

Listed Building Consent for the works at:

**Tariff & Dale
45,47 Dale Street,
& 6 Tariff Street
Manchester,
M1 2HF**

February 2021

Repair work to be carried out to the existing pitched roofs in accordance with Listed Building Consent and Conservation guidelines

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Introduction

This supporting planning document is submitted by architecture:m on behalf of our client in support of a Listed Building Consent application at 45 Dale Street, Manchester.

This document contains the following supporting information for your consideration;

- Drawings; illustrating the existing and proposed details of the works involved.
- Photography; illustrating the existing implications on proposed details of the development.
- Heritage and Conservation Statement; as per the February 2019 National Policy Framework for construction and repair work on Listed Buildings and within conservation areas.
- Design and Access Statement; an assessment of the design evolution and principles of the development.

This application refers to the construction works to the roof at 45 Dale Street within the Stevenson Square Conservation Area, Manchester. This application pertains to the repair work of the timber roof structure which has fallen into a state of disrepair and is now poses a safety concern to the building’s occupants and members of the public within the realm of the public footpath as highlighted in the additional Timber Report appendix. The proposal includes the introduction of a 50mm ventilation gap to encourage natural airflow to the existing and newly instated timber rafters to minimise damp and rot. The proposal also includes the remedial repair works to any damage slate tiles, ridge tiles, the re-pointing of any damaged or missing mortar within the brickwork and repairs to existing cast iron downpipes/replacement of non-original rainwater goods with original cast iron rainwater goods. All repair work is to be carried out in accordance with the Listed Building consent and repairs are to include like for like replacements in all instances.

1.0 Purpose of Application

Architecture:m’s approach to the design of proposals follows guidance and best practice for developing a sensitive and sympathetic scheme within the context of an existing Grade II listed building. This involves establishing an understanding of the buildings evolution and the impact that it has on the local environment and neighbouring conservation assets. This will set the parameters for the formulation of options that can fully explore the ways that the repair works to the existing roof can be achieved.

This report is the starting point in the formulation of designs for future changes to the building. It examines the potential issues and architectural development of the building to identify avenues of the existing assets whilst giving a preliminary insight into the design options that are available in order to achieve a robust strategy that retains the historic values of the building.

The proposal is to make relevant minor repairs to the pitched and mansard roofs, ensuring the architectural character of the building is well retained, removing any debris and ensuring that the building is watertight and insulated. The proposed works intends to avoid harming the architectural features of the building whilst ensuring that the structure is fit for purpose for future generations.



**Photograph not to scale*

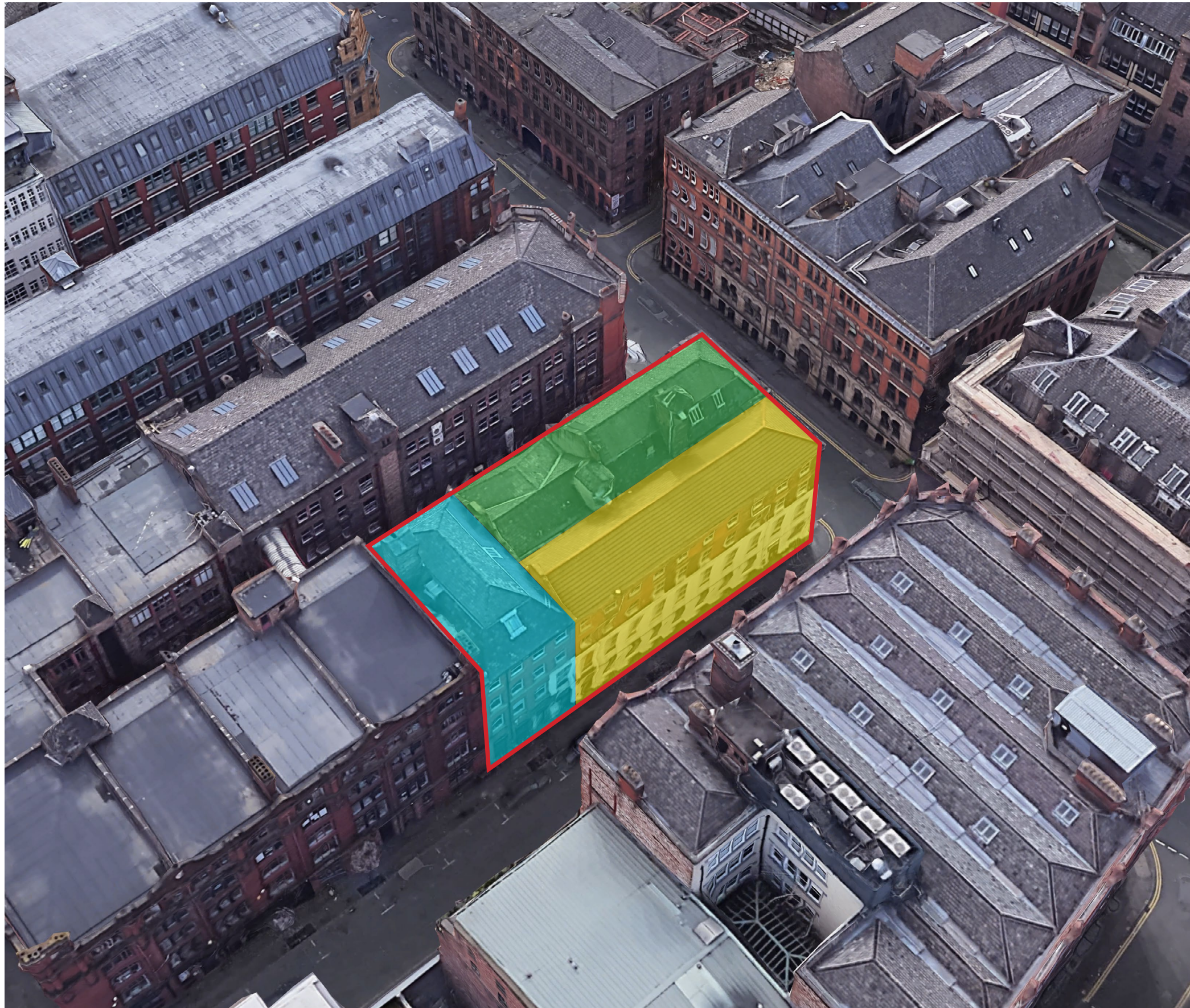


6 Tariff Street

45 Dale Street

47 Dale Street

**Photograph not to scale*



6 Tariff Street

45 Dale Street

47 Dale Street

**Photograph not to scale*



6 Tariff Street

45 Dale Street

47 Dale Street

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