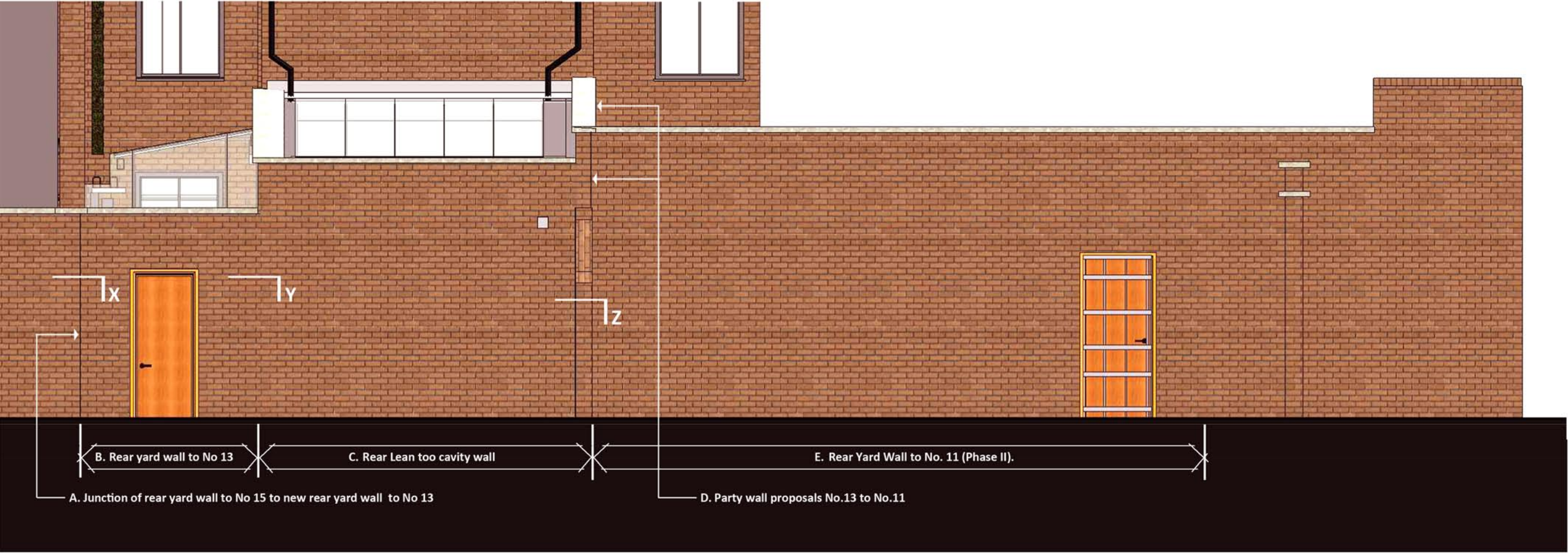




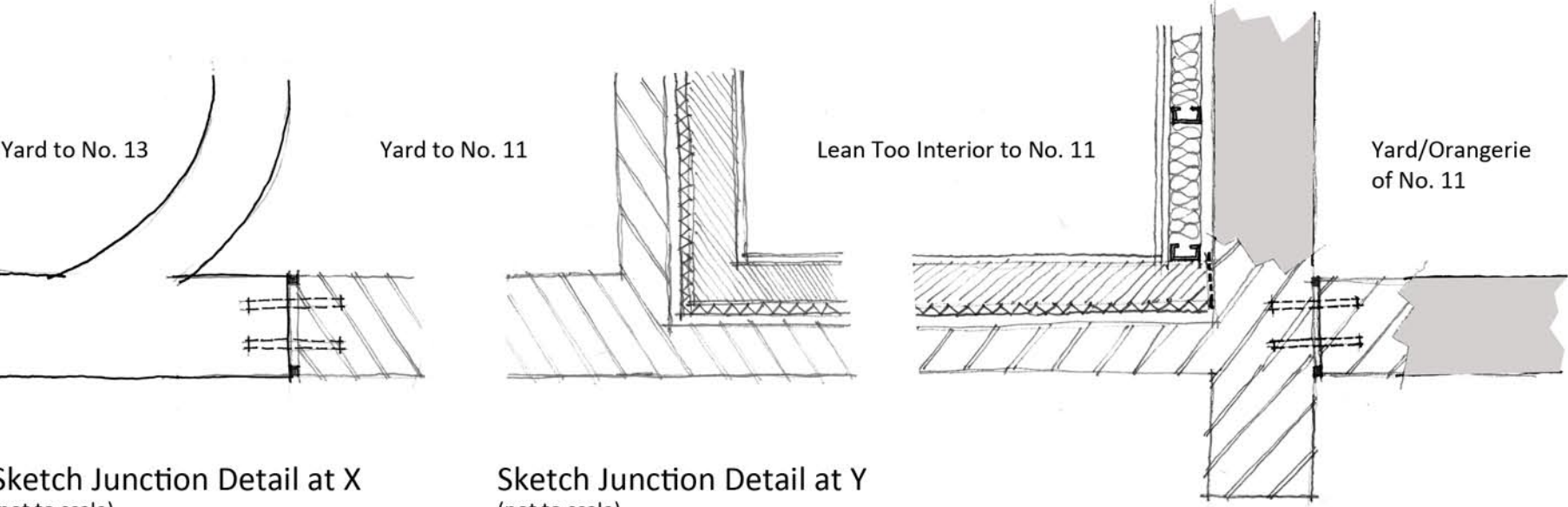
Elevation of No 11 & 13 rear yard walls to Camp Street



Sketch Perspective of No 13 Lean Too



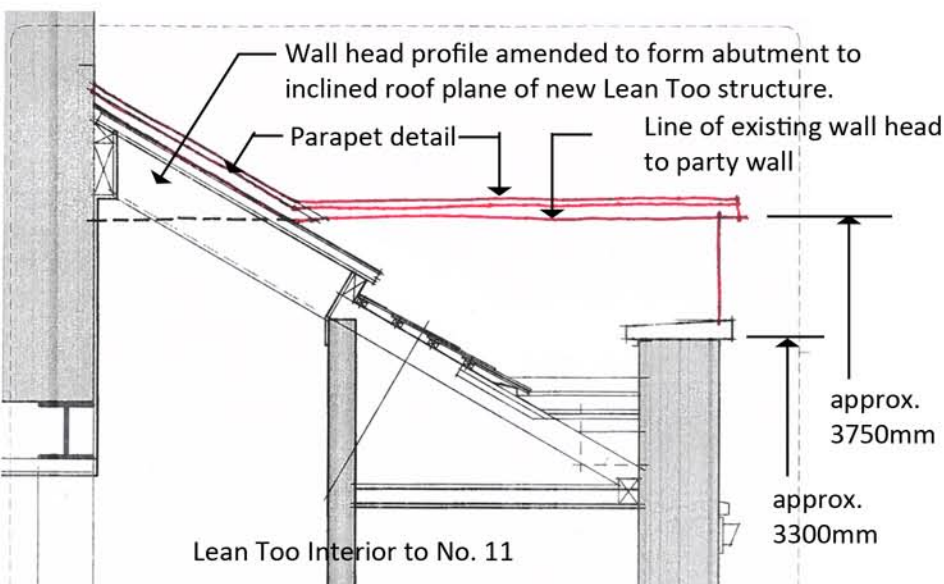
Sketch Perspective of No 11 & 13 rear yard walls to Camp Street



Sketch Junction Detail at X
(not to scale)

Sketch Junction Detail at Y
(not to scale)

Sketch Junction Detail at Z
(not to scale)



Sketch Section thru Lean Too to Party Wall
(not to scale)

Shared Rear Wall Proposals No 13 & No 11 St Johns Street.

A. Junction of rear yard wall to No 15 to new rear yard wall to No 13 (Phase I).

Rear Yard Wall to No.15 has been recently rebuilt in reclaimed bricks in a hard mortar (cement). This includes the party wall (yard) to No. 13. The bricks consist of a mix of colours/finishes and some bricks have a painted/ plaster residue (white) on their face.

It is proposed that these walls remain as existing and that a straight vertical 'movement' joint is formed between the existing bricks (No.15) and the proposed new 'heritage' mix brickwork (Furness Brick) to be used across No. 13. The vertical joint will be a nominal 10 mm and will receive a coloured polysulphide mastic pointing.

The new brickwork will be tied to the dressed/vertical face of the existing brickwork (No.15) with structural stainless steel movement ties (Ancon PPS 225 with debonding sleeve or similar approved). Allow for 2 No ties at 450 vertical centres.

B. Rear yard wall to No 13 (Phase I).

Traditional single brick (9") wall laid in English Garden wall bond in new 'Heritage' mix brick work by Furness Brick. Bricks to be laid in lime/sand mortars to comply with the guidance notes. Yard wall to be toothed into new cavity wall brickwork of reconstructed lean too (No. 13)

C. Rear Lean too cavity wall (Phase I).

To be faced in matching 'heritage' mix bricks as noted above and configured as follows: -

- Outer Leaf – 'heritage' mix by Furness Brick
- Cavity – 50mm clear/50mm Kingspan Thermawall TW50 insulation
- Inner Leaf – 100mm concrete block for plaster finish.

D. Party wall proposals No.13 to No.11 (Phase I).

The existing original party wall between No.13 and No.11 is to be retained, repaired and adapted as follows.

Face of Party Wall to No. 13

The brickwork face to No. 13 is in poor condition with voids, elements of timber (pole plates) and plaster/paint residue (internal finishes). Voids are to be carefully cleaned out and made good in matching bricks cut to suit requirement from reclaimed bricks from site. Bricks are to be bedded in lime mortar and joints are to be packed with slate as required.

Where embedded timbers are found these are to be carefully removed in short sections to maintain stability of brickwork over. Voids are to be infilled as noted above on a section by section basis. Infill brickwork is to be carefully packed with slate to ensure stability whilst mortar sets.

Protect and moisten walls/ mortar as required. Remove plaster/paint residue from face of walls and dress off all debris prior to repointing.

Head for Party Wall

Profile of party wall head to be altered to suit line of new roof to No.11 lean too. Existing damaged stone copings to be removed. Top four courses of wall head to be taken down where it is likely water will have penetrated the wall head and weakened the bond of the original lime mortar.

The wall head is to be rebuilt to its original horizontal plane but with a small raking section formed at the return to the outrigger of No.11 to provide an abutment for the inclined roof of the lean too. The inclined and horizontal section of the party wall is to be protected with a new stone coping set on a lead dpc.

Junction of a Party Wall and Cavity Wall to Lean Too

The new cavity wall construction to the lean too (No. 13) is to terminate at the face of the party wall to No. 11. The existing yard wall to No.11 is to be temporarily racked back to allow vertical line to be formed to party wall/cavity wall corner. End of common brick yard wall (No 11) to be dressed with reclaimed matching brick to form temporary movement joint to new structure.

In due course to suit programme for works to No.11 the yard wall is to be rebuilt using matching 'heritage' blend bricks from Furness Brick in lime mortar. The existing external buttress on the line of the party wall is to be taken down just below ground level and rebuilt off existing footings to provide restraint. Bricks from demolition to be cleaned and reused in alterations to profile of party wall. Contractor will be required to assess stability issues and provide temporary propping and bracing as required.

E. Rear Yard Wall to No. 11 (Phase II).

It is likely that programme for rebuilding of yard wall to No.11 will not coincide with that for works to No.13. There may also be issues of supply of bricks which may impact on programme. To manage this, works to No.13 (approx. 4 packs of brick) will be carried out in advance of those to No.11 (approx. 10 packs of brick).

Yard wall to No.11 to be rebuilt as previously note for No.13 (see section B) to configuration and details shown on Stephen Levrant Heritage Architecture Ltd drawings.

Note: -

- A structural engineer should be consulted regarding the height and slenderness (stability) of the wall to No.11.
- Confirmation of the extent of rebuild to rear yard wall to No 11 is required.

Rev	Date	Int	Description
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Client:

Nilesh Bhatt

Project:

13 St John Street, Manchester

Description:

Rear/Yard Wall Proposals

Purpose of Issue:

Planning/Design

Drawn By:	Checked By:	Date:	Scale @ A2:
AP		01/12/20	Not to Scale

Job No:	Status Code:	Drawing No:	Rev:
3521	S2	261	

File Identifier:
SJ-BTP-00-DR-A-3521_261

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