

**Conversion of existing unused toilet facilities and store rooms to form 1no
self-contained flat.**

6 Pollard Street, Manchester, M4 7AJ

APPLICATION NUMBERS 129658/FO/2021

Discharge of Conditions Supporting information

On behalf of

Mr A Conaghan

Prepared by

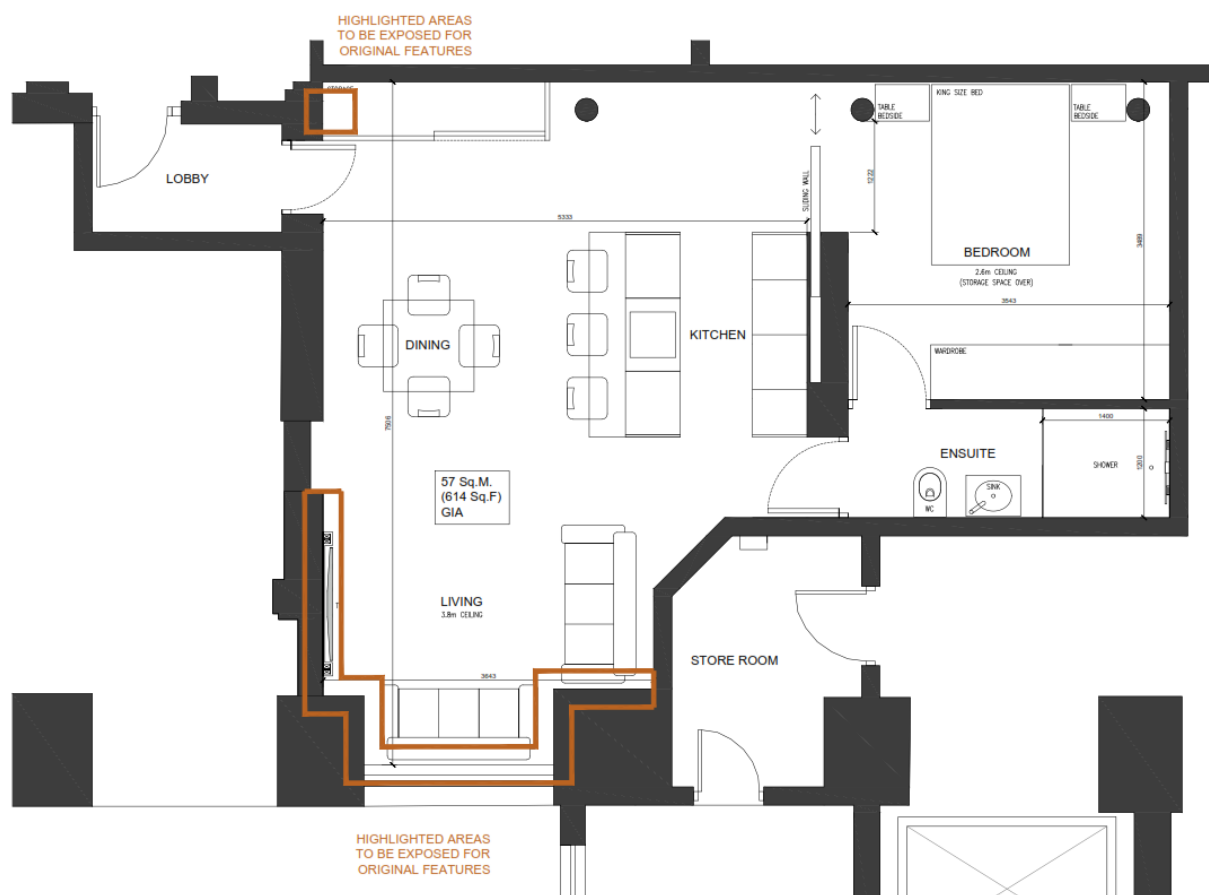


VERSION 1 - July 2021

Condition 8

Prior to the any treatment of the inner face of the outer wall forming the south eastern elevation of Albion Mill Block A , and the existing columns within the floorspace forming the development hereby approved, samples and specifications of all materials to be used in the treatment of the inner face of the outer wall forming the south eastern elevation of Albion Mill Block A , and the existing columns within the floorspace forming the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure there is no resulting harm to the listed structure in the repair and reinstatement of the historic fabric, pursuant to policies DM1 and EN3 of the Manchester Core Strategy (2012), and saved UDP policy DC19.



The above plan sets out the areas of primary concern. The following information is intended to set out a process for dealing with both these items.

South Eastern Elevation

Currently the eastern elevation is covered up by non – original dry lining, as seen in the following photos.





The proposal is to Carefully remove all non-original installations.

- All the plasterboard has been fixed in place using screws, from tapping the boards it is suspected these are all screwed into a timber frame which sits in front of the original feature brickwork. Once the boards have been removed by unscrewing all the plasterboard fixings it will expose the timber frame.
- The timber frame may have been fixed into the original brickwork, if so, any fixings need to be delicately removed so not to cause any further damage to the bricks. Any screws will need to be carefully removed, there should be no power tools required for this task.
- The timber framework once removed will expose the original brick, this brickwork will provide a real feature to the new apartment as such its treatment is extremely important.
- It is essential to establish any deterioration first and then keep any remedial work to a minimum, retaining the authenticity of the building.
- It may best to do nothing in terms of repairs and to leave the brickwork alone. Where this is not an option, some form of conservative repair can frequently be undertaken. Only in exceptional circumstances will brickwork need to be taking down and rebuilding. This will need to be fully assessed once exposed.
- Paints and colourless water-repellent solutions can cause additional deterioration by trapping moisture in the brickwork. Also, moisture can be forced greater distances to escape, thereby increasing the mobilisation of damaging soluble salts. So, it is important that no form of coating is applied to the bricks.
- Cleaning is justified in certain circumstances, but in many cases will do more harm than good. It risks damaging the brickwork, can remove a building's sense of history, and may bring only short-term benefits. Cleaning can be appropriate, however, when there is a need - for example, to remove inappropriate paint finishes, graffiti or very heavy soiling.
- It is assumed the brick will not have been painted, there is no reason to suggest it would have been, other areas of exposed brick have been left unpainted. If however it is required, the method(s) of cleaning must be carefully chosen in consultation with a specialist. Abrasive techniques often remove the protective fireskins from the bricks, leaving the softer inner parts vulnerable to decay. Water-based methods can cause unsightly efflorescence (white deposits) or dampness penetration. Chemical cleaning can sometimes produce satisfactory results but inadequate washing off may cause staining. An onsite trial should always be conducted first. It is intended cleaning will not be required, if it is deemed to be needed this will be notified along with the method statement to the planners.

Columns

Further non-intrusive investigations have now been carried out to establish what the columns have to offer in terms of their design. The fully exposed columns as well as the partly enclosed column were reviewed above the existing false ceiling.

The following picture illustrates how the columns appear below the existing false ceiling. They are circular columns until they get to the ceiling where they appear to change shape into a more octagonal sectional column, this is the same for all columns.



The further explorations above the ceiling exposed some great details which need to be celebrated.

The following photo shows the free-standing column heads, these look to support the existing down-stand structural frame.



The following photo here shows that the partially exposed column is actually imbedded into the original brickwork of the building,



The proposed treatment of the columns is as follows:

- Remove carefully the false ceiling that intersects the columns, and fixings should be taken out with care so not to cause any damage to the surface of the columns.
- Remove and lose debris / plaster delicately from the ceiling / downstand structure. The columns are to be protected as the detail at the head needs to be preserved.
- The walls and soffit is then to be repaired with wet plaster, this will give back the original shape of the original ceiling – which will now be exposed.
- The soffit and columns will all be painted white, this will allow the form of the columns to be expressed better without any colours detracting from the form.