



# Paul Butler Associates

Planning, Development & Heritage Consultants

6 February 2023

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

FAO Steven McCoombe

20.1452

Dear Sir, Madam

## **Victoria Mill, Miles Platting Listed Building Consent Application for Essential Fire Safety Works**

On behalf of the applicant Signature Victoria Mill Ltd (In Administration), please find enclosed a Listed Building Consent application relating to part of the Grade II\* Listed Victoria Mill, 10 Lower Vickers St, Miles Platting, Manchester M40 7LH. The description of development is:

*LISTED BUILDING CONSENT for works to part of the ground floor and basement of the building comprising the removal of non-original ceilings, walls, and column boxes, the intumescent painting of cast-iron columns and beams, the reinstatement of ceilings and partitions where necessary, and the replacement of M&E systems where required.*

The proposed scheme involves essential works to the ground floor and basement of the northern part of the building, specifically the painting of columns and beams in order to provide the required 90 minute fire separation between the ground floor office use and upper floor residential use. The works will require the removal of suspended ceilings, column boxes and some partition walls to the ground floor, and the reinstatement of some suspended ceilings and walls.

### **Background**

Planning Permission and Listed Building Consent was secured for the conversion of the upper floors of the northern part of the building to residential apartments in September 2017 (Ref 114600 and 114601), with variations to those consents approved in June 2018 (Ref 119321 and 119357). The approved scheme for 85 apartments was partially implemented, however works ceased due to the developer falling into administration.

Paul Butler Associates are part of a new project team which was tasked in 2020 by the administrator to assist with the completion of the development, enabling its occupation. A suite of applications (Refs: 131378/FO/2021, 131380/JO/2021, 131379/LO/2021, 131298/JO/2021) which included amendments to the approved scheme were approved in March 2022. These amendments primarily related to fire safety requirements which had not been fully considered, in relation to the proposed apartments.

It has now come to light that the necessary fire safety separation was not considered at the time of the original applications relating to the upper floors. The undertaking of the proposed works will enable both the existing and future ground floor office occupiers to continue to operate from the building, and will enable the upper floor apartments to be occupied.

### **The Submission**

In addition to this letter, the following documents are enclosed and submitted in support of the applications:

- Completed Application Forms and Certificates.
- Heritage Statement prepared by Paul Butler Associates.
- Design and Access Statement by Allison Pike Architects.
- Architectural plans prepared by Allison Pike Architects (Refer to Appendix A).
- Fire Strategy Report by BB7.
- Schedule of Works by Medlock.
- Health Building Note 00-10 Part B: Walls and ceilings
- Department of Health Infection Control in Built Environment guidance.

The application is also supported by the following plans.

- Location Plan (Ref: AP01)
- Existing Ground Floor Plan (Ref: AP108)
- Ground Floor Demolition Plan (Ref: AP109)
- Proposed Ground Floor Plan (Ref: AP110)
- Existing Ground Floor Reflective Ceiling Plan (Ref: AP111)
- Ground Floor Demolition Reflective Ceiling Plan (Ref: AP112)
- Proposed Ground Floor Ceiling Detail 01 – Typical Concrete Soffit (Ref: AP120)
- Proposed Ground Floor Ceiling Detail 02 – Typical Wall Abutment (Ref: AP121)
- Proposed Ground Floor Ceiling Detail 03 – Typical Partition Abutment (Ref: AP122)
- Proposed Ground Floor Ceiling Detail 04 – Typical Bulkhead (Ref: AP123)
- Proposed Ground Floor Ceiling Detail 05 – Typical Window Head (Ref: AP124)
- Proposed Ground Floor Ceiling Detail 07 – Typical Column (Ref: AP126)
- Proposed Ground Floor Reflective Ceiling Plan (Ref: AP313 A)
- Existing Basement Plan (Ref: AP391)
- Proposed Basement Demolition Works (Ref: AP391 REV A)
- Existing and Proposed Builders Drawing for Basement (Ref: AL80)
- Proposed Basement Plan (Ref: AP392)

## Pre-Application Consultation

Pre-application discussions regarding the proposals have taken place with Manchester City Council (MCC) planning and conservation officers between September 2022 and November 2022. Pre-application consultation has included issuing a proposed scope of works, a proposed scheme, and an amended scheme. The feedback received has been fully considered and has significantly influenced the final proposed scheme. Further information on the pre-application process is set out within the Design and Access Statement and the Heritage Statement.

## The Site

The application site is located at Victoria Mill, off James Street in Miles Platting, Manchester. The site is occupied by Victoria Mill, associated car parking, access and landscaping areas. The site is bounded by Victoria Mill Park to the west, Varley Street to the east, Lower Vickers Street and James Street to the north, and by the Rochdale Canal which aligns the site to the south. Victoria Mill is a Grade II\* listed former textile mill comprising six storeys set above a basement. It is constructed of red brick and yellow brick dressing with a slate roof. The Mill comprises two conjoined buildings forming a U-plan layout which creates a courtyard to the rear. There is a large area of car parking to the north and east of the Mill.

The building currently operates a mix of uses with residential use occupying the southern wing of the building, with the upper floors of the northern wing mid-conversion from office to apartments. The ground floor of the northern wing is currently occupied by the NHS who also operate a medical practice there, along with the Manchester Primary Care Trust who occupy two of the three ground floor office suits. The third office suite is vacant.

The works which are the subject of the submitted applications are limited to the ground floor and basement of the northern part of the building. No external works to the building are proposed.

The site is situated within Flood Risk Zone 1, where there is less than a 1 in 1000 chance of flooding.

## Surrounding Area

The site is located within the suburb of Miles Platting, which lies approximately 1.3 km to the north east of Manchester City Centre. There is a mix of residential and commercial uses within the surrounding area. North east and south of the application site are predominantly residential areas, whilst to the east there are some commercial and light industrial uses.

## Site Application History

Relevant planning history relating to Victoria Mill is set out within the table below:

| Reference | Description                                                                                                                          | Decision and Date |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 034725    | Alterations and conversion of former Mill to form residential and Class B1 commercial uses.                                          | Approved Oct 1989 |
| 034800    | Listed Building Consent for renovation of mill including demolition of extensions made since 1950 and provision of additional floor. | Approved Oct 1989 |

| Reference           | Description                                                                                                                                                                                                                                                                                                                                                                                                             | Decision and Date   |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 046720/LO/NORTH2/94 | Listed Building Consent renovation and partial demolition to provide residential and office accommodation                                                                                                                                                                                                                                                                                                               | Approved Sept 1995  |
| 050149/FO/NORTH2/96 | Change of use of the north block ground floor to cafe, doctors surgery, and commercial office space                                                                                                                                                                                                                                                                                                                     | Approved Jan 1997   |
| 110872/LO/2015/N1   | Listed Building Consent for internal alterations to layout and installation and removal of partition walls of existing residential units                                                                                                                                                                                                                                                                                | Approved Feb 2016   |
| 114600/FO/2016      | Proposed change of use of the first to fifth floors of the north side of Victoria Mill from offices (Class B1) to create 80 no. residential apartments (Class C3a) comprising 65 x 2 no. bedroom units and 15 x 1 no. bedroom units and communal home working offices for residents, with associated internal and external alterations to the listed building.                                                          | Approved Sept 2017  |
| 114601/LO/2016      | Listed Building Consent for the internal and external alterations associated with the change of the use of the north side of Victoria Mill to create 80 no. residential units on the first to fifth floors.                                                                                                                                                                                                             | Approved Sept 2017  |
| 119321/JO/2018      | Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114600/FO/2016 to allow the replacement of the existing windows, the relocation of the waste storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)                                                                                                          | Approved June 2018  |
| 119357/JO/2018      | Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114601/LO/2016 to allow the replacement of the existing windows, the relocation of the waste storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)                                                                                                          | Approved June 2018  |
| CDN/18/0613         | Discharge of condition 18 (M & E) attached to planning permission referenced 119321/JO/2018                                                                                                                                                                                                                                                                                                                             | Approved Oct 2018   |
| 131378/FO/2021      | Installation of external lighting and chimneys at roof level and elevational alterations to form external door at lower ground floor level.                                                                                                                                                                                                                                                                             | Approved March 2022 |
| 131380/JO/2021      | Variation of planning conditions 1 (specified plans) attached to listed building consent referenced 119357/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1- 5, the omission of the waste chute to staircase A, the omission of home working offices adjacent to central stair core, and the use of rooms at floors 1-5 as bin stores                     | Approved March 2022 |
| 131379/LO/2021      | Listed Building Consent for the installation of external lighting; insertion of fire safety partition wall to ground floor lift lobby; new 8 person lift within existing lift shaft; insertion of internal doors to lift lobby at ground floor and corridors at upper floors; creation of smoke shaft adjacent to staircase B with chimney at roof level; creation of ventilation shaft to bin stores floors 1 - 5 with | Approved March 2022 |

| Reference      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Decision and Date   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|                | chimney at roof level; steps to staircase C within lobbies at floors 2 and 3; installation of ventilation shaft to existing lift shaft with chimney to roof; replacement of external door at lower ground floor level and associated external repair works                                                                                                                                                                                                                    |                     |
| 131298/JO/2021 | Variation of conditions 1 (specified plans), 3 (surface water drainage), 8 (cycle parking) and 11 (refuse storage arrangements) attached to planning permission referenced 119321/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1-5, the omission of the waste chute to staircase A, the omission of home working offices adjacent to the central stair core and the use of rooms at floors 1-5 as bin stores. | Approved March 2022 |

**Table 1:** Relevant Site Application History

## The Proposals

The proposed works are set out in detail within the submitted Schedule of Works and are illustrated on the submitted plans. The works can be summarised as follows:

### Ground Floor Works

- Existing suspended ceilings, column boxes and partition walls within ground floor offices to be carefully removed.
- Redundant M&E equipment to be removed where possible.
- The repair of brick arch ceilings where necessary and those remaining exposed along with beams, columns, and column heads where possible.
- Replacement M&E equipment to be installed where required.
- Intumescent paint to be applied to columns and beams.
- Lay-in grid ceiling to be reinstated to some ground floor ceilings, in line with occupier requirements, and enabling the re-use of existing M&E systems.
- Partition walls to be reinstated to existing configuration, including walls being extended upwards to ceiling level where necessary (abutting with section of exposed historic brick ceiling, or to fire escape corridors).

### Basement Works

- Intumescent paint to be applied to columns and beams.
- The repair of brick arch ceilings where necessary.
- Installation of partition walls to create alternative means of escape for access to mechanical kit for upper floor apartments.

Further detail and justification for the proposed scheme is contained within the Design and Access Statement by Allison Pike Architects. The heritage impact of the proposed works is assessed within the Heritage Statement by Paul Butler Associates.

## **Key Planning Policy**

### **National Planning Policy Framework (NPPF)**

The Revised National Planning Policy Framework (NPPF) was published in July 2021 and sets out the government's planning policies and how these should be applied. The NPPF is a material consideration in the determination of applications. The Framework identifies the purpose of the planning system to be 'to contribute to the achievement of sustainable development' and that at a very high level, the objective of sustainable development can be summarised as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

A review of the relevant sections within the NPPF relating to heritage is included within the submitted Heritage Statement.

### **Manchester Core Strategy Development Plan Document (July 2012)**

The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- EC 2 'Existing Employment Space' states that the Council will seek to retain and enhance existing employment space and sites.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.
- EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

The proposal accords with the above Core Strategy policies. An assessment of the proposed scheme within the context of national and local heritage policy is set out within the enclosed Heritage Statement.

## **Summary**

We are pleased to submit this application on behalf of the applicant, and look forward to working alongside officers to secure consent for the proposed scheme. The proposed works are an absolute necessity both in ensuring the fire safety of building users, and the continued operation of the NHS

and office occupiers within the building. The proposed works to the building, which is Grade II\* listed, will also enable occupation of the upper floor apartments, resulting in the realisation of a range of planning and heritage benefits.

I look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

**Yours faithfully**

A handwritten signature in blue ink, appearing to read 'Don Murphy', with a stylized flourish at the end.

**Don Murphy MPLAN MRTPI IHBC**  
Director