

Goulden Street

Listed Building Condition 6 - Adjacent Development Fixing

Prior to the commencement of development approved under planning permission 125678/FO/2019, a detailed method statement and specification detailing how the development will be fixed/erected adjacent to the listed building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the interface of the development would be attached to the historic fabric, what historic fabric, if any, needs to be removed/altered and how the historic fabric will be repaired once the interface has been attached. The method statement should be supported by appropriate sections where necessary.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority

TGA Statement – To be accompanied the Structural Engineers fixing drawing and TGA's Stage 3 Detailed Sections and Plans.

Whilst working up the construction for the scheme we intend to avoid fixing directly into the listed building as much as possible. In the majority of cases fixing are made back to the new inner blockwork leaf that is structural independent to the listed wall.

The below statement has broken down into the different elements of the Listed Building that are then have new structural elements adjoining them. The final details will need to be worked up and with the rest of the design team and specialist sub-contractors.

1- Ashlar Wall – Fixing of metal C channel that sits above the Ashlar Wall

Detail 1 – Typical Cornice Detail DWG 0321-TGA-XX-XX-DR-A-21303

It is proposed that a levelling mortar is applied to the top of the ashlar wall to ensure sufficient water runoff and prevent any water ingress back into the cavity. This should be set back slightly from the front face of the ashlar wall.

The C-Channel is used to act as visually break between old and new. The intention is that the C-Channel is supported off a specialist bracket that ties back to the new inner leaf of blockwork and not the listed Ashlar Wall. Please refer to detail submitted. The C-Channel effective cantilevers down to bridge the gap between old and new. A mastic seal will be required to the seal the base of the C-Channel to the top of the Ashlar Wall. The finish and colour of this will be agreed with the council via a sample once the Ashlar Wall has been cleaned up.

2- Ashlar Wall and ties to the new blockwork inner leaf

Detail 2 – Typical Wall Detail DWG 0321-TGA-XX-XX-DR-A-21302

The new inner leaf of blockwork is intended be structural independent from the listed wall. The blockwork will be tied to the new steel columns at ground floor level that are set back from the listed wall. Please refer to the structural engineers' drawings for details on this. There may be limited cases where ties back to the rear of the ashlar wall are required however these will be avoid as much as possible.

3- Ashlar Wall Base and feature metal fin fencing fixing

This area is still in abeyance as discussion have been carried out to whether the brickwork wall along Goulden Street and Chadderton Street is being retained.

4- Listed Chimney – Lantern and metal base covering fixing detail.

All Details on – DWG 0321-TGA-XX-XX-DR-A-21601.

Please refer to the Structural Engineers details for the proposed fixing of the Lantern.