

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

6 Pollard Street, Manchester, M4 7AJ

APPLICATION NUMBERS 129657/LO/2021

Discharge of Conditions Supporting information

On behalf of

Mr A Conaghan

Prepared by



VERSION 1 - July 2021

Condition 3

Notwithstanding the details within the design and access document listed in condition 2 of this approval, prior to the removal of any non-original features which are affixed to the inner face of the south eastern outer wall forming the apartment hereby approved, or any original ceiling in Albion Mill, and a detailed methodology for the soft strip of these areas shall be submitted for approval in writing by the City Council, as Local Planning Authority. The removal of the non-original features, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal of non-original features pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

Condition 4

Prior to the any treatment of the inner face of the outer wall forming the south eastern elevation of the apartment hereby approved, and the existing vertical 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, and the existing columns 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.

Condition 5

Prior to the undertaking of any works to the original ceilings, details of the extent of the ceiling to be reinstated and /or refurbished, including a full specification and method statement for the works (including materials composition) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 of the Manchester Core Strategy and saved UDP policy DC19.

Condition 6

Prior to the undertaking of any works to the bulkheads to the window in the south eastern elevation, a detailed methodology relating to their removal shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 of the Manchester Core Strategy and saved UDP policy DC19.

Condition 7

Prior to the undertaking of any repair or refurbishment works to the existing window in the south eastern elevation of the apartment hereby approved, a detailed methodology relating to the repair and refurbishment works of the window, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

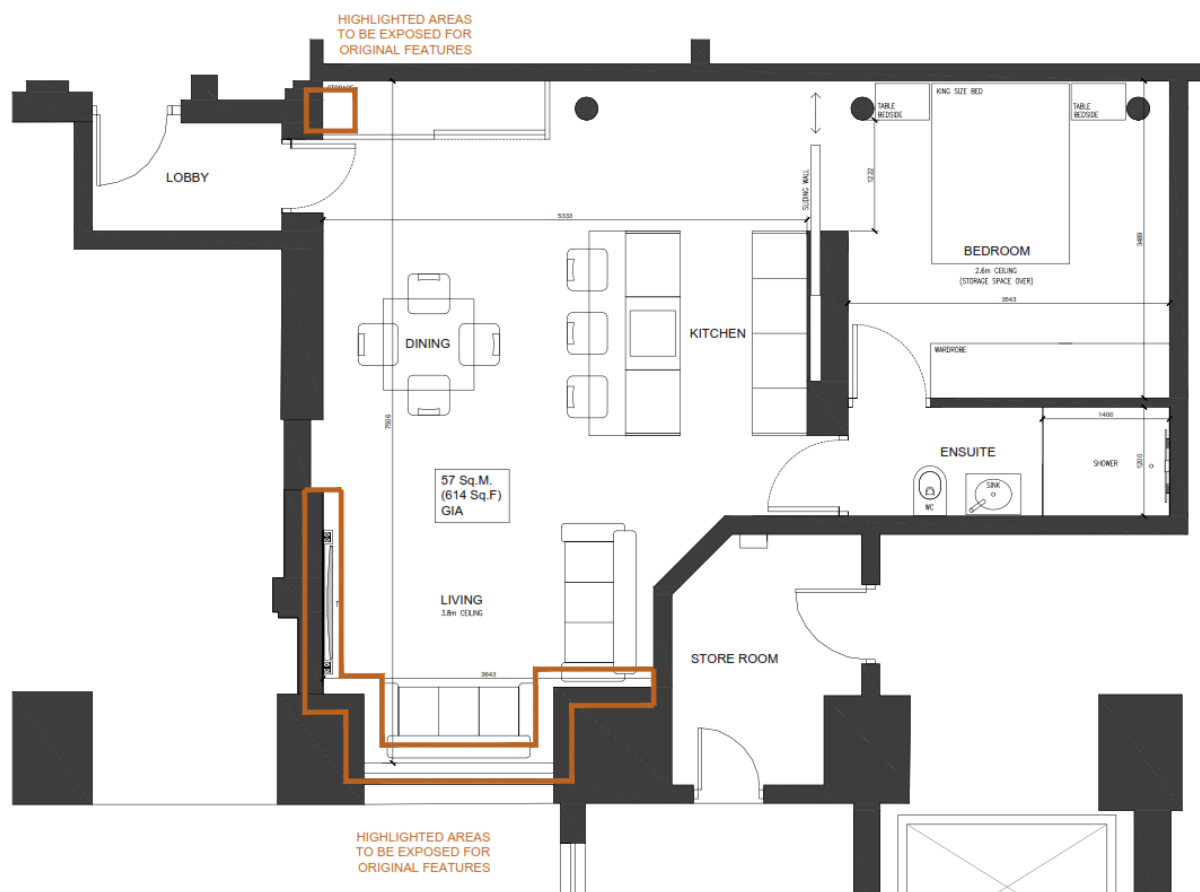
Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 of the Manchester Core Strategy and saved UDP policy DC19.

Condition 8

Prior to the installation undertaking of any secondary glazing to the existing window in the south eastern elevation of the apartment hereby approved, a full specification and method statement for the secondary glazing works (including materials composition) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 of the Manchester Core Strategy and saved UDP policy DC19.

As there is an element of overlap with the conditions set-out, rather than address each condition individually, the following points are designed to satisfy all the above conditions:



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.

Existing false ceiling

All the existing plasterboard ceilings are hung from the original soffit. The ceiling throughout needs to be dismantled slowly and delicately, the plasterboards are to be removed first, then the supporting grid leaving the hangers in place.

The hangers can then be removed individually preventing them to be pulled from the soffit.



Existing stud partitions

The existing stud partitions are to be fully removed, they are fixed through the existing screed through to the original structural floor below, the bottom track is to be removed from within the screed. Where the top track of the partition is fixed to the original structural soffit they are to be unscrewed carefully to prevent damage to the original ceiling. The top track is to be the last element for removal, this will prevent any unnecessary damage to the original fabric.



Existing floor

The existing floor tiles and the existing stud partitions are to be removed, any holes in the floor are to then be filled in with screed. The full floor will then receive a layer of self-levelling screed to provide a fully even surface prior to any new partitions being installed.



Window Bulkheads

- 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.
- There will be no new bulkhead to the window, the original ceiling will run into the back of the window frame as existing.



Existing concrete soffit Ceiling

Once the false ceiling and false walls have been removed and the soffit is exposed it can then be filled in where needed with plaster prior to receiving 3 coats of matt white emulsion.

The down stand structure of the soffit will be left exposed as ceiling features.

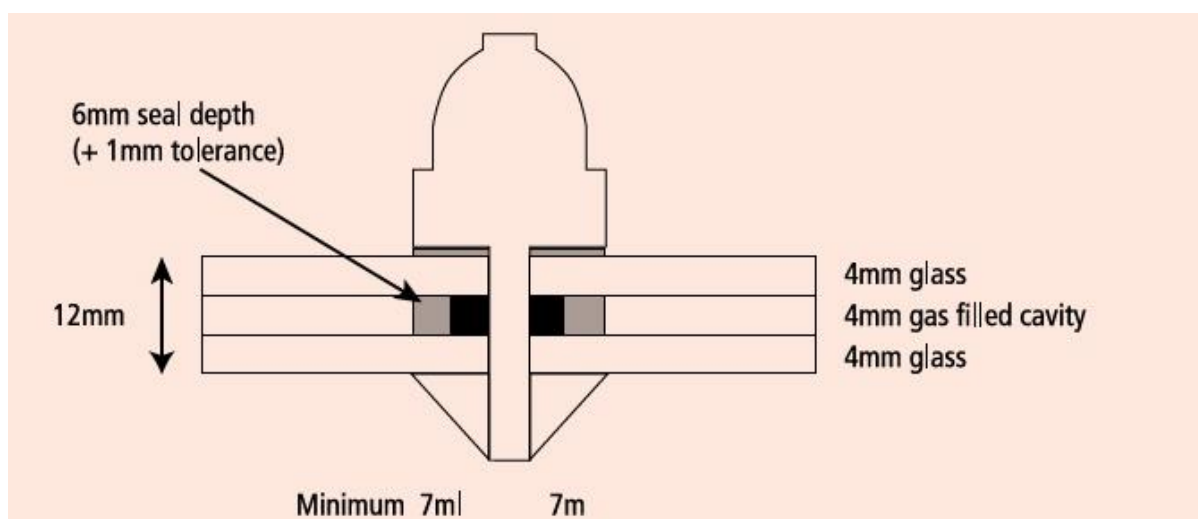


Repairs to the existing window and Secondary glazing

Internally there is to be minimal repairs to the existing windows. The frames are to be retained as existing, small repairs will be undertaken such as the beads being refitted where loose.



It is proposed that to avoid secondary glazing, the existing glass panes will be replaced with Slender Fit Double Glazed Units. [Slender Fit Double Glazed Unit \(slenderfitwindows.co.uk\)](http://slenderfitwindows.co.uk)



This option will allow the windows to remain as existing in appearance.

Externally there is no alterations / works proposed to the windows



General Soft Strip Programme / Method Statement

- An internal soft strip of the unit will be carried out by an approved demolition contractor in order to expose elements of the existing structure, and locate existing services.
- Materials that are to be removed by the internal soft strip will include doors, door frames, fixed and non-fixed furniture, carpets and floor coverings, plasterboard ceilings, air conditioning units and other materials.
- Operatives will strip out all doors, frames, plasterboard, metal studding, timber of any description, (not appertaining to the main structure) toilets, pipe work, ducting, electrical items and any debris.
- Any clean, unpainted constructional timber will be segregated from the general waste. Where this material is free of nails, screws, hinges etc it will be segregated for recycling by a specialist company. Any materials deemed as not suitable for recycling will be removed from site in skips as controlled waste to an appropriately licensed landfill site.
- Where possible the materials will be loaded by hand method into skips and removed from the site. Where access for skips is not available the materials will be segregated and stored within the building where they will be removed at a later stage.
- Once access for skips is available the materials will be loaded into the skips by use of the excavator and by hand method.
- All soft stripped materials will be processed and segregated into individual waste/recycling streams, and transferred from the site to a suitable recycling venue.
- All waste materials unsuitable for recycling will be transported from the site where it will be taken to landfill facilities.
- During the soft strip process the Local Authority Urban Design & Conservation Officer, will be invited to site to inspect progress and approve any detailing etc to be retained.

Schedule of proposed works

Item Number:	Description of Works:
1.0	Soft strip demolition of existing office partitions, ceilings and termination of existing services (see separate method statement).
2.0	Installation of the following services: Water, Electric. Drainage, Mechanical ventilaton
3.0	First fix electrics, internal wiring etc.
4.0	Erection of new internal partitions and ceilings.
5.0	Installation of sliding partition between living room and bedroom.
6.0	First fix joinery, skirting boards, door frames, doors and architraves.
7.0	Remedial works to timber windows i.e. new locking handles, replacement of blown double glazed units as required.
8.0	Installation of bathrooms including tiling to walls and floors.
9.0	Installation of kitchens and white goods.
10.0	Installation of floor finishes throughout apartment.
11.0	Internal decoration throughout the apartment including exposed columns.
12.0	Second fix joinery, ironmongery etc.
13.0	Second fix electric, sockets, switches, smoke detection and light fittings.

