

10 Minshull Street and 11 Bloom Street

TANKING DETAILS PROPOSALS - WALLS

PLANNING CONDITIONS RELEASE 11(e)

Planning Permission 119374/FO/2018 – BOTH BUILDINGS

- Prepared by Manchester Design & Build

DECEMBER 2021



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1. Introduction

Manchester Design and Build has prepared the following Detail Breakdown report to facilitate the release of the planning condition 11(e) for Planning Permission 119374/FO/2018 – BOTH BUILDINGS, as per the following:

“11) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of Mindel House (10 Minshull Street) And 11 Bloom Street 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:

(d) Details of any basement tanking”

1.1 Scope and Purpose of Report

This report has been prepared to facilitate the release of the above condition and is intended to provide a high-level breakdown of tanking details proposed for both the listed buildings in the scheme in relation to comments by the Conservation Officer following a previous submission. The report serves to inform the reader of the existing arrangement and its unsuitability, as well as the subsequent further options, summarising a preferred, heritage lead solution.

1.2 Reasoning & Reader Notes

It should be noted that MDB has had experience in delivering buildings that enjoy the same status as this project and where possible it is to the benefit of the company to re-use existing materials, structure and arrangements on site. The introduction of new materials, structural support and new arrangements usually results in greater time, costs and difficulties, however this is at times unavoidable when bringing existing buildings to an acceptable regulatory and living standard.

It is understood that the main objective of the heritage lead approach here is to retain as much of the existing historic fabric from the buildings as possible. This is to be done whilst still conforming to Building Regulations requirements in an appropriate thought-out method of application, prioritising the safety of occupants. Along with this approach it is still of the utmost importance that the environment proposed for the occupants is fit for purpose and attains the level of comfort experienced in newer builds.

Following previous submission of tanking detail information, a query was raised by the Conservation Officer as to the height of the proposed tanking treatment in the basement.

On Tuesday 26th October a meeting with Manchester City Council’s Case and Conservation Officers were held on site. During this meeting the full height tanking system was also queried. **(Appendix A)**. For this reason, it was confirmed that an evidence based report outlining reasoning for proposals for tanking treatment to the existing basement walls would be produced and offered to MCC to facilitate conditions release.

1.3 Executive Summary

After outlining the existing state of the basement and the subsequent solutions in line with the tanking specialist's details and comments. It is clear that a fully tanked wall system is required and should be applied the full length of the internal existing basement perimeter wall face, from finish floor level to underside of the upper ground floor finish.

This will remove the chances of effervescence occurring on a partial exposed face of the existing basement walls due to rising damp, immediate temperature differences to a height of wall and remove the possibility of mould and mildew occurrence.

Coupled with this is the necessity to heat and ventilate the space adequately to again remove the risk of bacteria build up within the air and therefore surface finishes in apartments.

With these solutions continual maintenance, health hazards and structural defects risks are all dramatically reduced and almost negated. This serves both of the most important aspects in refurbishing this building by retaining the heritage of the building through containment and preservation of existing materials as well as providing a suitable fit for purpose space for resident.

2. Existing Basement Walls

2.1 Detail Breakdown

The existing perimeter walls at basement level are around 800mm in depth, common in brick buildings similar in footprint, height and construction. Although it varies around the perimeter, the external ground level is 1.8m - 1.6m above the finished floor level of the existing basement floors and the floor to ceiling heights stand currently at 3.2m – 2.9m.

Images in **(Appendix B)** show the state of walls in the basement to both the Bloom Building and Mindel House. There are obvious and typical signs of water ingress from the retaining basement walls likely caused by the saturation of the external ground. Along with this there is blowing and cracking of mortar joints, and face brickwork, effervescence and salting on various walls as well as moulds, penetrating and rising damp with spalling as a result.

Most walls in the basement level are exposed brickwork, where walls are finished with plaster in Mindel House for example, this is on later masonry walls and is later Gypsum type plaster skim. These locations, as can be seen from the images, are damaged by moisture ingress through to inner decorative surfaces. The movement of water through the walls has caused the migration of salts through to internal surfaces and these are being deposited at points of evaporation. These salts appear to be deliquescent and hygroscopic and this deposition at and near the surface is exacerbating the problem of dampness and degradation.

As referred to above a non-exhaustive list of the reasons for the dilapidation in the existing brickwork, range from water ingress, penetrating and rising damp, unventilated floor plate, un-heated spaces and lack of maintenance/ use of the space.

3. Proposed Solutions

The result to solving all the issues outlined above requires a multi layered approach with various solutions implemented at once. These are described within the following section:

3.1 Remedial Works

Before any solutions can first be implemented, the base on which to start off of, requires various remedial works, refurbishment and making good before any other works are applied. The defects as well as the remedial solutions to these are highlighted in the drawings and a series of images **Appendix F & G**. The report highlights the requirement to:

- Remove existing timbers and metalwork (nails, other previous fixings etc.)
- Replace existing brickwork where necessary with new to match existing.
- Cleaning (**agreed with MCC**)
- Re-pointing

It should be noted, it is not the purpose of this report to agree these specific remedial works as this will be submitted under separate cover by MDB in relation to discharging the requirements of other conditions. The above only serves to indicate that remedial works are required for effective installation of a tanking system to utilise the basements for their approved purpose.

3.2 Tanking

The next step in providing a space suitable for occupants is to remove the risk of water ingress spreading to finishes as this will lead to a number of potential causes of health hazards such as damp and mould. This is typically, and most effectively, dealt with through tanking systems and effectively waterproofing the internal face of the perimeter wall, including trenches at the perimeter floor level to catch any water which is then drained away via a connected new drainage system.

The comments from the Conservation Officer (**Appendix D**) on this design questioned the necessity for the tanking system to be applied to the full height of the internal face of the perimeter wall. This was again mentioned at an on-site meeting attended by the MCC Conservation and Case Officers (**Appendix A**). The reasoning for partial exposure of the wall is so the brick material is exposed in apartments as per the rest of the levels for aesthetic and heritage purposes.

Tanking system offered by Trace in the first instance has now been changed to Protectahome, details of which have already been sent to MCC for review. Both designs propose a full height tanking system to the basement level. Trace were unable to warranty the system if it was not applied as per their proposal, this is obviously unacceptable in the view of the client, who would be unable to sell an unwarranted apartment. Protectahome have gone further to explain the problems with partially tanking the walls. As well as a lack of a warranted system, it has been explained by the specialist that if a partial tanking system is applied the temperature difference between the exposed and hidden face over a short distance will cause effervescence; the capillary action of salts and moisture to ingress into the warm side of the building, therefore presenting themselves in apartments. This is further explained, and highlighted, by the specialist (**Appendix C: PG 13 & 14**). This will then require the client to continually maintain the exposed brickwork through cleaning using harsh chemicals. Inevitably even with a maintenance strategy in place slow release of water and salts will cause decay of the brickwork overtime, leading to the same problems presenting that are evident now; spalling, blown mortar joints etc.

Fully tanking the walls will negate all of these problems occurring and therefore the future degradation of the perimeter walls of the building, futureproofing the walls integral in holding the structure of the building. The immediate temperature difference experienced in a partially tanked system will not occur as the system will be applied to the full face of the wall allowing the temperature to gradually graduate across the height of the building. This gradual temperature difference will in-turn stop the effervescence occurring to the internal face of the hidden perimeter wall.

The tanking system also requires adequate heating and ventilation for the internal environment for the system to work effectively.

Concerns were raised (**Appendix D**) with regards to the fixings necessary for the installation of the tanking system and the ability for the installation to be reversible. After a site inspection by the Protectahome, a proposal for the number and placement of fixings was established and a typical drawing produced by MDB in conjunction by the specialist, which is presented within the report (**Appendix E**), along with the images shown in of heritage case studies Protectahome have worked on (**Appendix C**). The proposal has sought to include the minimum amount of fixings necessary to facilitate the effective installation of the system whilst taking into account the nature of the heritage of the building and the potential intervention to the internal perimeter walls. Further to this it serves the contractor to reduce the fixings as much as possible for obvious cost savings in materials and time. Secondly the fixings are proposed in a manner that minimally effects the bricks, seeking to introduce the wall plugs in mortar joints, this again serves the purposes of the building in minimal intervention to the building and increases the ease of installation for the contractor on site.

The approach mentioned above also serves to help the ease for reversing the installation if required in future. This is something that is important in retaining the heritage of the building and restoring areas to their former state. Wall plugs can be easily removed from mortar beds and areas re-pointed. Beyond this no, non-reversible slurries, liquid applied membranes or other materials/ fixings are applied to the existing wall faces.

3.3 Heating & Ventilation

A key aspect of the tanking system and an eventual finish being applied to the basement area is the climate of the internal spaces within the floor plate. Specifically, the ventilation and heating of these spaces control the temperature as well as the moisture content in the air. If left unheated any area in a building becomes damp overtime with the average UK climate, this is amplified in basements, which are known to be cooler throughout the year as opposed to areas above ground level.

A constant average room temperature of between 18 and 21°C should be achievable in apartment spaces throughout the year with the ventilation rates ranging from 1 – 2 changes/ hour. This enables moisture in the air to be removed from the apartment with fresh air supplied to be heated in the space, removing the likelihood of bacteria build-up such as mould and mildew.

4. Conclusion

After outlining the existing state of the basement and the subsequent solutions in line with the tanking specialist's details and comments. It is clear that a fully tanked wall system is required and should be applied the full length of the internal face of the existing basement perimeter walls from finish floor level to underside of the upper ground floor finish.

A series of details at critical locations has been produced and accompanies this report in the appendix for review by MCC. (**Appendix E**)

8. Appendix

This document is to be read in conjunction with all other reports, schedules and drawings.

A - Note of Meeting (26.10.2021)



Job Number:	14.936
Project:	Mindel House and 11 Bloom Street, Manchester
Client:	Beech
Purpose of Meeting:	To discuss conservation and planning matters
Date:	26 th October 2021
Time:	2pm
Venue:	On site
Present:	Jennifer Connor (JC) Manchester City Council (MCC) John Whyard (JW) Manchester City Council (MCC) Paul Davidson (PD) Manchester Design & Build (MDB) Alexandra Radu (AR) Manchester Design & Build (MDB) Nickesh Patel (NP) Manchester Design & Build (MDB) Ralph Taylor (RT) Paul Butler Associates (PBA)

	Note	Action
1.	Following introductions general discussion took place on the status of the project and it was noted that there were multiple condition discharge applications, a S73/S19 application, and queries relating to investigation/cleaning works pending. There was a degree of frustration on both sides regarding how the process was taking place, with MCC requiring further detailed information which explained how a conservation-led approach was being taken, and MDB concerned around impact on timescales and delivery of the project. The project team suggested that a more productive and efficient process for both sides moving forward would be to have prior discussion with MCC prior to submission of further information which would help to ensure MCC's expectations would be met. Resource pressures were noted by MCC and it was confirmed that correspondence should pass through the planning Case Officer.	
2.	<u>11 Bloom Street Stair investigation</u> MDB confirmed that the staircase had clear structural movement and further investigation was required. An endoscopic survey had been undertaken to the underside of the staircase but was inconclusive.	MDB/PBA to issue Whitechapel

	Removal of a limited area of the lath and plaster to the underside of the staircase was therefore required. It was confirmed that this would be done to limit removal of fabric as far as possible and would be undertaken in a staged approach to retain as much historic fabric as possible (such details are confirmed within 'Response to Email Queries 26.06.2021' that was submitted to MCC on 16.07.2021). The Whitechapel plaster report which advises on reinstatement would be submitted. MCC verbally confirmed they were ok with the approach. Once sufficient areas of the underside of the staircase were exposed investigation by a Conservation accredited engineer would be undertaken and solutions shared with MCC. A conservation-led approach would be adopted explaining the options considered and how the impact on heritage significance would be minimised. No repair works would be undertaken until a solution was agreed with MCC.	report to MCC and highlight previously issued response. MDB
3.	<u>Ceiling Treatment (Fire and Acoustics)</u> MDB explained that increased emphasis on fire safety regulations meant that retaining ceilings (ie. the underside of floorboards from above) exposed would be difficult to achieve with specialist advice being sought from Hydrock as the fire engineers. JW confirmed that retaining the exposed underside of floorboards was a key aim of warehouse conversion schemes. An approach should avoid loss of historic fabric or concealing it. MCC confirmed that a conservation-led approach to the ceiling treatments must be taken with consideration given to all options including a sprinkler/misting system. PD suggested one option could be to install additional structure. JW confirmed that this could be one of the number of options to be considered and noted that when installing new fabric the approach should be to ensure it is distinguished from historic fabric. MDB to submit conservation-led approach to treatment of ceilings based on the above to MCC for review.	MDB to prepare conservation-led methodology/ specification with specialist input.

4.	<u>Trial Cleaning Samples</u> MCC confirmed that in principle, cleaning of masonry and other fabric was acceptable, and feedback had previously been provided. The need for water-based cleaning was queried by JW. (A response to these queries had been previously provided within the 'Response to Email Queries 26.06.2021' that was submitted to MCC on 16.07.2021). MCC verbally confirmed that cleaning was ok to proceed following which a site visit would take place to allow for further inspection. The approach to the making good of masonry was also discussed (Refer to details within the 'Response to Email Queries 26.06.2021' that was submitted to MCC on 16.07.2021). JW indicated that a sample area could be undertaken following which a site visit would take place to allow for further inspection.	MDB to undertake sample cleaning and sample making good of masonry in accordance with previously submitted details. Following the works to sample areas, a site visit with MCC is to be arranged to allow for inspection.
5.	<u>Basement Flooring and Tanking (11 Bloom Street)</u> MDB noted that tanking was required to the basement level of 11 Bloom Street. Part of the basement floor comprised concrete/screed with a timber beam section located more centrally. This was felt to be an unusual feature and its heritage significance should be duly considered within any approach to the tanking of the basement, including whether timber flooring would have originally existed throughout. JW queried if the existing flooring could be lifted to allow tanking and then reinstated afterwards. A less preferred option could be to utilise lifted boards as the new floor treatment within apartments. A conservation-led approach was required to inform the approach. With regards to the basement walls the need for tanking the full height was queried by JW. MDB confirmed that they would also like to see historic walls retained where possible although advice from the basement treatment specialist was required and would be submitted. It was noted that elements of timber flooring also existed in Mindel House and consideration of similar issues noted above will be required.	MDB/PBA to provide heritage assessment of existing flooring and conservation-led specification/ methodology to be submitted to MCC to confirm approach in discharge of relevant condition (details condition part e).
6.	<u>Alleyway wall / Scaffolding</u> MDB noted that soft strip work had identified that the alleyway elevation of Mindel House and adjacent internal floors were sagging	MDB to respond to

	and required temporary structural support to allow further investigation of the cause. In principle the need for scaffolding and temporary support was accepted and detailed comments had previously been provided by MCC on 13.09.2021. JW noted that there were particular comments regarding taking down fabric and impact on windows.	MCC comments on scaffolding dated 13.09.2021
7.	<u>Uncovered elements of Historic Fabric</u> Areas of timber panelling had been exposed during the soft-strip and in places conflicted with approved apartment layouts. JW advised that it would be necessary to establish the heritage significance of such fabric and if historic the preference would be to retain in situ. MDB noted that structural fabric repair works may necessitate the temporary removal of fabric. In principle this was confirmed as ok by JW with reinstatement then required following completion of the works. The approach to individual elements of exposed historic fabric would be agreed with MCC, adopting a conservation-led approach.	MDB/PBA to establish heritage significance of exposed fabric. MDB/PBA to provide conservation-led specification/methodology to be submitted to MCC in discharge of relevant condition to confirm approach (details condition part a).
8.	<u>Plaster repair / removal</u> A plaster report by Whitechapel has advised on the approach to plaster repair / removal and would be shared with MCC. JW noted that the approach to plaster had previously been confirmed and it would be expected that work would align with this.	MDB/PBA to share Whitechapel plaster report and associated drawings with MCC in discharge of relevant condition (details condition part f).

9.	<u>Mindel House 4th Floor Ceiling</u> MDB outlined the need for investigation of the ceiling's structure with five areas for limited removal of lath and plaster ceiling required which align with the locations where investigation is required. MCC confirmed that the approach should be to limit the number and size of openings and seek to coordinate with any future opening that may be required. MCC comments have previously been provided and responded to in relation to this matter. (Refer to 'Response to Email Queries 26.06.2021' that was submitted to MCC on 16.07.2021).	MCC to respond to 'Response to Email Queries 26.06.2021' that was submitted to MCC on 16.07.2021 and confirm investigation can proceed.
10.	<u>Mindel House Basement Blockwork Partitions etc</u> Soft-strip works had identified blockwork partitions in the area beneath the main corner entrance of the building. Such fabric was established to be later additions and removal could be undertaken. Such removal should be undertaken with care in case any historic or structural fabric was identified, in particular the area directly beneath the main entrance staircase and adjacent brick areas. On this basis JW confirmed works could proceed.	MDB to undertake removal works as noted.

B – Defective Brickwork



BLOOM BUILDING

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould.



BLOOM BUILDING

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould. Scarring from previous fixtures.



BLOOM
BUILDING

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould.



BLOOM BUILDING

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould.



BLOOM BUILDING

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork and staining.



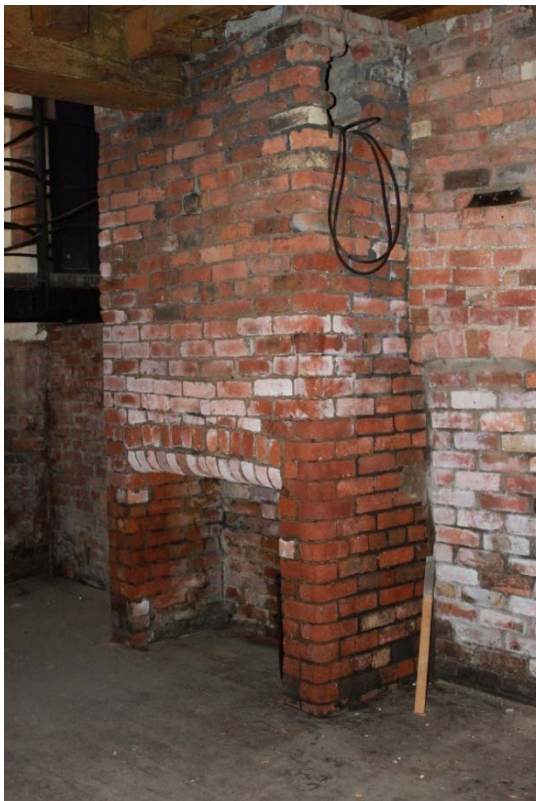
BLOOM BUILDING

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould and mildew.



BLOOM BUILDING

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould.



BLOOM BUILDING

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould.



MINDEL HOUSE

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould. Degraded gypsum plasterwork.



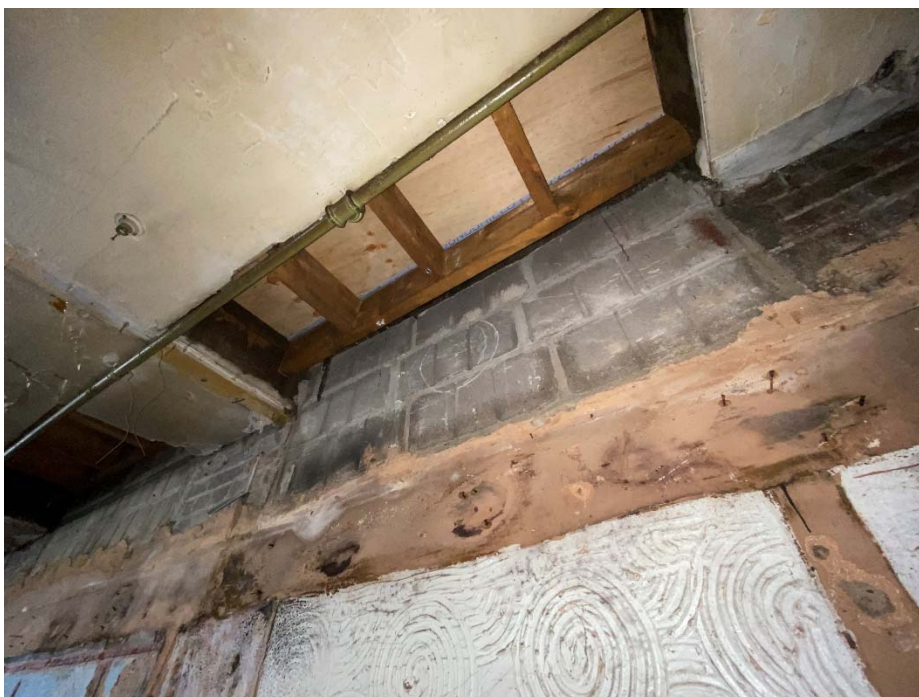
MINDEL HOUSE

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould. Degraded gypsum plasterwork.



MINDELE HOUSE

Efflorescence, salt, water and damp ingress to the full height of the wall. Staining and mould. Degraded gypsum plasterwork.



MINDELE HOUSE

Efflorescence, salt, water and damp ingress to the full height of the wall. Staining and mould. Degraded gypsum plasterwork.



MINDEL HOUSE

Effervescence, salt, water and damp ingress to the full height of the wall. Spalling brickwork, staining and mould. Degraded gypsum plasterwork.



MINDEL HOUSE

Effervescence, salt, water and damp ingress to the full height of the wall. Staining and mould. Degraded gypsum plasterwork.

C – Protectahome CV, Layouts, Details, Specifications and Technical Responses

Information is also contained within digital folder provided to MCC along with submission.



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Our Ref: 92425.2/RDT/RLB/NM
Your Ref:

17th August 2021

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By Email Only

Dear Natalie

Re: TENDER FOR SCHEME OF WATERPROOFING, PICCADILY WAREHOUSE (11 BLOOM STREET & MINDEL HOUSE), MANCHESTER

Further to our recent emails, telephone conversation and subsequent meeting on site, I write to provide our scheme and offer in respect of installing a Type C, drained protection, system of Waterproofing to walls and floors as denoted on the plan and sections attached.

In reviewing our offer, I respectfully advise that my design negates the need for the perimeter and cross floor drainage channel to be set within a trench like void to the slab. The design allows for the void to be formed via a 50mm layer of closed cell insulation, as **Section A**. This not only saves the contractor a significant outlay in forming the trench, but enhances serviceability.

I have included with the offer to treat the overhead vaulting with a standard 8mm cavity drain membrane with brick plug fixings installed at a rate of 14 per square meter. It is assumed that the finishes to such will be formed by others, and via a self-supporting frame. It is further assumed that the vaulting is not subject to live water ingress, or is sited below an external soffit or deck.

We understand the Lift pits are also to be incorporated in to the scheme, and will require the benefit of a long term guarantee and design PI. Accordingly and in accordance with BS8102 and good practice, is it proposed such be treated as per the accompanying Section Detail with each pit being built from water tight concrete.

The listed nature of the building limits the protection we are able to provide, in essence limiting such to the fitment of a Type C drained down system only. With this in mind it is of some importance the structure be thoroughly overhauled with all defects, poor mortar and or mortar coursing being made good, in advance of our work.

The basement incorporates 48 concrete columns that penetrate the structural slab, and therefore provide a passage way for water ingress. For the sake of this offer we have allowed to treat the lower portion of such with a (non-reversible) Type A Cementitious tanking material, for example Newton 107f. Given the above statement on listing, we suggest you seek separate approval for this treatment.

Given the complexity of the project and the need to continue dialogue, not least regarding sequencing, I recommend a further on site meeting be arranged once the new floor slabs are in place.

I suggest the items listed below form the agenda for this meeting:

- Discharge from the internal drain (connection to mains drain).
- Surface deviation from datum (flatness and regularity of the floor slab).
- 50mm closed cell - void forming- floor insulation (included in to our scheme of works).

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- Service Port (location and accessibility).
- Service penetrations.
- The lightwells (drainage and maintenance).
- Vaulted / overhead masonry.
- Lift pits (2 platform and 2 standard depth).
- Listed nature of building.
- Concrete columns.
- Battery backup / power outage.
- End use (Environmental grade as referred to below).
- Primary defence (as referred to below).
- Sequencing and program.

The scheme that follows assumes all enabling, preparatory and finishing works will be carried out by you or your builders and that Protectahome's work will be limited to the design and fitment of waterproofing only.

I confirm systems designed by Protectahome are covered by our own Professional Indemnity Insurance and the installation carries a 10 Year Guarantee. In addition, we can provide optional Guarantee Protection Insurance if required.

The scheme complies with general guidance set out within BS8102 Code of Practice for Protection of Structures Against Water from the Ground.



SPECIFICATION OF WORK

1. FOR WATERPROOFING TO BE CARRIED OUT BY YOUR BUILDERS

To be read in conjunction with the plan and section attached:

Preparation - Summary

Allow parking for one van for the duration of the works.

Provide welfare, a free supply of water and electricity and allow uninterrupted access.

Provide, free of charge, a skip for the disposal of waste and membrane off cuts.

Remove all and any fittings, electric cables and plumbing.

Remove all joinery.

Remove the existing linings, including all plaster

Remove any unwanted walls and affect all structural works.

Repair and make good any defects within walling.

Remove all floor finishes including any screed

Clean/Scabble and/or make good the lower 1.0m margin of all 48 concrete columns.

- If the wall / column joint is defective, such must be made good.

Construct the 4 lift pit super structures from Type B watertight concrete, as the attached section detail, with such incorporating a sump chamber void being 650mm x 650mm x depth relevant to the type of lift pit.

Remove the existing floor and replace with a new concrete slab, such to be laid on a simple curing membrane – wall to wall only.

- The new floor slab must be smooth, flat and level and not deviate from datum, being the sump chamber edge / lip, by +/- 5mm. See important notes below.
- The slab must incorporate 8 number concrete lined voids being 650mm x 650mm x 650mm ready to accept our sump liners.
- If the existing slab is to be retained such must be in good order, being free from defect.
- If levelling required this must be carried out utilising Ardite two part self-levelling compound or, if required, a sand / cement based fully bonded sacrificial screed (not gypsum based).

Finishes: (to be carried out following our work):

Once the floor insulation and floor membranes are installed, lay a min 65mm thickness screed to appropriate British Standard.

In front of our clear cavity drain wall membrane, construct a timber or metal framed dry lining.

To the meshed membrane of window reveals apply, via dot and dab adhesives, standard 12.5mm plaster boards and skim plaster finish.

Connect all sump chamber stand pipes to the mains drainage utilising 50mm pressure pipe only.



To each of the sump units (12 in number) provide a 240v power supply (2 x 13amp non switched spurs to each), and make all final electrical connections.

- If battery backup devices are purchased, make all final electrical connections.

Install first/second fix electrics as required.

Fit 12.5mm plaster board to dry linings.

Make good /Install new ceiling, insulate if required.

Supply and fit new skirting board/joinery/door linings/staircase.

2. FOR WATERPROOFING TO BE CARRIED OUT BY PROTECTAHOME

To be read in conjunction with our sketch plan attached.

Apply PTS Tanking slurry / Newton 107f, or other similar approved material to the column to an approximate height of 1.0m, extending to the floor slab by 50cm.

To maximum height, install 8mm Clear Cavity Drain membrane to all walls, with brick plug fixings at 1.5m horizontally and 1.0m vertically.

Install Meshed Cavity Drain Membrane to window reveals.

Install 8mm Clear Cavity Drain membrane to the underside of vaulting, with brick lug fixings at a rate of 14 per square metre.

Install 8mm Clear Cavity Drain membrane to the lift pits as designated on the section attached.

Install drainage channels as indicated on the enclosed sketch plan, including the lift pit sections. Test and leave in full operating order ready for waterproofing to be applied.

Install servicing ports (see plan for location).

- It is imperative these ports are made accessible (for servicing) and that any dry lining accommodate access to such. We suggest, for aesthetic reasons, the ports be concealed via an electrician blank back box.

Install 2 pumps and a battery operate alarm to each of the lift pits.

Install sump liner to 8 prepared voids and concrete in to place.

Install 2 automatic pumps the sump liners.

Install 1.0m long discharge pipes to each of the pumps.

- For the purpose of this offer, I have allowed to install short, 1.0m long, discharge pipes only. Onward supply and final connection to mains drain is to be carried out by your own plumber. It is important 50mm pressure pipe / solvent weld plumbing is utilized in all locations

Install battery operated high water alarms.

To the entire floor areas install 50mm closed cell insulation.

To the entire floor area install 8mm Cavity Drain Floor Membrane, such tape sealed to wall membrane.

Revisit site to commission all sump units.



IMPORTANT NOTES:

PRIMARY DEFENCE (especially important as scheme is restricted to one form of waterproofing defence only)

Any drained down waterproofing system relies on the structure to provide the primary defence against ingressing ground water. With this in mind it is important all defects, voids and poor mortar coursing within original walling is made good prior to the installation of our membranes. Obviously, this also applies to any new walling being constructed in the basement.

SURFACE REGULARITY AND DEVIATION FROM DATUM:

Where Protectahome are to lay drainage channels on top of the new structural slab, such must be level and have a Surface Regularity (flatness) of no less than SR1 (3mm on a slip gauge) as defined in table 5 of BS 8204 – 1 2003. The base on to which the drainage channel sits plays an essential role in the drained protection waterproofing system and therefore the surface should have a surface regularity and departure from datum in keeping with the subsequent fitting of “specialised equipment”.

The discharge points for the drained protection waterproofing system must be considered as the datum point for the waterproofing system. The deviation from the datum may not be more than +/-5mm at any point between the datum and the furthest point on the floor to which the continuous waterproofing system extends. Equally, the deviation from the datum may be up to +15mm as long as this point of deviation is at the furthest point from the datum and does not occur at any mid-point that may lead to water becoming stranded.

SERVICE REQUIREMENTS:

The drained protection (Type C) waterproofing system is wholly reliant upon the removal and management of seepage of ground water from behind the membranes employed. In order to ensure the long term efficacy of the waterproofing system regular inspection and servicing will be required.

The Peripheral Drainage Channel (PDC) and Cross Floor Drainage Channel (CFDC) must be inspected and periodically flushed out, subject to site conditions, to ensure that any seepage/free water behind the drained protection waterproofing is managed and safely discharged.

The sump units and drainage channels will require an assessment by Protectahome six months after installation / commissioning at which point we will be happy to provide you with our recommendations and the frequency of servicing requirements. The post installation assessment is made at no further cost to you but is subject to the account for the works being paid in full and on time

The post installation assessment does not include for any service requirements that might be identified at the time of the assessment being completed.

Protectahome can provide regular/annual services of the waterproofing system on an ongoing charged basis for the duration of the guarantee period or longer if so required. This is subject to the instructions of the beneficiary of any guarantee being received and a service agreement being offered and accepted.

END USE:

It is anticipated your client wish to utilise the area we are to treat as semi domestic living accommodation, with bin stores and plant room areas ?

- It is imperative when designing a suitable system of waterproofing the end use is accurately assessed. Should you consider our anticipated end use to be inaccurate please advise us so in order that we may reconsider our recommendations.

Having given consideration to the proposed end use and the environmental grades defining performance levels as set out in British Standard 8102 – which are as follows, we have allowed within our costs to provide a waterproofing solution capable of delivering a **Grade 3 Environment for the accommodation with Grade 2 for the bin stores etc.**



Grade	Example of use of structure	Performance Level
1	Car Parking; plant rooms (excluding electrical equipment); workshops	Some seepage and damp areas tolerable, dependent on the intended use. Local drainage might be necessary to deal with seepage.
2	Plant rooms and workshops requiring a drier environment (than Grade 1); storage areas	No water penetration acceptable. Damp areas tolerable; ventilation might be required
3	Ventilated residential and commercial areas, including offices, restaurants etc., leisure centres	No water penetration acceptable Ventilation, dehumidification or air conditioning necessary, appropriate to the intended use
The previous edition of BS8102 referred to 4 Environmental Grades . Grade 4 has not been retained in the current standard as the only difference in performance to a Grade 3 Environment related to the level of ventilation, dehumidification or air conditioning being provided.		

- Support measures including the provision of heating, ventilation, servicing of drainage provisions and general maintenance will be required to meet and maintain **Environmental Grades**. Such measures have **not** been included for within our quotation.

FLOODING FROM ABOVE:

This system has not been designed to control water penetrating from the ground floor due to catastrophic/flash surface flooding of the area surrounding the property.

CONDENSATION:

Once the waterproofing system has been applied, all rooms treated will require the application of natural/powered ventilation to ensure that the environmental grade is met and maintained. We have not costed for the installation of condensation control products, as the exact conditions may only be established once the waterproofing has been completed.

We would advocate testing of the relative humidity on site once the waterproofing system has been installed and any "wet trade" work has dried out. **Please Note:** Failure to embrace this advice may lead to the formation of black spot mould.

For your assistance we have reproduced below information relating to environmental grades as contained within CIRIA documents C139 and C140. This information is given for your guidance and as an indication of the relative humidity and temperature ranges that may need to be achieved. For site-specific information we recommend that you consult a heating and ventilation specialist.

Grade	Relative Humidity	Temperature Range
3	40-60%	Offices: 21-25 °C
	55-60% for restaurants in summer	Residential: 18-22 °C

Note: In order to install some powered ventilation products it may be necessary to install ducting and a power supply.

It is often beneficial to incorporate these requirements into the finish of the water proofing system to aid the installation process at a later date. We would be happy to discuss this with you in more detail when the works are underway.



POWER OUTAGE:

The Type C Drained Protection waterproofing system is wholly reliant upon the removal of water from the behind the membranes. Where drainage discharges to a sump and is then pumped away there is a risk of flooding occurring in the event of a power failure. In properties prone to short term power outage we advise a battery backup system be installed. In properties prone to regular and / or long term outage we advise consideration be given to the fitment of a generator pack.

For your consideration we have provided a unit cost for a single battery and back up device as per the attached pdf.

Side Note 17/08/2021 - As discussed via telephone and email we have agreed to supply 6 number units

GENERAL:

No provision is yet made to treat steps or staircases, light wells and overhead soffits other than that specifically mentioned.

It is essential that the external fabric of the building be maintained in a weatherproof and watertight condition to ensure that penetration of rainwater is prevented.

It is vitally important that the waterproofing is not punctured in any way. If a fixing, through our membrane, is required advice should be sought from ourselves. Similarly, should the membrane be damaged or disturbed after completion we must be advised immediately as repair will be necessary.

This quotation assumes the structure is sound enough to accept the direct application of the waterproofing system. Should it be found that this is not the case, the specification may have to be changed and additional costs may apply.

We reserve the right to amend this specification of remedial works at any time. We would of course consult with the client regarding fundamental changes to the specification.

Any works undertaken must comply with all appropriate statutory planning and building control regulations. Failure to do so could result in any non-compliant works being removed as well as give rise to other liabilities. Please note that our engagement does not include any analysis of or giving any opinion on what needs to be done to comply with such planning and building regulations matters.

It is your responsibility to apply and abide by all conditions imposed and we recommend that you take independent advice from a suitably qualified professional (e.g. an architect/planning designer) on such matters.

Our enclosed specification is based upon waterproofing requirements as set out in BS8102 but we would be pleased to upgrade our specification and quotation to accommodate any statutory compliance required if you're planning/building regulations adviser tells us what additional works need to be undertaken in this regard.

The company accepts no responsibility for additional costs/fees and/or delays as a result of your failure to obtain necessary permissions. Furthermore, receipt of your written order will signify to us that all permission/approval, if required, has been granted.

Please note that, in addition to the above, a structural engineers design may be required for certain works such as light-well construction, underpinning, floor construction etc.



OFFER

Re: TENDER FOR SCHEME OF WATERPROOFING, PICCADILY WAREHOUSE (11 BLOOM STREET & MINDEL HOUSE), MANCHESTER

To carry out the work as set out within the specification of remedial works above:

2. FOR TYPE C WATERPROOFING, TO INCLUDE:

- Cavity drain wall membrane to a maximum height of 3.0m
- Meshed Cavity drain membrane to window reveals
- Perimeter and cross floor drainage
- Service ports for the above
- 50mm void forming closed cell floor insulation
- 8mm Cavity drain floor membrane
- 8mm Cavity drain membrane to vaulted masonry
- 8mm Cavity drain membrane and drainage to lift pits (4 in number)
- Two pumps and a high water alarm to each of the lift pits (4 in number)
- 8 number sump units, with each including two pumps and a high water alarm, as the basement as plan

£ **Plus VAT at standard rate.**

2. FOR TYPE A WATERPROOFING TO THE 48 COLUMNS

£ **Plus VAT at standard rate.**

2. FOR THE SUPPLY OF SIX NUMBER BATTERY BACK UP DEVICE (as per the attached pdf file)

£ **Plus VAT at standard rate.**

2. FOR GPI BACK UP INSURANCE

£ **Zero rated for VAT (this is based on 10 separate dwellings)**

(Note: If there are to be more or less dwellings/units within the Waterproofed area, please advise in order that we may provide a revised figure)

All quotations issued by the company are subject to our standard terms and conditions a copy of which is attached.

Our quotation for work does not include VAT, which will be charged at the standard rate unless otherwise stated.

Our quotation has been prepared on the basis waterproofing and drainage works will be carried out in NO MORE THAN 6 separate, but continuous visits to site. The need for return visits as a result of inadequate or poor preparation, for example, will be chargeable to the client at a rate of ...per return visit.

The final visit is to commission the pump units and will require the client to have a 240v power supply in place.

The Protectahome Guarantee for the waterproofing system will not be issued unless the sump and pumps have been commissioned, tested and a commissioning certificate has been created.

The system Guarantee must be validated by regular inspection and servicing (annually as a minimum) of the sump/s, pump/s and connected drainage channels which will be subject to site conditions and requirements as directed by Protectahome Limited following the post installation assessment.



The guarantee for the work will not be issued until the work has been completed to specification and our account has been paid in full.

This quotation will remain open for acceptance for a period of 28 days from the date of issue. Once accepted the work must be carried out within three months.

GUARANTEE INSURANCE

With over Forty years of trading behind us we consider that your Guarantee for the work will be meaningful and worthwhile. In addition, we are able to offer you the opportunity to obtain an Insurance backed Guarantee to compliment that issued to you by Protectahome Limited.

This Insurance backed Guarantee gives you the opportunity to obtain totally independent Guarantee Insurance for a nominal one off fee.

The insurance issued will give you peace of mind that should Protectahome Limited cease to exist during the 10 year period of the Waterproofing Guarantee, your interest is secured by the existence of the Guarantee Insurance.

Protectahome will offer the Guarantee back-up insurance, which will be issued if the fee is paid by the client. See estimate/quotation.

Upon completion of the Protectahome work and settlement of the account, Protectahome will forward the guarantee insurance documents to the insurer, who will process them and issue the insurance certificate.

In addition, Guarantee Insurance **does not attract VAT** and there are **no annual premiums** to be paid.

PAYMENT TERMS

Commercial Accounts

A 50% deposit is payable upon acceptance of our quotation. The balance is payable in full within 30 days of the date of valuation/invoice. We reserve the right to issue interim valuations/invoices from time to time for work completed and materials on site.

In the event of late payment, interest may be charged in accordance with ***The Late Payment of Commercial Debts (Interest) Act 1998*** (and any amendments thereto) in addition to costs and collection charges that may accrue.

The content of this entire document and attachments are provided for the stated purpose and the sole use of the named client/addressee on page one. It may only be used within the context of the instructions under which it has been prepared. Any inspection, investigation, letter or report has been carried out and prepared with skill, care and diligence reasonably to be expected of a competent specialist contractor within our field of expertise. However we accept no responsibility whatsoever to any third party for the whole or any part of this document and attachments, any such persons rely upon this document and attachments expressly at their own risk.

Please confirm your instructions to proceed with the works on the acceptance form enclosed with this report. Acceptance of this budget quotation signifies that you have read and understood this report and all attachments and agree to be bound by the company's standard terms of trading.



We look forward to receipt of your instructions to proceed with the work, in the interim should you have any queries please do not hesitate to contact me directly.

Yours sincerely

PROTECTAHOME LIMITED

Richard tye

RICHARD D TYE CTIS, CSSW
Area Manager

Enc: Terms and Conditions of Business
Acceptance



Commercial Customers Accepting this Quotation

VAT Domestic Reverse Charge

In line with new legislation, could you please answer the following questions:

Tick where appropriate please

Are you the end User

Yes

☐

No

☐

Are you registered for VAT

Yes

☐

No

☐

If "Yes", please provide your VAT number: _____

Are you registered for CIS

Yes

☐

No

☐

If "Yes", please provide your Unique Tax Reference (UTR): _____

Unless specified differently the following wording will be included on our invoice where VAT Reverse Charge applies:

Customer to pay output tax of £ to HMRC

Or

Please include the specific narrative that you would require on an invoice from us to comply with reverse charge VAT:

PROTECTAHOME LIMITED

Usk House, Langstone Business Park, Priory Drive, Newport, NP18 2LH
Tel: 01633 411977 Fax: 01633 411903
Email info@protectahome.co.uk

ACCEPTANCE OF QUOTATION

TENDER FOR SCHEME OF WATERPROOFING, PICCADILY WAREHOUSE (11 BLOOM STREET & MINDEL HOUSE) – MANCHESTER

		Please tick Item/s Accepted in the box	✓
2. FOR TYPE WATERPROOFING			
2. FOR TYPE A WATERPROOFING	Quoted 17/08/2021		
2. TO SUPPLY SIX NUMBER BATTERY BACK UP DEVICES)			
TOTAL	(VAT is chargeable at the standard rate)	£ TBC + VAT*	
Deposit Due = 50% of total	Deposit enclosed	£ To Be Confirmed	✓
GUARANTEE INSURANCE		£ This is zero rated for VAT	

*VAT is chargeable at the standard rate, unless otherwise stated

Name of person placing Instructions:

Address:

Tel. Daytime:

Tel. Evening:

We may make a search with a credit referencing agency, which will keep a record of that search and will share information with other businesses. We may also make enquiries about the principal directors of companies with a credit reference agency.

Invoice Address if different:



We accept all major cards for your deposit or the full contract sum



Card Number:

Expiry Date & Issue No:

Deposit* / Full Amount* * please delete

Name as it appears on the card:

I/We confirm I/we have read and understand the scope of the works as detailed in the quotation. I/We confirm I/we have been provided with a copy of Protectahome's Terms and Conditions and have retained a copy for our records and agree to act in accordance with those Terms and Conditions. I/We accept Protectahome's terms of payment are strictly 30 days.

Signed

Date

Payment Terms: Within **30 days** of date of invoice

If retention is to be withheld, we reserve the right to apply interest to the outstanding unpaid balance of our account for the duration of the retention/defects liability period at a rate to be agreed.





Established 1980

PROTECTAHOME LTD

*Targeting problems with the **best** solutions*

Our Ref: 92425A/RDT/RLB
Your Ref:

15th September 2021

Regional Office: Houldsworth Mill, Houldsworth Street,
Reddish, Stockport, SK5 6DA
Email: info@protectahome.co.uk
Website: www.protectahome.co.uk
UK Enquiry Line: 0845 601 1980

Alexandra Radu
Construction Project Manager
Beech Design & Build

Dear Alexandra

Re: SCHEME OF WATERPROOFING, PICCADILLY WAREHOUSE, MANCHESTER

Further your email correspondence of the 14th September, I write as follows, in order to clarify and answer the points you have raised.

For clarity and continuity I have also attached our offer and scheme dated 17th August 2021.

STEEL POSTS BUILT FROM OFF STONE COLUMNS:

Subsequent to our on-site meeting, it is agreed our treatments to the stanchions will, in view of their historical importance, be restricted to the depth of the flooring system only and no tanking / waterproofing material will be deliberately applied to the visible section of steel column.

The material to be utilised for this process is to be JN LM 109 Liquid Membrane, as per the attached data sheet.

This treatment, necessitating thoroughly cleaning the lower steel post stanchion, is essential in order to protect the steels from further decay (rust), and in order they may be incorporated in to the scheme of waterproofing.

Your drawing, 013-MDB-PW-XX-DT-A-001, dated 18.08.2021, perfectly portrays the detailing

TERMINATION OF WATERPROOFING SYSTEM BELOW THE FLOOR OF GFL, THUS EXPOSING A SMALL SECTION OF BRICKWORK:

My understanding is this suggestion is one put forward by the planners, as they wish to leave an area of original brickwork exposed for future generation to view?

Whilst I have no strong objection with this suggestion, I advise you emphasize to the planners that the exposed section of masonry will, especially during the early stages of drying, be prone to damp patching and salting that may be unsightly. This may cause the end user, home owners or tenants some annoyance as there decor may become spoilt and require remedial work on a fairly regular basis.

From a technical point of view, leaving an area of damp masonry exposed may, at least theoretically, result in a reduction in the internal environmental grade, as referred to under Cira and BS 8102.

In the circumstance, I advise you discuss these issues with the planners as it may be they are not fully aware of these risks.

THE RETENTION OF INBUILT AND FLOORING TIMBERS TO THE BASEMENT:

Unfortunately, this is unacceptable and impractical as no form of waterproofing or moisture / vapour control system can accommodate such.

Many of the timbers are already in a state of decay and if these, together with any sound timbers, were left in place, they would rot in short order. The likelihood is that these timbers, due to ground contact, together with poor / non-existent ventilation would be prone to attack by Dry Rot.

The retention of any timber in a below ground level situation and where one wishes to convert to habitable space, is a highly risky strategy and not something we would wish to be associated with.

I regret to advise we will be unable to accept this as a condition of contract, as such goes against all good practice, BS 8102 and our design PI.

THE RETENTION OF EXISTING PLASTER TO THE BASEMENT:

Much of the retained plaster is a gypsum based product, circa 1980, or a poor sand / cement render which, in my opinion, has little historical value.

From our walk through inspection a good deal of this was seen to be loose, friable and de-bonded from the wall.

Any waterproofing system relies on the structure to provide the primary defence against ingressing ground water and general dampness.

If we were to accept the retention of existing plaster, we would be unable to inspect the wall fabric and advise you on the need for the repair of poor or defective masonry. This would have a major impact on the long term integrity and efficiency of the waterproofing system and almost certainly result in a significant increase in servicing requirements, something the new owners would have to pay for

Furthermore, if plaster was retained and we were to fit our cavity drain wall membranes to / over such, the plaster would very soon fully de-bond with resultant debris forming blockages within the cavity of membranes and the perimeter drainage channelling.

Again, I regret to advise we will be unable to accept this as a condition of contract, as such goes against all good practice, BS 8102 and our design PI

DOCUMENTS ATTACHED TO YOUR EMAIL:

As denoted above, the stone / column detail works very well.

The window reveal details seem to work well, but I would like to better review such on site.

I trust the above is of assistance to you and aids your negotiations with the planners. However, should you require any further assistance/information, please do not hesitate to contact me.

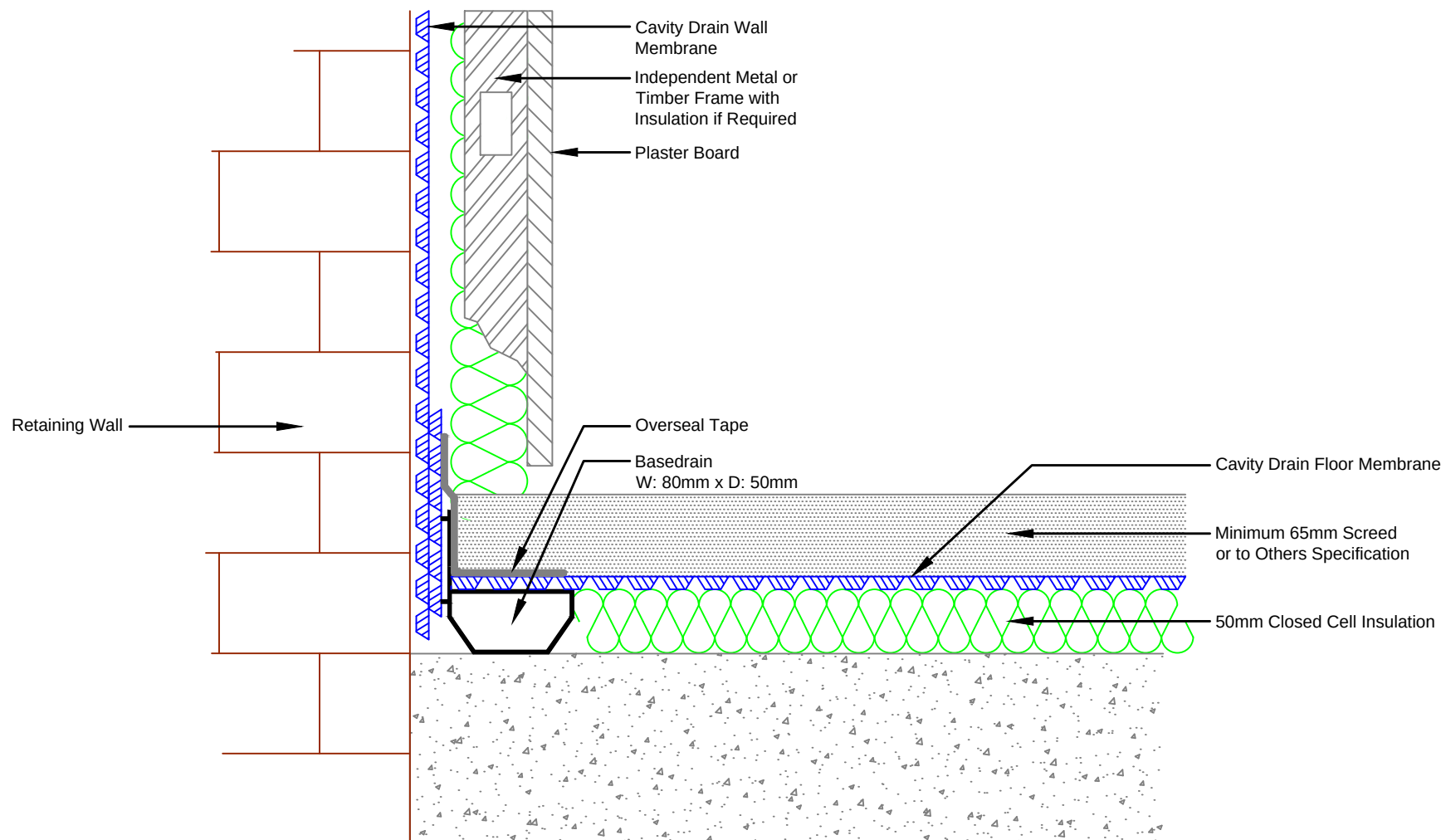
Assuring you of our best attention.

Yours sincerely
PROTECTAHOME LIMITED

Richard tye

RICHARD D TYE CTIS, CSSW
Area Manager





These drawings are not to scale. They are schematic diagrams for layout purposes only.
Should you have any queries or questions, please revert back to us for clarification.

Not to Scale
Refer to report for product details and dimensions

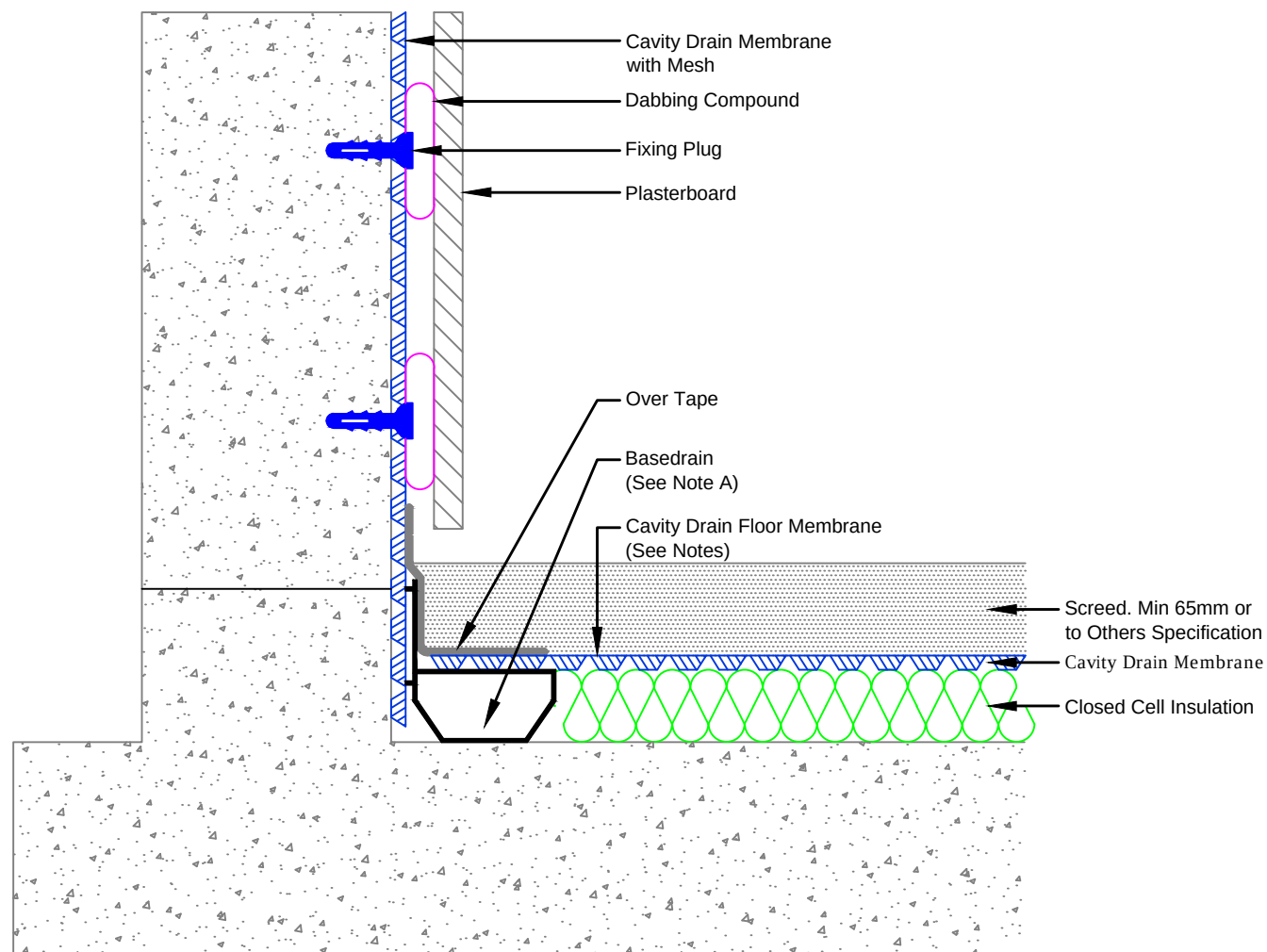


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W: www.protectahome.co.uk



JOB REF	DATE	PS No.	REV
92425	25/5/2021	PS40	A



Notes

This detail assumes that the slab is in good condition - constructed to either BS8007 or BS8110, or is of sufficient mass and quality that the slab is able to resist heads of water pressure as required by BS8102.

- A. To receive water from the membranes basedrain should always be laid level and connected to the sump chamber or safe form of drainage with two drainage connectors. Construction joints in the floor should be protected by floordrain.
- B. Screed to manufacturers recommendations or to current British Standard.
- C. It is recommended that new concrete includes a lime scale inhibitor or is treated with lime inhibitor prior to installation of the waterproofing system.

This is a waterproofing detail. For the design of the structure, please use a professional designer.

These drawings are not to scale. They are schematic diagrams for layout purposes only.
Should you have any queries or questions, please revert back to us for clarification.

Not to Scale
Refer to report for product details and dimensions

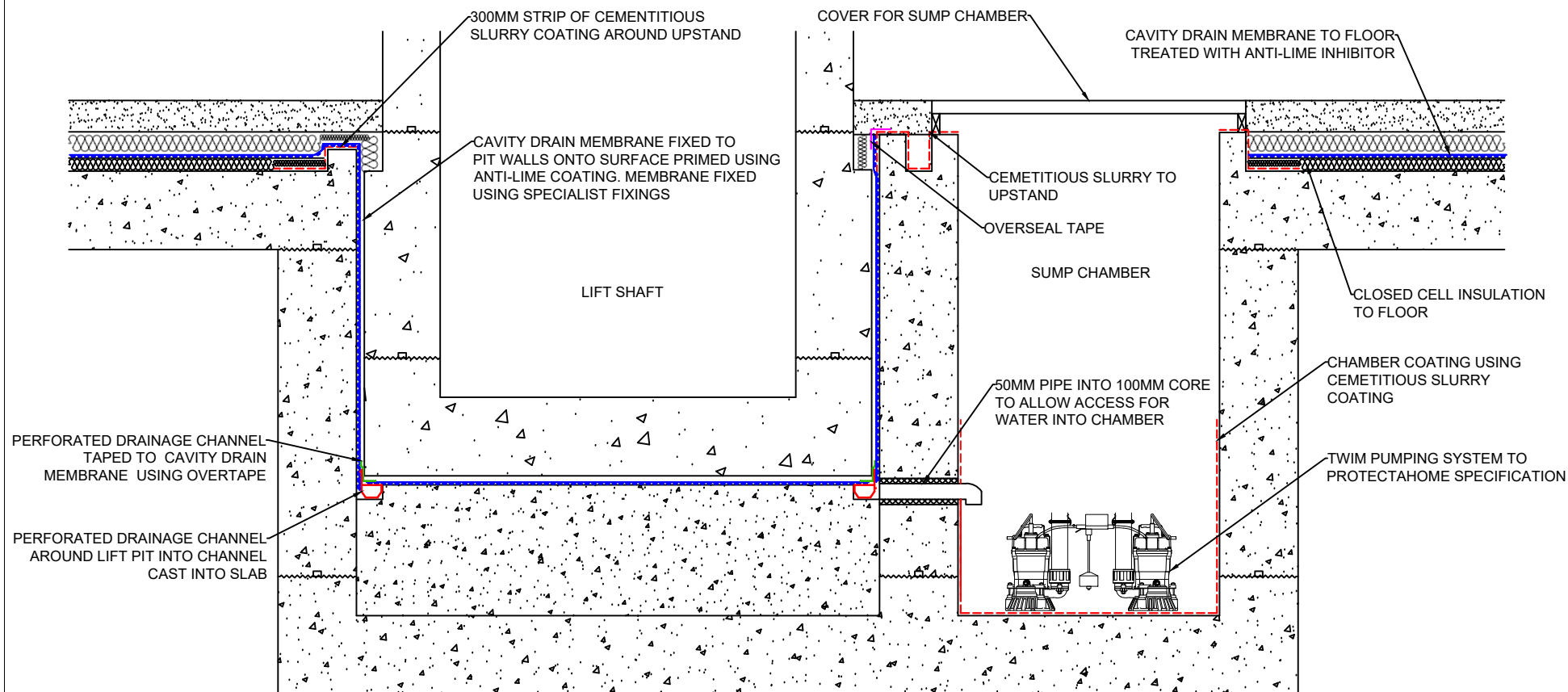


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JOB REF	DATE	PS No.	REV
92425	25/5/2021	PS42	A



PROJECT TITLE:
STANDARD DETAIL

DRAWN BY:

JK

DATE:

04-09-2018

T: 0845 601 1980
E: info@protectahome.co.uk
W: www.protectahome.co.uk

DRAWING TITLE:
PROPOSED LIFT PIT WATERPROOFING DETAIL USING TYPE C WATERPROOFING SYSTEM

DRAWING NO:

001

REVISION:

A

Note: This drawing is the property of Protectahome and should not be shared nor loaned to anyone outside of communication with Protectahome unless written consent has been given to do so. Protectahome accept no responsibility nor liability for unauthorised third party use of this document

D – Further Advice No.7

URBAN DESIGN & CONSERVATION TEAM

FURTHER ADVICE (NO.7) TO DEVELOPMENT MANAGEMENT

Site: Mindel House (formerly known as Minshull House), No.10 Minshull Street and No.11 Bloom Street (including Nos.6 - 10 Richmond Street), City Centre.

Applications No.: CDN/21/0314, CDN/21/0315 & CDN/21/0316

Proposal: CDN/21/0314: Discharge of Condition 4(b)(d)(e)(g)(i)(m) (heritage) attached to listed building consent 119373/LO/2018 relating to Mindel House.
CDN/21/0315: Discharge of Condition 4(b)(d)(e)(g)(i)(m) (heritage) attached to listed building consent 119375/LO/2018 relating to No.11 Bloom Street
CDN/21/0316: Discharge of Conditions 8 (air quality), 11(b)(d)(e)(g)(i)(m) (heritage) and 12 (highways works) attached to planning permission 119374/FO/2018 relating to both buildings)

DM case officer: Jennifer Connor

UD&CT officer: John Whyard

Date of initial advice: 30th May 2018

Date of revised advice: 20th June 2018 (Slight revision to 30th May advice following discussion with Jennifer Connor on 20th June 2018).

Date of further advice No.1: 28th March 2019 (Not issued to caseworker)

Date of further advice No.2: 5th April 2019

Date of further advice No.3: 28th August 2019 (Wider proposal for both buildings)

Date of further advice No.4: 4th June 2021 (4th floor ceiling Mindel House)

Date of further advice No.5: 8th June 2021 (Proposed on-site contractors accommodation (Mindel House) and main staircase in No.11)

Date of further advice No.6: 10th June 2021 (Building cleaning)

Date of this further advice No.7: 2nd July 2021 (Discharge of conditions)

1.0 Introduction

1.1 The applications have been approved and the proposers are seeking to discharge various conditions and have also raised additional matters separately. This further advice No.7 has been prepared to respond to the three applications regarding the discharge of conditions while previous 'further advice' notes Nos.4, 5 and 6 have addressed the additional.

1.2 The attached appendices A, B and C provide the wording for the conditions as it appeared on the respective decision notices on the Planning Service's 'Uniform' system at the time of preparing this advice.

2.0 Submitted information

2.1 All three applications contained the same information except CDN/21/0316 which contained three additional documents. Refer to Appendix D.

2.2 The information on all three applications relating to both buildings:

- (a) Covering letter dated 16th April 2021 from Paul Butler Associates.
- (b) Undated document 'Natural stone review' by Johnsons Wellfield.
- (c) Letter dated 16th April 2021 from Trace Basements.
- (d) Drawing No. 061_508 Rev B ('11 Bloom Street and Mindel House shadow gap detail')

2.3 The information on all three applications relating only to Mindel House consisted of the drawings numbered as follows:

- (a) 061_206 Rev D ('Mindel House proposed section B-B').
- (b) 061_508 Rev B ('Mindel House proposed section A-A').
- (c) 061_701 Rev B ('Mindel House proposed plans external wall finishes lower ground floor').

2.4 The information on all three applications relating only to No.11 Bloom Street consisted of the following:

- (a) Unattributed document entitled 'Building envelope repairs' dated 7th April 2021 and referenced 013-MBD-BS-XX-RP-B-2100.
- (b) Document entitled '11 Bloom Street building envelope repair works supplementary portfolio of photographs'.
- (c) Drawing No. 061_563 Rev D ('11 Bloom Street proposed smoke shaft details').
- (d) Drawing No. 061_708 Rev D ('11 Bloom Street proposed plans external wall finishes lower ground floor').
- (e) Drawing No. 013-MDB-BS-XX-EL-A-2100 Rev A ('Bloom Street proposed remedial works elevations').
Drawing No. 013-MDB-BS-XX-EL-A-2101 Rev A ('Bloom Street proposed remedial works internal elevations').
- (f) Drawing No. 013-MDB-BS-ZZ-EL-A-3101 Rev A ('Bloom Street existing window elevations').
- (g) Drawing No. 013-MDB-BS-ZZ-SH-A-3102 Rev A ('Bloom Street existing window schedule')

2.5 The additional information only appearing as a part of CDN/21/0316:

- (a) Document entitled 'Air Quality Assessment' dated 19th March 2021 by Redmore Environmental.
- (b) Document entitled 'Pre-construction footway condition survey' dated April 2021 by Axis.
- (c) Drawing No. 2987-01-D01 ('proposed tactile paving crossing points')

3.0 Comments on CDN/21/0314 regarding Mindel House

3.1 The covering letter from Paul Butler Associates identifies those parts of Condition 4 being discharged. The DM case officer may wish to check that these correspond to the conditions as they appear on the decision notice. These parts of the condition will be considered in turn.

Part b (Detailed schedule and specification for all of repair works/cleaning to the external elevations)

3.2 The covering letter from Paul Butler Associates (2.2(a) above) advises that the information to discharge this item would follow shortly. The UD&CT is unaware of this information having been submitted and does not appear on the Planning Service's Uniform system. **This condition has not been discharged.**

Part d (Details of shadow gap)

3.3 The submitted drawing details shown on the drawing identified in 2.2(d) above are noted. It is unclear if the proposed treatment of the ceiling shown in the cross-section drawing is as agreed and confirmation is requested from the DM case officer.

3.4 Shadow gaps are intended to distinguish original/historic built fabric from new and should, therefore, be proposed wherever new internal walls would be seen to meet original/historic built fabric. For example, where new walls meet original walls, downstand beams, ceilings and so on. On this basis would not be expected where new built fabric meets other new built fabric. The strategy for providing shadow gaps should be confirmed as this is not apparent from the submitted drawing.

3.5 A 15mm width of shadow gap is considered acceptable but to be meaningful the shadow gap needs to be of sufficient depth. The drawings suggest this depth would not exceed 15mm but what is required is a minimum depth that would be achieved and this should be confirmed.

Part e (Details of any basement tanking)

3.6 Regard has been had to the submitted information identified in 2.2(c), 2.3(c) and 2.4(d) above as indicated by Paul Butler Associates in their covering letter. It is noted that the drawings included in 2.2(c) are more informative than 2.3(c) and 2.4(d) in terms of the range of works being depicted.

3.7 The last UD&CT advice on this matter was in Further Advice No.2 dated 5th May 2019:
"The proposers are requesting a condition to agree the final design of the proposed basement tanking. The proposers should firstly demonstrate that there is an issue needing to be addressed and, if so:
(i) *That any tanking would be kept to the absolute minimum including the height of the tanking in any space.*
(ii) *The type of system being proposed could be acceptable subject to a detailed design showing minimal fixings and a system that can be readily reversed in the future."*

3.8 The submitted letter from Trace Basements (2.2(c)) advises that they have not inspected the basement while acknowledging that the relevant British Standard (BS) advises the designer should evaluate a given site. The lack of inspection may be explained by the BS apparently advising, however, that even where dry conditions exist it should be assumed there will be future issues of waterlogging.

3.9 While tanking for various non-residential uses has been successfully resisted in favour of achieving an appropriate internal environment by the use of heating and ventilation it has been accepted elsewhere that some form of tanking is ordinarily required for new residential uses within existing basements. The proposed system appears to at least acknowledge the need within a listed building to limit harm to the built fabric and provide a reversible installation.

3.10 The submitted information advises that the existing basement floors are to be replaced with a new concrete floor slab. The DM case officer should confirm if this is the case or if (as was expected to be the case) the existing floor was intended to remain with a new floor treatment (to incorporate waterproofing, insulation and visible top-side floor finish) applied on top. If the former was agreed, the associated below surface works (such as drainage channels) now proposed in association with the tanking would need to be incorporated into its design form. If the latter, less invasive approach was expected, it is accepted that there may be some loss of existing built fabric for such below surface works but this would be accepted in preference to the total loss currently being suggested. A conservation-led approach should always be to limit the loss of original/historic built fabric with its intrinsic heritage value. This matter needs to be understood before any response is issued to the proposers regarding tanking as the following comments may need to be adjusted depending upon what has previously been agreed.

3.11 The submitted information advises that works are proposed to the basement windows to form slots. This may be a proposed detail between the existing windows and the proposed secondary glazing and the DM case officer should confirm what has been agreed. This matter needs to be understood before any response is issued to the proposers regarding tanking as the following comments may need to be adjusted depending upon what has previously been agreed.

3.12 The proposed installation can be accepted in principle subject to the following:

- (a) In similar instances elsewhere with basement spaces that are partly above external level, a tanking installation has been agreed that stops at (or just above) the external ground level to leave the top part of the internal walls exposed to view with appropriate restoration. This approach should be adopted here and typical internal elevation and cross-section drawings submitted to confirm how this would be achieved and should include details of any proposed insulation. It is accepted that this approach would not be achieved in the basement area under the yard where the ceiling is also proposed to be tanked.
- (b) The submitted information advises that the number of fixings to the existing walls would be minimised and into mortar joints which is welcomed, but a typical internal elevation detail should be submitted to show the number of fixings required in any given area of the installation. The submitted information also appears to suggest ((2.2(c), Para 40) that increased intervention can be employed in certain locations such as doors and windows seemingly to 'over-engineer' the design in what are perceived as possible more vulnerable locations. This should be avoided or better explained and detailed in drawn form.
- (c) The treatment of original/historic columns needs to be better understood to ensure these are retained exposed to view except their bases would be covered by the proposed floor treatment.
- (d) The proposed treatment of the existing windows and window reveals and the design of the proposed secondary glazing installation needs to be understood and how this would be accommodated by the proposed tanking. This should include confirmation that the existing windows would be retained in situ and clearly visible from within the basement spaces. An

approach adopted elsewhere has been to install full height secondary glazing doors which effectively act as a part of the tanking leaving the windows, their internal reveals and part of the surrounding internal elevation untouched (other than for appropriate repair/restoration) and exposed to view via the secondary glazing.

- (e) The installation requires the removal of embedded timber. As noted above, the existing windows are expected to remain in situ. Other embedded timber needs to be identified to enable a decision to be made on whether removal is appropriate and, if so, any need for recording prior to removal.
- (f) The installation requires the removal of any areas of existing wall plaster or render. Such treatments are not recalled as existing in the basement spaces but any need to be identified to enable a decision to be made on whether removal is appropriate and, if so, any need for recording prior to removal.

Part g (Detailed specification/methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach)

3.13 Regard has been had to the covering letter from Paul Butler Associates (document 2.2(a) above) and two cross-section drawings relating to Mindel House identified in 2.3(a) and 2.3(b) above.

3.14 The need to retain the existing lathe and plaster ceilings with appropriate repair/restoration and their reinstatement where they were known to exist and are missing has been a consistently expressed requirement. This remains the case.

3.15 In Mindel House, after repeated attempts by the proposers to remove/replace the existing lath and plaster ceiling of the top floor for cosmetic purposes, it was agreed that the ceiling would be retained. The submitted drawings are now once again proposing the removal of this ceiling and replacement with a plasterboard ceiling.

3.16 The proposed removal of the existing lath and plaster ceiling remains unacceptable and the proposal needs to be reconsidered as previously agreed.

3.17 This calls into question the proposed treatment of the ceilings elsewhere in both Mindel House and No.11 Bloom Street and the DM case officer is requested to confirm what has been approved. In such conversions in other similar buildings the following has been achieved:

- (a) Raised floors are provided (to accommodate building service, acoustic measures, insulation and fire protection measures) the ceilings in the same spaces have been retained exposed to view.
- (b) In the former high status spaces any existing plaster ceilings are retained exposed to view. Where such ceilings are missing they are replaced in lath and plaster.
- (c) In former warehouse spaces, unless original/historic ceilings exist or are known to have existed, the existing exposed timber ceiling structure of downstands and structural floorboards is exposed to view. The char rate of these large timbers combined with a clear, non-gloss intumescent paint finish has been sufficient to meet fire protection measures.
- (d) Where intumescent paint is insufficient other fire detection and protection measures such as misting and sprinkler systems can be used in conjunction with intumescent coatings to provide the required protection.

There has been no suggestion during the evolution of this proposal over several years that this approach cannot be achieved in these buildings.

Part i (Agree final design of windows)

3.18 The covering letter from Paul Butler Associates advises that the information to discharge this item would follow shortly. The UD&CT is unaware of this information having been submitted and does not appear on the Planning Service's Uniform system. This condition has not been discharged.

Part m (Details of the smoke shaft)

3.19 The submitted details only relate to No.11 Bloom Street. This condition has not been discharged.

4.0 Comments on CDN/21/0315 regarding No.11 Bloom Street

4.1 The covering letter from Paul Butler Associates (2.2(a) above) identifies those parts of Condition 4 being discharged. The DM case officer may wish to check that these correspond to the conditions as they appear on the decision notice. These parts of the condition will be considered in turn.

Part b (Detailed schedule and specification for all of repair works/cleaning to the external elevations)

4.2 Regard has been had to the submitted information identified in 2.4(a) and 2.4(b) above as indicated by Paul Butler Associates. Page numbers relate to the former. Regard has also been had to document identified in 2.2(b).

Use of mortar

4.3 The use of mortar is a general issue relating to all proposed internal and external works and detailed advice has previously been provided and continues to apply. In brief, the mortar used in any internal or external works needs to match the original in terms of composition by analysis, colour, texture and finished worked appearance. Works, including repointing, must be carefully undertaken by hand using only hand-held, non-mechanical tools. There is a suggestion on p.17/54 for the use of feins to remove overly hard existing mortar as a part of internal repointing. This would be acceptable provided it is achieved without harming the adjacent bricks and is being used to remove either non-original mortar causing harm to the adjacent bricks and/or poorly executed/unsightly non-original mortar.

Internal treatment of external walls

4.4 Cleaning:

- (a) Detailed advice was recently given in Further Advice No.6. This related to both buildings and internal cleaning in general. The information now submitted covers only No.11 and only the brickwork of the internal faces of the external walls. Clarification is required of the proposed cleaning of other internal wall surfaces, floors and ceilings and materials such as plaster, metal, stone and timber.
- (b) The approach now being proposed for cleaning the brickwork of the internal face of external walls is accepted provided the practical implementation avoids harm to the brickwork or the exacerbation of existing damage. There is no reason to suggest the same approach would not also be acceptable for other internal brickwork surfaces.
- (c) The drawings referred to under 'Scope of work' (p.4/54) cannot be identified.
- (d) The coating of the brickwork after cleaning is not accepted.

4.5 Internal brick repairs:

- (a) The use of stainless steel rods/ties (p.9/54) is acceptable provided the mortar joints are confirmed as wide enough for the installation works without harming the adjacent bricks.
- (b) With regard to proposed lintel replacement (pp.9/54 & 11/54), the engineer's drawings referred to (twice) on p.11/54 cannot be located. However, the proposed replacement of failing lintels would be acceptable provided this is undertaken on an exact like-for-like basis with the originals.
- (c) While the general approach being taken with the different types of repair is acceptable but the photographs should be used to better define the types and extents of damage covered by "MRC" and "MRD". Where would/would not the "traditional repair mortar" be used as opposed to brick replacement or leaving damage unrepaired?
- (d) The proposed internal brickwork repairs on the lower and upper ground floors is not currently specified. It should be confirmed if the order of magnitude of repairs is noticeably greater than that found on the first, second and third floors so that the extent of works can be understood/considered.

External masonry cleaning and coating removal

4.6 The approach for external masonry cleaning and coating removal is considered acceptable provided it avoids over-cleaning, harm to the underlying elevation material or an exacerbation of existing damage. In this regard, the proposed wet abrasive cleaning (p.25/54) should be kept to an absolute minimum and chemicals should only be used with care to address graffiti if the graffiti product warrants such treatment. The document refers to the issue of ghosting with regard to graffiti removal which it is agreed needs to be avoided provided treatments do not cause damage to the building.

External masonry repairs

4.7 Crack/building movement repairs: The use of stainless steel 'Helifix Helibar' rods/ties (p.28/54) is acceptable provided the mortar joints are confirmed as wide enough for the installation works without harming the adjacent bricks.

4.8 Additional structural repairs (p.29/54): There is a need to better understand and agree these repairs when the information is available.

4.9 Stone repairs:

- (a) The proposed approach towards stone repairs (p.29/54 – p.31/54 & p.34/54) is generally acceptable but the submitted photographs should be used to confirm when repair would/would not take place and, where repair is proposed, the type of repair to be used of those identified. This similarly relates to the information on stone repair on p.
- (b) Does the crack shown in Photograph 5 raise structural issues in terms of the on-going support of the lintel? Is it enough just to propose to fill the crack? The joint failure repairs (p.36/54) need to be better understood – are they all such as Photograph 5 where the joint has widened due to movement or are any through, for example, weathering where an alternative repair method than filling would be more appropriate?
- (c) The introduction of lead flashing (p.30/54) is acceptable in principle subject to confirmation of the upstand detail to the vertical elevation at the back of the topside of the cornice and where the lead would be presumably flashed into an existing horizontal masonry joint. There is a need to ensure this leadwork upstand is not (overly) visible.

4.10 Brick repairs: The information on p.31/54 suggests only the replacement of bricks in certain circumstances (further defined on p.37/54). This is an acceptable approach. However, the information on p.37/54 also suggests additional works involving the use of a repair mortar which may well be acceptable but the submitted photographs should be used to better define the types and extents of damage that would be repaired using this method.

4.11 Render repairs:

- (a) The submitted information lacks clarity on the approach to be followed between localised repair, full replacement and whether or not the additional installation of insulating boards are proposed. This needs to be clarified.
- (b) Unless the principle of the installation of installation boards was accepted as a part of the approval it is suggested that this is too significant an element of works to be introduced into the proposal at this stage. Such installation should be strongly resisted unless there is a compelling justification including that such a treatment would make a noticeable impact on the energy performance of the building. This should be based on real-world investigation and monitoring rather than calculations using modelling techniques.

Part d (Details of shadow gap)

4.12 Comments as for Mindel House in Section 3 above.

Part e (Details of any basement tanking)

4.13 Comments as for Mindel House in Section 3 above.

Part g (Detailed specification/methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach)

4.14 Regard has been had to the covering letter from Paul Butler Associates (document 2.2(a) above).

4.15 The need to retain the existing lathe and plaster ceilings with appropriate repair/restoration and their reinstatement where they were known to exist and are missing has been a consistently expressed requirement. This remains the case.

4.16 In No.11 Bloom Street, where previously the expected retention of the lath and plaster ceilings has not been challenged, the proposers are now proposing to remove the existing lath and plaster ceilings. This is unacceptable and an alternative approach to achieving the necessary fire protection need to be identified.

4.17 The comment in Paragraph 3.17 above applies to both buildings.

Part i (Agree final design of windows)

4.18 Regard has been had to the submitted information identified in 2.4(a), (b), (f) and (g) above as indicated by Paul Butler Associates. It is noted that the Building envelope repairs document (2.4(a)) refers to two further drawings (p.44/54) which are not included in the submitted package of drawings.

4.19 The condition summary (2.4(a), p.44/54) notes that some sash windows have been replaced during the 20th century. Windows that have previously been replaced or altered in a non-like-for-like manner should be identified with works proposed to restore their original form and appearance.

4.20 Window repair specification:

- (a) It is unclear what is meant by using matching timber “as far as practically possible” (2.4(a), p.44/54). For the avoidance of doubt the proposers should confirm that matching timber would be used in the repairs.
- (b) It is unclear if a perimeter seal system exists or is proposed or neither. A perimeter seal system should not be used in conjunction with secondary glazing as this would form an unventilated space between the primary and secondary glazing prone to condensation forming on the inside face of the primary glazing and consequential damage to the timberwork overtime. The alteration of the existing windows now or in the future to address this issue (such as the installation of trickle vents or similar) would not be acceptable. There is a need to avoid future issues by appropriately addressing this matter as a part of the currently proposed works.
- (c) With regard to “WB” (2.4(a), p.46/54), cills should be replaced where they are beyond practical repair. It is welcomed that “WF” allows for the partial rather than wholesale replacement of individual timber elements such as cills.
- (d) With regard to “WD”, it should be confirmed that window grilles to be removed are non-original/non-historic security grilles or are not more recent grilles that replicate original, previously removed grilles. Otherwise the removal of grilles would be welcomed subject to the appropriate repair of the elevation.
- (e) With regard to “WE”, the replacement glass should be on a like-for-like basis (for example, in terms of appearance, colour and refractive properties) to retain a consistent appearance across the building.
- (f) Catches and fasteners: The approach of matching new window furniture to the existing is welcomed where the match is with the original furniture. The new should have the current date inscribed on an inconspicuous surface to enable the existing and new fittings to be differentiated in the future.
- (g) The proposed works to the lower and upper ground floor windows has yet to be confirmed (2.4(a), p.52/54) but the approach detailed for the windows is expected to be applicable.
- (h) Window decoration (2.4(a), p.53/54): A analysis of the internal and external paintwork should be undertaken by someone with relevant experience and expertise before any works are undertaken that would remove/damage the existing paintwork. The findings should be shared with the Planning Service and be used to inform the proposed redecoration. The proposed “off-white” colour for the exterior of the windows may be acceptable provided it is not in a gloss finish but may require reconsideration in the light of the paintwork analysis.

Part m (Details of the smoke shaft)

4.21 Regard has been had to the submitted information identified in 2.4(c) above as indicated by Paul Butler Associates covering letter (2.2(a) above).

4.22 The submitted details are accepted except for that part of the design relating to the proposed rooftop extension and its roof. There is a need to understand how the smoke shaft would be seen to form an integral part of the design of the rooftop extension. In this regard the appropriateness of the shaft to project well beyond the roof plane as what appears as a notable - and possibly visually obtrusive - freestanding feature is questioned. There is no detailed information on the proposed external appearance/treatment of this smoke shaft feature and how this would coordinate with the design of other rooftop works.

5.0 Comments on CDN/21/0316 regarding both Mindel House and No.11 Bloom Street

5.1 The covering letter from Paul Butler Associates advises this application aims to discharge

Conditions Nos.8 and 12 and parts of Condition No.11.

5.2 Conditions No.8 relates to air quality mitigation measures. The information submitted regarding this matter has not been reviewed by the UD&CT. The DM case officer is requested to identify any proposed measures that would impact upon the internal or external listed character (including appearance) of either building for consideration by the UD&CT that would not be addressed by the approved scheme or any conditions relating, for example, to building services.

5.3 Those parts of Condition No.11 identified have been covered by the above comments in Sections 3 and 4 regarding CDN/21/0314 and CDN/21/0315 respectively.

5.4 Condition No.12 relates to highway works. The information submitted regarding this matters has not been reviewed by the UD&CT. The UD&CT can provide advice on any specific matters that the DM case officer may wish to raise.

John Whyard,
2nd July 2021

Appendix A: Condition 4 attached to 119371/LO/2018 relating to Mindell House

4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of Mindel House (10 Minshull Street) 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) If any additional features are discovered during the strip out, an approach must be agreed with the local planning authority in writing.
- (b) Detailed schedule and specification for all of repair works / cleaning to the external elevations.
- (c) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (d) Details of shadow gaps
- (e) Details of any basement tanking
- (f) Agreement of a plaster match to original/historic plaster
- (g) Detailed specification/methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach
- (h) Detailed specification/methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.
- (i) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)
- (j) Specification/methodology for replacement of missing basement window grilles
- (k) Detailed design of new internal and external doors
- (l) Detailed methodology for the proposed restoration/refurbishment of retained staircases
- (m) Details of the smoke shaft
- (n) Detailed design of the post boxes
- (o) Details of retention/repair or historic cast iron rainwater goods
- (p) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed
- (q) Design of hovel gate to Bloom Street
- (r) Specification/methodology for works to repair/restore/refurbish existing/original historic built fabric and features including fixtures and fittings
- (s) Where plans identify features to be removed, please clarify where these could be used elsewhere

MINDEL HOUSE

- (a) Details of the enclosing structure to the main staircase
- (b) Agreement of design of works to windows which should include the proposed treatment of panelling in window reveals
- (c) Agreement of treatment of ground floor entrance area (at the Bloom Street/ Minshull Street corner)
- (d) Confirmation of the treatment of the basement ceiling and detailed specification/methodology for the proposed returning of exposed timber to its original appearance.
- (e) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)
- (f) Detailed design of dry riser within a Bloom Street basement window
- (g) Details of blocking of internal doorways servicing the secondary/rear staircase.

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix B: Condition 4 attached to 119375/LO/2018 relating to No.11 Bloom Street

4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of 11 Bloom Street 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) If any additional features are discovered during the strip out, an approach must be agreed with the local planning authority in writing.
- (b) Detailed schedule and specification for all of repair works/cleaning to the external elevations.
- (c) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (d) Details of shadow gaps
- (e) Details of any basement tanking
- (f) Agreement of a plaster match to original / historic plaster
- (g) Detailed specification/methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach
- (h) Detailed specification/methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.
- (i) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)
- (j) Specification/methodology for replacement of missing basement window grilles
- (k) Detailed design of new internal and external doors
- (l) Detailed methodology for the proposed restoration/refurbishment of retained staircases
- (m) Details of the smoke shaft
- (n) Detailed design of the post boxes
- (o) Details of retention/repair or historic cast iron rainwater goods
- (p) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed
- (q) Design of hovel gate to Bloom Street
- (r) Specification/methodology for works to repair/restore/refurbish existing/original historic built fabric and features including fixtures and fittings
- (s) Where plans identify features to be removed, please clarify where these could be used elsewhere

11 BLOOM STREET

- (a) Details of the sky well
- (b) Details of new enclosing structure (including new internal windows to apartments) to retained staircases
- (c) Details of proposed lift and platform lift
- (d) Details of canopy design and boundary wall within yard
- (e) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix C: Conditions 8, 11 & 12 attached to 119374/FO/2018 relating to Mindell House & No.11 Bloom Street

8) Prior to commencement of the development detailed mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution [Core Strategy Policy EN16].

11) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of Mindel House (10 Minshull Street) And 11 Bloom Street 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:

BOTH BUILDINGS

- (a) If any additional features are discovered during the strip out, an approach must be agreed with the local planning authority in writing.
- (b) Detailed schedule and specification for all of repair works/cleaning to the external elevations.
- (c) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (d) Details of shadow gaps
- (e) Details of any basement tanking
- (f) Agreement of a plaster match to original/historic plaster
- (g) Detailed specification/methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach
- (h) Detailed specification/methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.
- (i) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)
- (j) Specification/methodology for replacement of missing basement window grilles
- (k) Detailed design of new internal and external doors
- (l) Detailed methodology for the proposed restoration/refurbishment of retained staircases
- (m) Details of the smoke shaft
- (n) Detailed design of the post boxes
- (o) Details of retention/repair or historic cast iron rainwater goods
- (p) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed
- (q) Design of hovel gate to Bloom Street
- (r) Specification/methodology for works to repair/restore/refurbish existing/original historic built fabric and features including fixtures and fittings
- (s) Where plans identify features to be removed, please clarify where these could be used elsewhere

MINDEL HOUSE

- (a) Details of the enclosing structure to the main staircase
- (b) Agreement of design of works to windows which should include the proposed treatment of panelling in window reveals
- (c) Agreement of treatment of ground floor entrance area (at the Bloom Street/ Minshull Street corner)
- (d) Confirmation of the treatment of the basement ceiling and detailed specification/methodology for the proposed returning of exposed timber to its original appearance.
- (e) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)
- (f) Detailed design of dry riser within a Bloom Street basement window
- (g) Details of blocking of internal doorways servicing the secondary/rear staircase.

11 BLOOM STREET

- (a) Details of the sky well

- (b) Details of new enclosing structure (including new internal windows to apartments) to retained staircases
- (c) Details of proposed lift and platform lift
- (d) Details of canopy design and boundary wall within yard
- (e) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

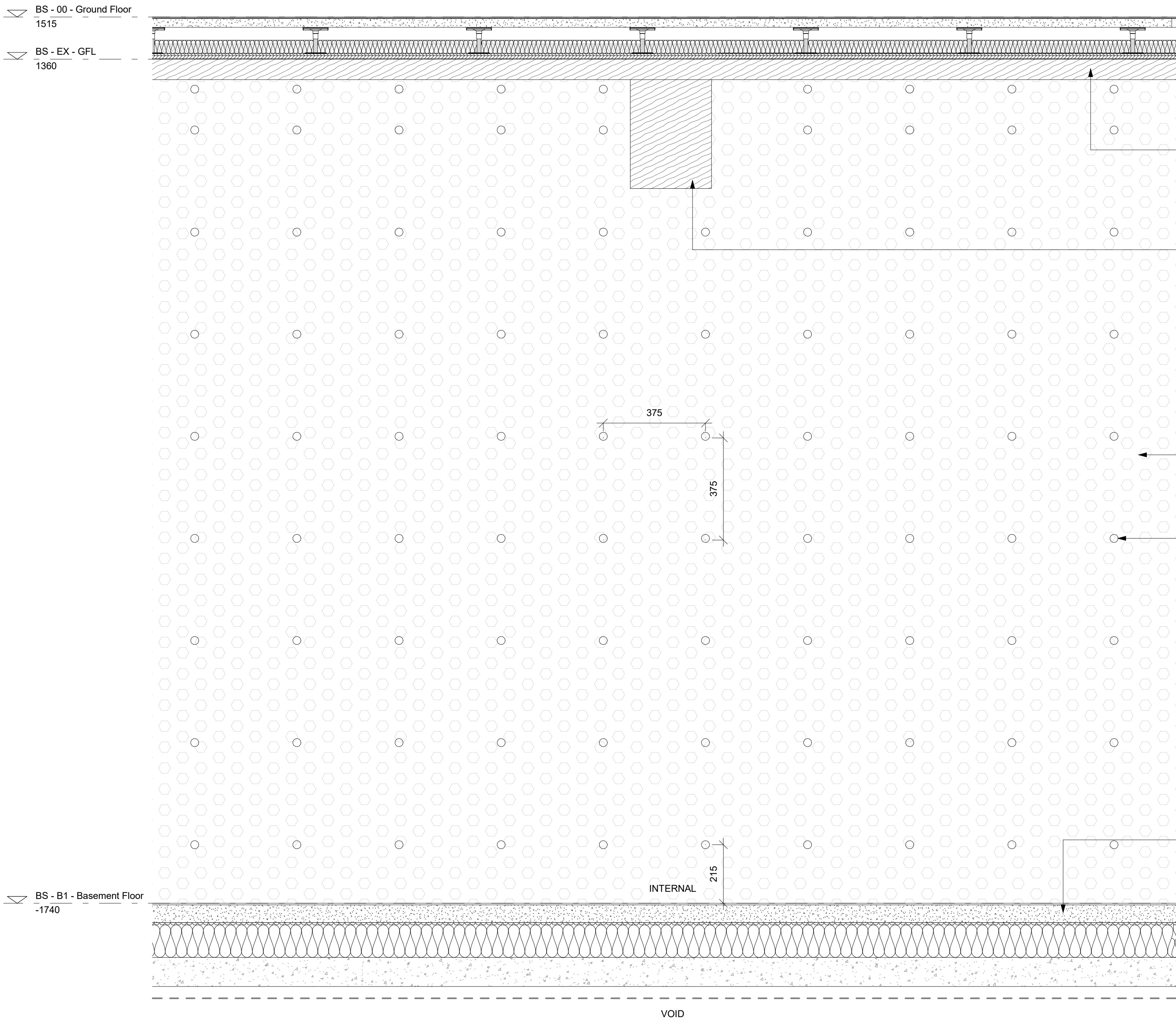
- Installation of buff tactile to facilitate the safe movement of pedestrians at the Minshull Street/Bloom Street junction
- A pre-condition survey of pavements to Bloom Street, Richmond Street and Minshull Street and a post construction condition survey, and a schedule of repairs (if necessary) with all works to be carried out to the Council's specification.

The approved scheme shall be implemented and be in place prior to the first occupation of the of the development hereby approved.

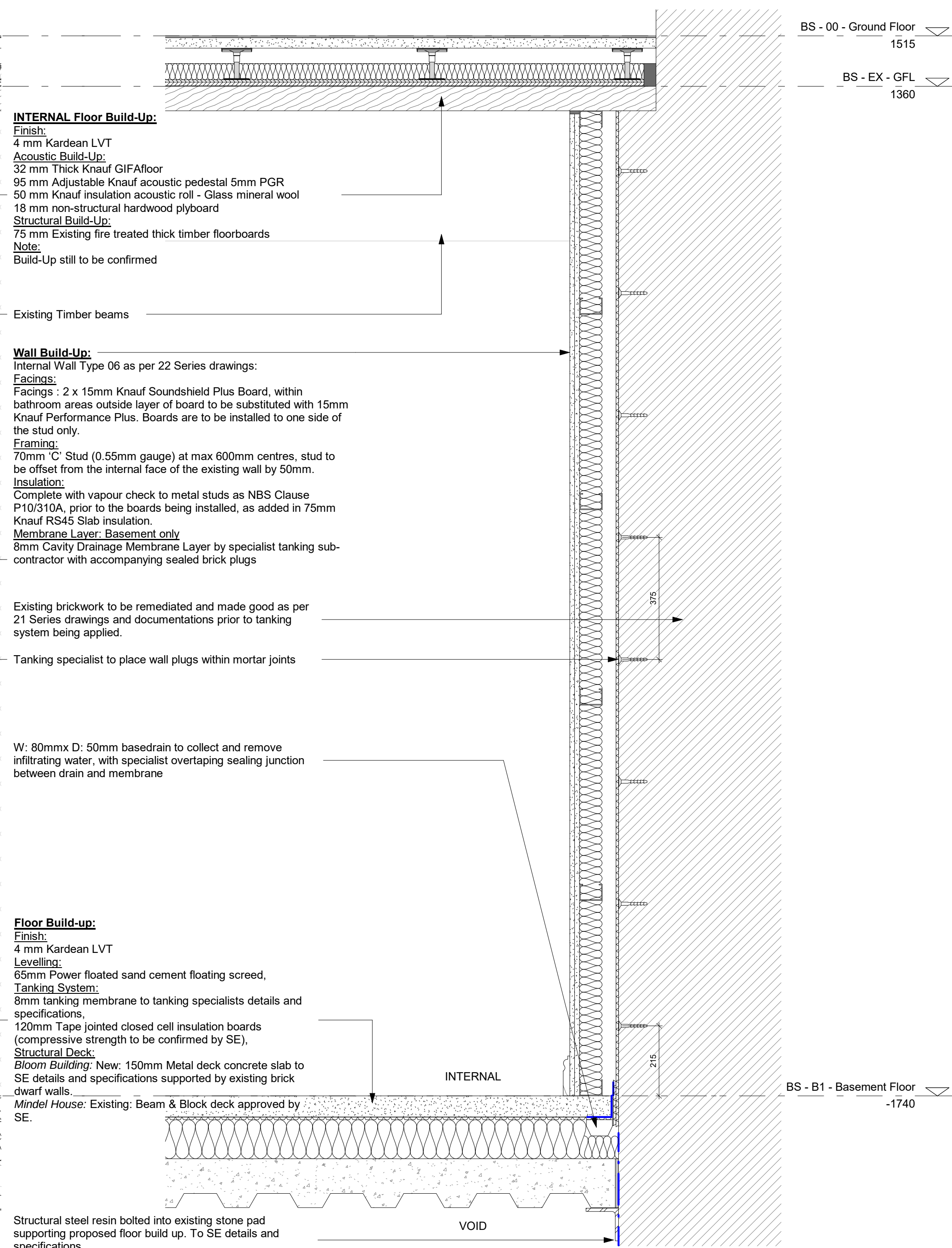
Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Appendix D: Submitted information

E – Various Proposed Tanking Details



1 | TYPICAL ELEVATION - TANKING FIXINGS
1:10



2 | TYPICAL SECTION - TANKING EXTENT
1:10

REFERENCE PLAN

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
 2. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED
 3. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWING
 4. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS 1985 (INCLUDING AMENDMENTS) AND ALL RELEVANT BRITISH STANDARDS/CODES OF PRACTICE
 5. CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS ON SITE. ALL DIMENSIONS TO BE CHECKED PRIOR TO FABRICATION OF MATERIALS
 6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS
 7. THIS DRAWING SHALL NOT BE DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BEECH DESIGN AND BUILD LIMITED

A ISSUED FOR APPROVAL NP 28-02-22

Rev Description By Date



PICCADILLY WAREHOUSE

PROJECT:

PICCADILLY WAREHOUSE
PROPOSED BASEMENT
TYPICAL SECTION &
ELEVATION

DRAWING TITLE:

APPROVAL

DRAWING STATUS: DRAWN: NP CHECKED: NP

SCALE @ A1: As indicated DATE:

061_PW-XX-DT-A-0004 A REV

The fire stopping sub-contractor is to install ablative fire rated fire batts to the perimeter of the external wall / compartment floor abutment within the acoustic floor build up cavity to achieve an insulation and integrity fire rating of 60 minutes on approval of the Technical Submission of the proposed products in accordance with NBS Clauses P12.

4mm Kardean LVT as NBS Clauses M50 / Polysafe Standard PUR Safety Floor as NBS Clause M50/155A, the floor sub-contractor prior to the flooring being laid is to ensure the proposed adhesive is compatible with the latex levelling screed.

Prior to any floor finishes being applied a 2mm self levelling latex screed is to be applied to the 32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, and in accordance with manufacturers details and recommendations.

32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, to achieve a density of 1500 Kg/m³, fixed in accordance with manufacturers details and recommendations.

The 32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, must be laid from the edge of the external wall abutment as a full board with no cuts to the perimeter in accordance with manufacturers details and recommendations.

50mm Knauf insulation acoustic roll - Glass mineral wool to achieve a density of 45 Kg/m³ installed between the timber joists as NBS Clause K11/115A.

Knauf specialist primer on 18mm non-structural hardwood plyboard fixed into existing floorboards

Proposed Floor board planks to match existing. All new timbers should be isolated from direct contact with the masonry using dpm at the timber-masonry interface and ventilated masonry pockets.

Knauf acoustic pedestal 5mm PGR pads with M16/ M20 Knauf Acoustic Pedestals to be glued to substrate using Knauf pedestal support glue

All existing external wall abutment with the new compartment floor build ups are to be filled by a perimeter intumescent mastic fire seal by the fire stopping sub-contractor and is to achieve a fire rating of 60 Minutes. The fire stopping sub-contractor is to provide a Technical Submission for the products that they are proposing to utilise in accordance with NBS Clause P12/338.

New fixed treated and painted timber window unit as per 013-MDB-BS-ZZ-EL-A-3103

The sealing of gaps and air paths are to be in accordance with NBS Clause K10/510.

Proposed double glazed aluminium framed secondary glazing unit to be fixed through to dry lining stud system, secondary glazing specialist to confirm with dry liner where stud system is required for fixing of glazing as per dimensions indicated. Timber plant piece fixed through dry lining system, with unit fixed after and sealed with Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

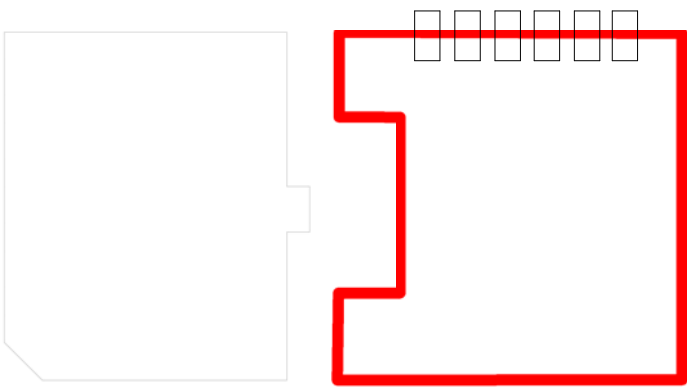
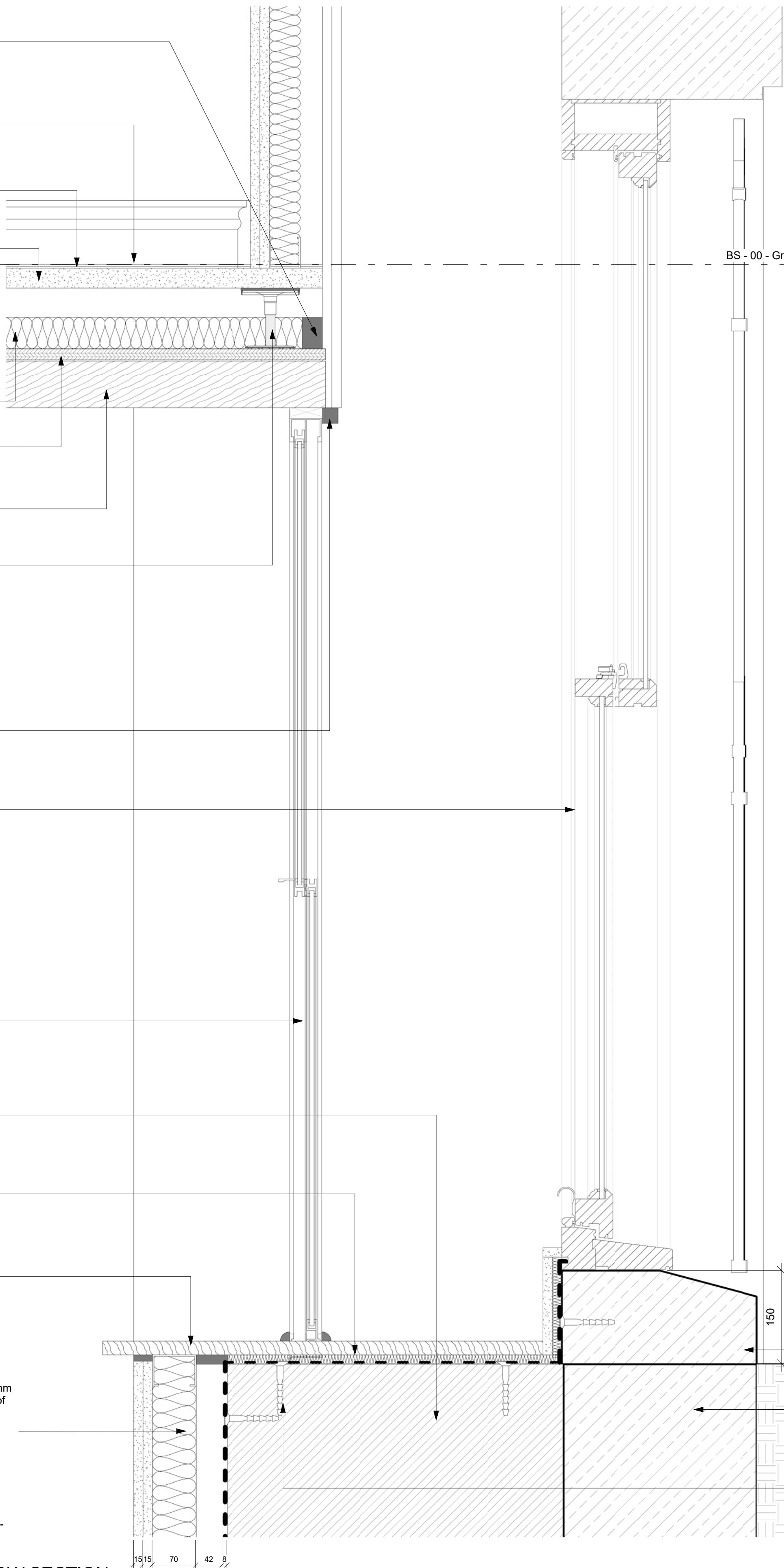
Existing brickwork to be remediated and made good as per 21 Series drawings and documentations prior to tanking system being applied.

25mm Knauf Earthwool Thermal Roll to be provided beneath the proposed window sill board.

22mm Medium density fibreboard window cill board as NBS Clause P20/200A. Length and Width to suit existing openings with 50mm overhang at sill and jambs.

K10/155A
Internal Wall Type 06 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 2 x 15mm Knauf Soundshield Plus Board, within bathroom areas outside layer of board to be substituted with 15mm Knauf Performance Plus. Boards are to be installed to one side of the stud only.
Framing:
70mm 'C' Stud (0.55mm gauge) at max 600mm centres, stud to be offset from the internal face of the existing wall by 50mm.
Insulation:
Complete with vapour check to metal studs as NBS Clause P10/310A, prior to the boards being installed, as added in 75mm Knauf RS45 Slab insulation.
Membrane Layer: Basement only
8mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

1 BASEMENT FLOOR NEW WINDOW SECTION



REFERENCE PLAN
1: 500

3mm Tanking membrane to be chased and returned into existing brickwork.

New metal guard matching existing to be installed into existing brick reveal, factory primed and painted satin black with external grade enamel based metal paint

New fixed treated and painted timber window unit as per 013-MDB-BS-ZZ-EL-A-3103

Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard with end trim piece fitted

Proposed double glazed aluminium framed secondary glazing unit to be fixed through dry lining on dot and dab into tanking wall plugs, secondary glazing specialist to confirm with tanking contractor where wall plugs are required for fixing of glazing as per dimensions indicated. Timber plant piece fixed through system, with unit fixed after and sealed with Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

Existing brickwork to be remediated and made good as per 21 Series drawings and documentations prior to tanking system being applied.

2 NEW BASEMENT WINDOW JAMB DETAIL

Proposed stone sill piece to match existing only where timber sill will not be located at 150mm minimum above external ground level.

Existing stone sill to be made good as per remedial works drawings and specifications.

Glazing specialist to perform site survey with tanking specialist to confirm placement of wall plugs in line with appropriate fixing as needed for primary glazing frame fixings, in order that tanking is not compromised during unit installation. Dry lining contractor to mark out positions of wall plugs in these areas.

The sealing of gaps and air paths are to be in accordance with NBS Clause K10/510.

Glazing specialist to perform site survey with tanking specialist to confirm placement of wall plugs in line with appropriate fixing as needed for primary glazing frame fixings, in order that tanking is not compromised during unit installation. Dry lining contractor to mark out positions of wall plugs in these areas.

K10/175A
Internal Wall Type 05 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 1 x 15mm Knauf Performance Plus.
Framing:
Knauf GypLyner Brackets at max 600mm centres
Insulation:
1x25mm Knauf Earthwool Thermal Roll Building Slab RS45 (Ecoose Technology)
Membrane Layer: Basement reveals only
3mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

Secondary glazing specialist to perform site survey with tanking specialist to confirm placement of wall plugs in line with appropriate fixing as needed for secondary glazing frame fixings, in order that tanking is not compromised during unit installation. Dry lining contractor to mark out positions of wall plugs in these areas

K10/155A
Internal Wall Type 06 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 2 x 15mm Knauf Soundshield Plus Board, within bathroom areas outside layer of board to be substituted with 15mm Knauf Performance Plus. Boards are to be installed to one side of the stud only.
Framing:
70mm 'C' Stud (0.55mm gauge) at max 600mm centres, stud to be offset from the internal face of the existing wall by 50mm.
Insulation:
Complete with vapour check to metal studs as NBS Clause P10/310A, prior to the boards being installed, as added in 75mm Knauf RS45 Slab insulation.
Membrane Layer: Basement only
8mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

GENERAL NOTES

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2. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED
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6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS
7. THIS DRAWING SHALL NOT BE DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BEECH DESIGN AND BUILD LIMITED

A ISSUED FOR CONDITIONS NP 20-08-21
RELEASE

Rev Description By Date

MANCHESTER
design + build
CLIENT

PICCADILLY WAREHOUSE
PROJECT:

BLOOM STREET
PROPOSED TANKING
NEW WINDOW DETAILS

DRAWING TITLE:

DRAWING STATUS:

DRAWN: NP | CHECKED: NP

SCALE @ A1: As indicated | DATE: 17.08.21

013-MDB-BS-XX-DT-A-0001 | A
DRAWING NUMBER: REV

4mm Kardean LVT as NBS Clauses M50 / Polysafe Standard PUR Safety Floor as NBS Clause M50/155A, the floor sub-contractor prior to the flooring being laid is to ensure the proposed adhesive is compatible with the latex levelling screed.

Prior to any floor finishes being applied a 2mm self levelling latex screed is to be applied to the 32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, and in accordance with manufacturers details and recommendations.

32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, to achieve a density of 1500 Kg/m³, fixed in accordance with manufacturers details and recommendations.

The 32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, must be laid from the edge of the external wall abutment as a full board with no cuts to the perimeter in accordance with manufacturers details and recommendations.

50mm Knauf insulation acoustic roll - Glass mineral wool to achieve a density of 45 Kg/m³ installed between the timber joists as NBS Clause K11/115A.

Knauf specialist primer on 18mm non-structural hardwood plyboard fixed into existing floorboards

Proposed Floor board planks to match existing. All new timbers should be isolated from direct contact with the masonry using dpm at the timber-masonry interface and ventilated masonry pockets.

Knauf acoustic pedestal 5mm PGR pads with M16/ M20 Knauf Acoustic Pedestals to be glued to substrate using Knauf pedestal support glue fixed in accordance with manufacturer's recommendations and details.

The fire stopping sub-contractor is to install ablative fire rated fire batts to the perimeter of the external wall / compartment floor abutment within the acoustic floor build up cavity to achieve an insulation and integrity fire rating of 60 minutes on approval of the Technical Submission of the proposed products in accordance with NBS Clauses P12.

All existing external wall abutment with the new compartment floor build ups are to be filled by a perimeter intumescent mastic fire seal by the fire stopping sub-contractor and is to achieve a fire rating of 60 Minutes. The fire stopping sub-contractor is to provide a Technical Submission for the products that they are proposing to utilise in accordance with NBS Clause P12/338.

Existing metal frame window unit to be refurbished as per window repair schedule 013-MDB-BS-XX-SH-B-2100

Existing wrought iron guard to be stripped back, primed and repainted satin black with external grade enamel based metal paint

Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

Existing stone sill to be made good as per remedial works drawings and specifications

Proposed double glazed aluminium framed secondary glazing unit to be fixed through to dry lining stud system, secondary glazing specialist to confirm with dry liner where stud system is required for fixing of glazing as per dimensions indicated. Timber plant piece fixed through dry lining system, with unit fixed after and sealed with Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

Existing brickwork to be remediated and made good as per 21 Series drawings and documentations prior to tanking system being applied.

25mm Knauf Earthwool Thermal Roll to be provided beneath the proposed window cill board.

The sealing of gaps and air paths are to be in accordance with NBS Clause K10/510.

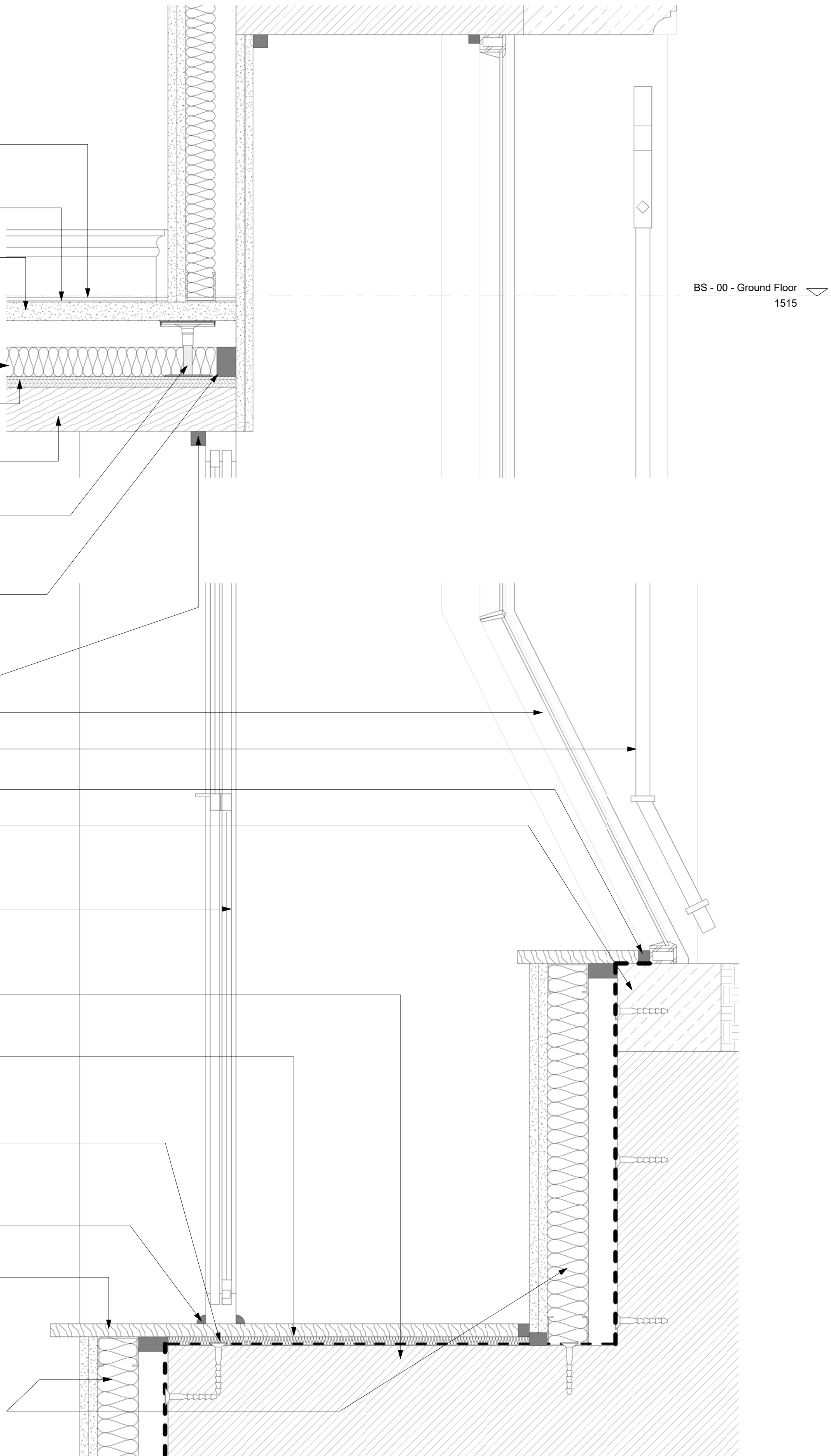
Glazing specialist to perform site survey with tanking specialist to confirm placement of wall plugs in line with appropriate fixing as needed for primary glazing frame fixings, in order that tanking is not compromised during unit installation. Dry lining contractor to mark out positions of wall plugs in these areas.

Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

22mm Medium density fibreboard window cill board as NBS Clause P20/200A. Length and Width to suit existing openings with 50mm overhang at cill and jambs.

K10/155A
Internal Wall Type 06 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 2 x 15mm Knauf Soundshield Plus Board, within bathroom areas outside layer of board to be substituted with 15mm Knauf Performance Plus. Boards are to be installed to one side of the stud only.
Framing:
70mm 'C' Stud (0.55mm gauge) at max 600mm centres, stud to be offset from the internal face of the existing wall by 50mm.
Insulation:
Complete with vapour check to metal studs as NBS Clause P10/310A, prior to the boards being installed, as added in 75mm Knauf RS45 Slab insulation.
Membrane Layer: Basement only
8mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

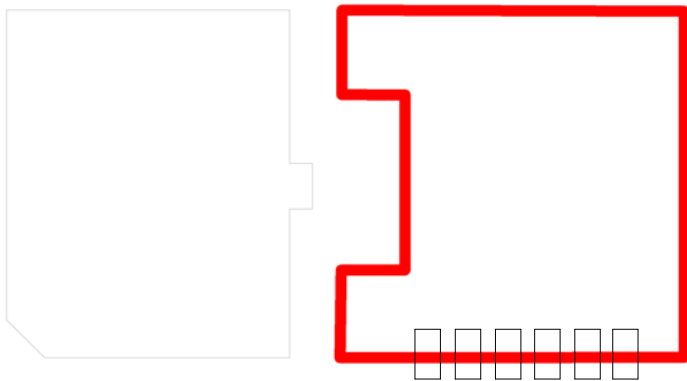
1 BASEMENT EXISTING WINDOW SECTION



GENERAL NOTES

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REFERENCE PLAN



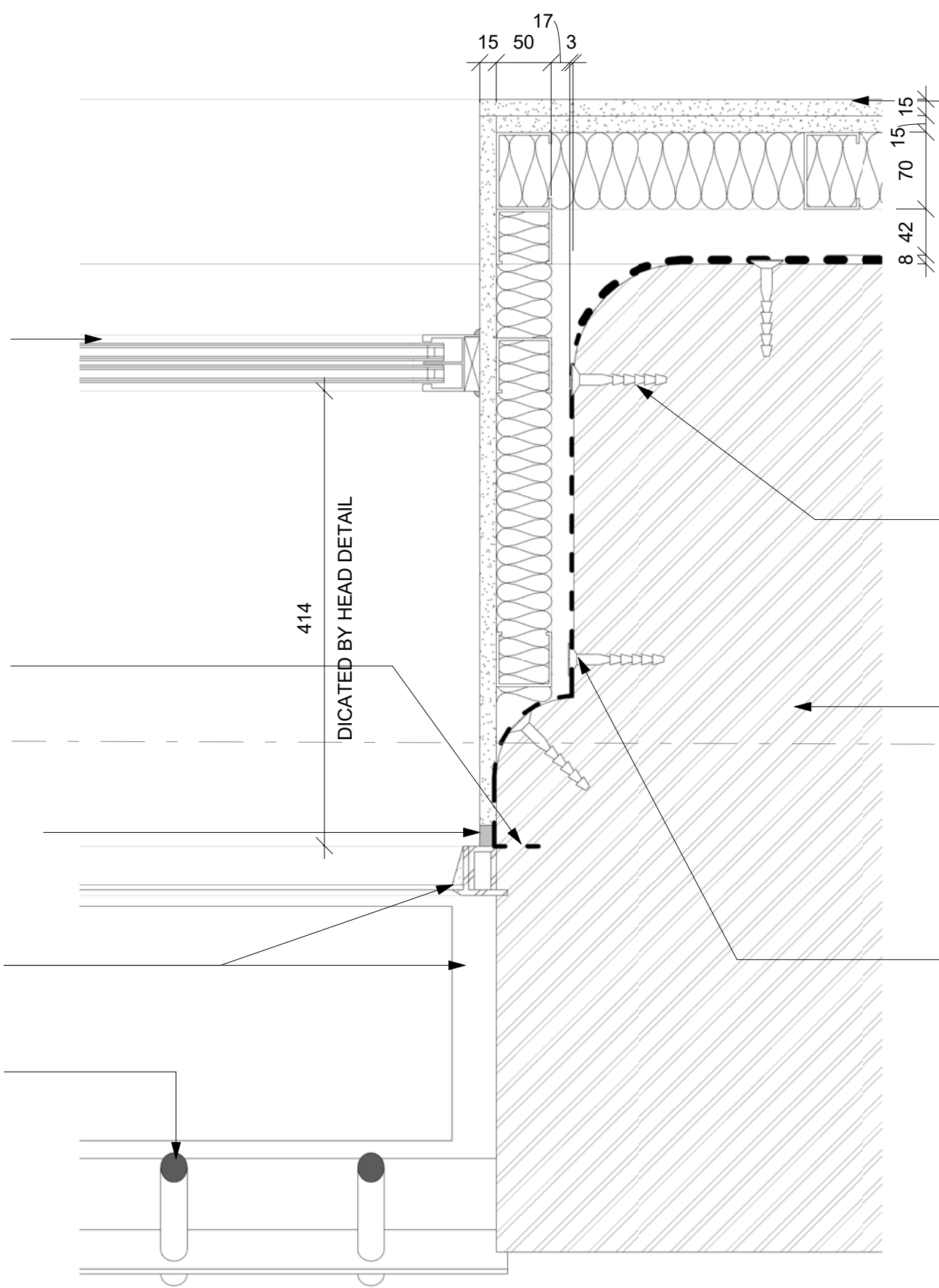
Proposed double glazed aluminium framed secondary glazing unit to be fixed through to dry lining stud system, secondary glazing specialist to confirm with dry liner where stud system is required for fixing of glazing as per dimensions indicated. Timber plant piece fixed through dry lining system, with unit fixed after and sealed with Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

3mm Tanking membrane to be chased and returned into existing brickwork.

Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

Existing metal frame window unit to be refurbished as per window repair schedule 013-MDB-BS-XX-SH-B-2100

Existing wrought iron guard to be stripped back, primed and repainted satin black with external grade enamel based metal paint



The sealing of gaps and air paths are to be in accordance with NBS Clause K10/510.

K10/155A
Internal Wall Type 06 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 2 x 15mm Knauf Soundshield Plus Board, within bathroom areas outside layer of board to be substituted with 15mm Knauf Performance Plus. Boards are to be installed to one side of the stud only.
Framing:
70mm 'C' Stud (0.55mm gauge) at max 600mm centres, stud to be offset from the internal face of the existing wall by 50mm.
Insulation:
Complete with vapour check to metal studs as NBS Clause P10/310A, prior to the boards being installed, as added in 75mm Knauf RS45 Slab insulation.
Membrane Layer: Basement only
8mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

Secondary glazing specialist to perform site survey with tanking specialist to confirm placement of wall plugs in line with appropriate fixing as needed for secondary glazing frame fixings, in order that tanking is not compromised during unit installation. Dry lining contractor to mark out positions of wall plugs in these areas

Existing brickwork to be remediated and made good as per 21 Series drawings and documentations prior to tanking system being applied.

K10/175A
Internal Wall Type 05 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 1 x 15mm Knauf Performance Plus.
Framing:
50mm 'C' Stud (0.55mm gauge) at max 600mm centres, stud to be offset from the internal face of the existing wall by 20mm.
Insulation:
Complete with vapour check to metal studs as NBS Clause P10/310A, prior to the boards being installed, as added in 50mm Knauf RS45 Slab insulation.
Membrane Layer: Basement reveals only
3mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

2 EXISTING BASEMENT WINDOW JAMB DETAIL

A ISSUED FOR CONDITIONS NP 20-08-21
RELEASE

Rev Description By Date

MANCHESTER
design+build
CLIENT

PICCADILLY WAREHOUSE
PROJECT:

BLOOM STREET
PROPOSED TANKING
EXISTING WINDOW DETAILS

DRAWING TITLE:

PLANNING

DRAWING STATUS:

DRAWN: NP | CHECKED: NP

SCALE @ A1: As indicated | DATE: 18.08.21

013-MDB-BS-XX-DT-A-0002 | A
DRAWING NUMBER: REV

The fire stopping sub-contractor is to install ablative fire rated fire batts to the perimeter of the external wall / compartment floor abutment within the acoustic floor build up cavity to achieve an insulation and integrity fire rating of 60 minutes on approval of the Technical Submission of the proposed products in accordance with NBS Clauses P12.

4mm Karndean LVT as NBS Clauses M50 / Polysafe Standard PUR Safety Floor as NBS Clause M50/155A, the floor sub-contractor prior to the flooring being laid is to ensure the proposed adhesive is compatible with the latex levelling screed.

Prior to any floor finishes being applied a 2mm self levelling latex screed is to be applied to the 32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, and in accordance with manufacturers details and recommendations.

32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, to achieve a density of 1500 Kg/m³, fixed in accordance with manufacturers details and recommendations.

The 32mm Thick Knauf GIFA Brio Floorboard as NBS Clause K11/115C, must be laid from the edge of the external wall abutment as a full board with no cuts to the perimeter in accordance with manufacturers details and recommendations.

50mm Knauf RS45 mineral wool slab insulation to achieve a density of 45 Kg/m³ installed between the timber joists as NBS Clause K11/115A.

75 x 50mm Timber joists as NBS Clause G20/210C sat within CMS Danskin Acoustic Saddles and Battens as NBS Clause K11/115A and fixed in accordance with manufacturer's recommendations and details.

Existing 75mm thick timber floorboards to be made good as required and highlighted in the Building Repair Scope of Works.

All existing external wall abutment with the new compartment floor build ups are to be filled by a perimeter intumescent mastic fire seal by the fire stopping sub-contractor and is to achieve a fire rating of 60 Minutes. The fire stopping sub-contractor is to provide a Technical Submission for the products that they are proposing to utilise in accordance with NBS Clause P12/338.

New stone head lintel to match existing, to window marked MS-LGW17/ NW.B00.17

Proposed double glazed aluminium framed secondary glazing unit to be fixed through to dry lining stud system, secondary glazing specialist to confirm with dry liner where stud system is required for fixing of glazing as per dimensions indicated. Timber plant piece fixed through dry lining system, with unit fixed after and sealed with Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

The sealing of gaps and air paths are to be in accordance with NBS Clause K10/510.

New fixed treated and painted timber window unit as per 013-MDB-BS-ZZ-EL-A-3103

25mm Knauf Earthwool Thermal Roll to be provided beneath the proposed window sill board.

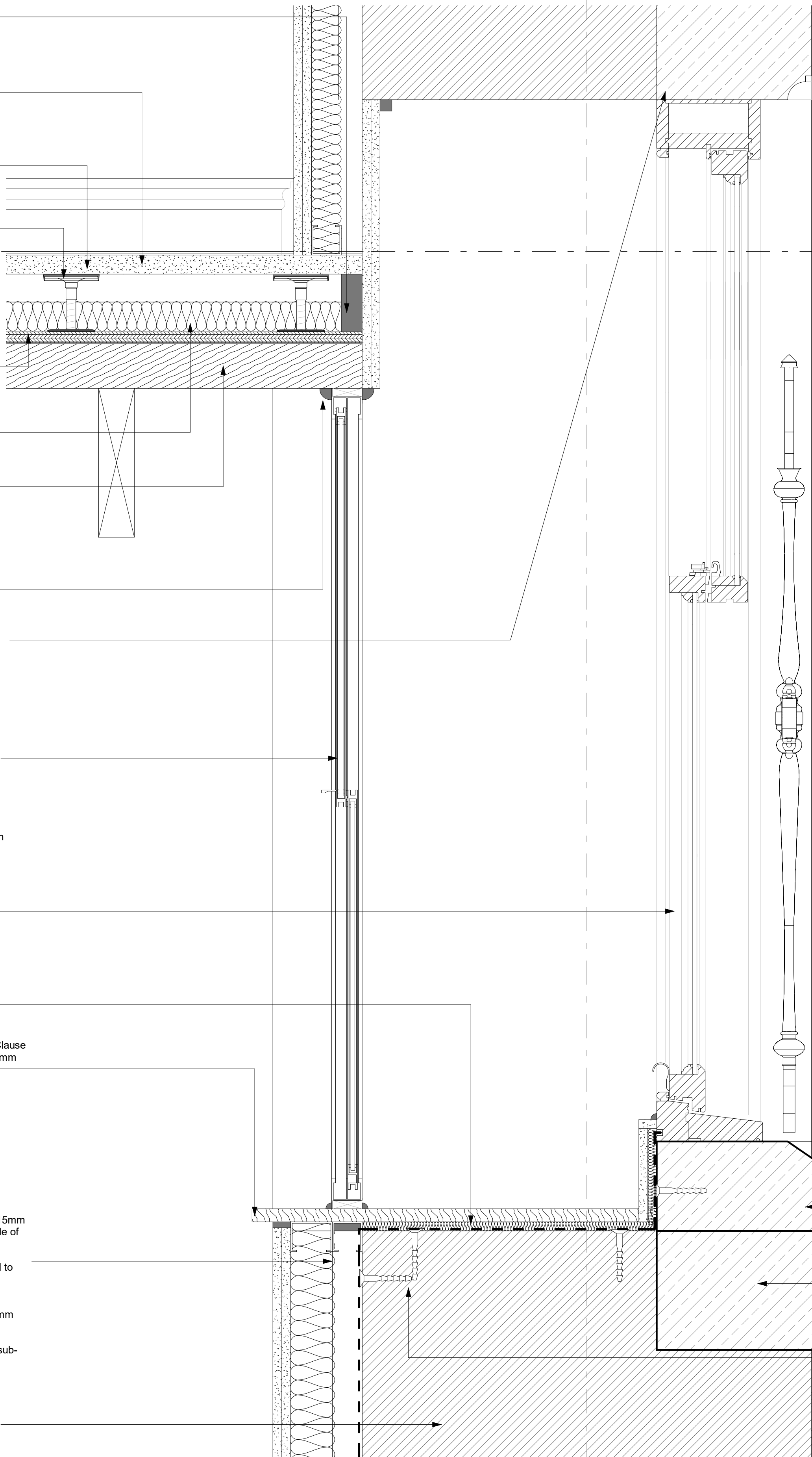
22mm Medium density fibreboard window cill board as NBS Clause P20/200A. Length and Width to suit existing openings with 50mm overhang at sill and jambs.

K10/155A
Internal Wall Type 06 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 2 x 15mm Knauf Soundshield Plus Board, within bathroom areas outside layer of board to be substituted with 15mm Knauf Performance Plus. Boards are to be installed to one side of the stud only.
Framing:
70mm 'C' Stud (0.55mm gauge) at max 600mm centres, stud to be offset from the internal face of the existing wall by 50mm.
Insulation:
Complete with vapour check to metal studs as NBS Clause P10/310A, prior to the boards being installed, as added in 75mm Knauf RS45 Slab insulation.
Membrane Layer: Basement only
8mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

Existing brickwork to be remediated and made good as per 21 Series drawings and documentations prior to tanking system being applied.

NEW BASEMENT WINDOW SECTION

1 : 5



MH - 00 - Ground Floor
1405

3mm Tanking membrane to be chased and returned into existing brickwork.

New metal guard matching existing to be installed into existing brick reveal, factory primed and painted satin black with external grade enamel based metal paint

New fixed treated and painted timber window unit as per 013-MDB-BS-ZZ-EL-A-3103

Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard with end trim piece fitted

Existing brickwork to be remediated and made good as per 21 Series drawings and documentations prior to tanking system being applied.

Proposed double glazed aluminium framed secondary glazing unit to be fixed through dry lining on dot and dab into tanking wall plugs, secondary glazing specialist to confirm with tanking contractor where wall plugs are required for fixing of glazing as per dimensions indicated. Timber plant piece fixed through system, with unit fixed after and sealed with Knauf acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard

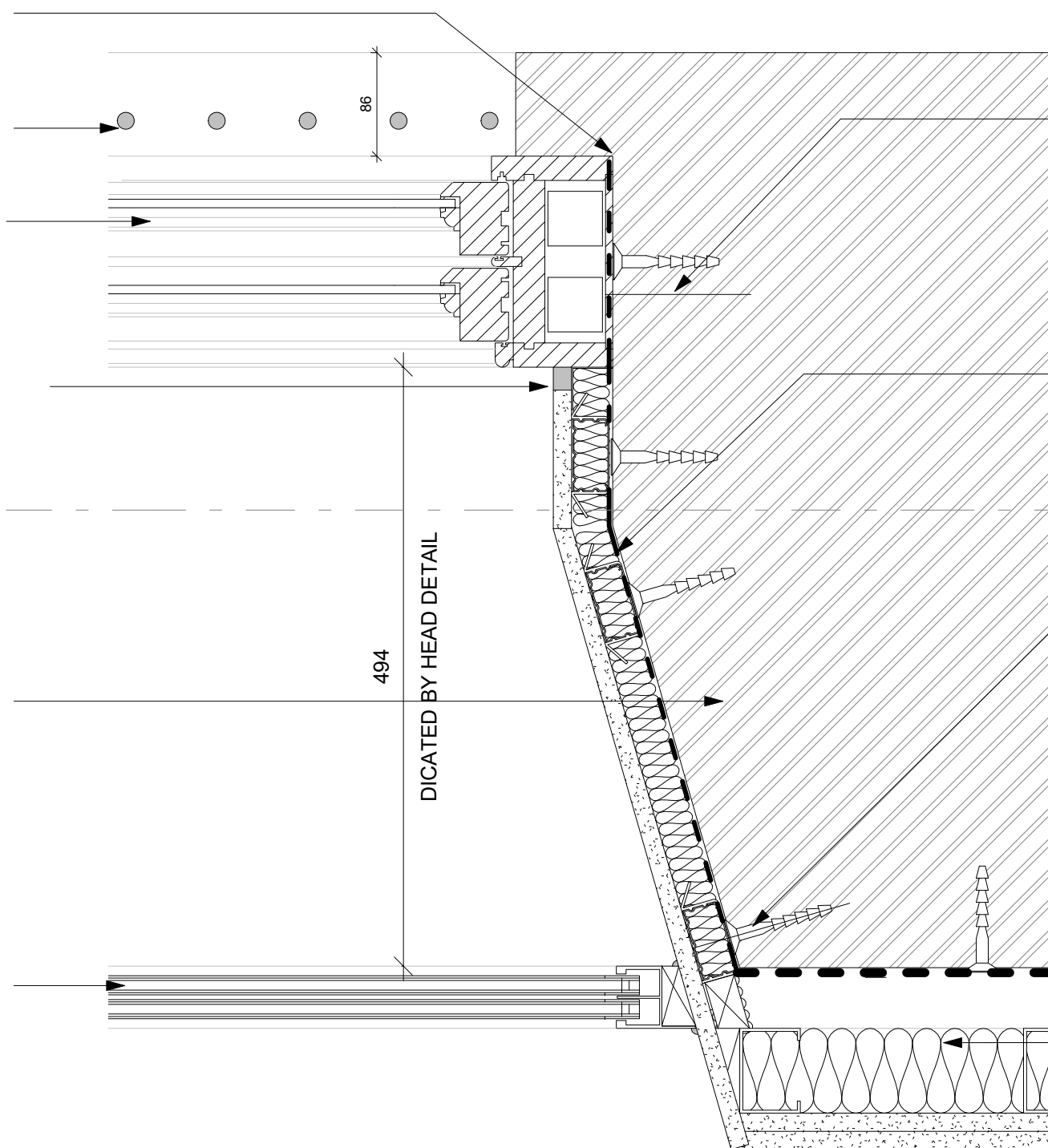
Proposed stone sill piece to match existing only where timber sill will not be located at 150mm minimum above external ground level.

Existing stone sill to be made good as per remedial works drawings and specifications.

Glazing specialist to perform site survey with tanking specialist to confirm placement of wall plugs in line with appropriate fixing as needed for primary glazing frame fixings, in order that tanking is not compromised during unit installation. Dry lining contractor to mark out positions of wall plugs in these areas.

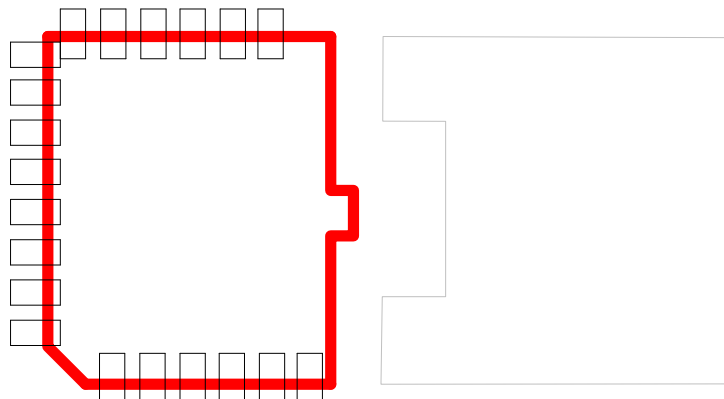
NEW BASEMENT WINDOW JAMB DETAIL

1 : 5



REFERENCE PLAN

1 : 500



The sealing of gaps and air paths are to be in accordance with NBS Clause K10/510.

Glazing specialist to perform site survey with tanking specialist to confirm placement of wall plugs in line with appropriate fixing as needed for primary glazing frame fixings, in order that tanking is not compromised during unit installation. Dry lining contractor to mark out positions of wall plugs in these areas.

K10/175A
Internal Wall Type 05 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 1 x 15mm Knauf Performance Plus.
Framing:
Knauf GypLynr Brackets at max 600mm centres
Insulation:
1x25mm Knauf Earthwool Thermal Roll Building Slab RS45 (EcoSe Technology)
Membrane Layer: Basement reveals only
3mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

Secondary glazing specialist to perform site survey with tanking specialist to confirm placement of wall plugs in line with appropriate fixing as needed for secondary glazing frame fixings, in order that tanking is not compromised during unit installation. Dry lining contractor to mark out positions of wall plugs in these areas

K10/155A
Internal Wall Type 06 as per 22 Series drawings:
Wall build up:
Facings:
Facings : 2 x 15mm Knauf Soundshield Plus Board, within bathroom areas outside layer of board to be substituted with 15mm Knauf Performance Plus. Boards are to be installed to one side of the stud only.
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Insulation:
Complete with vapour check to metal studs as NBS Clause P10/310A, prior to the boards being installed, as added in 75mm Knauf RS45 Slab insulation.
Membrane Layer: Basement only
8mm Cavity Drainage Membrane Layer by specialist tanking sub-contractor with accompanying sealed brick plugs

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B ISSUED FOR CONDITIONS NP 10.12.21
RELEASE

A ISSUED FOR CONDITIONS NP 20.08.21
RELEASE

Rev Description By Date



PICCADIALLY WAREHOUSE

PROJECT:

MINDEL HOUSE
PROPOSED TANKING
NEW WINDOW DETAILS

DRAWING TITLE:

DRAWING STATUS:

DRAWN: NP | CHECKED: NP

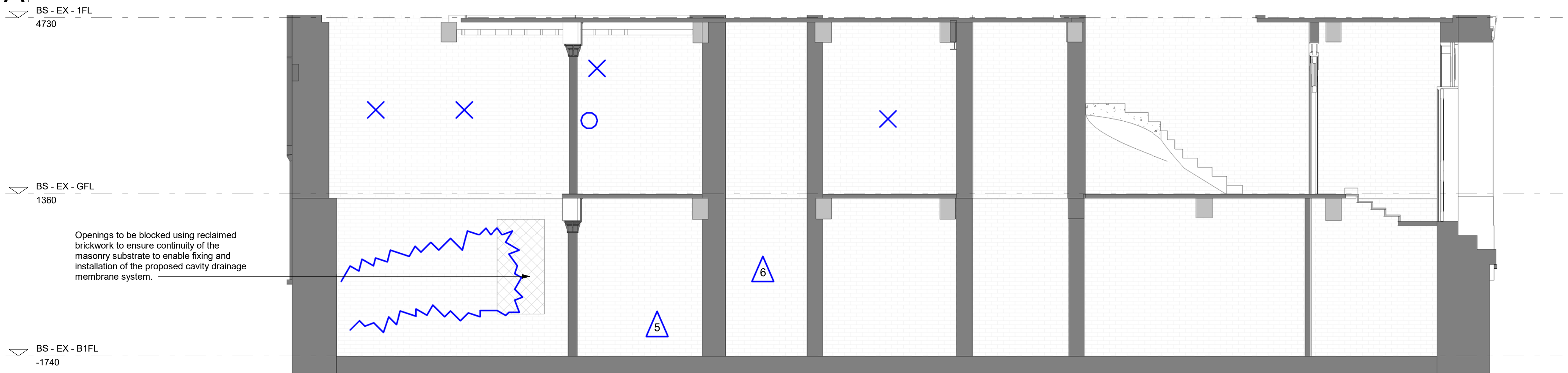
SCALE @ A1: As indicated | DATE: 18.08.21

013-MDB-MH-XX-DT-A-0001 | B
DRAWING NUMBER: REV

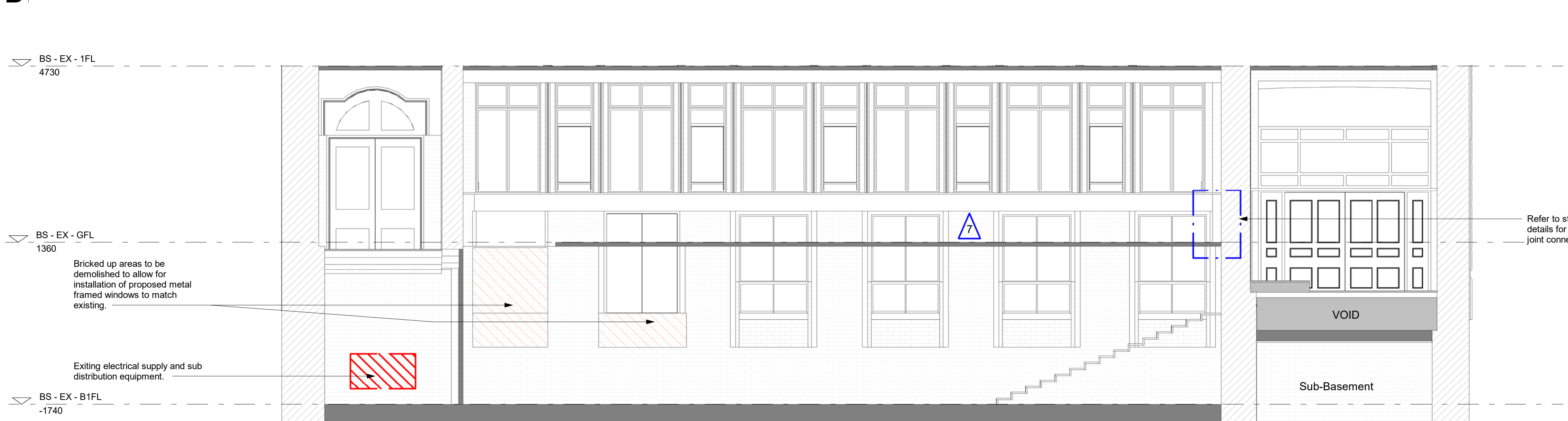
F – 013-MDB-BS-XX-EL-A-21 - INTERNAL PERIMETER REPAIRS - 11 BLOOM STREET



A- INTERNAL ELEVATION - PERIMETER WALL - REPAIRS



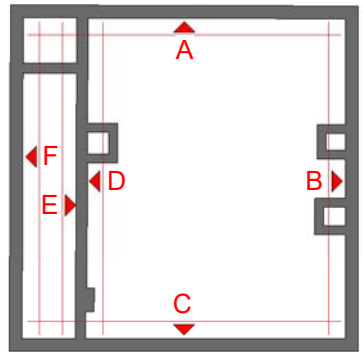
B- INTERNAL ELEVATION - PERIMETER WALL - REPAIRS



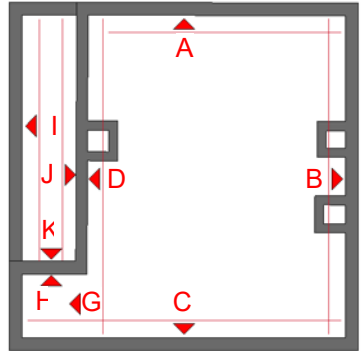
C- INTERNAL ELEVATION - PERIMETER WALL - REPAIRS

ELEVATION KEY PLAN:

BASEMENT LEVEL



GROUND LEVEL



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INTERNAL MASONRY REPAIR LEGEND:

- Approximate location of missing brick / holes to be infilled with reclaimed bricks to match existing.
- Existing embedded timber to be retained with sharp or projecting edges to be rounded off. Refer to correlating images attached with this drawing for specific locations of noted embedded timbers.
- Existing potential hazardous metal fixing or non-original surface fixed timber to be removed.
- Approximate location of cracked brickwork. Refer to specification and structural engineers details.
- Existing openings in the existing perimeter / internal masonry walls which are to be infilled to ensure continuity of the masonry substrate.

GENERAL INTERNAL REPAIR NOTES:

1. This drawing is to be read in conjunction with specification of works and Hutton + Rostrom's timber and plaster report for detail descriptions of building envelope related repair works at 11 Bloom Street.
2. Refer to proposed general arrangement layout plans and builders works drawings. Note that there are a number of existing openings in the existing perimeter / internal masonry walls which are to be infilled to ensure continuity of the masonry substrate to enable fixing and installation of the proposed cavity drainage membrane system, in accordance with the manufacturers and tanking sub-contractors details and specification. Notably sized holes / openings are indicated on a representative basis. Such existing openings / holes / missing bricks etc where necessary, are to be infilled with reclaimed bricks to match existing (or alternatively bricks sourced from Imperial Handmade Bricks, or similar approved specialists in brick matching imperial sized bricks for listed buildings). Subject to mortar sampling and unless confirmed otherwise, bricks are to be bedded in lime mortar to match existing and or using Natural Hydraulic Lime 3.5 (NHL 3.5) lime mortar. Bricks to be securely toothed to existing to ensure a good mortar bond between old and new brickwork as required, alternatively, discreet stainless steel wall starter ties are to be used where necessary. All redundant surface fixed metal and or non-original timber fixings are to be removed to enable installation of the cavity drainage membrane system and prevent infringement of the system guarantee. Precise location and extent of brick infill repairs and removal of fixings etc to be confirmed on site with the CA.
3. Refer to the structural engineer's detail drawings for all structural related demolition / enabling / alteration works. Exact scope of works to be confirmed on site where necessary to the approval of the CA and structural engineer.
4. Hatching denotes general extent of existing walls to receive new cavity drainage membrane taken vertically up the full extent of the existing wall and fixed into the wall in accordance with the specialist tanking manufacturers and sub-contractors details and specification. Internal walls receiving new cavity drainage membrane to be finished with insulated metal stud acoustic boarded wall linings as per Beech detail drawings.
5. Note presence of existing electrical supply and distribution equipment and existing electrical services generally (live or redundant). Refer to separate M&E specifications and drawings for all associated building services related works.

A Issued for conditions release LD 20-08-21

Rev Description By Date



PICCADILLY WAREHOUSE

PROJECT:

BLOOM STREET
BASEMENT - GROUND FLOOR
INTERNAL PERIMETER REPAIRS
SHEET 1 OF 3

DRAWING TITLE

DRAWING STATUS

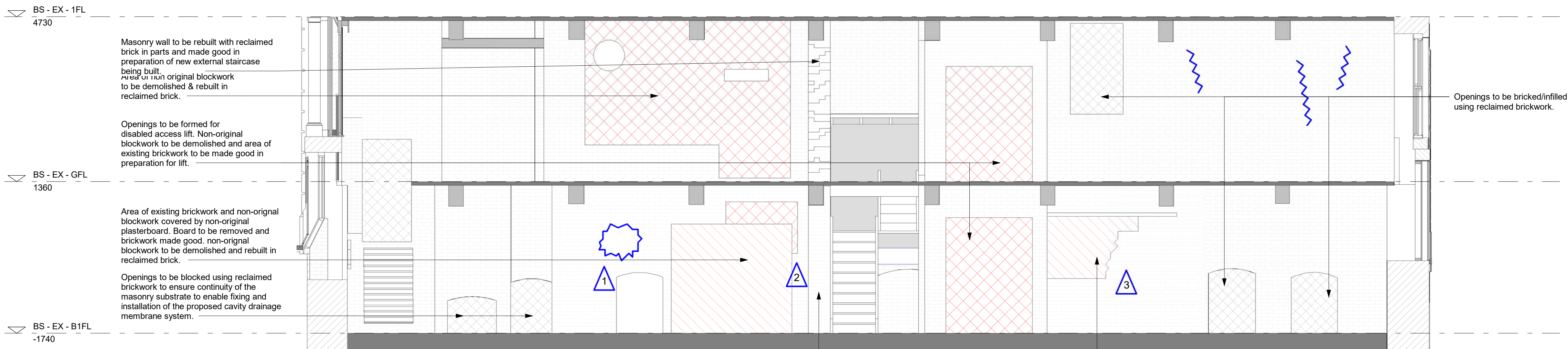
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SCALE @ A1: As indicated DATE 12.08.21

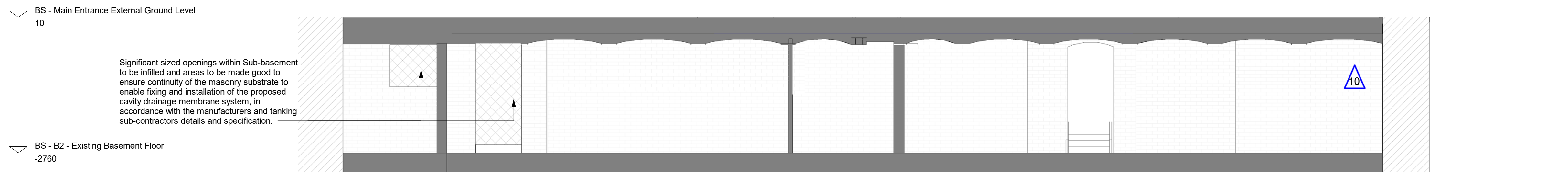
013-MDB-BS-XX-EL-A-2102 A

DRAWING NUMBER REV

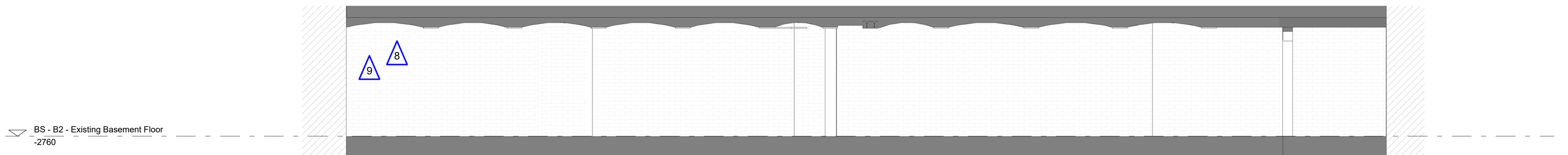
(A3)



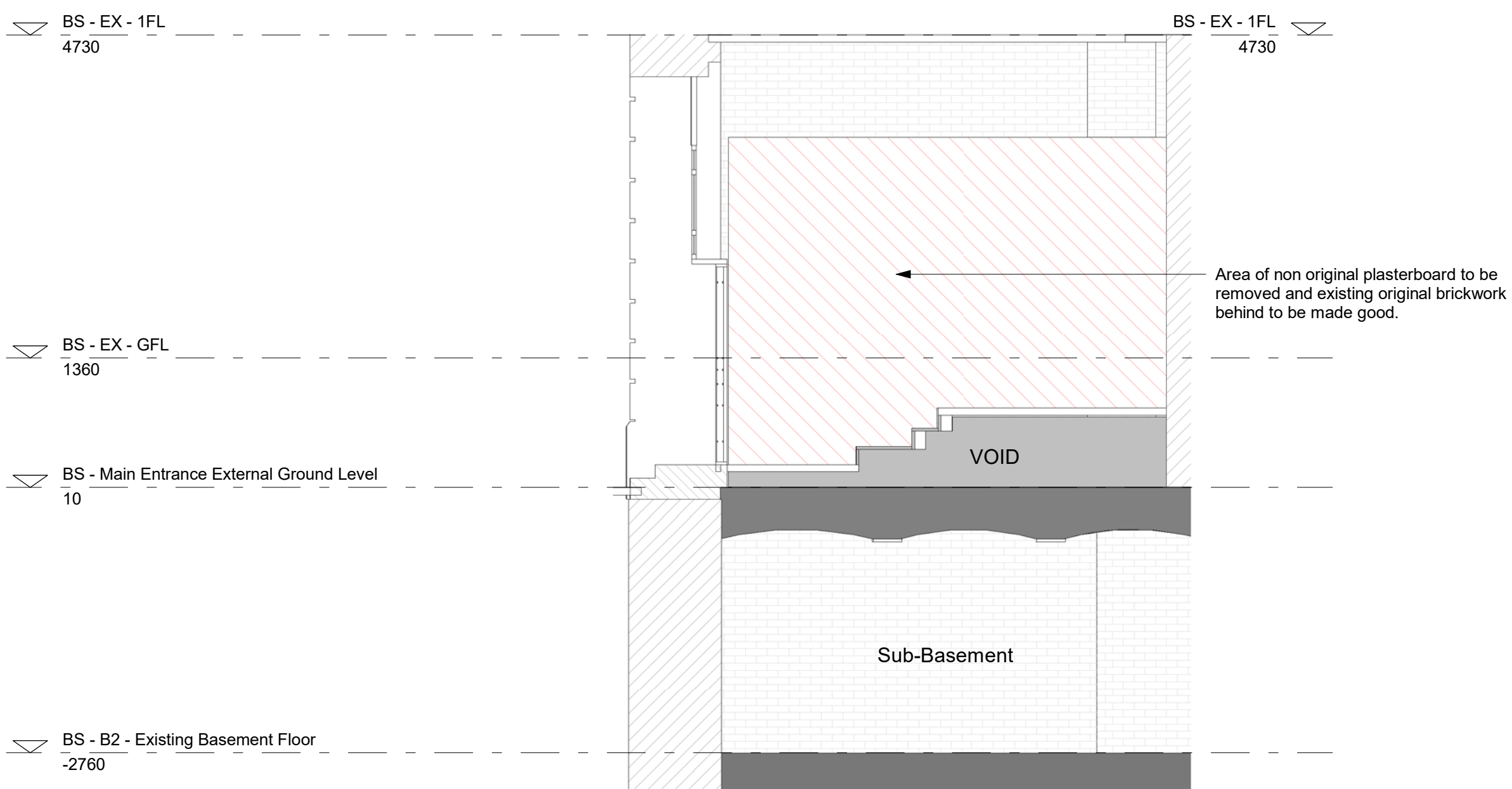
D | D - INTERNAL ELEVATION - PERIMETER WALL - REPAIRS



E | E - INTERNAL SUB-BASEMENT ELEVATION - PERIMETER WALL - REPAIRS

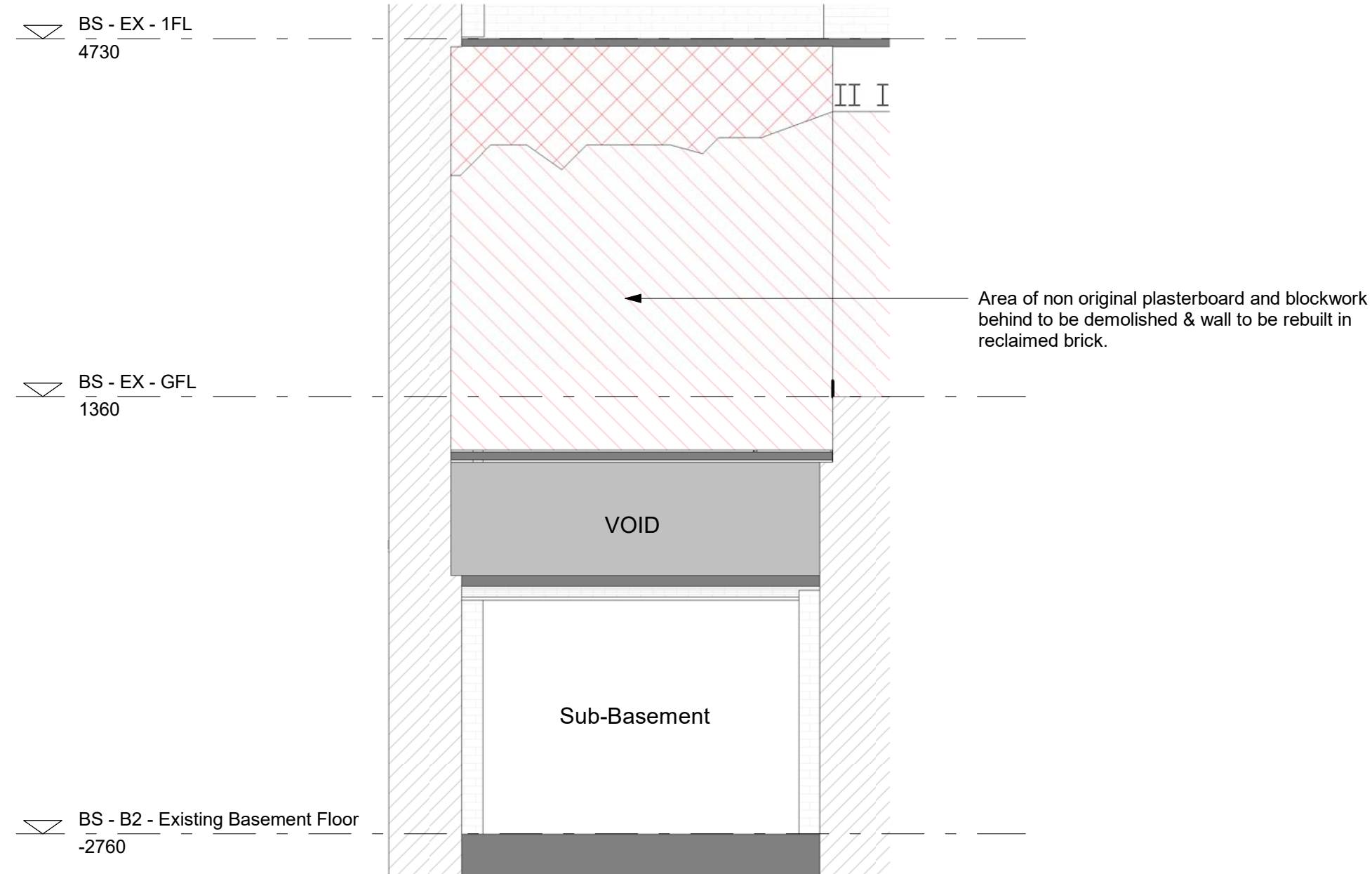


F | F - INTERNAL SUB-BASEMENT ELEVATION - PERIMETER WALL - REPAIRS



G | G - INTERNAL ELEVATION - PERIMETER WALL - REPAIRS

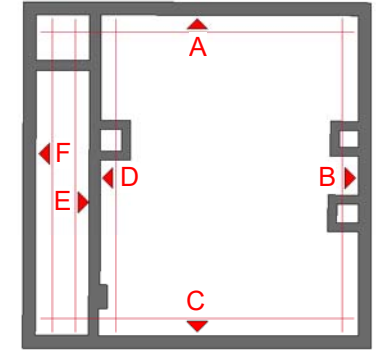
1:50



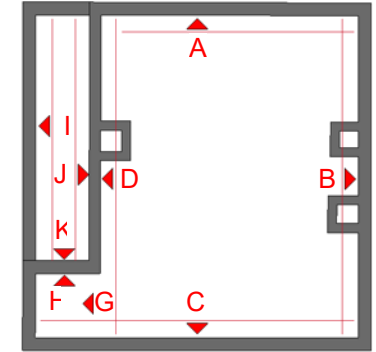
H | H - INTERNAL ELEVATION - PERIMETER WALL - REPAIRS

ELEVATION KEY PLAN:

BASEMENT LEVEL



GROUND LEVEL



INTERNAL MASONRY REPAIR LEGEND:

- Approximate location of missing brick / holes to be infilled with reclaimed bricks to match existing.
- Existing embedded timber to be retained with sharp or projecting edges to be rounded off. Refer to correlating images attached with this drawing for specific locations of noted embedded timbers.
- Existing potential hazardous metal fixing or non-original surface fixed timber to be removed
- Approximate location of cracked brickwork. Refer to specification and structural engineers details.
- Existing openings in the existing perimeter / internal masonry walls which are to be infilled to ensure continuity of the masonry substrate

GENERAL INTERNAL REPAIR NOTES:

- This drawing is to be read in conjunction with specification of works and Hutton + Rostron's timber and plaster report for detail descriptions of building envelope related repair works at 11 Bloom Street.
- Refer to proposed general arrangement layout plans and builders works drawings. Note that there are a number of existing openings in the existing perimeter / internal masonry walls which are to be infilled to ensure continuity of the masonry substrate to enable fixing and installation of the proposed cavity drainage membrane system, in accordance with the manufacturers and tanking sub-contractors details and specification. Notably sized holes / openings are indicated on a representative basis. Such existing openings / holes / missing bricks etc where necessary, are to be infilled with reclaimed bricks to match existing (or alternatively bricks sourced from Imperial Handmade Bricks, or similar approved specialists in brick matching imperial sized bricks for listed buildings). Subject to mortar sampling and unless confirmed otherwise, bricks are to be bedded in lime mortar to match existing and or using Natural Hydraulic Lime 3.5 (NHL 3.5) lime mortar. Bricks to be securely toothed to existing to ensure a good mortar bond between old and new brickwork as required, alternatively, discreet stainless steel wall starter ties are to be used where necessary. All redundant surface fixed metal and or non-original timber fixings are to be removed to enable installation of the cavity drainage membrane system and prevent infringement of the system guarantee. Precise location and extent of brick infill repairs and removal of fixings etc to be confirmed on site with the CA.
- Refer to the structural engineer's detail drawings for all structural related demolition / enabling / alteration works. Exact scope of works to be confirmed on site where necessary to the approval of the CA and structural engineer.
- Hatching denotes general extent of existing walls to receive new cavity drainage membrane taken vertically up the full extent of the existing wall and fixed into the wall in accordance with the specialist tanking manufacturers and sub-contractors details and specification. Internal walls receiving new cavity drainage membrane to be finished with insulated metal stud acoustic boarded wall linings as per Beech detail drawings.
- Note presence of existing electrical supply and distribution equipment and existing electrical services generally (live or redundant). Refer to separate M&E specifications and drawings for all associated building services related works.

A Issued for conditions release LD 20-08-21

Rev Description By Date



CLIENT:

PICCADILLY WAREHOUSE

PROJECT:

BLOOM STREET
BASEMENT - GROUND FLOOR
INTERNAL PERIMETER REPAIRS
SHEET 2 OF 3

DRAWING TITLE

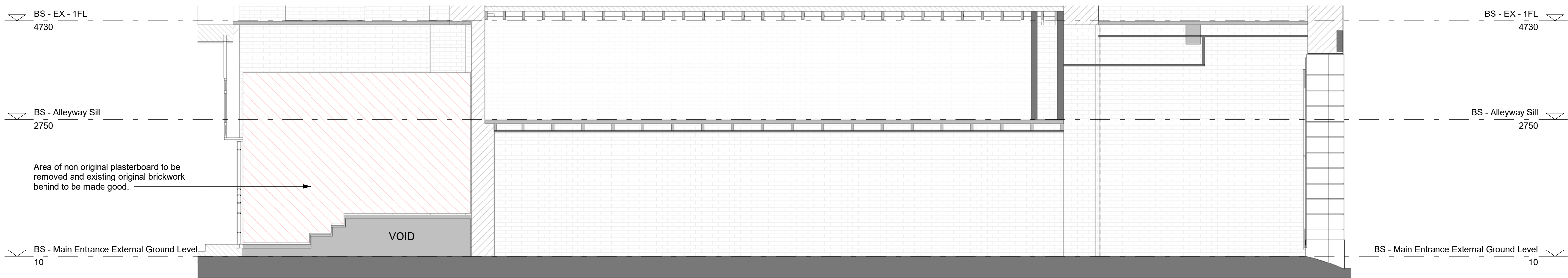
DRAWING STATUS

DRAWN LD CHECKED NK

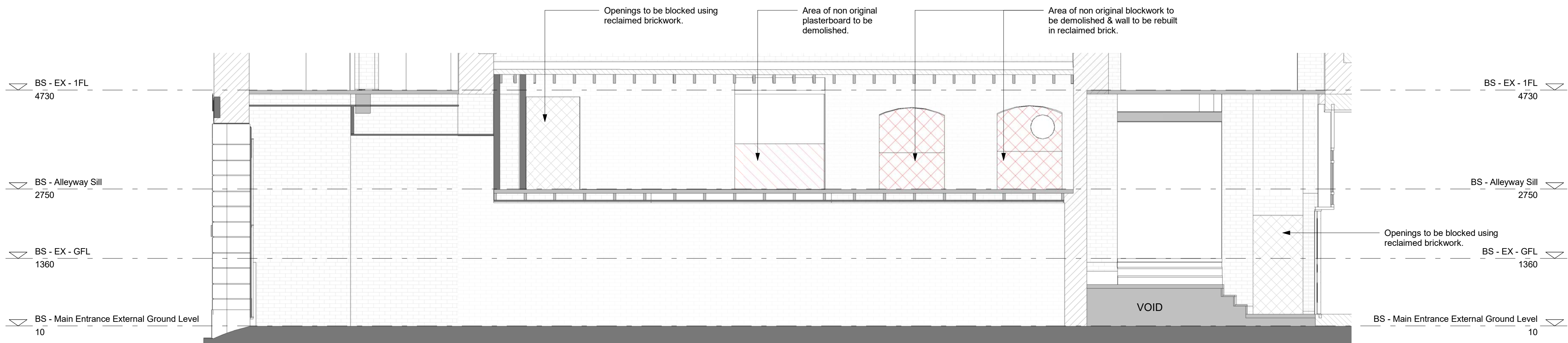
SCALE @ A1: As indicated DATE 12.08.21

013-MDB-BS-XX-EL-A-2103 A

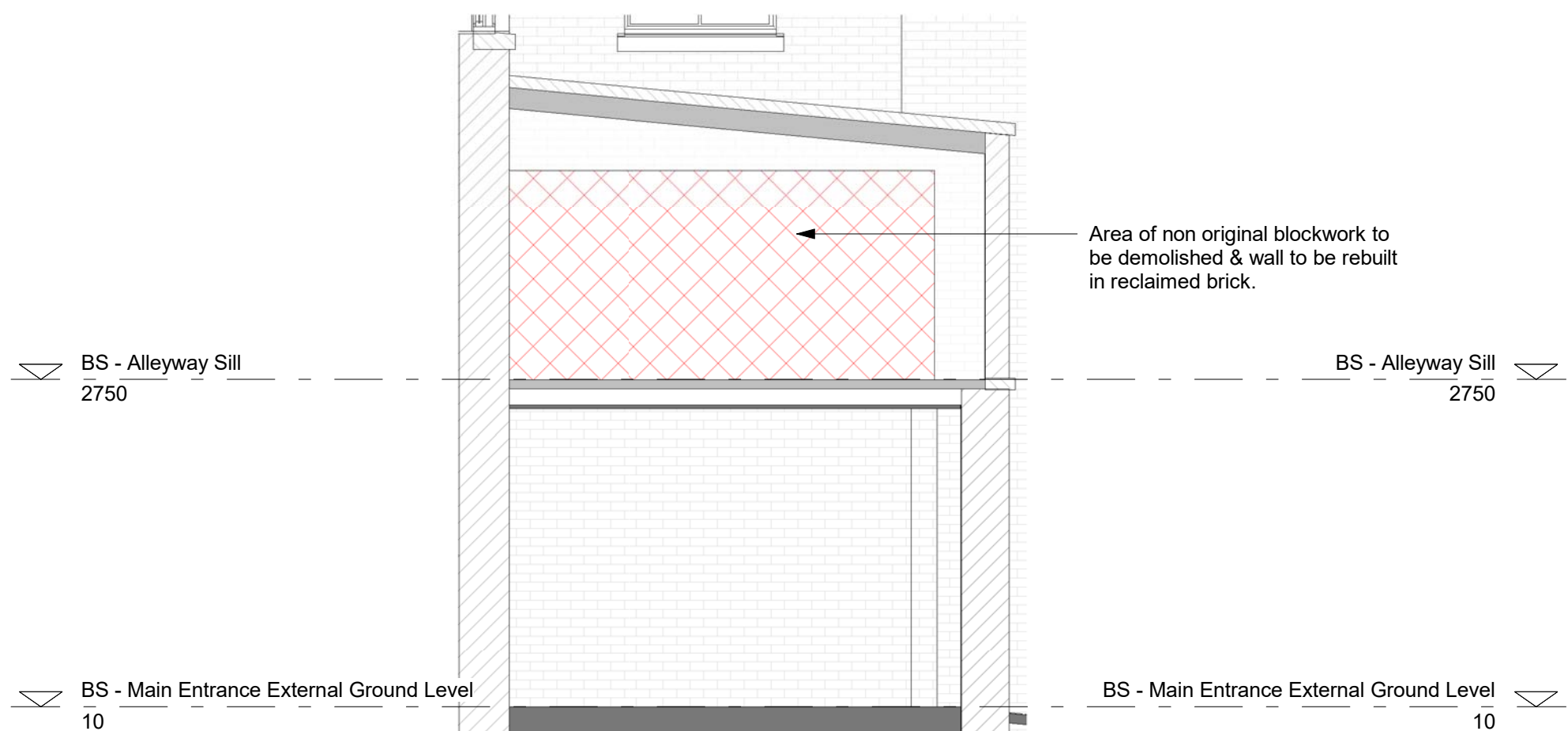
DRAWING NUMBER REV



I - INTERNAL ELEVATION - PERIMETER WALL



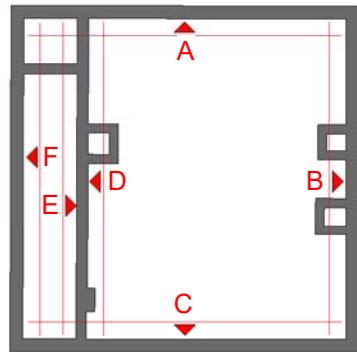
J - INTERNAL ELEVATION - PERIMETER WALL



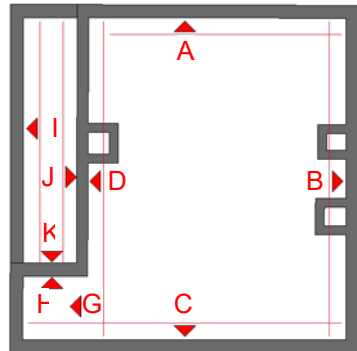
K - INTERNAL ELEVATION - PERIMETER WALL

ELEVATION KEY PLAN:

BASEMENT LEVEL



GROUND LEVEL



INTERNAL MASONRY REPAIR
LEGEND:

- Approximate location of missing brick / holes to be infilled with reclaimed bricks to match existing.
- Existing embedded timber to be retained with sharp or projecting edges to be rounded off. Refer to correlating images attached with this drawing for specific locations of noted embedded timbers.
- Existing potential hazardous metal fixing or non-original surface fixed timber to be removed
- Approximate location of cracked brickwork. Refer to specification and structural engineers details.
- Existing openings in the existing perimeter / internal masonry walls which are to be infilled to ensure continuity of the masonry substrate

GENERAL INTERNAL REPAIR
NOTES:

- This drawing is to be read in conjunction with specification of works and Hutton + Rostorn's timber and plaster report for detail descriptions of building envelope related repair works at 11 Bloom Street.
- Refer to proposed general arrangement layout plans and builders works drawings. Note that there are a number of existing openings in the existing perimeter / internal masonry walls which are to be infilled to ensure continuity of the masonry substrate to enable fixing and installation of the proposed cavity drainage membrane system, in accordance with the manufacturers and tanking sub-contractors details and specification. Notably sized holes / openings are indicated on a representative basis. Such existing openings / holes / missing bricks etc where necessary, are to be infilled with reclaimed bricks to match existing (or alternatively bricks sourced from Imperial Handmade Bricks, or similar approved specialists in brick matching imperial sized bricks for listed buildings). Subject to mortar sampling and unless confirmed otherwise, bricks are to be bedded in lime mortar to match existing and or using Natural Hydraulic Lime 3.5 (NHL 3.5) lime mortar. Bricks to be securely toothed to existing to ensure a good mortar bond between old and new brickwork as required, alternatively, discreet stainless steel wall starter ties are to be used where necessary. All redundant surface fixed metal and or non-original timber fixings are to be removed to enable installation of the cavity drainage membrane system and prevent infringement of the system guarantee. Precise location and extent of brick infill repairs and removal of fixings etc to be confirmed on site with the CA.
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- Note presence of existing electrical supply and distribution equipment and existing electrical services generally (live or redundant). Refer to separate M&E specifications and drawings for all associated building services related works.

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
- DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWING.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS 1991 (INCLUDING AMENDMENTS) AND ALL RELEVANT BRITISH STANDARDS/CODES OF PRACTICE.
- CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS ON SITE. ALL DIMENSIONS TO BE CHECKED PRIOR TO FABRICATION OF MATERIALS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.
- THIS DRAWING SHALL NOT BE DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BEECH DESIGN AND BUILD LIMITED.

A Issued for conditions release LD 20-08-21

Rev Description By Date



CLIENT:

PICCADILLY WAREHOUSE
PROJECT:

BLOOM STREET
BASEMENT - GROUND FLOOR
INTERNAL PERIMETER REPAIRS
SHEET 3 OF 3

DRAWING TITLE

PLANNING

DRAWING STATUS

DRAWN: LD CHECKED: NK

SCALE: @ A1: As indicated DATE: 24.08.2021

013-MDB-BS-XX-EL-A-2104 A
DRAWING NUMBER REV

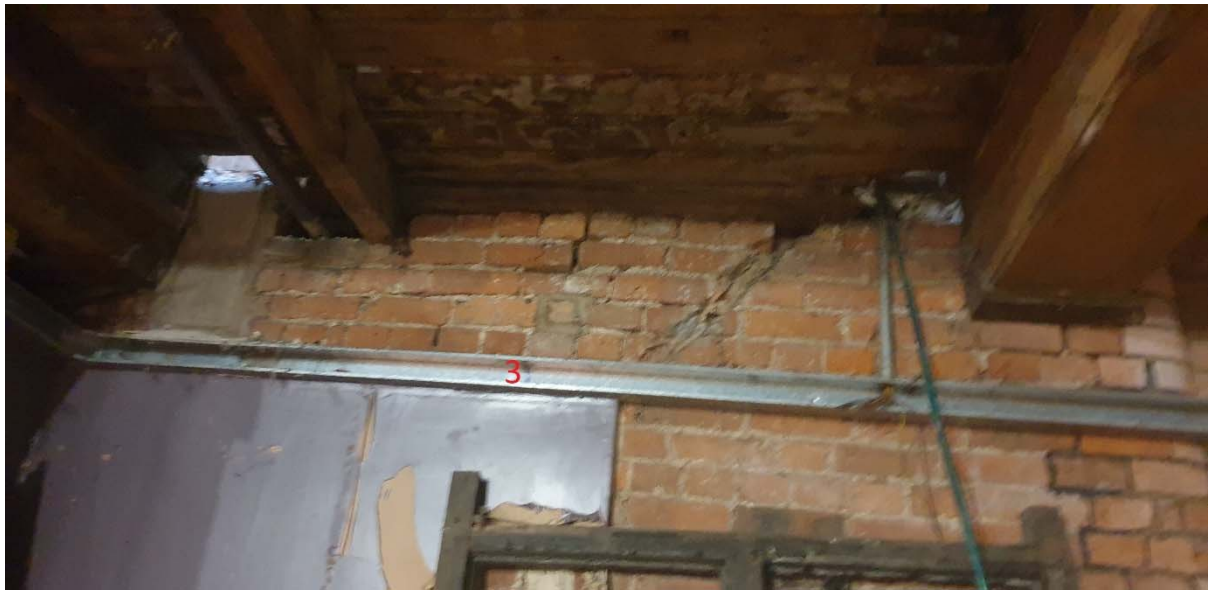
G – APP. G - 013-MDB-BS-XX-SH-A-2100 - EMBEDDED TIMBER IMAGES

013-MDB-BS-XX-SH-A-2100

IMAGES OF EMBEDDED TIMBER WITHIN WALLS OF BLOOM STREET LOWER GROUND FLOOR:
HIGHLIGHTED BY HUTTON & ROSTRON













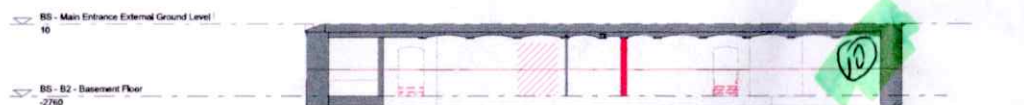




A A - INTERNAL ELEVATION - PERIMETER WALL
1:100



C C - INTERNAL ELEVATION - PERIMETER WALL
1:100



E B2 - E - INTERNAL ELEVATION - PERIMETER WALL
1:100



B B - INTERNAL ELEVATION - PERIMETER WALL
1:100



D D - INTERNAL ELEVATION - PERIMETER WALL
1:100



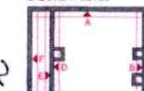
F B2 - D - INTERNAL ELEVATION - PERIMETER WALL
1:100

GENERAL NOTES

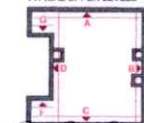
1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE TO BE VERIFIED ON SITE.
3. DIMENSIONS ARE TO BE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATION (B.R.) INCLUDING ANY AMENDMENTS AND ALL RELEVANT BUILDING STANDARDS.
5. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATION (B.R.) INCLUDING ANY AMENDMENTS AND ALL RELEVANT BUILDING STANDARDS.
6. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATION (B.R.) INCLUDING ANY AMENDMENTS AND ALL RELEVANT BUILDING STANDARDS.
7. THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS ON SITE.

ELEVATION KEY PLAN:

BASEMENT LEVEL



TYPICAL UPPER LEVELS



INTERNAL MASONRY REPAIR LEGEND:

- Approximate location of cracked brickwork. Refer to specification item 3.11 for specific crack repair details.
- Red joint to course of brickwork 'chased out' and delaminated approx. 3 Lts.
- Area denotes existing building elements to be demolished.

Note: Location and quantities for internal repointing works to be confirmed on site following internal brick downing restoration works.

Note: Refer to Hutton & Roston reports for all localised plaster repairs.

GENERAL INTERNAL REPAIR NOTES:

1. This drawing is to be read in conjunction with specification of works: 013-MDB-SR-XX-014-B-100, and Hutton & Roston defect reports for building envelope repair works at 11 Bloom Street for detail description of all works.
2. This drawing and specification listed above are to be read in conjunction with structural engineers detail drawings.
3. Exact scope of works to be confirmed on site by the contractor to the approval of the CA and structural engineer.
4. Specialist cleaning/brick restoration works to be undertaken to internal masonry in conjunction with all internal masonry repair works. Refer to specification item 3.10 (A).
5. Location of spalled brick / individual brick repair / replacement works to be confirmed on site with the CA.
6. All redundant metal fixings are to be removed as per specification generally. Locations to be confirmed on site.

B	ISSUED FOR TENDER	MF 140521
C	ISSUED FOR TENDER	MF 140421
D	ISSUED FOR TENDER	MF 140421
E	ISSUED FOR TENDER	MF 140421
F	ISSUED FOR TENDER	MF 140421
G	ISSUED FOR TENDER	MF 140421
H	ISSUED FOR TENDER	MF 140421
I	ISSUED FOR TENDER	MF 140421
J	ISSUED FOR TENDER	MF 140421
K	ISSUED FOR TENDER	MF 140421
L	ISSUED FOR TENDER	MF 140421
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S	ISSUED FOR TENDER	MF 140421
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U	ISSUED FOR TENDER	MF 140421
V	ISSUED FOR TENDER	MF 140421
W	ISSUED FOR TENDER	MF 140421
X	ISSUED FOR TENDER	MF 140421
Y	ISSUED FOR TENDER	MF 140421
Z	ISSUED FOR TENDER	MF 140421

For Selection By Date

MANCHESTER Design + Build

PICCADILLY WAREHOUSE

BLOOM STREET

PROPOSED REMEDIAL WORKS

INTERNAL ELEVATIONS

013-MDB-SR-XX-014-B-100

013-MDB-SR-XX-014-B-100

013-MDB-SR-XX-014-B-100

013-MDB-SR-XX-014-B-100

013-MDB-SR-XX-014-B-100

013-MDB-SR-XX-014-B-100

013-MDB-SR-XX-014-B-100

013-MDB-SR-XX-014-B-100

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013-MDB-SR-XX-014-B-100