

Temporary Wrapping to Tower Balustrade

Heritage Impact Assessment

Austin-Smith:Lord

HMP Manchester

321040
August 2021



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Contents

	Introduction	
	Justification for the works	
1.0	Building and Site Analysis	5
2.0	Context Analysis	6
3.0	Policy Context	7
4.0	Consultation	8
5.0	Response to objectives of good design	8
6.0	Design Evolution	8
7.0	Final Scheme	8
8.0	Significance	9
8.1	Summary of Significance	9
8.2	Criteria for Assessing Significance	9
8.3	Assessment of Significance	10
9.0	Impact of Proposals	10
9.1	Assessment of quality of spaces affected	10
9.2	Nature of Works proposed	12
10.0	Heritage Impact Statement	13
	Appendix A - Capital Repairs Programme	15
	Appendix B - Letter of Assurance	21

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Introduction

This Heritage Impact Assessment is submitted in support of an application for Listed Building Consent for the installation of a temporary PVC polyester mesh wrap to the Tower.

Justification for the works

During a routine facilities management inspection, the Tower was reviewed. The inspection identified remedial works required to brickwork, pointing and as well as other repairs.

As a result, an additional structural and civil engineering inspection was arranged which identified a greater extent of work, however due to the inability to access the external faces at height, they recommended a drone survey or a scaffold structure inspection was carried out. It was noted in the report that there was evidence of debris in the grounds below the tower and recommended that the area be cordoned off for the safety of those in the vicinity with a high risk of falling debris.

The tower is adjacent to the central service road and various exercise yards have and as a result of the cordoned off areas are currently inaccessible. This includes the key route for deliveries and prisoner

movement within the establishment, and the Category A Exercise Yard. This is having a significant impact on the prison's operations and compromises secure lines within the prison.

A drone survey was conducted which has identified a catalogue of repairs that need to be addressed. Historic England have also inspected it and have advised on repairs required.

The remedial works require considerable thought to achieve a sensitive and holistic programme of repair that respects the historic fabric and secures its long term future.

In the interim period, the MoJ propose to envelop the balustrade and corbelling of the Tower walkway in a PVU polyester mesh to prevent further debris falling below. This will allow the key route and exercise yard to be reinstated without risk to staff and inmates and allow security to be maintained pending a capital repairs programme.

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1.0 Building and Site Analysis

HMP Manchester is a Grade II Listed Victorian Prison located to the North of the city of Manchester. The prison site is currently split across Sherbourne Street with the main prison located to the south and the additional facilities and sports area located to the north. The Tower is located in the southern site.

The ventilation tower at HM Prison Manchester is approximately 234 feet (71 metres) tall and a dominant feature of the north Manchester skyline (Figure 7). The Tower has an octagonal plan on a square base and connects underground to the prison block for which it intakes and extracts air via steel ducts.

The base of the Tower has plain red brickwork with a lead weathering, having been reclad most likely in the 1994 works. Above the base, pyramidal pendentives permit the Tower to transform to an octagonal shaft. Each of the eight elevations of the shaft is constructed in original English bond brickwork and takes on a fluted appearance through the presence of an arched recess. Each arch rests on a sandstone corbel supported on sandstone banding that runs around the building. The shaft terminates in a sandstone stringcourse with a wide band of brickwork above.

The shaft supports a projecting perimeter gallery supported on barrel vaulted stone corbels. The oversized balustrade parapet comprises a sandstone stringcourse, with brick arcade and sandstone coping. The gallery walkway is finished with stone paving draining to stone spouts at each corner. There are four additional gulleys leading to two uPVC downpipes within the Tower.

The cupola of the Tower comprises three stages with a domed roof. The lower stage extends to the height of the walkway balustrade and comprises eight angled metal struts infilled with large slate louvres. The struts support a metal plate on which are built the upper two stages in brickwork with sandstone dressings. The lintels of the second stage louvred openings form the string course and sill of the openings above.

The third stage louvred openings have arched brick heads. The brick dome springs from a scalloped sandstone coping and terminates in cast iron cresting. The dome has an open oculus at its apex.

Internally, the structure is simple, accessed by a short flight of steps from the prison yard via a small door.

The ground floor is occupied by ventilation plant. The gallery walkway is accessed via cantilevered stone staircase running around the perimeter of the space with a simple iron handrail. Access to the walkway from the internal staircase is via an opening which has been formed in the louvres and covered with large gauge mesh. The louvres generally have been infilled with mesh to prevent bird infestation, but this has failed.

History of the building

Until the 19th century, Strangeways was a rural area outside of Manchester with the area recorded in 1322 as Strangwas, from the Anglo-Saxon *strang gewæsc* or (place by) a stream with a strong current. The area focussed on Strangeways Hall (Figure 2) Park and Gardens owned by the de Strangeways until it passed out of the family in 1624. In 1544 a settlement document describes 24 houses, 20 town properties, 20 cottages and land associated with the hall.

Building of residential properties began in the 19th century, but gained traction following the sale of part of the estate to the Manchester and Leeds railway in 1838.

In 1858, after 80 years of being tenanted, Strangeways Hall was demolished and a competition for new assizes courts run attracting more than 100 entries. Construction began on the site of the Hall in 1859 to a design by Alfred Waterhouse in the Venetian Gothic style. The courts opened in 1864 on the site of the current prison car park.

From 1862, Waterhouse also completed designs for a new prison to replace the New Bailey prison in Salford, with input from the Surveyor General of Prisons Joshua Jebb prior to his death in 1863. Strangeways Prison opened on the site to the rear of the Assizes Court, on the site of the Hall's fishponds, in 1869 at a cost of £170,000 and with capacity for 1000 inmates (Figure 5). The complex included the Main Prison Block, containing elements of the Pentonville model itself designed by Jebb, with six wings radiating from a central hexagonal concourse. Other buildings include the cruciform plan borstal, variously used for boys and women, the French Gothic style gatehouse on Southall Street and the large minaret inspired ventilation tower.

The Assizes Court was heavily damaged in the Manchester Blitz, although the façade and tower remained standing. In 1956 Crown Courts were set up in Manchester and Liverpool leading to the demolition

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of the ruins in 1957.

The Prison was the location of riots between the 1st and 25th April 1990, resulting in the injury of 147 staff and 47 prisoners and 2 deaths. Much of the prison was damaged or destroyed. The Prison was subject to a major repair and modernisation scheme and reopened as HM Prison Manchester in 1994 taking its present form.

The Listing

The Tower of HMP Manchester was listed Grade II on 3rd October 1974 (List Entry Number: 1254672)

The Listing text reads:

Extraction tower for the heating and ventilation system. 1866-68, by Alfred Waterhouse. Red brick with sandstone dressings. Octagonal plan. Minaret style, approx. 234 feet high, with an arched recess in each side, a perimeter gallery with brick balustraded parapet on stone corbels, and a domed cupola with louvred openings in the sides and cast-iron cresting to the roof. A very prominent landmark in this area of the city.

The adjacent main block, gatehouse and former boys' prison are also listed independently, although it should be noted that all structures within the prison should be considered as part of the curtilage.

Historic Fabric

The Tower shows evidence of deterioration commensurate with its age, exposure, and difficulty to maintain due to its scale and access. While the base and shaft of the tower show spalling to brickwork faces, vegetation growth, open joints and failure of lead weatherings, it is the perimeter gallery and cupola which present most concern. An inspection in December 2019 highlighted the following items requiring action within 12 months:

- Paintwork to cast iron sections weathering and corrosion being evident;
- Bird intrusion to the upper parts of the chimney;
- Various areas of recessed mortar to brickwork joints;
- Brickwork to parapet wall weathered and in poor condition;
- Various areas of perished mortar and spalling brickwork;
- Lightning protection system not tested and recommendation it be assessed;
- Bird guano and detritus on the staircase;
- Crack to stone step;
- Minor corrosion to the flue sections and supports;

A further more detailed survey was commissioned in November 2020 which highlighted the following significant defects:

- Loose brick faces which were able to be removed by hand
- Potential for debris to fall to ground
- Concern over stability of large masonry units in the event supporting brickwork fails or continues to degrade
- Cracks to stonework above viewing platform
- Deterioration to internal brickwork
- Non-compliance of the lightning protection system

It should also be noted that historic repointing and repair in cement mortar to some of the worst decayed areas of brickwork, particularly to the gallery arcade has exacerbated the issues.

The MoJ are committed to developing a major capital repairs project and have appointed a conservation specialist team led by Mott MacDonald to develop proposals in tandem with this application.

Boundaries

The Tower sits between the main prison block and the former boys' prison within the main prison compound. Due to its height, it is highly visible within north Manchester.

Constraints and opportunities

The Tower sits within a functioning prison and its position on the main pathway between the two residential blocks mean it sits within a highly trafficked area and adjacent to the Category A exercise yard. The exercise yard and pathway are presently closed on safety grounds. The nature of the building use means that the tower is of robust construction with limited access internally.

2.0 Context Analysis

Character Appraisal

The Tower of Manchester Prison is of the highest significance due to its imposing design, high visibility, decorative features and association with the architect Alfred Waterhouse.

The Tower was purpose built to ventilate a large prison designed to house a 1000 inmates and as such is large, highly robust and functional, adhering to the latest design and technological principles of the 19th century. Its visibility and position adjacent to the highly elaborate Assizes Courts saw that the most however, its high visibility and position adjacent to

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the site of the elaborate Assizes Courts saw elaborate design features added at the level of the gallery walkway, including stone corbelling, an arcaded balustrade and a domed cupola with triple stages of louvres and cast iron cresting.

An appraisal of the features directly impacted by these proposals is at Section 9.0 of this document below.

Local Facilities

Local facilities are neither benefitted nor adversely affected by this proposed work.

Physical, Social and Economic Issues

The falling debris is presently causing closure of the central route through the prison connecting the main prison block and the former boys' prison block, now also used for prison accommodation. The category A exercise yard is also closed for health and safety reasons.

The closure of the route and the exercise yard is extremely disruptive to the establishment, requiring prisoners to be escorted around the perimeter of the prison which has security implications, and the requirement to exercise category A prisoners in yards closer to the perimeter of the establishment usually used by lower risk inmates.

The closure of the area is also preventing cleaning of the areas resulting the accumulation of litter below the wings which itself has sanitation and health and safety concerns, attracting vermin and the like.

It is now considered vital for the safe operation of the prison that temporary netting is installed to the tower balustrade and supporting structure to allow the prison to operate its usual protocols and ensure security of staff and inmates is provided at an appropriate level throughout the establishment.

The proposed solutions have been carefully considered and meet these criteria completely.

3.0 Policy Context

Her Majesty's Prison Service has maintained a policy of caring for the quality of the original building since they assumed ownership and all works within it are carried out within the overarching management policy that the building has "capacity to absorb and accommodate change without unacceptable or irreversible damage".

Accordingly these proposals have been developed to minimise the impact on the building fabric and aesthetic qualities are temporary, fully reversible and will allow the establishment to operate securely pending a capital repairs project to be executed in 2022 subject to agreement with the Local Planning Authority.

The Planning (Listed Buildings and Conservation Areas) Act 1990 designates Listed Buildings for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions require Listed Building Consent from the local planning authority before they can proceed. Conservation Areas are also protected under Section 69 of the same act.

B National Planning Policy Framework

At paragraph 189, the NPPF identifies the conservation of historic assets, so that they can be enjoyed for their contribution to the quality of life of this and future generations. In determining planning applications, planning authorities are required to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation and the positive contribution such conservation can make to sustainable communities (paragraph 197).

Historic England, Conservation Principles, 2008 Conservation Principles for the sustainable management of the historic environment in England, published by Historic England, provides a comprehensive framework for the protection and management of the historic environment, wherein 'Conservation' is defined as the careful management of change to reveal and share the significance of historic assets to ensure their special qualities are protected, enhanced, enjoyed and understood by present and future generations.

'Conservation Principles' sets out the principles that:

1. The historic environment is a shared resource;
2. Everyone should be able to participate in

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sustaining the historic environment;

3. Understanding the significance of place is vital;
4. Significant places should be managed to sustain their values;
5. Decisions about change must be reasonable, transparent and consistent;
6. Documenting and learning from decisions is essential.

The guidance describes a set of four heritage values, which are used to assess the significance of a heritage asset: evidential value, historical value, aesthetic value and communal value. The assessment of significance within this report uses the 'values' set out within this guidance.

4.0 Consultation

There has been no consultation with the wider community.

5.0 Response to objectives of good design

A Access

The access in to the building and to the environment that the building sits within is neither enhanced nor adversely affected by these proposals.

B Appearance

The proposed works are to the exterior of the building and comprise the installation of a temporary uPVC polyester mesh wrap to the tower balustrade and supporting structure.

C Environmental Sustainability

There is no tangible environmental benefit or disbenefit to the scheme (except to say that the security of staff and visitors will be significantly improved and enhanced).

D Layout

The location of the proposed wrap to the Tower is dictated by the location of deterioration to the balustrade and corbelling. The minimal area possible has been selected.

E Scale

The scale of the works is a function of the operational need to provide to prevent falling debris to facilitate the reopening of the central walkway and category A exercise yard within the prison compound. The works will be visible due to the height and visibility of the Tower within north Manchester, however, a capital repairs package is being developed to minimise the

time period that the wrapping will be in-situ.

6.0 Design Evolution

In arriving at the proposals described here, due consideration has been given to the importance of the tower and the wrapping reduced to the minimum necessary to facilitate the reopening of the heart of the prison complex.

The installation method has been considered, and due to the overhang of the walkway, rope access is not suitable. As such mast climbers are required. Consideration was made as to retain these in-situ pending the capital works, however, to minimise impact on the aesthetic qualities of the tower, these will be removed on completion of the installation.

Alternative solutions are to retain closure of the area pending the capital works project, however, this is not tenable given the disruption currently imposed on the establishment and the impact on secure procedures at the prison.

7.0 Final Scheme

The proposed installations have been designed to minimise impact or penetration into original historic fabric although by their nature this is unavoidable. Works to repair areas impacted by fixings for the mesh wrap and the temporary access works will be undertaken as part of the wider capital repairs project when the wrap is removed.

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8.0 Significance

8.1 Summary of Significance

HMP Manchester and its Tower have High Significance through continued use for their original function since completion in 1869. The removal of the Assizes Courts, which with the prison formed a unique complex of buildings designed by a single architect, had substantial impact on the prison compound and its relationship with the wider area. The former gatehouse was original designed clearly within the context of the adjacent Courts, and the tower of the prison was complemented by the more ornate Gothic tower of the courts. The site of the Courts is now occupied by the prison car park and 1990s reception building.

The loss of the Courts have increased the significance of the prison tower through its increased visibility from Great Ducie Street. At present, it remains unique and to date its presence has not been diminished by tall buildings as has happened to buildings within the city centre.

The dominance of the tower over the prison and its location in Victorian Manchester resulted in a design more ornate than might have been necessary, albeit in a different architectural language to the tower of the Courts, indicating contemporary attitudes to how the themes of crime, justice and punishment were expressed in Victorian institutions. The Tower decoration is simple in comparison to Waterhouse's Courts and later Town Hall, and forboding. It is often mistaken, by the public, for a watchtower.

The Tower continues to be used for its original purpose, ventilation, albeit via internal steel flues.

8.2 Criteria for Assessing Significance

Significance can be defined as the sum of the cultural heritage values that make a building or place important to this and future generations. The aim of conservation is to sensitively manage change to a place to ensure that its significance is not only protected, but also revealed, reinforced and enhanced at every possible opportunity.

As is explained below, the recognised method of assessing significance is defined by four categories, however there is no set hierarchy and research efforts must be undertaken to determine what forms and asset or element's value. That in turn informs the proposals and interventions applied to a scheme.

All historic sites or buildings are significant for a range of reasons and it is important to fully understand what all of those reasons are, before arriving at the assessment of the level of significance of the site or building. Once that process has been undertaken more informed and balanced decisions can be made about

the future uses and conservation approach being applied to development.

The "values based" assessments were first pioneered by James Semple Kerr and were embodied into the ICOMOS Burra Charter and are now an established part of Historic England's Conservation Principles. (2008) which states "The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it".

Conservation Principles separates cultural heritage values into four categories:

Evidential Value:

This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These remains provide the primary evidence for how the asset has changed over time. It is the potential of a place to yield evidence about past human activity.

Historical Value:

The ways in which past people, events and aspects of life can be connected through a place to the present. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present.

Aesthetic Value:

The ways in which people draw sensory and intellectual stimulation from a place. This might include the form of an historic asset, its external appearance and how it lies within its setting. Understanding the aesthetic value of an historic asset will be more subjective than the study of its evidential and historical values and will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design.

Communal Value:

This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects; it can be commemorative, symbolic or spiritual.

In order to identify the relative contributions that these values make to the significance of a place and to assist with objective decision-making, the significance of Cardiff Crown Court and is assessed using a scale of significance ratings ranging from High to Detrimental:

High: An aspect of value that strongly contributes to the significance of a place, forming an essential piece of its history and cultural value.

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Medium: An aspect of value that will have some cultural importance and will make a moderate contribution to the significance of a place.

Low: An aspect of value that will make a slight (yet still noteworthy) contribution to the significance of a place.

Neutral: An aspect that has no discernible value that neither adds to nor detracts from the significance of the place. Informed change will be acceptable.

Detrimental: An aspect of the place that detracts from its values and therefore its significance. In material terms, removal or reversal of these aspects should be strongly encouraged.

8.3 Assessment of Significance

High Evidential Value

The Tower has high evidential value, being largely unaltered in form. The Tower continues to be used for ventilation with interior alterations. There are alterations to suit modern systems, yet these do not detract from understanding of the original system and as such there is a continuity of past and present.

High Historical Value

The Tower has high historical value, being designed by local architect Alfred Waterhouse, the second of four major commissions in Manchester, the first being the Assizes Courts and the latter being the present John Owens and Coupland Street buildings at Manchester University and his most prominent building in the city, Manchester Town Hall. Following these and numerous regional commissions Waterhouse went on to become one of the pre-eminent architects of his generation completing nationally significant commissions such as the National History Museum.

High Aesthetic Value

The Tower has high aesthetic value and dominates the north Manchester skyline with its minaret appearance. Waterhouse set the Tower apart from the many brick chimneys associated with Manchester's 19th century industry through the introduction of purely decorative features including brickwork giving the appearance of fluting, brick arcading, stone dressings, string courses, corbelling and rainwater spitters, a cupola and cast iron finials.

High Communal Value

The Tower dominates the skyline and as such has high communal value. HMP Manchester figures in the collective memory through its previous incarnation as HMP Strangeways and the nationally significant riots of 1990.

9.0 Impact of Proposals

9.1 Assessment of quality of spaces affected

The proposed installation of temporary wrapping affects the exterior of the building.

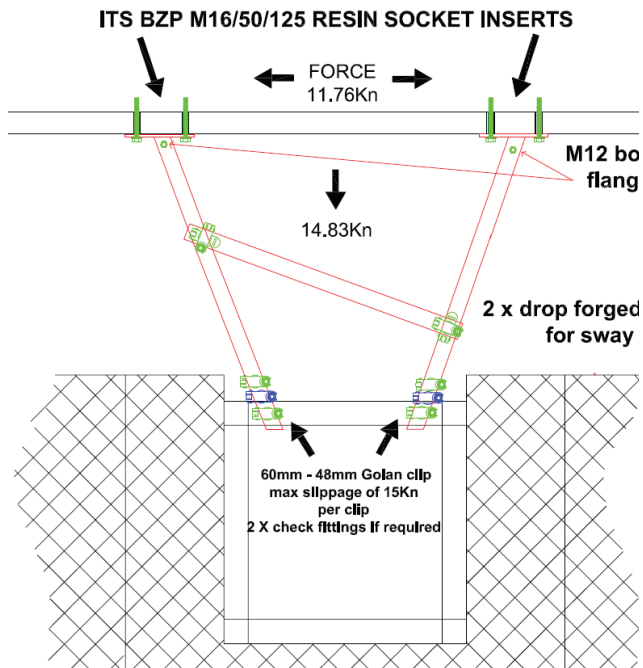
Exterior

The exterior of the building is an extremely high quality architectural statement visible across north Manchester. Visually from the ground, the form and appearance of the Tower remains unchanged from its construction.

The temporary wrapping will have a high visual impact. The balustrade, corbelling and cupola are the principle decorative features of the Tower. The wrapping will screen the balustrade and corbelling, and while the mesh is not solid, the nature of the debris falling requires a close knit fabric. The fixings required to secure the mesh to the inner face of the balustrade and to the underside of the corbelling will have a physical impact, the eyes being fixed in 10mm plugs. The ties required to secure the mast climbers to execute the installation will also have a permanent impact.

As part of the capital repairs project, a methodology for brick indents and mortar repairs will be developed and submitted along with samples to make good damage caused on removal of the fixings. The programme for development of the capital repair project is provided at Appendix A.

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Proposed mast climber fixing detail



Proposed PVC polyester mesh



The Tower of HMP Manchester viewed from the west. The lantern of the main prison block is at the centre of the image with the modern reception block in the foreground.

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9.2 Nature of Works proposed

In direct response to the findings of the recent structural inspections and in advance of any capital repair project to the Tower, a programme of temporary works are being progressed to protect the adjacent exercise yards and paths from debris.

A PVC coated polyester 1.25mm gauge mesh will be installed from the base of the corbelling to the rear of the balustrade coping to wrap the balustrade and collect any debris. The edges of the mesh are double wrapped and will be fixed via steel 16mm internal diameter eyelets to the brickwork at a 200mm interval at both the top and the bottom of the installation.

The mesh will be installed from mast climbers installed on each elevation of the Tower. The mast climbers will be secured to the brickwork by M12 bolts through 250 x 100 x 12mm flanged anchor plates into resin socket inserts in the brickwork. There will be two plates at each level with the number of levels to be confirmed. The mast climbers will be demounted following the installation of the mesh, with the brickwork to be repaired as part of the later repair project.



The Tower of HMP Manchester showing proposed wrapping to perimeter walkway and structure

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10.0 Heritage Impact Statement

The Tower remains as designed and constructed by Alfred Waterhouse in the 1860s and has been assessed as having high significance across the four cultural heritage values outlined in Historic England's "Conservation Principles".

The high evidential and historical value of the Tower is embedded in its fabric and as an extant component of an ambitious Victorian complex of buildings relating to justice, crime and punishment. These values will not be affected by the installation of the mesh wrap on the exterior of the building.

The high aesthetic value of the Tower is derived from the decorative elements added to what could have been an austere and functional structure. Consideration was given by Waterhouse to the monumental scale of the structure and the proportions of the decorative elements designed to contribute positively to the overall composition, with the corbels, balustrade, louvres and finials oversized to compensate. The aesthetic quality of the Tower will be temporarily diminished for the period that the wrap is in-situ.

The high communal value of the Tower is derived from its high visibility and dominance on the skyline of north Manchester. The value will be temporarily compromised to some extent by the concealing of part of this structure.

The negative impact of the wrap is proposed to be temporary and the majority of the installation is reversible on commencement of the capital repair project. A significant quantity of repairs are required to the Tower, and these will take time to understand, design and consult on with the Manchester Planning Authority. As part of the development of the long term repair proposals, methodologies to repair damage to the brickwork caused by the use of fixings will take place, with samples of new bricks for indent and mortar for repairs and repointing agreed in tandem with the wider repair works. For this reason the long-term harm to the building fabric and its significance is low.

In summing up the proposed impact of the wrapping installation to the Tower at HMP Manchester, it is proposed that the works will not negatively impact its long-term significance and the cultural heritage values which it encompasses. Indeed these works are the first steps towards a period of positive action which will culminate in a programme of works to secure its future for decades to come, but will allow the prison to continue to function safely and securely for the intervening period of time.

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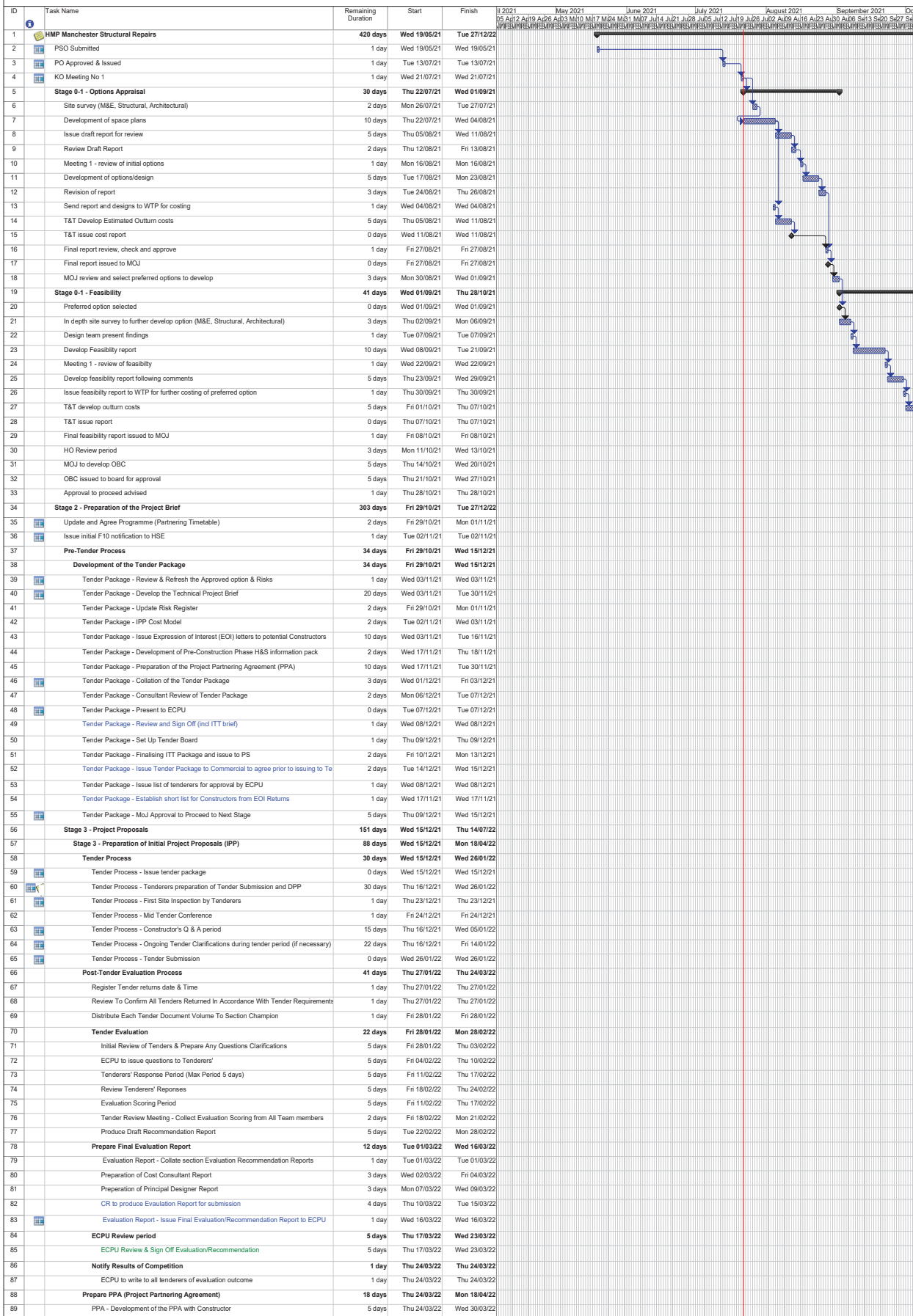
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Temporary Wrapping to Tower Balustrade

Appendix A

BPRN: 999/2005/9999

HMP Estab Name



Project Title		Partnering Timetable	
October 2021	November 2021	December 2021	January 2022
February 2022	March 2022	April 2022	May 2022
June 2022	July 2022	August 2022	September 2022
October 2022			

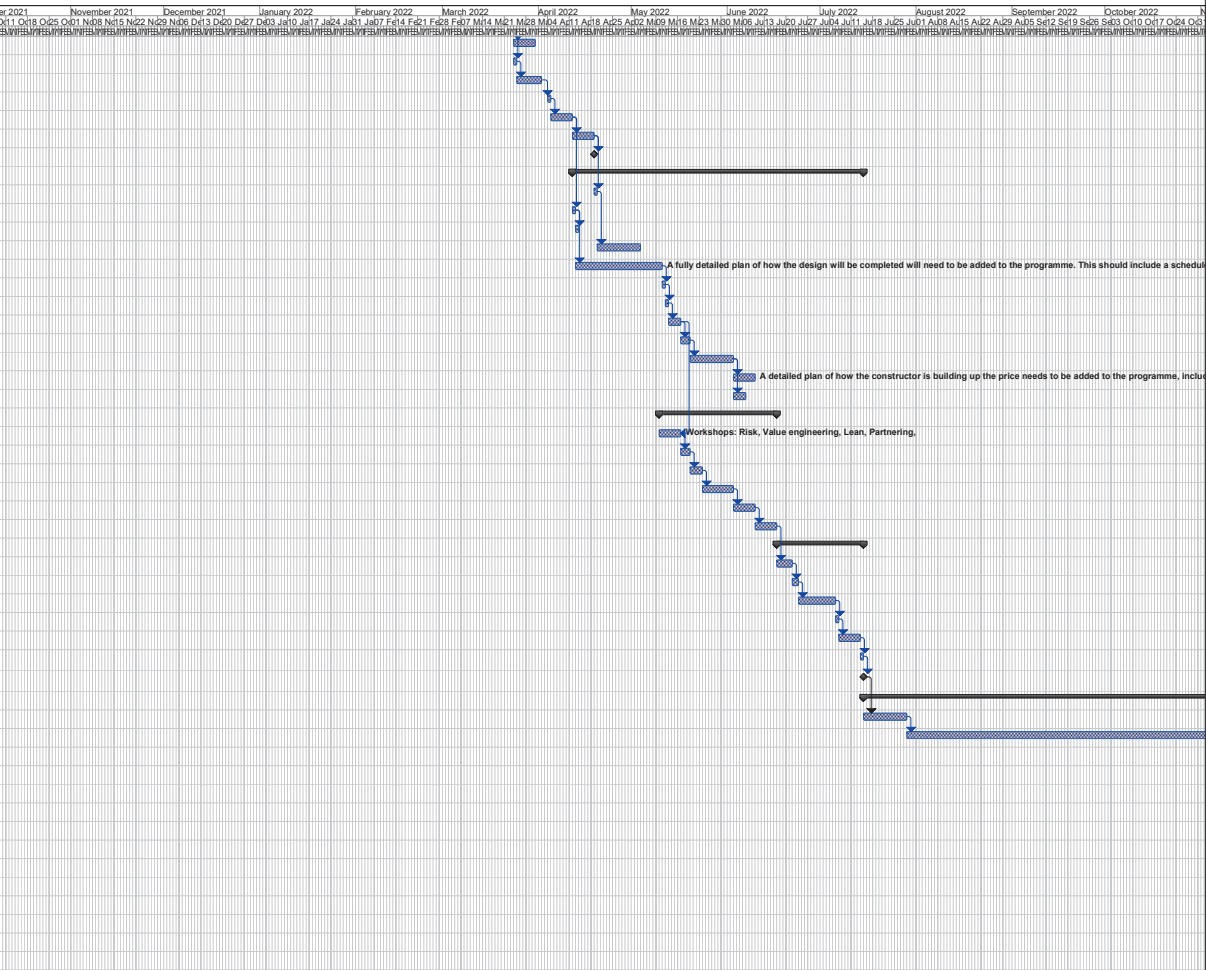
Collaborators

Text



Produced by: Client Rep Name
 Company: Client Rep Company

Page 2 of 2



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Temporary Wrapping to Tower
Balustrade

Appendix B



Property Directorate

Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Belinda Mather-Derrick
HMPPS Account Management Director
10th Floor
102 Petty France
London
SW1H 9AJ

4th August 2021

HMP Manchester – Tower Repairs

To Whom It May Concern

We are keen to undertake some urgent repair works on the tower at HMP Manchester, which is a result of our recent quinquennial inspections and surveys. These have identified some remedial works that should be addressed. I understand that there may be a sense of anxiousness, not just about the work, which is required, but about the visual impact that is needed to support the work, and in particular the supportive netting.

I'm writing to reassure you that the funding for the repair works for the tower has been made available and that it is ring fenced for the purpose of completing these works. The netting required for making the tower safe for pedestrians passing nearby will only be in place for the time it takes to complete the necessary works. This will not be left up for an unnecessary period of time and will be removed as soon as the work is completed.

The Ministry of Justice are currently exploring our programme timeline to ensure the physical impact to the tower and it's appearance are kept to a minimum. We are very conscious it should be treated with the delicate care it deserves to preserve it and to prevent any further decay.

If it would assist, we would be more than happy to accommodate a visit to the site for you and your team to discuss the plans and provisions for the works but also to serve as an opportunity to see the impact the restricted walkway areas are having on the operations of the prison regime.

I hope this letter reassures you that the team will show care and consideration for this iconic heritage asset. We are very happy to provide progress updates to offer further reassurances if required.

In the meantime, should you have any questions, please do get in touch.

Yours sincerely,

B.M.Mather-Derrick

Belinda Mather-Derrick
HMPPS Account Management Director

Bristol

77 Stokes Croft
Bristol BS1 3RD

+44 (0)117 239 0500
bristol@austinsmithlord.com

Cardiff

**one Dunleavy Drive
Cardiff CF11 0SN**

**+44 (0)2920 225 208
cardiff@austinsmithlord.com**

Glasgow

**296 St Vincent Street
Glasgow G2 5RU**

**+44 (0)141 223 8500
glasgow@austinsmithlord.com**

Liverpool

**Port of Liverpool Building
Pier Head L3 1BY**

**+44 (0)151 227 1083
liverpool@austinsmithlord.com**

London

**Shoreditch Stables, 138 Kingsland Road
London E2 8DY**

**+44 (0)203 0920 333
london@austinsmithlord.com**

www.austinsmithlord.com