17th December 2025

Brunswick Mill, Manchester - Heritage Methodology Covering Note, Condition 25 - Internal partitions (circulation cores and internal wall insulation)

This note seeks discharge of Condition 25 of the consent (Listed Building Consent reference 130395/LO/2021 regarding internal partitions, circulation cores and internal wall insulation:

> *25) Prior to the commencement of works associated with the installation of the new internal partitions, circulation cores and internal wall insulation of the development (commercial and residential elements), a detailed method statement and specification (including sections, elevations and materials) in association with the installation works (including the removal, alteration and repair of the historic fabric), shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.*
>
> *Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.*

Heritage Architecture Ltd. have provided advice and review of the method statement from Arrowsmith to ensure that good conservation practice will be followed.

Please note that this note does not cover the third floor former tiled canteen (shaded red in Fig 1 below), which will come forward as part of separate, specific condition.

Preparation for works

In order to install new studwork partitions to all floor levels, each wall zone will be assessed prior to installation by confirming wall condition, moisture levels, and any irregularities.

If any historic features are found, work will stop and these will be brought to the attention of the heritage consultant.

All works will use **hand tools only** with no mechanical breakers or impact tools.

A photographic record will be undertaken before, during, and after works, with inspection by the heritage consultant at key stages.

Any findings outside the approved scope will be stopped and reported for instruction.

Fixing Strategy

- No adhesive bonding will be used on historic masonry
- Fixings will be minimal and located into mortar joints, not brick or stone.

Installation

Protection

- Install temporary protection to floors, retained walls, features, and openings in each area of work

Setting Out

- Set out independent framing line, maintaining an air gap to masonry

Framing Installation

- Install metal stud or timber framework independent of the wall where possible
- Avoid direct load transfer onto historic fabric
- Record of fixing locations and methods

Services Coordination

- Install M&E services within service voids
- No chasing or cutting to original walls

Board Installation

- Fix boards to framework in accordance with manufacturer guidance
- Use screw fixings only
- Maintain clearances at junctions to allow building movement

Finishing

- Jointing and finishing using breathable materials where specified
- No cement-based finishes to historic interfaces.

It is considered that the submitted method statement and guidance from Heritage Architecture Ltd. comprises an appropriate level of detail for the construction of new partitions, and that the approach proposed would not have a damaging impact upon the Listed building.



Fig 1: Proposed third floor plan showing typical apartment layout. Note area highlighted red (former canteen) does not form part of this note.

General principles

- All works should be performed by a contractor with proven experience with the material substrates affected.

- Prior to commencement of any works, the appointed contractor/operative must receive an induction on the heritage significance and sensitivity of the building and made aware of the implications of the Listed status of the building prior to undertaking any works to ensure that the works do not result in any damage or loss of important fabric outside of the agreed scope.

- The submitted Heritage Statement of the consented scheme for Brunswick Mill by Heritage Architecture Ltd. must be provided for operatives' perusal before any works commence.

- All works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable.

- All operatives must be made aware that only elements that form part of their works should be removed/altered. Any necessary removal outside of these works must be checked by the project manager and heritage advisor before commencing.

- Prior to the commencement of any works all operatives will be inducted and trained in the careful removal of relevant building elements to ensure no unnecessary/accidental damage is caused to retained fabric and features of the building.

- When removing building fabric from the listed building, care must always be taken for careful removal in order to not damage surrounding historic fabric, such as retained brickwork/cast iron elements, flooring.

- All work to be performed on the building should be executed in a professional manner so as to cause minimum disturbance to remaining historic features and building materials.

- The contractor will remain responsible for the work executed and for the application of this methodology.

- Any damage occasioned at any time is to be completely repaired to the Heritage Advisor's/LPA's satisfaction.

Health and safety – Dust, burning on site, gas, vapour risks, noise

- Dust – Reduce dust by properly protecting areas of work with plastic and tarpaulin as necessary.

- Noise – Works that cannot be executed without undue noise or vibration will be agreed in advance with the client.

Removal of materials and protection of fabric

- All materials will be removed from the building from the designated access routes into the skips placed within the central courtyard area. The existing open bay opening out onto the central courtyard from level two of the mill shall be used to remove soft strip debris into skip below.

- The movement of waste within the central courtyard area will be managed by the contractor at suitable times. Protection methods might include plywood panels, taped plastic sheeting and rigid taped plastic panelling, where appropriate.