

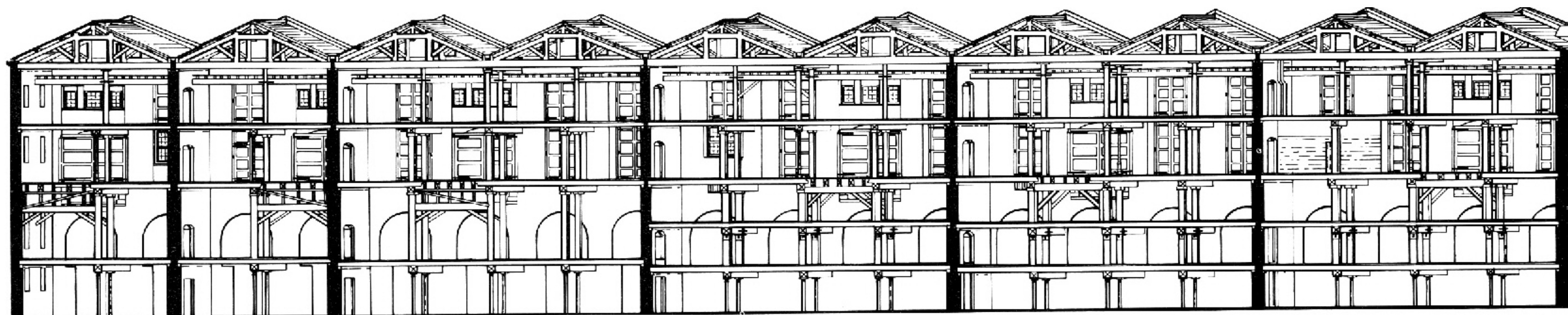
Proposals for Urgent Repair Works to the 1830 Warehouse, the Science and Industry Museum, Manchester

Listed Building Consent MCC Ref. 124068/LO/2019

Submission for discharge of Condition 5H, 1830 URW



NORTH ELEVATION



SECTION

14 July 2021

Studio Downie Architects LLP

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1: Introduction

We hereby submit an application for the approval of details reserved by Condition 5 attached to Listed Building Consent Ref. 124068/LO/2019, which approved the following scheme:

LISTED BUILDING CONSENT for urgent repair works to the 1830 Warehouse, required to prevent weather ingress and deterioration of the building fabric, including external facade works and internal works.

Manchester City Council granted planning permission on 18/05/2020 with the Condition 5 attached to the Listed Building Consent:

Condition 5

Notwithstanding the approved plans and documents as specified in condition 2, full and final details (including options analysis, justification and specification as relevant) shall be submitted to an approved in writing regarding each specific part of the approved works as set out below, before each part of these works are commenced:

- a) Timber fenders*
- b) Lintel bearing investigations*
- c) CC*
- d) Mesh in-fills*
- e) Redressing of pulleys*
- f) Torching to Bay 4*
- g) External leadwork*
- h) Removal of redundant M&E on roof*
- i) Removal of any redundant external wiring / camera fixings to external façade*
- j) Roof flood detection equipment*

The works shall then be carried out in full in accordance with the approved full and final details.

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 so careful attention to building work is required to protect the character and appearance of this building and appearance of the conservation area and the surrounding listed buildings in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

This document relates to Condition 5H.

As set out above, we therefore consider the submitted material is sufficient for the Council to discharge Condition 5H attached to the decision 124068/LO/2019.

2: Appraisal of Option and Justification

1. Notes prepared by heritage consultant, Jody O'Reilly of HCUK Group

Heritage input

- 2. Condition 5 relates to the provision of full and final details and specifications for a series of detailed works to the fabric of the building approved under 124068/LO/2019. It is split into 10 sub sections.
- 3. Sub section 5h relates to the removal of redundant mechanical and engineering (M&E) equipment from the roof of the 1830 warehouse building. Such equipment is located within the valley gutter of Bay 5.

Significance

- 4. Extant M&E installed in the past makes no contribution to the heritage significance of the 1830 Warehouse, which is a grade I listed building.
- 5. These later additions, primarily associated with the building's more recent use within the Museum's property and function, are visually detracting from the historic roofscape of the building occupying a substantial platform within the valley and being of a relatively large and bulky scale. This detracting quality is present even though the equipment is largely hidden from public view. The retention of unused equipment on the roof is a detracting feature that also places the building at some ongoing risk and the equipment is not monitored closely and may decay or become dislodged with a risk to the building itself.

Solutions and options appraisal

- 6. The removal of such features is a positive objective.
- 7. All removals should be undertaken with due care and attention to minimise physical impact to the underlying fabric but it is likely that there will be a need for localised making good of the roof structure in this location. The methodology and specification for the material for such repairs is set out in section 4.
- 8. Individual methodologies and material specification are covered within this document and provided by MBC Building Contractors. The approach will in all incidences begin with a specific and detailed survey of the relevant areas of likely impact.

Impact on Significance

- 9. This aspect of the proposal will result in a wholly beneficial impact to the grade I listed building, removing bulky, unsightly and redundant modern features and restoring the building to its historic aesthetic.

3: General Overview to Approach

Introduction

In order to discharge each element of Listed Building Consent Condition 5 with respect to the scope of approved proposed works to the existing 1830 Warehouse, we have produced this commentary to support the specification and methodology.

The documents will detail the specifications of all materials to be used as part of the repairs and associated methodologies for carrying out each individual elements of proposed work. The document will also address a strategy for quality control management. The individual samples required to discharge this condition are as follows;

- h) Removal of redundant M&E on roof

All works will be thoroughly reviewed and checked by the Heritage Consultant , Architect, consultant M&E engineer and Client prior to commencing repair works on site and will be carried out by an experienced and competent specialist sub-contractor that is well versed in carrying out projects in a similar vein to the urgent repair works required to the Grade 1 listed 1830 Warehouse.

Quality Control Principles

The control of quality is paramount to the sympathetic and successful delivery of a project such as this. This same care and attention will be applied throughout the duration of the project to all elements of work.

4: Specification and Methodology

h) REMOVAL OF REDUNDANT M&E ON ROOF

Methodology;

- All redundant M+E has been identified by the design team prior to removal. (ref. SDA dwg 261/PD/214)
- Specialist sub-contractors will attend site to commence decommissioning.
- All plant will be isolated and disconnected by an experienced electrician.
- All wiring will be disconnected and removed to a skip for disposal.
- The plant will be de-gassed by an experienced mechanical operative ensuring it is fully de-commissioned before any dismantling is carried out.
- Once degassed the plant will be dismantled and broken down in to manageable elements.
- All parts of the plant will be removed from the roof and disposed of responsibly.
- Once plant has been removed the timber platform will be broken down and removed from the roof space.
- Once all of the above has been carried out we will be able to assess the roof repair works where there previously were penetrations. These repairs will be done with the correct materials and in line with other works we are carrying out to the building fabric.

Quality Control;

- The specification and drawings will be adhered to fully. Any potential deviation or requirement to deviate will be fully discussed with design team taking on all comments regarding suitable solutions.
- Prior to the works being carried out in the particular location it will be photographed extensively to form part of the repair/remedial report and form part of the final records submitted upon project completion.
- All stages of the methodology will be followed and adhered to.
- Any repairs carried out to the building fabric will be checked and where possible tested for weather tightness given the location.
- Upon completion of the repair work the area will then be photographed to form the final part of the repair/remedial report and will be submitted upon project completion.
- All evidence of the repair will be submitted to the design team electronically and also offered for physical inspection on site.

annotated photo



Extract from approved drawing SDA Dwg 261/PD/214 works to roof plan showing M&E units in the valley to be removed.



Existing M&E Plant to be removed from roof valley of Bay05.
Extract from 261 Design and Access Statement Page 10. Updated Feb 2020.



Existing M&E Plant to be removed from roof valley of Bay05.
Photo from scaffold June 2021.

SPECIFICATION NOTES

- Removal of redundant M&E plant from roof valley gutter to Bay 5.
- Any required repairs to the roof will be established once access is available and the number and nature of penetrations to the roof and the removal approach considered and agreed with the services consultant/main contractor.