



Our ref: C-0520
24th April 2023

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

Dear Sir/Madam

Re: Application No: 135125/LO/2022 - Listed Building Consent for internal alterations to allow for the reconfiguration (reduction of no. of bedrooms by 21) of existing student accommodation to create studio bedrooms with en-suite bathrooms and services installations

Further to the Planning Approval for the above development, please find below responses in connection with the Discharge of Planning Conditions 3,4,5 which accompany Discharge of Condition submitted via the Planning Portal application ref PP-12116622.

Condition 3

The proposals for the revised layout of the student bedrooms do not require any alteration, or any surface cleaning or disturbance, to any of the original / historic cast iron columns, bracing or trusses within the building. The work to all cast iron elements will include a light cleaning down of the paintwork (to remove any dust and grease etc...) in preparation for over painting of the existing paintwork with an intumescent paint which will be required to provide the necessary fire protection to these elements of structure. The colour of the intumescent paint will match as closely as possible to the original colour of the cast iron columns (pale grey) and can be evidenced from a number of existing columns on site which have previously been encased. Notwithstanding the above points there are a number of cast iron beams which support the brickwork vaulted ceilings and the cleaning of the brickwork vaults may disturb the paintwork to these elements of structure. The existing paintwork will be retained in place as far as possible and overpainted using an intumescent paint to provide fire protection and to a colour as noted above for the columns.

Condition 4

Please see attached drawing C-0520-105 - Proposed Finishes which detail the location of proposed finishes to existing walls, floors and vaulted ceilings.

Floors

The existing concrete floors will be cleaned down and a 3mm latex levelling screed will be applied over, with a proposed floor finish (as resilient mat with vinyl floor finish over to reduce sound transfer) laid on top and including:

- Allura Decibel 0.35 vinyl floor tiles
- 5303AD3 Dune Smooth Oak Finish vinyl floor tiles
- Surestep Star 176922 Concrete Finish

Please see the above drawing for the location of each of the proposed floor finishes.

Walls

Following removal of existing drylining's to the brickwork walls to the external elevations of the building, the existing brickwork will be carefully cleaned using a light shot blasting process as specification detailed within drawing C-0520-105 - Proposed Finishes.

During the soft strip of the drylining to a number of external walls, it is clear that the original brickwork in a number of locations has been replaced / repaired in the past and where sections of concrete brickwork and blockwork infill exist. Where the repairs / areas of infill look unsightly (and where these have been previously covered over with drylining for good reason) then the intention is to reconceal these areas of masonry using drylining to provide an acceptable level of finish to a number of the student bedrooms. Areas of exposed brickwork walls will still exist and provide a clear example of the finish to the original external walls, with a number of wall areas being covered with plasterboard drylining to conceal the unsightly areas of brickwork and blockwork infill behind.

Vaulted Arches and Ceilings

Following removal of existing ceilings the existing brickwork vaulted ceilings will be carefully cleaned using a light shot blasting process as specification detailed within drawing C-0520-105 - Proposed Finishes. The adjacent supporting cast iron beams will be protected as far as possible, however, any disturbance of the paint finish will be touched up / overpainted using an intumescent paint as detailed in response to Condition 3 above. The ceilings to the top (8th floor) will remain as plasterboard ceilings and as finish to the underside of the slated timber roof.

Condition 5

Works to Roof

Please see attached drawing C-0520-150-RevA3 - Roof Plan & Cowl Typical Detail, which shows the extent of the works to the roof, including the retention and reuse of 2 No locations for ventilation cowls to be installed and to serve the ventilation system of the proposed student rooms below. An existing roof penetration and cowl will be removed and the roof finish made good using natural slate materials to match the existing. A cross section of the ventilation duct / roof penetration is included on the above drawing for reference.

Internal M&E Installations

Please also see attached WMB Containment drawing which indicates the proposed containment / routes for services which are suspended from the vaulted ceilings.

I trust that the above details are sufficient for the application to be validated and conditions to be discharged, however, if you require any further information, please do not hesitate to contact me.

Yours sincerely

R Shuttleworth

**Richard Shuttleworth
Equilibrium Architects Limited**