

Discharge of Conditions Application for:

**45-47 Dale Street & 2-6
Tariff Street
Manchester
M1 2HF**

April 2022

Additional information submitted in support of approved
LBC application: 130628/LO/2021

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This supporting appendix document is submitted by architecture:m on behalf of our client in support of a the Discharge of Conditions at 45-47 Dale Street & 2-6 Tariff Street.

This document contains the following supporting information for your consideration:

- Drawings; illustrating the existing and proposed details of the development.
- Method Statement; an assessment of the implications of construction works on the local biodiversity.

*Responses are marked in **RED***

3) Before any scaffolding is erected a methodology and specification for scaffolding and associated support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No scaffolding should be erected until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Reference uploaded documents:

SCAFFOLDING METHOD STATEMENT.pdf

4) Notwithstanding the details as set out in condition 2 (b) above no development shall commence in relation to the following work unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Repairs to lath and plaster ceiling;
- b) Extent of and nature of timber repairs;
- c) Repointing works; and
- d) Any repair works to existing cast iron downpipes/replacement of non-original rainwater goods with original cast iron rainwater goods

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Reference uploaded documents:

BRICKWORK REPOINTING METHOD STATEMENT.pdf
SLATE RE-ROOFING METHOD STATEMENT.pdf
TIMBER REPAIR METHOD STATEMENT.pdf
LATH & PLASTER REPAIR METHOD STATEMENT.pdf

5) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used including natural slate tile sample, Slate roof ridge sample and repointing sample, have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Further to the confirmation of specifications and materials, samples of natural slate roof tiles, slate roof ridge tiles and mortar samples will be retained on site. No works are to take place until MCC has inspected the samples and given formal approval for their use in construction.

5.0 Extent of Works

The following sets out the method for the internal and external works at 45-47 Dale Street & 2-6 Tariff Street.

1. The areas that are due to be worked on are to be photographed, and a set of photos are to be given to the architect and the client, prior to the work commencing on site.
2. Area of the pavement along the elevation frontages of Dale Street and Tariff Street are to scaffolded and fenced off, ensuring that safe passage is still possible for pedestrians along the pavement.
3. All remaining redundant fixings on the roof and along the inner and outer parapet edges are to be removed.
4. The adjacent brick facing party wall of 10 Tariff Street is to be cleaned using a mild detergent and brush. Photographic details need to be taken before this is commenced.
5. The pointing is to be inspected, and only if appropriate the joints are to be raked out by hand, taking care not to knock the edges/arrises of the brick and stones.
6. New mortar is to match the existing. It is to be pressed back into the joints, and when touch dry, brushed back from the face of the brickwork.
7. Where arrises are worn, the pointing shall be kept back from the face to avoid an apparent increase in the thickness of the joint and the creation of feather edges.
8. Internally, all electrical and other services are to be removed from the area to be worked on, and the area is to be made secure.
9. Lath and plaster ceilings to be dismantled and stored safely to allow works to be carried out to the timber roof members from below. Timber laths to be replaced where necessary and replastered with a lime plaster mix.
10. All internal walls to be painted with a breathable white emulsion unless otherwise specified during detailed design.

EXTENT OF ROOF REPAIR & REFURBISHMENT

The roofs are to be stripped to enable the installation of a new breathable membrane and insulation, damaged or missing tiles will be replaced. Once the roof is fully stripped back, a full inspection of the timber roof members will be possible.

- Removal of concrete Marley roof tiles to 45 Dale Street and 2/4 Tariff Street.
- Repair of damage slate tiles to 47 Dale Street and 6 Tariff Street.
- Repointing of parapet walls to prevent further damage from water ingress; further repointing of external wall adjacent to 10 Tariff Street.
- Repair/replace existing rainwater goods where necessary; any replacement rainwater goods to be cast in iron on a like-for-like basis.
- Installation of PIR insulation between existing rafters and new insulated breather membrane to provide greater air flow and reduce the risk of dam/condensation forming.
- Installation of new conservation style roof lights - installed between the rafters to approved manufacturer specification.
- Existing lead work to be repaired/replaced where necessary to Lead Sheet Association Standards.

EXTENT OF INTERIOR REPAIR & REFURBISHMENT

Internal repair and refurbishment, most notably to the lath and plaster ceiling is to be undertaken following the completion of the roof works to ensure that works inside are not affected by any further water ingress during external repair works. Where possible, repair work to the lath and plaster ceilings will be undertaken from within the roof space so as to not damage unaffected plaster on the underside of the lath frames.

- Repair of timber lath frames that have been damaged as a result of water ingress.
- Replacement of timber laths where damage is beyond repair.
- Repair of damaged and weathered plaster where damp spots have occurred as a result of water ingress.
- Ceilings to be painted with a breathable lime based white paint to finish.