

24th April 2022

Ref: 061 PW/NK/11 Bloom Street/Planning Condition 4b / 11b/Internal Cleaning

Urban Design & Conservation Team
Planning, Building Control & Licensing
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

For the attention of Mr Paul Mason, Group Manager Urban Design & Conservation

BY EMAIL

Dear Paul,

***Mindel House (10 Minshull Street) and 11 Bloom Street, Manchester M1 3EF
Internal cleaning works (and associated making good to brickwork) at 11 Bloom Street***

Discharge of Condition 4(b) in part attached to listed building consent 119375/LO/2018 relating to No.11 Bloom Street and Discharge of Condition 11 (b) in part attached to planning permission 119374/FO/2018 relating to both buildings

Introduction

Further to completion of trial sample panels and our site meeting of the 11th April 2022, Manchester Design and Build have prepared the following report to summarise the options considered and the preferred heritage led solutions relating to the internal cleaning of the exposed brickwork and timber beams and associated making good works at 11 Bloom Street, Manchester. The purpose of the report is to obtain formal approval from the Urban Design & Conservation Team to enable the works to proceed with minimal intervention.

The report is to be read in-conjunction with the following enclosed supplementary reports:

- WJS cleaning trial sample report (includes details of the optional trial samples undertaken)
- Lincoln Conservation architectural paint research report
- Sandberg mortar sampling report

General

Further to information previously submitted, the cleaning philosophy will be a 'light touch' approach to remove soiling, dirt and paint etc where necessary and where detrimental to the original building fabric, whilst respecting the age and character of the building. Specific elements are to be cleaned without causing harm to original materials and features. In no circumstance do we plan to give any material a 'new' appearance and we will avoid overcleaning and harm to the underlying historic built fabric. We do not propose a 'one size fits all' solution for cleaning the different materials and finishes. The cleaning methodology is to be tailored to suit the condition of the various elements to be cleaned.

The works are to be undertaken by WJ Structures (WJS), specialist heritage / conservation / cleaning contractors. WJS are experienced to recognize instances when a different cleaning approach or a different calibration of cleaning tool may be needed. They will continuously use trial panels (exemplars) as part of their work whenever the need arises to ensure a consistent finish without causing unnecessary harm to the historic building fabric.

Cleaning brickwork (including removal of existing lead-free alkyd paints)

Microstrip – 40-50 PSI – light mist of water – media fine crushed medium

From correspondence to date, it is understood that any 'coating' of the brickwork after cleaning will not be accepted. Subject to trial sampling and on the basis that it would have no visual impact, we propose to use a transparent vapour permeable solvent free dust inhibitor / suppressant (i.e. Keim Ecotec) following the internal cleaning of the exposed brickwork given the proposed residential occupation / environment.

Repointing

From a visual perspective, in terms of colour, texture and finish, the NHL 3.5 and NHL 2 samples are very similar to the existing worked appearance. Being the closest to the original non-hydraulic mortar in terms of softness and permeability, it is agreed that the NHL 2 mortar should be used with suitable well graded sharp sand. During our site meeting, WJS mentioned that they had experienced difficulties sourcing NHL 2 on a previous project. In the event of supply difficulties with NHL 2, it may be necessary to use NHL 3.5, but only if absolutely necessary.

Note: during the cleaning process, we shall attend site with WJS to identify and agree / mark up specific areas of repointing. Photographic records will be taken prior to commencement and during the works. Suitable protection will be employed. Repointing will be undertaken only where necessary. The affected mortar will be raked out in small sections to a sound surface using appropriate hand tools minimum depth of 20mm where necessary taking care to avoid damaging existing masonry. If any mortar is too hard / non-original and unable to be broken with hand tools without the potential to damage the original masonry, a suitable approved heritage blade may be used. Masonry will be adequately dampened prior to application. Mortar to be repointed flush and unfinished. Setting times will be sufficient to enable the mortar to stiffen and set. Mortar to be finished with a suitable soft bristled brush to a stippled finish showing off the aggregate in the mortar. Mortars to be adequately protected and appropriate humidity levels maintained to prevent rapid drying.

Brick repairs

Isolated bricks or sections of brickwork are missing, loose or have spalled substantially with some individual bricks perished to brick dust. Minor spalling, holes or chips to the surface of bricks or mortar joints or any other such surface imperfections are considered insignificant and will be left without intervention so as to maintain the buildings original character. It is understood that brick repair mortars are not to be used. Isolated sections of brickwork where bricks are missing, loose or badly delaminated to 50% or more of the face of the brick, or where the function of the brick has failed, are to be carefully cut out using hand tools and replaced locally with reclaimed bricks to match existing and repointed as above. Replacement bricks to be reclaimed to match existing or alternatively sourced from Imperial Handmade Bricks, specialists in [brick matching](#) imperial sized brickwork for listed

buildings and conservation projects. <https://www.imperialhandmadebricks.co.uk/about-us/brick-matching/>

Note: as above, we shall attend site with WJS to identify and agree / mark up specific bricks which are need of replacement. Photographic records will be taken prior to commencement and during the works. Suitable protection will be employed. We will endeavour to minimise intervention and such repairs will be undertaken only where deemed necessary.

Redundant fixings

The extent and purpose of the redundant embedded timbers around the interior of the window openings to the Bloom Street facing elevation at first floor level was queried on site. It is presumed that these were used as grounds / pegs for panelling that has been removed in the past. We have no record of internal panelling around the window openings to such exposed brick walls at these levels in the building. All current existing exposed brick walls are to be retained and exposed. Original historic embedded timbers will be retained as original features and rounded off / cut back only where necessary to remove any projections / sharp edges in the interests of safety. Likewise, existing redundant ferrous fixings will be retained where not deemed hazardous. Any hazardous projecting nails etc will be removed with care taken to prevent damaging existing brickwork.

Cleaning timber beams

Cleaning will not be allowed to damage the grain of the existing timbers.

Charred beams 3rd floor

Charred beams to be carefully scraped back by hand before TORC – 50 PSI – light mist of water – media dolomite

Painted beams generally

Microstrip – 40-50 PSI – light mist of water – media fine crushed medium

Iron columns

Lead paint / fire resistance

We commissioned a paint toxicity survey report from Lincoln Conservation. The report draws attention to high lead toxin levels throughout original ironwork / metalwork. The 'lead bearing paint layers' pre-date subsequent later 'modern' paint layers thus the high lead content reported is not in the surface layers of the existing paint coatings, rather it is encapsulated. Original cast iron columns are to remain exposed as part of the approved proposed scheme. From a conservation perspective there is no intention to remove the existing paint history. In order to achieve the required 60 minutes fire protection and Class O surface spread of flame, all such surfaces are required to be coated with a new intumescent paint coating system. Thermoguard have stated that their Thermocoat Intumescent 30-60 & 90mins fire protection coatings will work over *sound*, previously applied multi paint coatings, including lead-based paints. Paint removal is not deemed necessary unless the existing coating is

failing or loose. Some columns may require lead paint removal works (notably to the lower ground floor columns) with others being localised i.e. only where existing paint is loose and flaking. We are in the process of obtaining satisfactory evidence / test data and confirmation of the final fire paint design with both the paint manufacturer and our fire engineer consultant.

To isolated columns, and only where necessary so that the performance of the fire retardant / intumescent paint is not compromised, it may be necessary to undertake localised cleaning and lead paint removal works:

Microstrip – 70 PSI – very light mist of water – media fine crushed medium

Any lead paint removal works will be subject to detailed risk assessments and method statements outlining environmental and contamination control measures, mitigation measures, acceptable lead threshold control limits etc and in accordance with The Control of Lead at Work Regulations 2002.

We would be very grateful to receive your comments in response to the above at your earliest convenience so that the necessary works can be programmed.

Should you require any further clarification or wish to discuss any of the above points in more detail, please do not hesitate to contact the undersigned.

Yours Sincerely



Neil Kelly BSc (Hons) MRICS IMAPS
Chartered Building Surveyor, Consultant

CC: Ralph Taylor, Principal Planner, Paul Butler Associates

Enc:

- WJS cleaning trial sample report
- Lincoln Conservation architectural paint research report
- Sandberg mortar sampling report