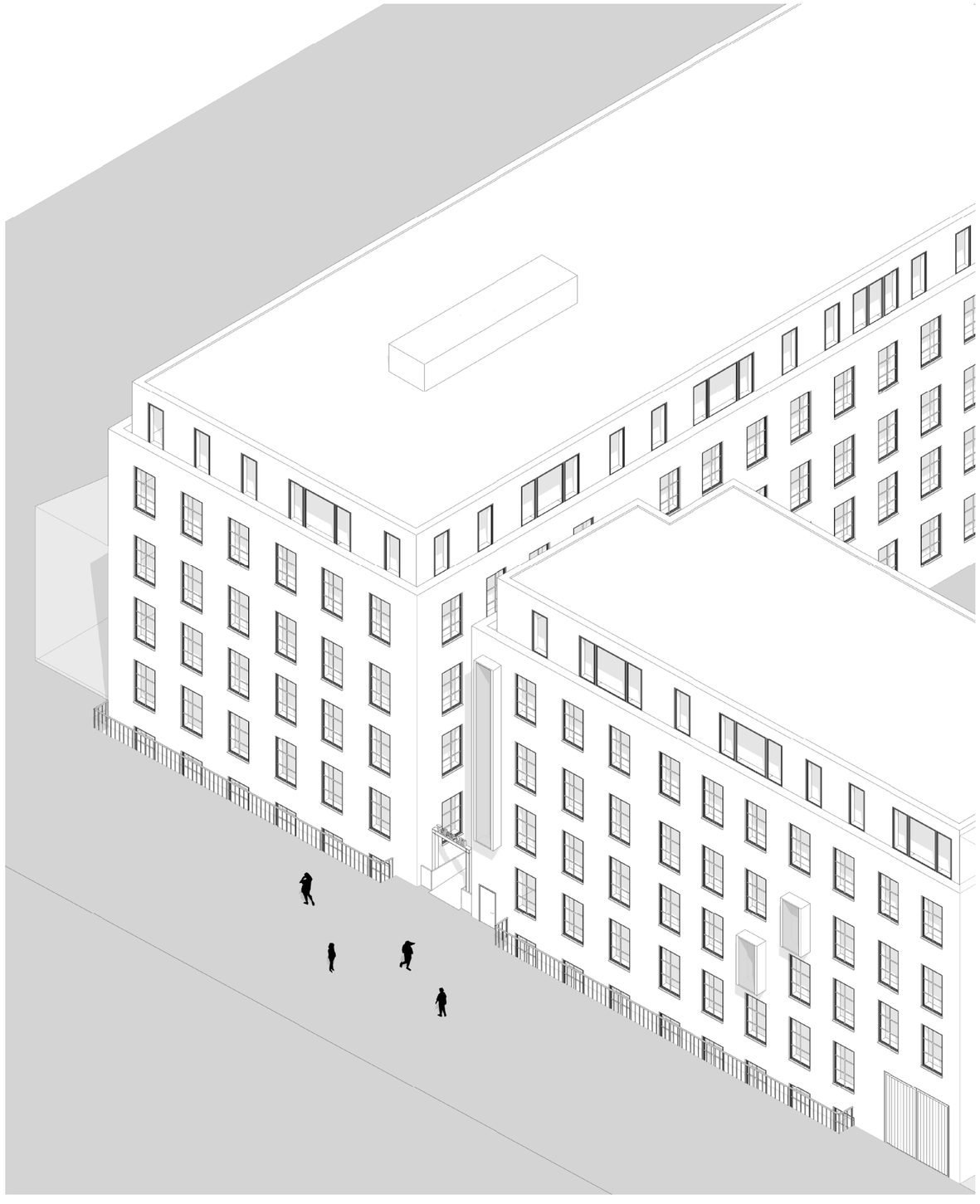




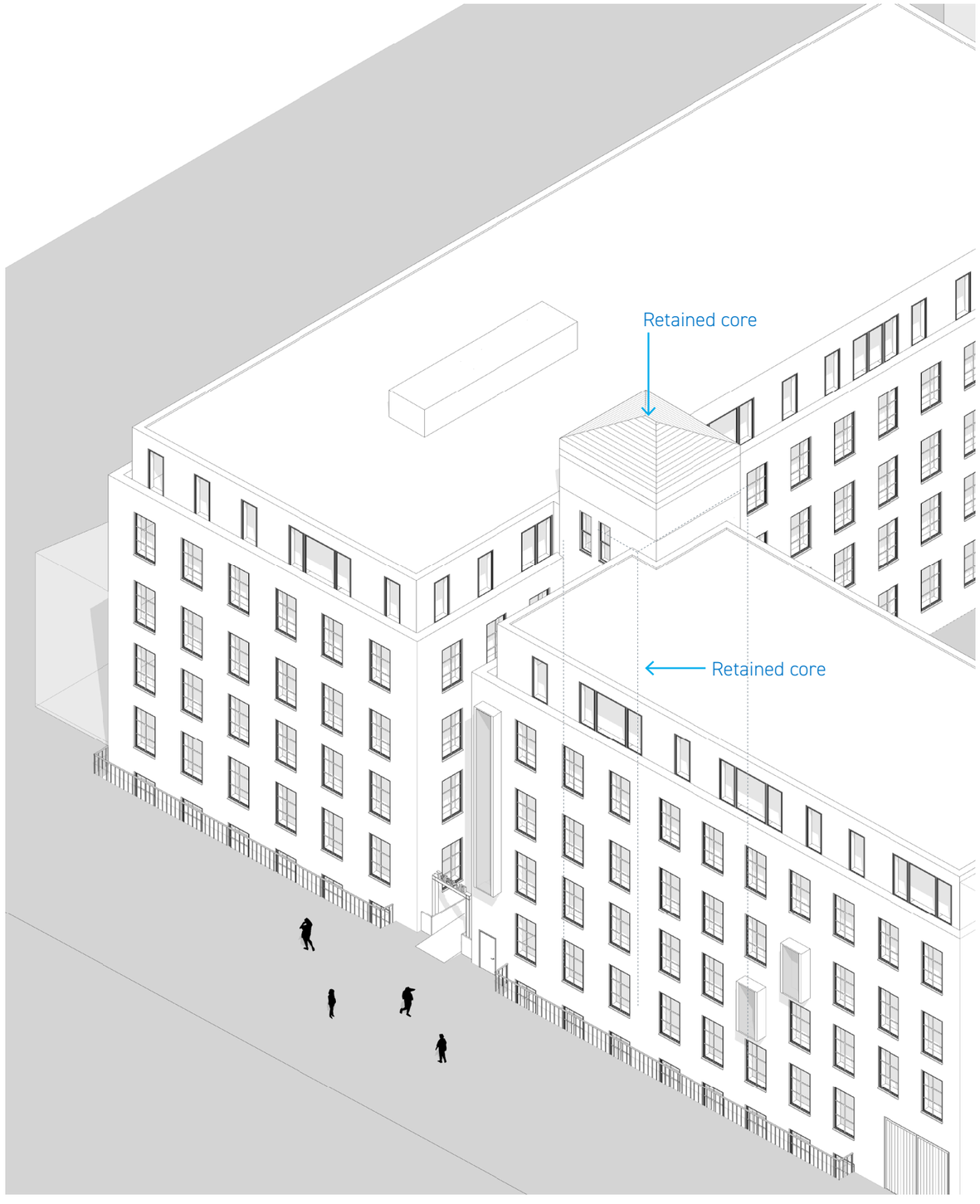
MILL 1 + MILL 2 - RETAINED CORE PROPOSAL

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Consented Scheme View



Proposed Scheme View



PROPOSAL - NEW-BUILD

NEW BUILD - SECOND STAIR PROPOSAL

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Second Escape Stair

A second escape stair is proposed to be added in proximity to the fire-fighting escape stair, but separated by a lobby in the event of fire.

In order to achieve this, the services riser has been relocated to the south of the lifts as indicated, and the recessed facade in this location pushed out to align with the adjacent cladding. This creates enough space within the current building footprint to provide two escape stairs.

Importantly, the fenestration pattern on the facade remains unchanged in elevation, with identically located glazing and solid cladding as the approved scheme.

At the penthouse level, the south facade is pushed out by 275mm to accommodate the two stairs, with no change to the remaining design.

Accessibility

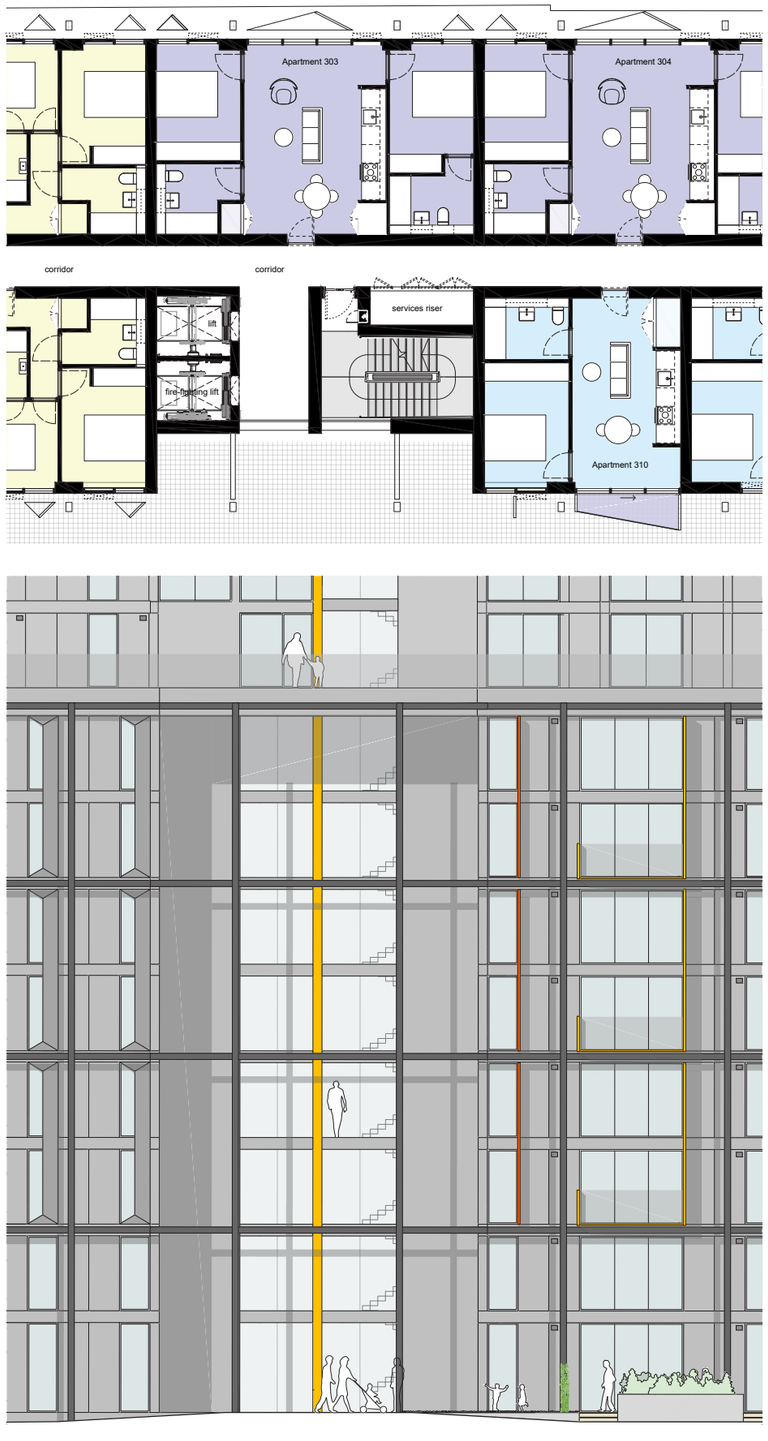
No changes are proposed which alter the accessibility of the scheme - the current accessible routes into and within the building remain unchanged

Layouts

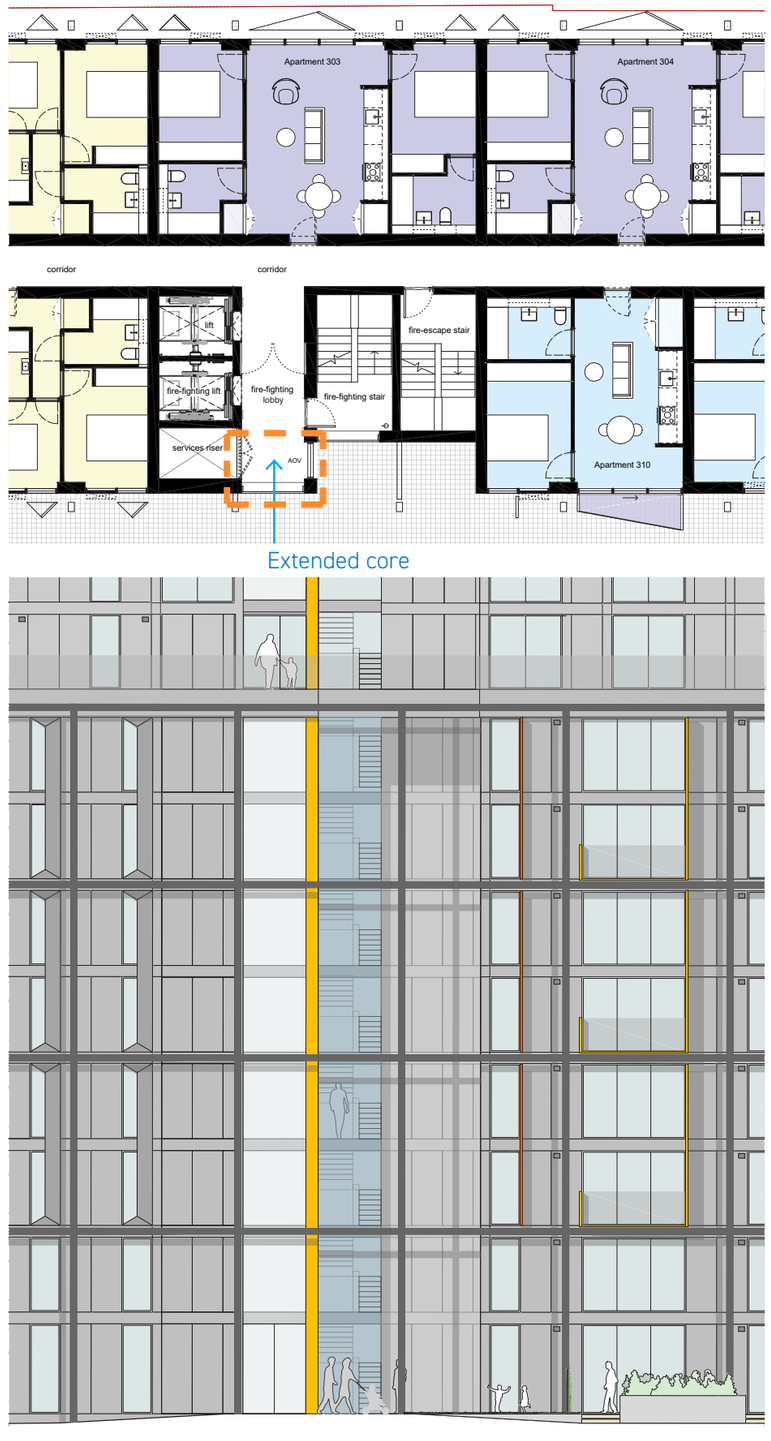
The number of apartments provided in the building remains unchanged.

Overall there is a small cumulative gain of approximately 14sqm Net Internal Area per floor (28sqm total) to the penthouse apartments and core due to the facade being pushed out by 275mm to accommodate two stairs.

Consented Typical Plan (Core Area)



Proposed Typical Plan (Core Area)



NEW BUILD - SECOND STAIR PROPOSAL

CAPITAL&CENTRIC

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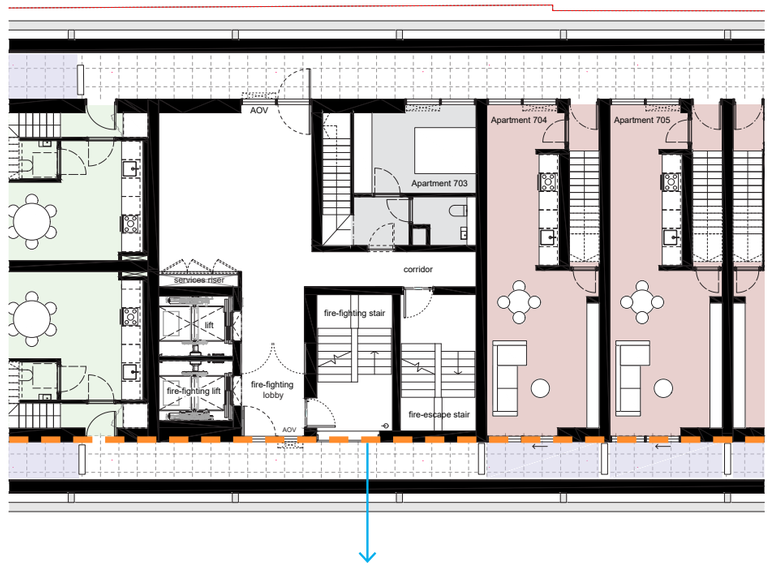
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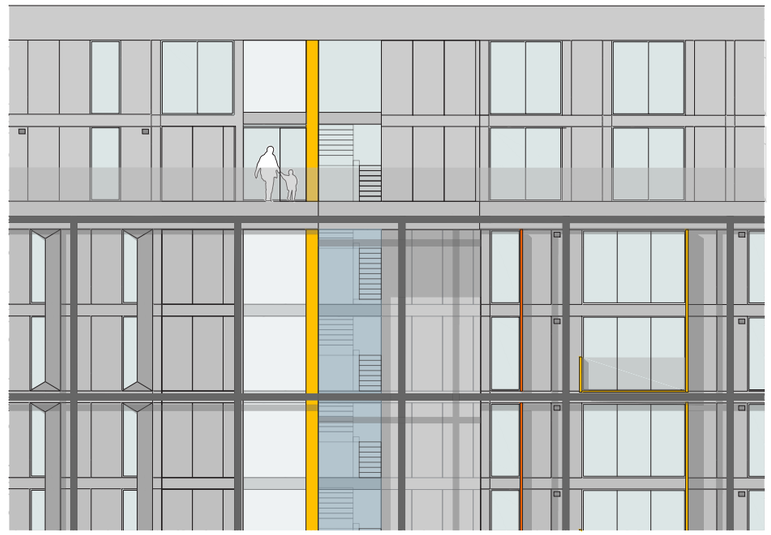
Consented Seventh Floor Plan (Core Area)





Proposed Seventh Floor Plan (Core Area)





NEW BUILD - SECOND STAIR PROPOSAL

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Consented Scheme View



Proposed Scheme View



UNIT MIX

UNIT MIX

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The unit mix schedule summary outlines that there is no change in total unit numbers across the development.

The New Build block remains unchanged, with a small gain in size to the penthouse apartments, whihc have increased on the south elevation by 275mm to allow the second stair to be incorporated.

Mill 01 has had a lift and stair core removed, with these now being provided in the retained core. Conversely, an access corridor now cuts through the Mill 2 floorplate at all floor levels to connect it to the retained core. The resultant space supports the same provision of apartments across both mills, with a larger amenity space provision in Mill 2 on the ground floor.

The overall provision of unit type and numbers across all buildings is therefore the same as the previously consented scheme.

		consented	**proposed**
units	total no. of units	190	190
	mill 1	32	34
	mill 2	69	67
	new-build	89	89
type 1b/2b		66 / 124 (35% / 65%)	66 / 124 (35% / 65%)
area	GIA	14,540 sqm	14,777 sqm
	NIA	11,226 sqm	11,469 sqm

increase in NIA/GIA due to retention of historic core to mills, and small increase to lift lobby to new-build.

DRAWINGS

DRAWING REFERENCES

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Each of the previously approved architectural drawings has been replicated for this submission - the drawing numbers/titles are cross-referenced in the tables opposite.

All newly submitted drawings include revision bubbles to denote where changes have been made from the previously approved scheme (application reference: 134193/JO/2022).

consented scheme drawings - 2022	proposed scheme drawings - 2024		
TM SKM (20) 001 rev a - Existing site plan	TM-S1-XX-DR-A-(80)001	P01	Existing Site Plan
TM SKM (00) 002 rev e - Site location plan	TM-S1-XX-DR-A-(80)002	P01	Site Location Plan
TM SKM (00) 011 rev P01 - Demolitions site plan	TM-S1-XX-DR-A-(80)011	P01	Demolitions Site Plan
TM SKM (00) 021 rev P01 - Proposed site plan	TM-S1-XX-DR-A-(80)021	P01	Proposed Site Plan
TM SKM (00) 022 rev P01 - Proposed courtyard level plan	TM-S1-XX-DR-A-(80)022	P01	Proposed Courtyard Level Plan
TM SKM (00) 321 rev P01 - Proposed site section 01	TM-S1-XX-DR-A-(80)321	P01	Proposed Site Section 01
TM-SKM-MX-B1-DR-A-00100 rev P02 - Mill 01+02 proposed plan courtyard	TM-MX-B1-DR-A-(80)100	P01	Mill 01 & 02 - Proposed Plan - Courtyard Level
TM-SKM-MX-00-DR-A-00101 rev P01 - Mill 01+02 proposed plan level 00	TM-MX-00-DR-A-(80)101	P01	Mill 01 & 02 - Proposed Plan - Level 00
TM-SKM-MX-01-DR-A-00102 rev P01 - Mill 01+02 proposed plan level 01	TM-MX-01-DR-A-(80)102	P01	Mill 01 & 02 - Proposed Plan - Level 01
TM-SKM-MX-02-DR-A-00103 rev P01 - Mill 01+02 proposed plan level 02	TM-MX-02-DR-A-(80)103	P01	Mill 01 & 02 -Proposed Plan - Level 02
TM-SKM-MX-03-DR-A-00104 rev P01 - Mill 01+02 proposed plan level 03	TM-MX-03-DR-A-(80)104	P01	Mill 01 & 02 - Proposed Plan - Level 03
TM-SKM-MX-04-DR-A-00105 rev P01 - Mill 01+02 proposed plan level 04	TM-MX-04-DR-A-(80)105	P01	Mill 01 & 02 - Proposed Plan - Level 04
TM-SKM-MX-RF-DR-A-00106 rev P01 - Mill 01+02 proposed plan roof level	TM-MX-RF-DR-A-(80)106	P01	Mill 01 & 02 - Proposed Plan - Roof Level
TM SKM (00) 131 rev c New build proposed courtyard level plan	TM-NB-B1-DR-A-(80)131	P01	New Build - Proposed Plan - Courtyard Level
TM SKM (00) 132 rev d New build proposed level 00 plan	TM-NB-00-DR-A-(80)132	P01	New Build - Proposed Plan - Level 00
TM SKM (00) 133 rev c New build pro typical level plan 01-06	TM-NB-ZZ-DR-A-(80)133	P01	New Build - Proposed Plan - Level 01-06
TM SKM (00) 134 rev b New build proposed level 07 plan	TM-NB-07-DR-A-(80)134	P01	New Build - Proposed Plan - Level 07
TM SKM (00) 135 rev b New build proposed level 08 plan	TM-NB-08-DR-A-(80)135	P01	New Build - Proposed Plan - Level 08
TM SKM (00) 136 rev b New build proposed roof level plan	TM-NB-RF-DR-A-(80)136	P01	New Build - Proposed Plan - Roof Level
TM-SKM-MX-XX-DR-A-00200 rev P03 - Proposed mill 01 + 02 south elevation	TM-MX-XX-DR-A-(80)200	P01	Mill 01 & 02 - Proposed South Elevation
TM-SKM-MX-XX-DR-A-00201 rev P02 - Proposed mill 01 north elevation	TM-MX-XX-DR-A-(80)201	P01	Mill 01 - Proposed North Elevation
TM-SKMMX-XX-DR-A-00202 rev P04 - Proposed mill 02 north elevation	TM-MX-XX-DR-A-(80)202	P01	Mill 02 - Proposed North Elevation
TM-SKM-MX-XX-DR-A-00203 rev P01 - Proposed mill 02 west elevation	TM-MX-XX-DR-A-(80)203	P01	Mill 02 - Proposed West Elevation
TM-SKM-MX-XX-DR-A-00204 rev P03 - Proposed mill 02 east elevation	TM-MX-XX-DR-A-(80)204	P01	Mill 02 - Proposed East Elevation
TM-SKM-MX-XX-DR-A-00205 rev P03 - Proposed mill 01 west elevation	TM-MX-XX-DR-A-(80)205	P01	Mill 01 - Proposed West Elevation
TM SKM (00) 231 rev b Proposed Worsley St elevation - courtyard level	Not updated as no change to consented scheme details		
TM SKM (00) 232 rev h Proposed Worsley St elevation			
TM SKM (00) 233 rev b Proposed courtyard south elevation	TM-NB-XX-DR-A-(80)233	P01	New Build - Proposed South(Courtyard) Elevation
	TM-NB-XX-DR-A-(80)234	P01	New Build - Proposed West Elevation
	TM-NB-XX-DR-A-(80)235	P01	New Build - Proposed East Elevation
TM-SKM-CP-XX-DR-A-02-100 rev P01 - Courtyard podium - proposed plans			
TM-SKM-CP-XX-DR-A-02-300 rev P03 - Proposed podium elevations / sections			
TM SKM (20) 201 rev P01 - New build typical bay 01			
TM SKM (20) 202 rev P01 - New build typical bay 02	Not updated as no change to consented scheme details		
TM SKM (20) 203 rev P01 - New build typical bay 03			
TM SKM (20) 210 rev P01 - Mills typical bay 01			
TM-SKM-SK-009 rev P03 - Mills - parapet detail section			
TM-SKM-SK-010 rev P01 - Mills typical window type			



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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - Issued for Planning Addendum	02.02.24	ME	JD

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

Drawing Title
Existing Site Plan

Drawing Status
PLANNING ADDENDUM

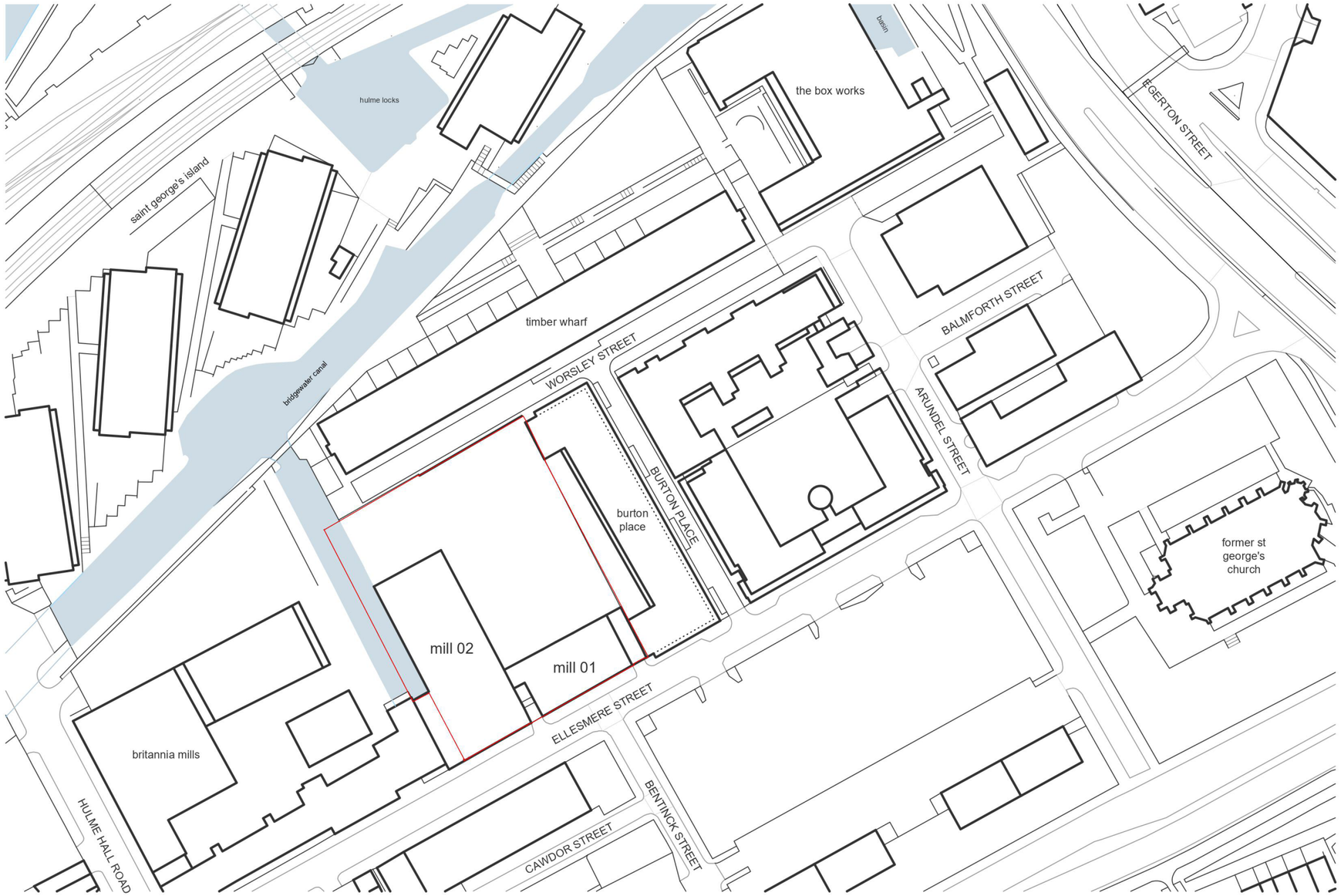
CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.	Revision
TM-S1-XX-DR-A-80-001	P01

Drawn	Checked	Paper Size	Scale	Date
ME	JD	A1	1:250 @ A1	01/02/24



planning application boundary



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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - Issued for Planning Addendum	02.02.24	ME	JD

Client
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Project
Talbot Mill, Manchester

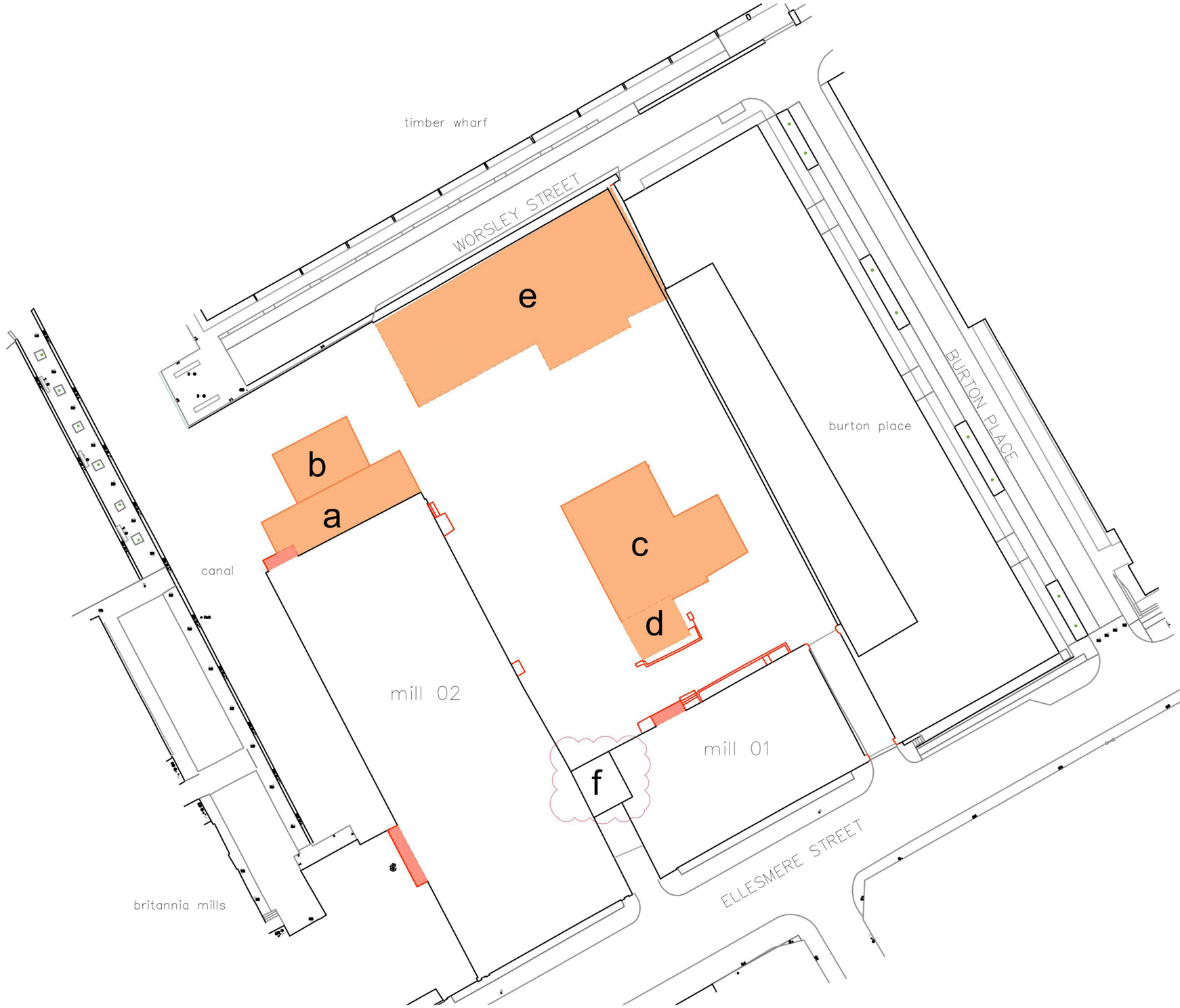
Drawing Title
Site Location Plan
Existing

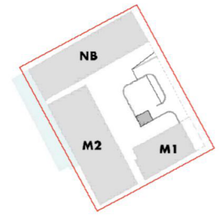
Drawing Status
PLANNING ADDENDUM

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72 Chapeltown Street
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M1 2EY
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Drawing No.	Revision
TM-S1-XX-DR-A-00-80-002	P01

Drawn	Checked	Paper Size	Scale	Date
ET	JD	A3	1:1250	01/02/24





key

- to be removed/demolished
- building/structure demolitions
- building/structure already demolished

a engine house

b 20th century additions

c one storey extension of modern construction

d time keeper's lodge
** time keeper's lodge to be re-built within vicinity of original location*

e existing outbuildings

f stair tower

g outrigger

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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - Issued for Planning Addendum. Stair core retained.	02.02.24	ME	JD

Client
Capital & Centric

Project
Talbot Mill, Manchester

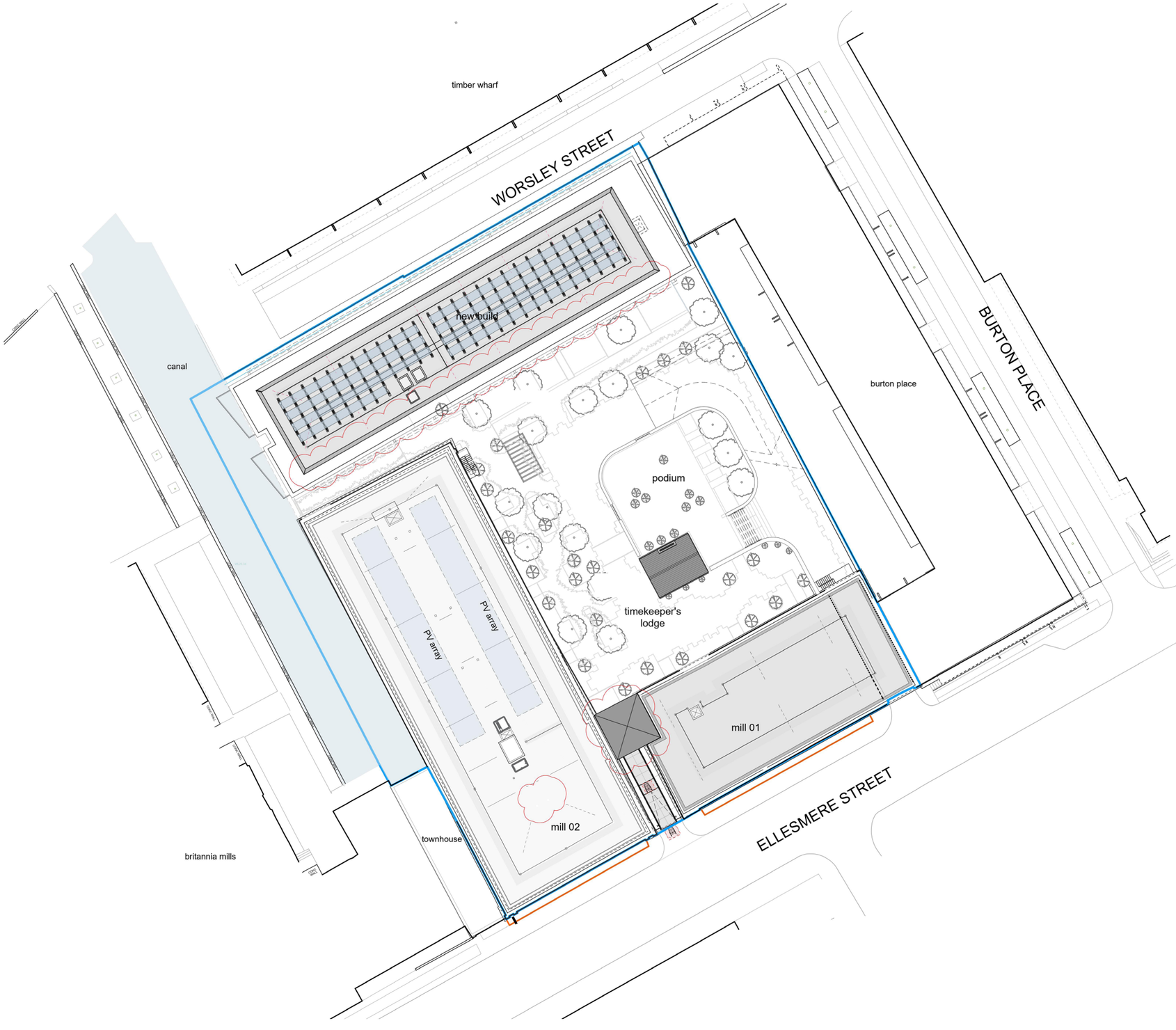
Drawing Title
Demolitions Site Plan

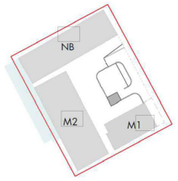
Drawing Status
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0161 547 3136

Drawing No.	Revision
TM-S1-XX-DR-A-00-80-011	P01

Drawn	Checked	Paper Size	Scale	Date
ET	JD	A3	As shown @ A3	01/02/24





site ownership boundary

lightwell boundary

references

note: for landscape refer to drawings by exterior architecture

note: time keeper's lodge rebuilt within the vicinity of original location.

0m 5 10 15 20 25

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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - Issued for Planning Addendum	02.02.24	ME	JD

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

Drawing Title
Proposed Site Plan

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
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0161 547 3136

Drawing No.	Revision
TM-S1-XX-DR-A-80-021	P01

Drawn	Checked	Paper Size	Scale	Date
ME	JD	A1	1:250 @ A1	01/02/24





01 refuse storage in apartment buildings
a. exisitng building (Mill 02)
b. new build

02 centralised refuse storege

03 time keeper's lodge - rebuilt within vicinity of original location

0m 5 10 15 20 25

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Project:
Talbot Mill, Manchester

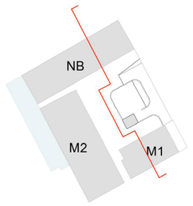
Drawing Title
Proposed Site Plan

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.				Revision
TM-S1-XX-DR-A-80-022				00

Drawn	Checked	Paper Size	Scale	Date
ME	JD	A1	1:200 @ A1	02/02/24





1:100/1:200

WORSLEY STREET | NEW BUILD | COURTYARD | PODIUM | TIMEKEEPER'S LODGE | MILL 01 | ELLESMERE STREET

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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - Issued for Planning Addendum	02.02.24	ME	JD

note
- for detailed landscape proposal refer to exterior architecture drawings

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

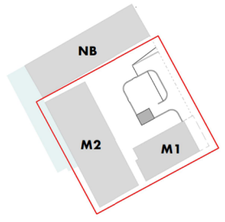
Drawing Title
Proposed Site Section
01_PO1

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.: TM-S1-XX-DR-A-80-321
Revision: P01

Drawn	Checked	Paper Size	Scale	Date
ME	JD	A1	1:125	01/02/24





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Rev.	Description	Date	Drawn	Chk.
P01	FIRST ISSUE - Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	EM	JD

KEY

- 1B1P (<50sqm)
- 1B2P (>50sqm)
- 2B3P (>61sqm)
- 2B4P (>70sqm)
- Communal / Amenity
- Circulation
- Back of House

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

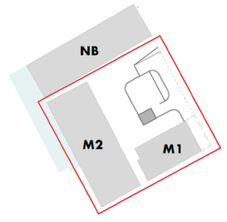
Drawing Title:
Mill 01 & 02 Proposed Plan
Courtyard Level

Drawing Status:
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.	Revision
TM-MX-B1-DR-A-80-100	P01

Drawn	Checked	Paper Size	Scale	Date
EM	JD	A0	1:100	02/02/24





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Rev.	Description	Date	Drawn	Chk.
P01	FIRST ISSUE - Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	EM	JD

KEY

- 1B1P (<50sqm)
- 1B2P (>50sqm)
- 2B3P (>61sqm)
- 2B4P (>70sqm)
- Communal / Amenity
- Circulation
- Back of House

Client: Capital & Centric

Project: Talbot Mill, Manchester

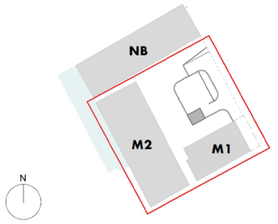
Drawing Title: Mill 01 & 02 Proposed Plan Level 00

Drawing Status: PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2BY
0161 547 3136

Drawing No.	Revision
TM-MX-00-DR-A-80-101	P01

Drawn	Checked	Paper Size	Scale	Date
EM	JD	A0	1:100	02/02/24





KEY

- 1B1P (<50sqm)
- 1B2P (>50sqm)
- 2B3P (>61sqm)
- 2B4P (>70sqm)
- Communal / Amenity
- Circulation
- Back of House

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Rev.	Description	Date	Drawn	Chk.
P01	FIRST ISSUE - Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	EM	JD

Client: Capital & Centric

Project: Talbot Mill, Manchester

Drawing Title: Mill 01 & 02 Proposed Plan

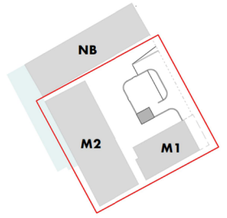
Level 01

Drawing Status: PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2BY
0161 547 3136

Drawing No.	Revision
TM-MX-01-DR-A-80-102	P01

Drawn	Checked	Paper Size	Scale	Date
EM	JD	A0	1:100	02/02/24



Mill 02

Mill 01

KEY

- 1B1P (<50sqm)
- 1B2P (>50sqm)
- 2B3P (>61sqm)
- 2B4P (>70sqm)
- Communal / Amenity
- Circulation
- Back of House

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Rev.	Description	Date	Drawn	Chk.
P01	FIRST ISSUE - Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	EM	JD

Client: Capital & Centric

Project: Talbot Mill, Manchester

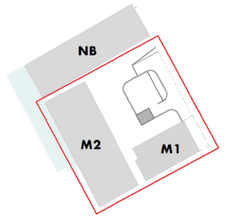
Drawing Title: Mill 01 & 02 Proposed Plan Level 02

Drawing Status: PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 647 3136

Drawing No.	Revision
TM-MX-02-DR-A-80-103	P01

Drawn	Checked	Paper Size	Scale	Date
EM	JD	A0	1:100	02/02/24





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Rev.	Description	Date	Drawn	Chk.
P01	FIRST ISSUE - Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	EM	JD

KEY

- 1B1P (<50sqm)
- 1B2P (>50sqm)
- 2B3P (>61sqm)
- 2B4P (>70sqm)
- Communal / Amenity
- Circulation
- Back of House

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

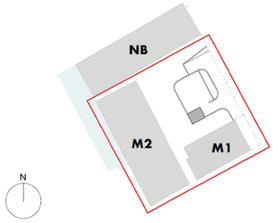
Drawing Title
Mill 01 & 02 Proposed Plan
Level 03

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 647 3136

Drawing No.	Revision
TM-MX-03-DR-A-80-104	P01

Drawn	Checked	Paper Size	Scale	Date
EM	JD	A0	1:100	02/02/24





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Rev.	Description	Date	Drawn	Chk.
P01	FIRST ISSUE - Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	EM	JD

KEY

- 1B1P (<50sqm)
- 1B2P (>50sqm)
- 2B3P (>61sqm)
- 2B4P (>70sqm)
- Communal / Amenity
- Circulation
- Back of House

Client: Capital & Centric

Project: Talbot Mill, Manchester

Drawing Title: Mill 01 & 02 Proposed Plan

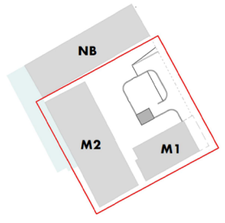
Level 04

Drawing Status: PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2BY
0161 547 3136

Drawing No.	Revision
TM-MX-04-DR-A-80-105	P01

Drawn	Checked	Paper Size	Scale	Date
EM	JD	A0	1:100	02/02/24



COURTYARD

Mill 02

Mill 01

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Rev.	Description	Date	Drawn	Chk.
P01	FIRST ISSUE - Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	EM	JD

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

Drawing Title:
Mill 01 & 02 Proposed Plan
Roof Level

Drawing Status:
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2W
0161 547 3136

Drawing No.	Revision
TM-MX-RF-DR-A-80-106	P01

Drawn	Checked	Paper Size	Scale	Date
EM	JD	A0	1:100	02/02/24



N

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Rev	Description	Date	Drawn	Chk
01	Second Staircase added, core revised to accommodate	02/02/2024	ET	JD

KEY

- apartment type A
- apartment type B
- apartment type C
- apartment type D
- refuse store

Client:

Project:
Talbot Mill, Manchester

Drawing Title
New Build Proposed Plan
Courtyard Level

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No. TM-NB-CY-DR-A-(80)-130
Revision 01

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	02/02/24



WORSLEY
STREET

CANAL

BURTON
PLACE

Apartment 001
Apartment 013
Apartment 007
Apartment 008
Apartment 009
Apartment 010
Apartment 011
Apartment 012

AOV
(1m2)
corridor
corridor

Apartment 002
lift
fire-fighting lift
services riser
fire-fighting
lobby
fire-fighting stair
fire-escape stair
AOV

Apartment 003
Apartment 004
Apartment 005
Apartment 006

MILL 02

COURTYARD

KEY
- apartment type A
- apartment type B
- apartment type C
- apartment type D
- refuse store

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Rev	Description	Date	Drawn	Chk
01	Second Staircase added, core revised to accommodate	02/02/2024	ET	JD

Client:

Project:
Talbot Mill, Manchester

Drawing Title
New Build Proposed Plan
Level 00

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.	Revision
TM-NB-00-DR-A-(80)-131	01

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	02/02/24



N

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Rev	Description	Date	Drawn	Chk
01	Second Staircase added, core revised to accommodate	02/02/2024	ET	JD

KEY

- apartment type A
- apartment type B
- apartment type C
- apartment type D
- refuse store

Client:

Project:
Talbot Mill, Manchester

Drawing Title
New Build Proposed Plan
Level 00

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.: TM-NB-00-DR-A-80-131
Revision: P01

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	02/02/24



N

WORSLEY
STREET

CANAL

BURTON
PLACE

Apartment 701
Apartment 702
AOV
Apartment 703
corridor
services riser
lift
fire-fighting lift
fire-fighting stair
services riser
fire-fighting lobby
AOV
fire-escape stair
Apartment 704
Apartment 705
Apartment 706
Apartment 707
Apartment 708
Apartment 709
Apartment 710

MILL 02

COURTYARD

N

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Rev	Description	Date	Drawn	Chk
01	Second Staircase added, core revised to accommodate	02/02/2024	ET	JD

KEY

- apartment type A
- apartment type B
- apartment type C
- apartment type D
- apartment type E
- apartment type F
- apartment type G

Client:

Project:
Talbot Mill, Manchester

Drawing Title
New Build Proposed Plan
Level 07

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.	Revision
TM-NB-00-DR-A-(80)-134	01

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	02/02/24





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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - Issued for Planning Addendum. Second stair added. Wall moved by 275mm.	02.02.24	ME	JD

KEY

- apartment type A
- apartment type B
- apartment type C
- apartment type D
- apartment type E
- apartment type F
- apartment type G

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

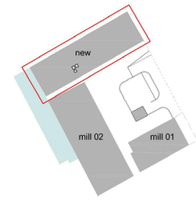
Drawing Title
New Build Proposed Plan
Level 08

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.	Revision
TM-NB-08-DR-A-80-135	P01

Drawn	Checked	Paper Size	Scale	Date
ME	JD	A1	1:100	02/02/24



WORSLEY STREET

key

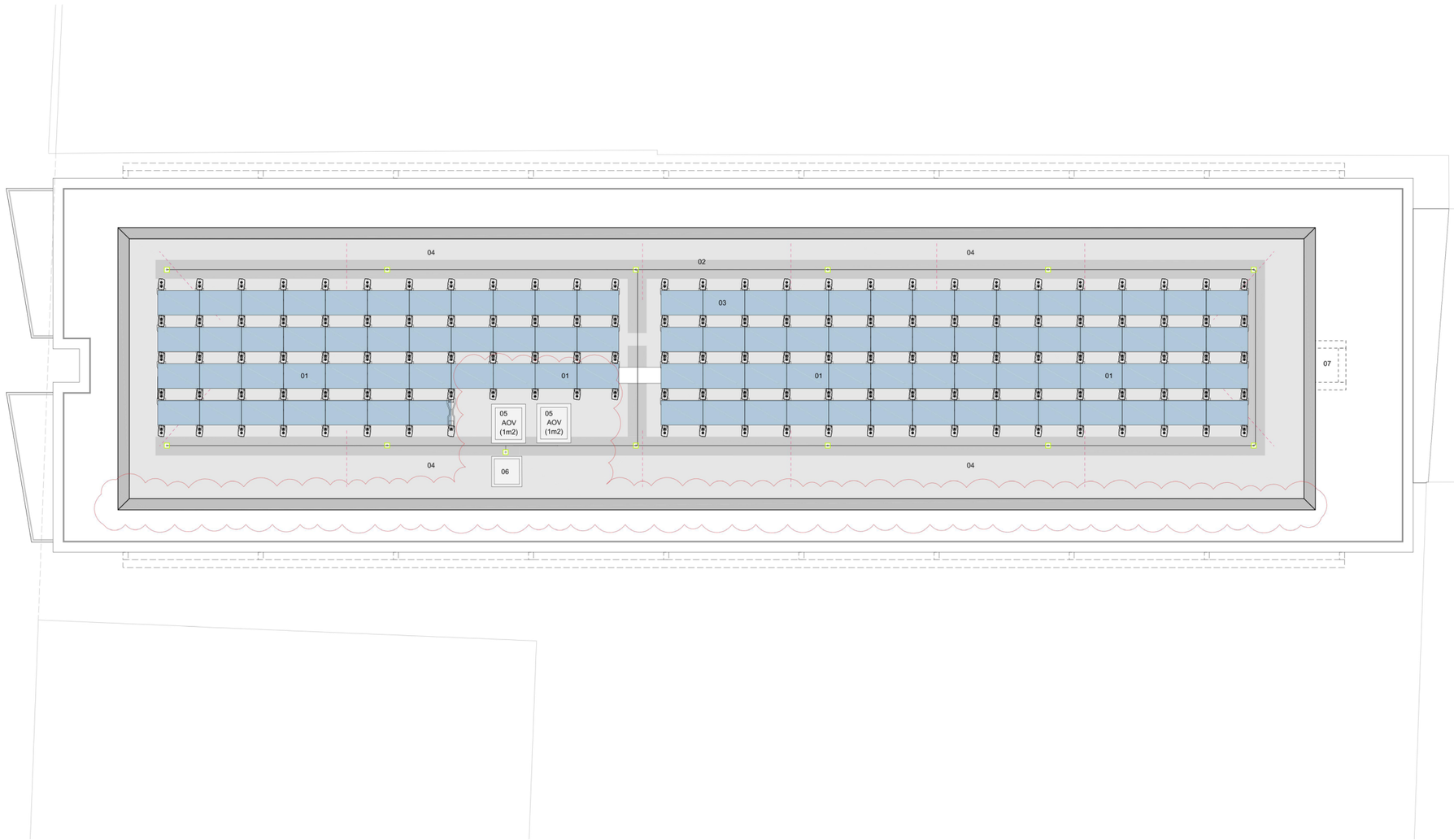
DR dry riser

01 proposed rainwater outlet locations
02 mansafe system
03 PV panels @12 degrees
04 walkway
05 AOV
06 acces hatch
07 mechanical smoke shaft

Mansafe posts, bolted to roof slab

CANAL

BURTON PLACE



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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - Issued for Planning Addendum	02.02.24	ME	JD

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

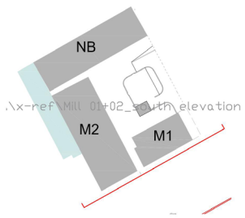
Drawing Title
New Build Proposed Plan
Roof level

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No. TM-NB-RF-DR-A-80-136
Revision PO1

Drawn	Checked	Paper Size	Scale	Date
ME	JD	A1	1:100	02/02/24



.\x-ref\Mill 01+02_south elevation section key .png

mill 01+02 parapet level 49.475

mill 01+02 level 04 46.175

mill 01 + 02 level 03 41.867

mill 01 + 02 level 02 38.300

mill 01 + 02 level 01 34.550

mill 02 level 00 30.800

mill 01 level 00 30.650

undercroft level 29.505

mill 01 + 02 courtyard lv. 26.7

ancillary space courtyard lv. 26.

24

20

21

21

20

06+07

06+07

16

16

01

01

11

11

27

28

28

23

12+13

fixed door 15

14

17

17

entrance

gates

ADJOINING TOWN HOUSE (not part of planning aplication)

MILL 02

BRIDGE LINK

MILL 01

BURTON PLACE

0m 1 5 10

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Rev	Description	Date	Drawn	Chk.
01	Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	MD	JD
00	FIRST ISSUE	10/08/2023	ET	JD

01 existing brickwork
02 existing aperture already infilled with brick
03 existing opening - to be infilled with brick
04 existing staircase retained - treads removed up to level 00
05 existing cast iron features to be retained
06 parapet raised
- to accommodate structural frame for single storey extension
07 new coping stones to match existing
08 glazed communal doors with concrete lintel and cill
09 new windows with concrete lintel + cills
10 new external apartment entrance door
- with glazed over panel and infill panel to side.
11 new aluminium slimline window
- openings subject to purge ventilation requirement* (see note)
- subject to privacy requirement obscure film to be applied to glazing
12 painted steel plate bridgelink + landing
13 new painted steel pedestrian entrance portal
14 new painted steel portal to form enlarged opening to ginnel
15 new timber panel fixed door
16 new aluminium hopper and rainwater pipes
17 painted metal balustrade
18 glazed balustrade
19 painted steel plate / flat bar balconies over canal
20 new side hung window with glazed juliette
- w/ fixed glazing between windows to some living spaces
21 flat aluminium panel cladding
22 flat anodized aluminium panel cladding signage
23 signage zone
24 lift overun/AOV
- set back from facade
25 roof service zone (e.g. smoke extract fan)
- set back from facade
26 dry riser inlet
27 vertical glazed oriel (with solid sides)
28 glazed oriel (glazing to three sides)
29 new fixed glazing within existing openings

Client: Capital & Centric

Project: Talbot Mill, Manchester

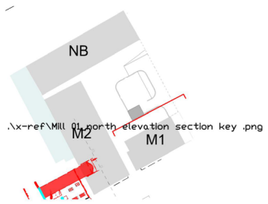
Drawing Title: Mill 1 & 2 Proposed Elevations South Elevation

Drawing Status: PLANNING ADDENDUM

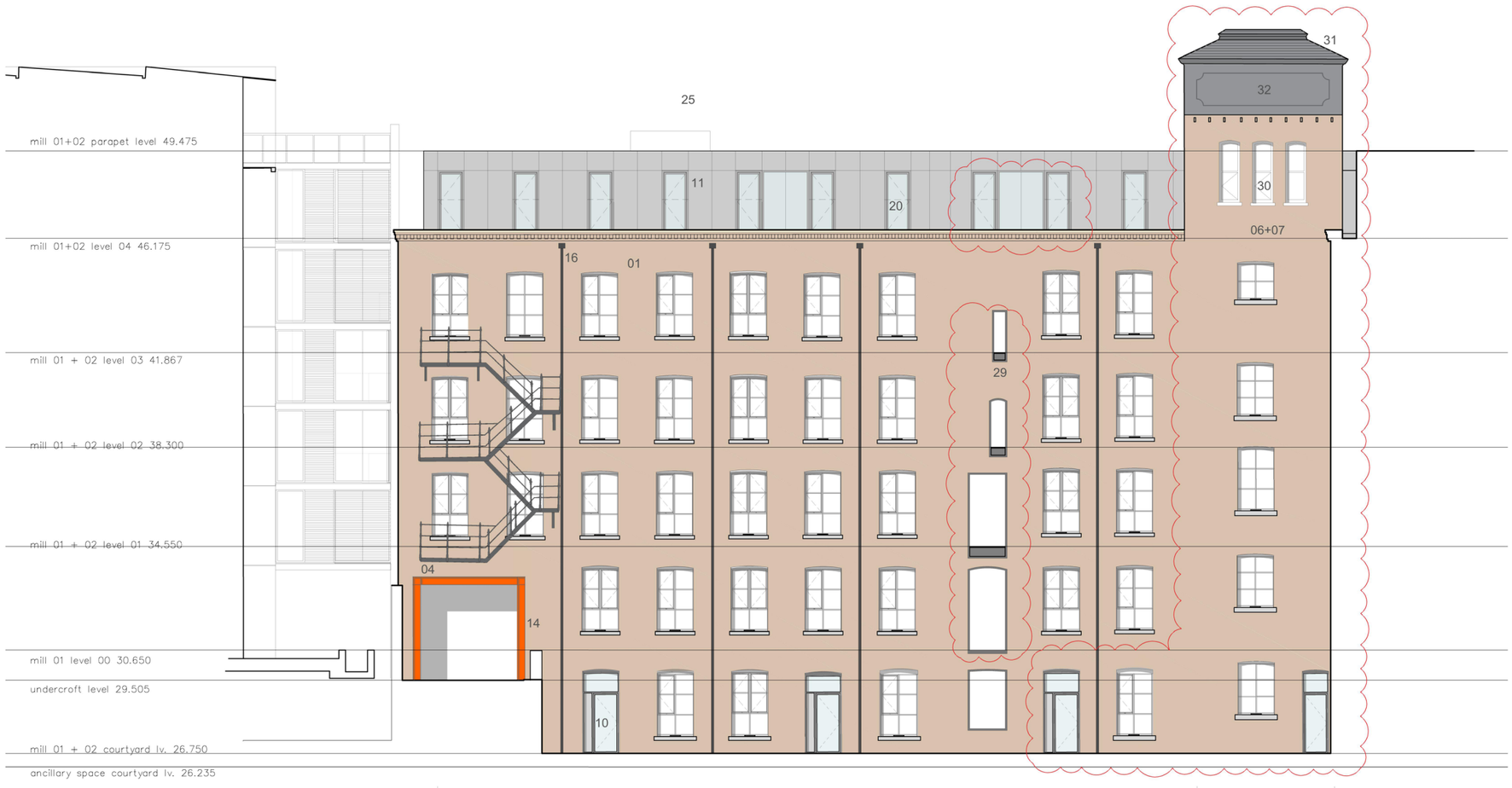
CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.: TM-MX-XX-DR-A-(80)-200 | Revision: 01

Drawn	Checked	Paper Size	Scale	Date
ET	JD	A1	1:100 @ A1	02/02/24



.\x-ref\Mill 01 north elevation section key .png



BURTON PLACE | MILL 01 | Mill 01 +02 LINK

0m 1 5 10

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Rev	Description	Date	Drawn	Chk.
01	Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	MD	JD
00	FIRST ISSUE	18.08.23	ET	JD

01	existing brickwork	11	new aluminium slimline window - openings subject to purge ventilation requirement* (see note) - subject to privacy requirement obscure film to be applied to glazing	21	flat aluminium panel cladding
02	existing aperture already infilled with brick			22	flat aluminium panel cladding signage
03	existing opening - to be infilled with brick			23	signage zone
04	existing staircase retained - treads removed up to level 00	12	painted steel plate bridgelink + landing	24	lift overun/AOV - set back from facade
05	existing cast iron features to be retained	13	new painted steel pedestrian entrance portal	25	roof service zone (e.g. smoke extract fan) - set back from facade
06	parapet raised - to accommodate structural frame for single storey extension	14	new painted steel portal to form enlarged opening to ginnel	26	dry riser inlet
		15	new timber panel fixed door	27	vertical glazed oriel (with solid sides)
07	new coping stones to match existing	16	new aluminium hopper and rainwater pipes	28	glazed oriel (glazing to three sides)
08	glazed communal doors with concrete lintel and cill	17	painted metal balustrade	29	new fixed glazing within existing openings
09	new windows with concrete lintel + cills	18	glazed balustrade	30	window AOVs
10	new external apartment entrance door - with glazed over panel and infill panel to side.	19	painted steel plate / flat bar balconies over canal	31	new reclaimed slate roof
		20	new side hung window with glazed juliette - w/ fixed glazing between windows to some living spaces	32	re-painted cast iron water tank

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

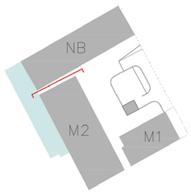
Drawing Title
Mill 1 Proposed Elevations
North Elevation

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.	Revision
TM-MX-XX-DR-A-(80)-201	01

Drawn	Checked	Paper Size	Scale	Date
ET	JD	A1	1:100 @ A1	02/02/24





01 existing brickwork
02 existing aperture already infilled with brick
03 existing opening - to be infilled with brick
04 existing staircase retained - treads removed up to level 00
05 existing cast iron features to be retained
06 parapet raised
- to accommodate structural frame for single storey extension
07 new coping stones to match existing
08 glazed communal doors with concrete lintel and cill
09 new windows with concrete lintel + cills
10 new external apartment entrance door
- with glazed over panel and infill panel to side.
11 new aluminium slimline window
- openings subject to purge ventilation requirement* (see note)
- subject to privacy requirement obscure film to be applied to glazing

12 painted steel plate bridgelink + landing
13 new painted steel pedestrian entrance portal
14 new painted steel portal to form enlarged opening to ginnel
15 new timber panel fixed door
16 new aluminium hopper and rainwater pipes
17 painted metal balustrade
18 glazed balustrade
20 new side hung window with glazed juliette
- w/ fixed glazing between windows to some living spaces
21 flat aluminium panel cladding
22 flat aluminium panel cladding signage
23 signage zone
24 lift overun/AOV
- set back from facade

25 roof service zone (e.g. smoke extract fan)
- set back from facade
26 dry riser inlet
27 vertical glazed oriel (with solid sides)
28 glazed oriel (glazing to three sides)
29 new fixed glazing within existing openings

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Rev	Description	Date	Drawn	Chk.
01	Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	MD	JD
00	FIRST ISSUE	18.08.23	ET	JD

Client:

Project:
Talbot Mill, Manchester

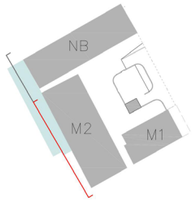
Drawing Title
Mill 2 Proposed Plan
North Elevation

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No. TM-MX-XX-DR-A-(80)-202
Revision 01

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	02/02/24





NEW BUILD

MILL 02

TOWNHOUSE
(not part of application)

ELLESMERE STREET

01 existing brickwork
02 existing aperture already infilled with brick
03 existing opening - to be infilled with brick
04 existing staircase retained - treads removed up to level 00
05 existing cast iron features to be retained
06 parapet raised
- to accommodate structural frame for single storey extension
07 new coping stones to match existing
08 glazed communal doors with concrete lintel and cill
09 new windows with concrete lintel + cills
10 new external apartment entrance door
- with glazed over panel and infill panel to side.
11 new aluminium slimline window
- openings subject to purge ventilation requirement* (see note)
- subject to privacy requirement obscure film to be applied to glazing
12 painted steel plate bridgelink + landing
13 new painted steel pedestrian entrance portal
14 new painted steel portal to form enlarged opening to ginnel
15 new timber panel fixed door
16 new aluminium hopper and rainwater pipes
17 painted metal balustrade
18 glazed balustrade
20 new side hung window with glazed juliette
- w/ fixed glazing between windows to some living spaces
21 flat aluminium panel cladding
22 flat aluminium panel cladding signage
23 signage zone
24 lift overun/AOV
- set back from facade
25 roof service zone (e.g. smoke extract fan)
- set back from facade
26 dry riser inlet
27 vertical glazed oriel (with solid sides)
28 glazed oriel (glazing to three sides)
29 new fixed glazing within existing openings

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Rev	Description	Date	Drawn	Chk.
01	Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	MD	JD
00	FIRST ISSUE	18.08.23	ET	JD

Client:

Project:
Talbot Mill, Manchester

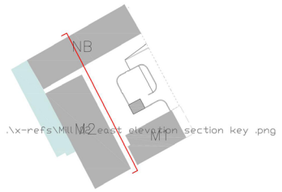
Drawing Title
Mill 2 Proposed Plan
West Elevation

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
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0161 547 3136

Drawing No.	Revision
TM-MX-XX-DR-A-(80)-203	01

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	02/02/24





ELLESMERE STREET | MILL 02 | NEW BUILD | WORSLEY STREET

01 existing brickwork
02 existing aperture already infilled with brick
03 existing opening - to be infilled with brick
04 existing staircase retained - treads removed up to level 00
05 existing cast iron features to be retained
06 parapet raised
- to accommodate structural frame for single storey extension
07 new coping stones to match existing
08 glazed communal doors with concrete lintel and cill
09 new windows with concrete lintel + cills
10 new external apartment entrance door
- with glazed over panel and infill panel to side.
11 new aluminium slimline window
- openings subject to purge ventilation requirement* (see note)
- subject to privacy requirement obscure film to be applied to glazing
12 painted steel plate bridgelink + landing
13 new painted steel pedestrian entrance portal
14 new painted steel portal to form enlarged opening to ginnel
15 new timber panel fixed door
16 new aluminium hopper and rainwater pipes
17 painted metal balustrade
18 glazed balustrade
20 new side hung window with glazed juliette
- w/ fixed glazing between windows to some living spaces
21 flat aluminium panel cladding
22 flat panel cladding signage
23 signage zone
24 lift overun/AOV
- set back from facade
25 roof service zone (e.g. smoke extract fan)
- set back from facade
26 dry riser inlet
27 vertical glazed oriel (with solid sides)
28 glazed oriel (glazing to three sides)
29 new fixed glazing within existing openings
30 assumed existing window opening - opened up and new window and cill installed

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Rev	Description	Date	Drawn	Chk.
01	Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core 02.02.24		MD	JD
00	FIRST ISSUE	10/08/2023	ET	JD

Client:

Project:
Talbot Mill, Manchester

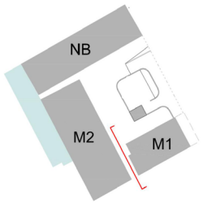
Drawing Title
Mill 2 Proposed Plan
East Elevation

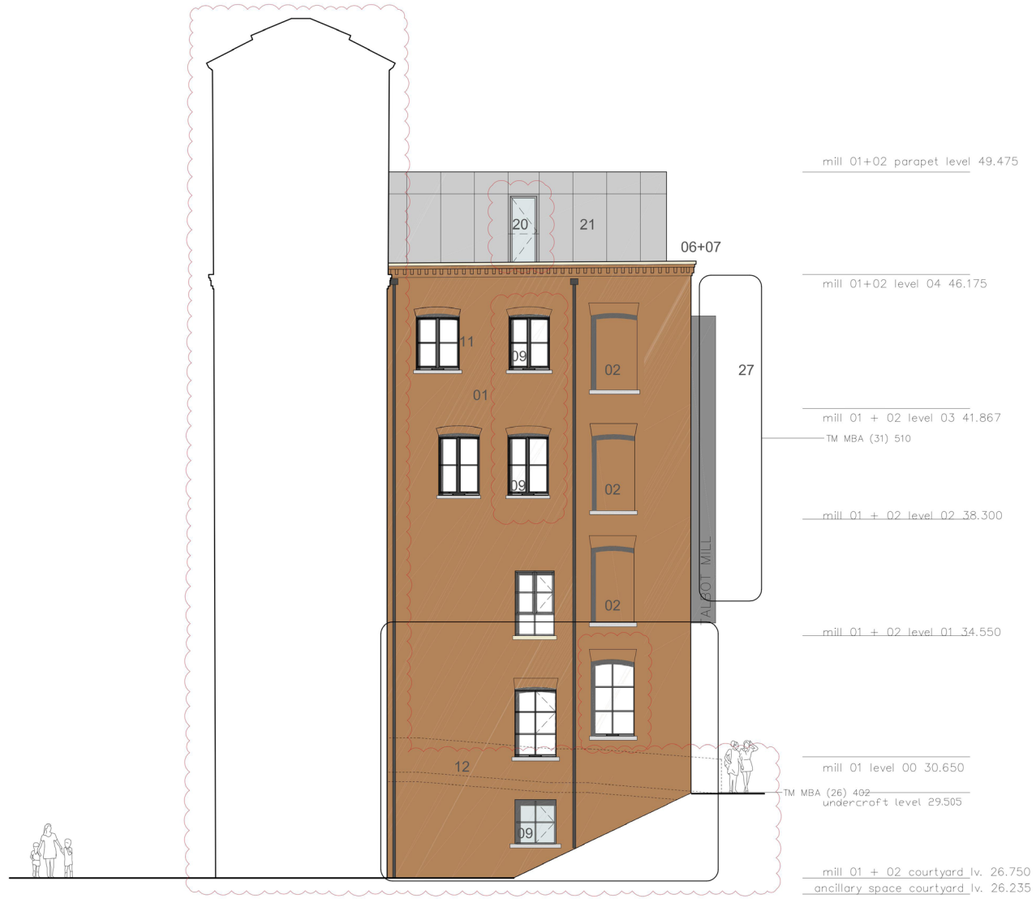
Drawing Status
PLANNING ADDENDUM

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Drawing No.	Revision
TM-MX-XX-DR-A-(80)-204	01

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	02/02/24





COURTYARD | MILL 01 | ELLESMERE STREET

0m 1 5 10

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Rev	Description	Date	Drawn	Chk.
01	Issued for Planning Addendum - Updated to amended arrangement to suit retention of existing stair core	02.02.24	MD	JD
00	FIRST ISSUE	18.08.23	ET	JD

01 existing brickwork
02 existing aperture already infilled with brick
03 existing opening - to be infilled with brick
04 existing staircase retained - treads removed up to level 00
05 existing cast iron features to be retained
06 parapet raised
- to accommodate structural frame for single storey extension
07 new coping stones to match existing
08 glazed communal doors with concrete lintel and cill
09 new windows with concrete lintel + cills
10 new external apartment entrance door
- with glazed over panel and infill panel to side.
11 new aluminium slimline window
- openings subject to purge ventilation requirement* (see note)
- subject to privacy requirement obscure film to be applied to glazing
12 painted steel plate bridgelink + landing
13 new painted steel pedestrian entrance portal
14 new painted steel portal to form enlarged opening to ginnel
15 new timber panel fixed door
16 new aluminium hopper and rainwater pipes
17 painted metal balustrade
18 glazed balustrade
19 painted steel plate / flat bar balconies over canal
20 new side hung window with glazed juliette
- w/ fixed glazing between windows to some living spaces
21 flat aluminium panel cladding
22 flat aluminium panel cladding signage
23 signage zone
24 lift overun/AOV
- set back from facade
25 roof service zone (e.g. smoke extract fan)
- set back from facade
26 dry riser inlet
27 vertical glazed oriel (with solid sides)
28 glazed oriel (glazing to three sides)
29 new fixed glazing within existing openings

Client: Capital & Centric
Project: Talbot Mill, Manchester
Drawing Title: Mill 1 Proposed Elevations
West Elevation
Drawing Status: PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.	Revision
TM-MX-XX-DR-A-(80)-205	01

Drawn	Checked	Paper Size	Scale	Date
ET	JD	A1	1:100 @ A1	02/02/24



parapet level 56.880
roof level 56.429
level 08 53.414
level 07 50.535
level 06 47.115
level 05 44.285
level 04 41.455
level 03 38.625
level 02 35.795
level 01 32.965
TM MBA (26) 562
level 00 30.135
courtyard level (upper) 27.305
courtyard level (lower) 26.830

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BRITANNIA MILLS
CANAL
NEW BUILD
BURTON PLACE

0m 1 5 10

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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - stair core updated.	02.02.24	ME	JD

01	external steel frame • M60 / 140	06	glass balustrade at roof level • L30/560	11	bespoke planter • Q50 / 341	notes	
02	curtain wall system • H11 / 111	07	glass balustrade at balcony • L30/560	12	existing coping	refer to TM MBA 31 series for window reference elevations	
03	large oriel • H20 / 151	08	fascia to balcony • H92 / 121	13	decking zone + planters	refer to TM MBA 31 series for curtain wall plans	
04	small oriel • H20 / 151	09	louvres at interface with burton place • L10 / 651	14	smoke shaft at roof	refer to TM MBA 21 series for detail sections	
05	main entrance doors • L20 / 461	10	louvres for MEV extract / refuse store	15	glazed balustrade in courtyard balcony • L30/554	refer to TM MBA 31 series for oriel details	
						refer to TM MBA 34 series for finned balconies	
						refer to TM MBA 21 series for core wall details	

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

Drawing Title
New Build Proposed Elevations
South Elevation

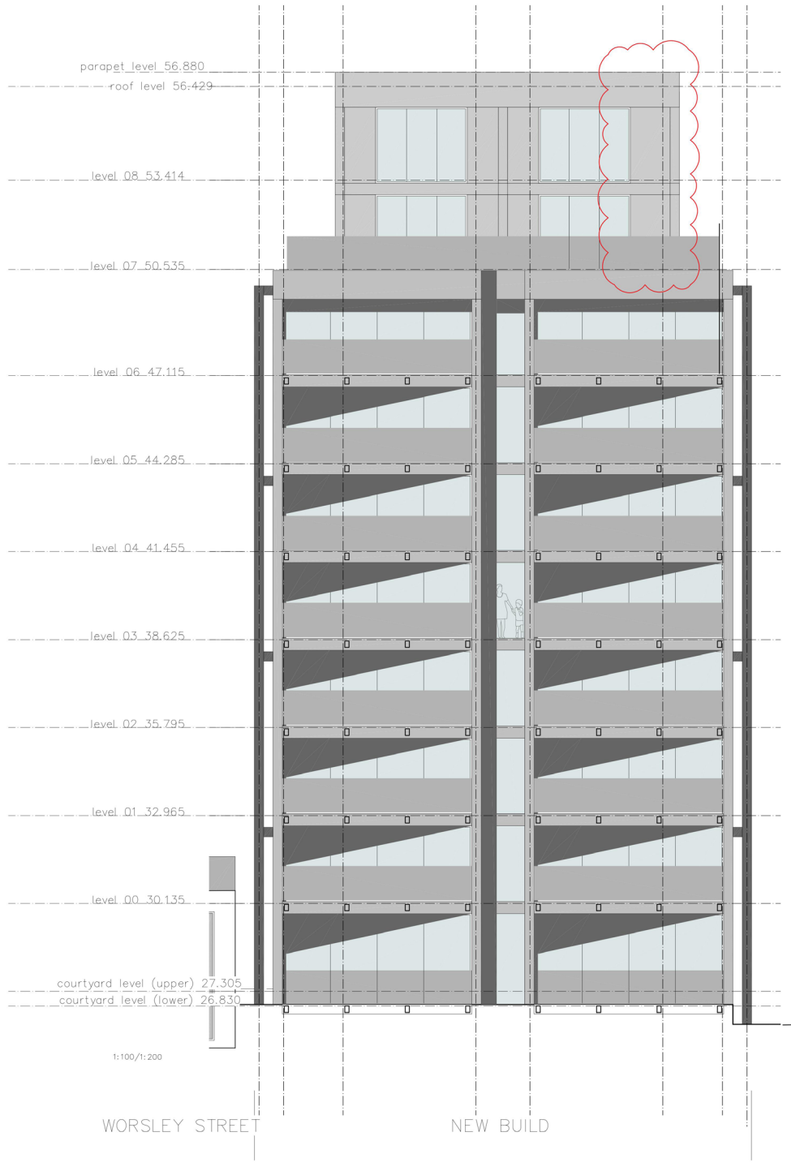
Drawing Status
PLANNING ADDENDUM

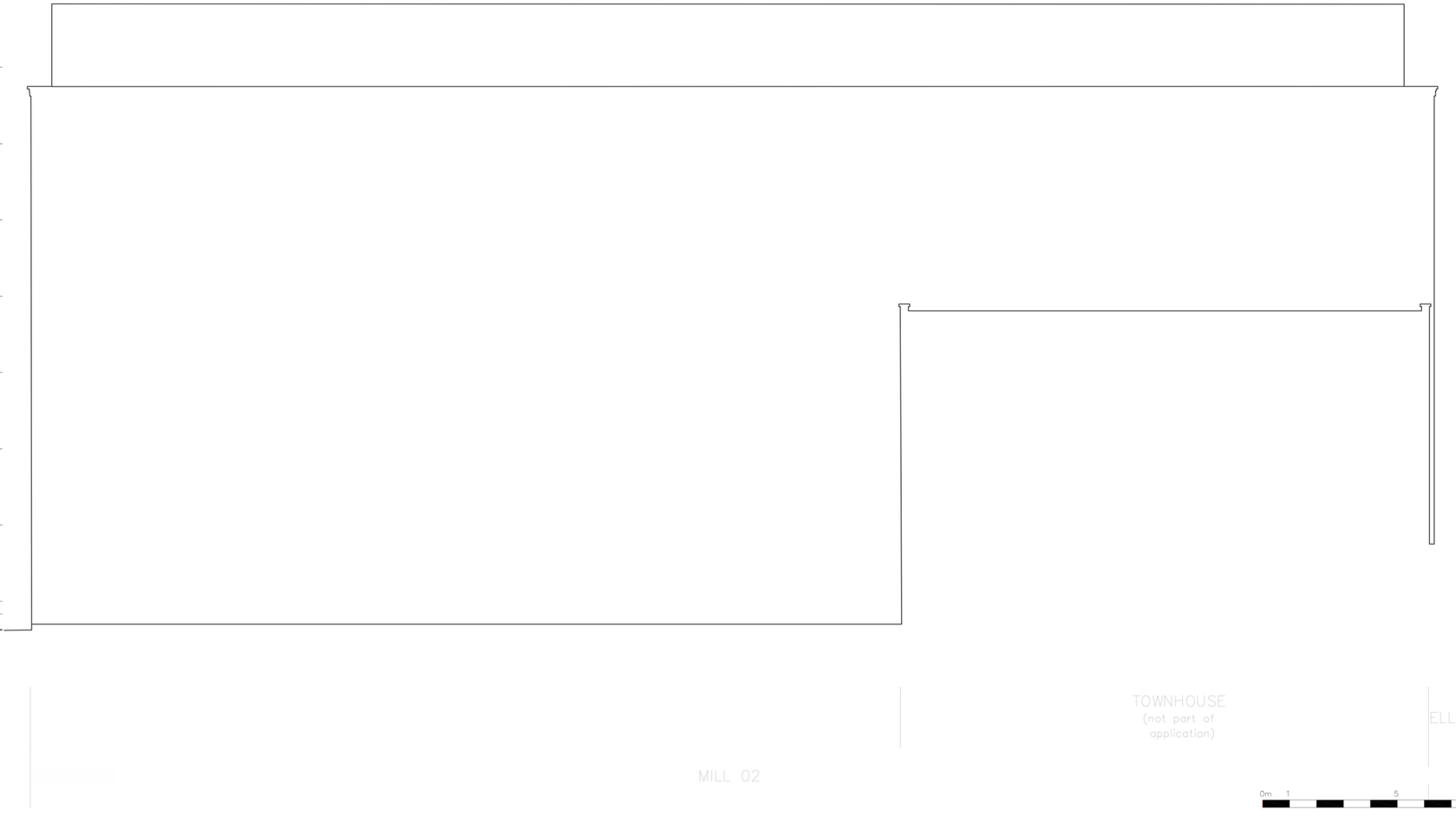
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72 Chapeltown Street
Manchester
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0161 547 3136

Drawing No.: TM-MBA-NB-XX-DR-A-80-233
Revision: P01

Drawn	Checked	Paper Size	Scale	Date
ME	JD	A1	1:100 @ A1	02/02/24







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Rev	Description	Date	Drawn	Chk
01	Second Staircase added, external wall moved to accommodate	02/02/2024	ET	JD

Client:

Project:
Talbot Mill, Manchester

Drawing Title
New Build Proposed
West Elevation

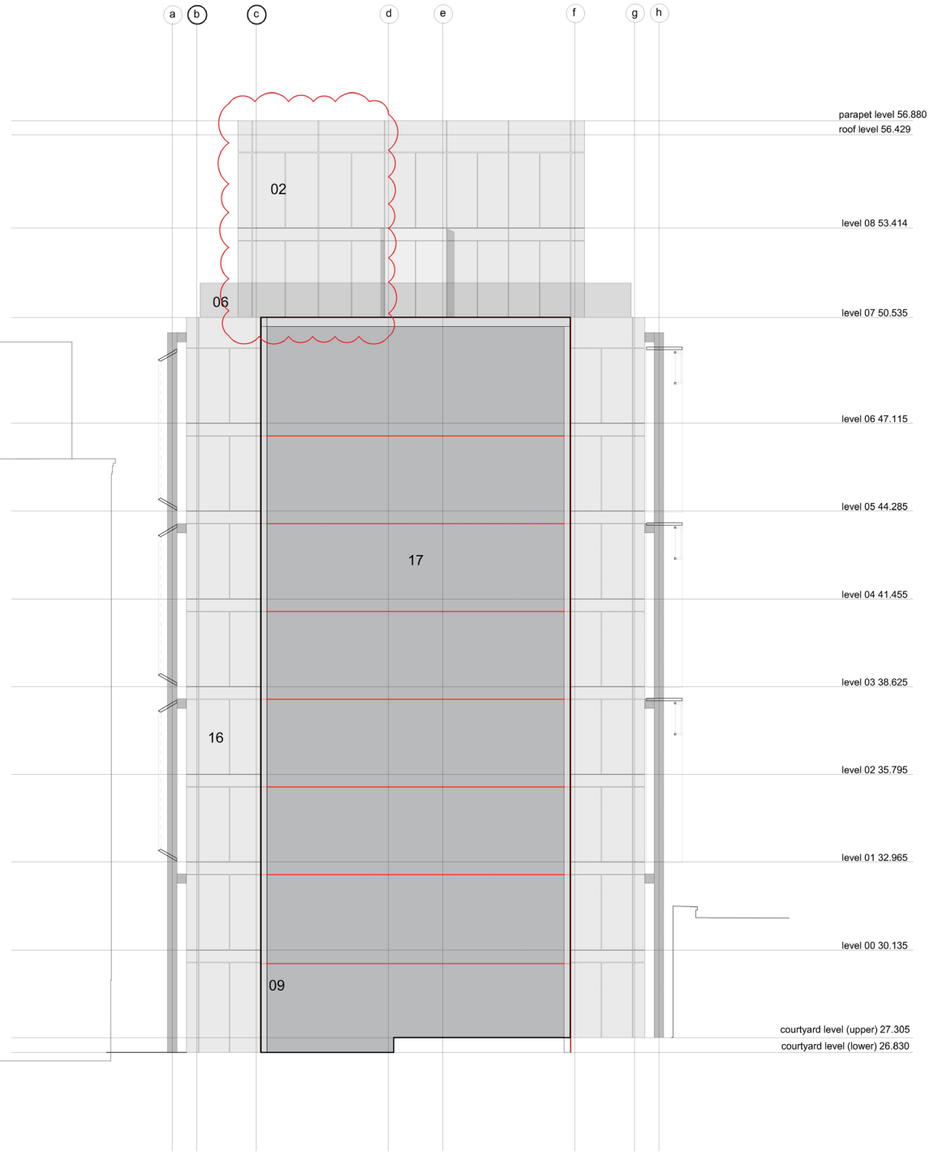
Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
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0161 547 3136

Drawing No. TM-NB-00-DR-A-(80)-234
Revision 01

Drawn	Checked	Paper Size	Scale	Date
MD	JD	A1	1:100	02/02/24





MILL 02 | COURTYARD | NEW BUILD | WORSLEY STREET

0m 1 5 10

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Rev.	Description	Date	Drawn	Chk.
00	FIRST ISSUE - Issued for Planning Addendum. Wall moved by 275mm.	05.02.24	ME	JD

01	external steel frame • M60 / 140	08	fascia to balcony • H92 / 121	15	AOV • H11/111
02	curtain wall system • H11 / 111	09	louvres at interface with burton place • L10 / 651	16	rainscreen facade
03	large oriel • H20 / 151	10	bespoke planter • Q50 / 341	17	SpecWall
04	small oriel • H20 / 151	11	existing coping		
05	main entrance doors • L20 / 461	12	decking zone + planters		
06	glass balustrade at roof level • L30/560	13	smoke shaft at roof		
07	glass balustrade at balcony • L30/560	14	sliding doors • H11/111		

Client:
Capital & Centric

Project:
Talbot Mill, Manchester

Drawing Title
New Build Proposed Elevations
East Gable Elevation

Drawing Status
PLANNING ADDENDUM

CAPITAL&CENTRIC
72 Chapeltown Street
Manchester
M1 2EY
0161 547 3136

Drawing No.	Revision
TM-NB-XX-DR-A-80-235	P01

Drawn	Checked	Paper Size	Scale	Date
ME	JD	A1	1:100 @ A1	05/02/24

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