



INSPIRE | DESIGN | CREATE

Design & Access Statement

Applicant: Mohammed Saleem

Site Address: 5 Walmer Street
Rusholme
Manchester
M14 5UB

Proposal: Planning application to alter the existing fenestration along the Walmer Street & Aspinall Street Elevation, with the installation of concealed security roller shutters.

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Revisions:

Revision	Date	By	Notes
A	08/04/21	ML	Issue for Planning Application



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Introduction

This Design Statement is submitted to Manchester City Council in support of a Planning Application.

Planning application to alter the existing fenestration along the Walmer Street & Aspinall Street Elevation, with the installation of concealed security roller shutters.

This Design Statement should be read in conjunction with the following:

- Planning Application forms
- Ownership Certificates
- Drawing numbers: 1156A_0001 – 1156A_0710
- Other accompanying planning applications for this site submitted on the same day

Background

The Albert Inn was one of the few old and much-loved drinking establishments that was still in business until late 2020.

Tucked away on the corner of Walmer Street and Aspinall Street off Wilmslow Road, The Albert was a classic Victorian pub with old fashioned clientele to match.

The growing popularity of the 'Curry Mile' led to the decline in numbers for The Albert, and therefore was subsequently closed in September 2020. Since then, the building has been left vacant, and the exterior has begun to deteriorate. The applicant wishes to give this once busy building, now left isolated, a new life.

Whilst the Curry Mile was historically known for its south Asian cuisine, in the recent years there has been a growing demand for Middle Eastern Foods. The applicant wishes to submit an application for the change of use of the existing drinking establishment to a restaurant in order to give a new life to the existing building.

Location

The proposal site is located just off Wilmslow Road, this is a main arterial route in and out of Central Manchester to surrounding areas. The Albert Inn is situated on the corner of Walmer Street & Aspinall Street, with the south-west of the site boundary adjoining to the Robert Darbishire Medical Practice.

The site itself is in a prominent location, due to its corner position and can also be seen from Wilmslow road, by passing pedestrians and vehicles. The building line faces the public footpath along Walmer Street & Aspinall Street, whereas the site boundary to the south-west consists of high-level vegetation, creating a permeable barrier between the adjoining neighbours.

There is an ample amount of parking space within the locality of the site. The site also has a direct link to Wilmslow Road, allowing all potential users of the site to access without any effect to surrounding neighbours.

There is a substantial amount of new development around the site, including a plethora of accommodation, new build retail outlets and other general refurbishment works to existing business during the quieter Covid times.

The building is not listed but does have architectural feature detailing to the building elevations, which brings elements of the original heritage architecture to the forefront. Therefore, the building has elements of architectural importance. The proposal has been designed with this in mind, and therefore the preservation of the existing original architectural elements has been at the forefront.





Planning History

No planning history available on the planning register.

Design Principles

The key design and access influences of the proposed development, namely its use, layout, amount (density, scale and massing), appearance and access are considered below.

As stated, the change of use and upper storey of the building is not part of this application, therefore no assessment is made in this document.

Use

The proposal relates to a planning application to alter the existing fenestration along the Walmer Street & Aspinall Street Elevation, with the installation of concealed security roller shutters. A separate application has been submitted for the change of use to a restaurant.

Amount

The proposed development aims to improve and enhance the existing façade of the building. Some of the existing window openings have been widened, with the window head being reduced.

Layout

The opening has been enlarged in a way which reflects the architectural language of the existing building. Careful consideration was given to ensure that the proposed design does not have any detrimental effect on the external elevations.

Landscaping

There is no green landscaping proposed within this proposal.

Appearance

The proposal is to alter the existing ground floor elevation along Aspinall Street & Walmer Street. It is proposed that the existing windows are removed, and structural openings are widened to accommodate larger arched bespoke glazing. A separate change of use to a restaurant application has been submitted, therefore the proposed alterations will allow for a more pleasant dining experience.

The materials that are proposed to be used for the glazing is an aluminium frame, powder coated (colour tbc with planning office) which will provide an attractive and high-quality appearance which will not detract from the existing external appearance of the building or surrounding area. The proposed alterations are designed to be sympathetic to the existing building and surrounding area, and accord with the DM Policies



DM2.1 of the Local Development Plan as well as the Supplementary Design Guide. This is due to their appropriate scale, design and materials which are sensitive to the character of the surrounding area.

Environmental Considerations

The client is keen to adhere to all relevant environmental conditions and ensure compliance with all applicable regulations.

Access

The point of access into the site remains the same as existing, however the site security is proposed to be improved through the installation of CCTV and secured locking systems. Concealed security shutters are to be installed internally and sit between the existing wall threshold, and therefore no external security boxes will be installed. Colour of security roller shutters and frame mechanism to match existing stone colour. Samples will be provided and agreed with the planning office prior to any works commencing.

Design & Access Policy

National Planning Policy Framework (February 2019)

In relation to design, a proactive approach to delivering good design is advocated within the NPPF, which states that good design is a key aspect of sustainable development and Planning policies and decisions should ensure that developments: (Paragraph 127)

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 advises that Design quality should be considered throughout the evolution and assessment of individual proposals, respond to local character and history while not preventing or discouraging appropriate innovation.

Paragraphs 184-188 set out Government guidance on conserving and enhancing the historic environment. Heritage assets are seen as an irreplaceable resource and should be conserved in a manner appropriate to their significance. Proposals should identify the significance of the heritage asset using evidence proportional to the development scheme.

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Paramount to the proposed development, it also states that local planning authorities should take account of: The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- a) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- b) The desirability of new development making a positive contribution to local character and distinctiveness.

Manchester City Council Core Strategy

The Manchester Core Strategy was adopted in July 2012; relevant policies are summarised below.

Policy SP1 details the key spatial principles which guide the strategic development of Manchester to 2027. Included in these principles is the desire for the regional centre to be the focus for a variety of uses, including economic and commercial development, alongside high-quality city living.

Policy EC1 relates to Employment and Economic Growth in Manchester. Although this application is for a change of use/lawful use, securing planning consent will assist in meeting Policy EC1. It would ensure continued economic growth and improving the employment premises for a small business. Additionally, Policy EC1 states development proposals should have regard to ensuring design makes the best possible use of a site or building in terms of efficient use of space. This proposal will enhance the sense of place of the wider area and minimise the detrimental impacts on adjacent uses.

Policy CC1 relates to the Primary Economic Development Focus of the City Centre and Fringe. This policy states 'developments which lead to the more intensive use of employment land (in terms of floor space provided) will be supported'. This proposal will allow vacant floor space to be brought into active use.

Proposal

Planning application to alter the existing fenestration along the Walmer Street & Aspinall Street Elevation, with the installation of concealed security roller shutters.

Development Aims:

This proposal will enhance the existing building facade, to create better aesthetics spaces internally and provide a more striking appearance externally, whilst maintain the original heritage of the building, which as a result provides a positive addition to the locality. The scheme will not only benefit the local area in terms of improving the aesthetics, but also have a positive effect on the currently declining street elevation.

The scheme will eliminate the vacant, derelict and 'disused' aesthetic of the current site, which can be a health and safety hazard to itself (and to the surrounding area.) The proposal is intended to be inclusive, safe and environmentally sensitive. The applicant wishes to improve the existing aesthetic of the building, which can be seen on the drawings attached.

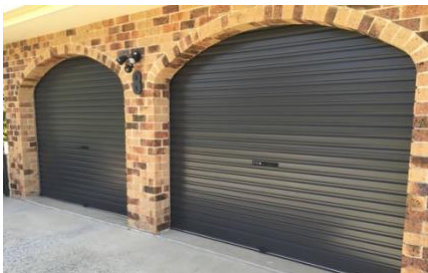
Materials will be carefully selected and agreed with the planning office prior to any works commencing on site, in order to ensure compliance and satisfaction of the planning office. A stone plinth is proposed to be installed around the altered openings, which carry through the design language of the existing building. We have been in touch with a company called 'Traditional Brick & Stone' based in Rugeley, who can produce any style of stonework or bespoke brick work required. We have discussed the possibility of having stone casted into the required designs to match the existing building therefore are confident that the proposed alterations will be very much in keeping of the existing building design. (See Appendix 1)



Proposed Visual of 5 Walmer Street



Proposed Visual of 5 Walmer Street - Night



Example of Concealed Security Shutter

Conclusion

In summary, the proposal constitutes positive sustainable development that accords with prevailing Development Plan policy and will deliver significant social, economic and environmental benefits.

There are no significant adverse impacts, policy contradictions or material considerations that indicate planning permission should be refused. It is considered that the proposal complies with the Manchester City Council Core Strategy, as well as the requirements of the NPPF. On balance, it is therefore considered that planning permission should be granted on this basis.

It is considered that this document aptly conveys the design principles – in terms of use, layout, amount, appearance, access and impact on amenity– that have informed the proposal.

The design approach has adopted a sympathetic and reflective approach to the alterations. It ensures that local context has been central to the design and the proposals are in keeping with the character and appearance of the street scene and wider town. The proposed changes are appropriate given the location. The proposed larger openings will create an attractive sight for potential customers of the premises and will enhance the immediate locality. The proposed scheme does not have any detrimental effect on the site, or local community, rather the external design and proposed altered fenestration of the scheme enhances the external façade and wider street scene.

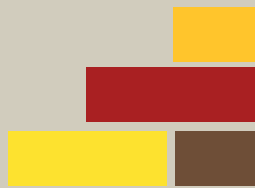
Any new proposed materials and glazing elements and any other new materials introduced will be consulted with the planning department prior to use. Our client is keen to satisfy and adhere to all related planning and building regulation guidelines.

I trust the Planning Authority will support this application and issue a positive response.



Appendix 1

Standard Product Guide



TBS

Traditional Brick & Stone



Welcome

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About TBS Ltd.

Traditional Brick and Stone was founded in 2003 and we offer an extensive range of Soft Mud, Handmade and Wirecut products. To compliment these bricks, we also offer a comprehensive range of Stone products and utilise only high quality natural materials. Our huge range of standard products, materials & colours have been developed to suit most applications and our in house design and production team turn your ideas and concepts into beautifully finished, bespoke stonework that can really make a difference to your project.

We pride ourselves on our ability to quickly identify your requirements, deliver within budget and on time - whilst offering continued support and guidance throughout the design and build process.

As the name suggests, our semi dry stone is manufactured using a low water content, or 'semi dry' mixture of high quality fine natural aggregates, colouration pigments and additives.

Semi dry stonework has an open, slightly rough texture, akin to natural or sawn stone. This is often preferred when the requirement is to match existing natural stone, or a more natural, textured look is required.

All our semi dry products are 'through coloured' - meaning that no separate facing or core material is used (as some manufacturers do) and the same colour can be seen throughout the unit.

During our manufacturing process, precise and consistent measurements of material are graded and premixed, prior to being compacted into handmade timber moulds. Additives containing water/frost proofing and binding agents are also added to ensure our products can withstand all weather conditions.

One of the benefits of semi dry material is that the item being cast can be taken out of the mould almost immediately, allowing the curing process to begin and the next item to be cast straight away. This is especially suited to high

volumes of repetitive items - meaning lead times can be greatly reduced in some cases.

Once removed from the mould, all our semi dry products are immediately moved into our water vapour curing chamber. The high humidity within the chamber helps to slow down the curing process and results in much harder stone, less prone to breakages.

Semi dry material is also very cost effective in comparison to other available materials.

All our products are designed and manufactured in accordance with BS1217.

Benefits of Semi Dry Stone

- Cost Effective
- Reduced Lead Times
- Natural Texture

Specification

Strength: >28N/mm²

Typical Density: 2000Kg/m³

Drying Shrinkage: <0.04%

Water Absorption: 0.95mg/mm²

Standard Colours:



Bath



Portland



Cheshire



York

Wetcast Stone

Wetcast stone is the strongest of our available materials. Produced using a high water content mixture, the resulting product is incredibly durable and can be cast into elaborate shapes and designs.

Another huge benefit of wetcast stone is the ability to add reinforcement, allowing for much larger pieces to be cast, meaning less mortar jointing.

Where the requirement is for a structural, self supporting or load bearing product, our wetcast material can also be utilised to negate the need for additional supporting lintels, or unsightly steelwork that may be visible.

A wetcast mould can only be used once a day, hence the manufacturing process can sometimes take longer than other, faster to produce materials. However, lower volume runs of casts using our standard moulds can still be delivered to site in short lead times.

The mould is filled with a wet mixture that is poured in and left to 'go off' overnight. As with concrete, a chemical reaction occurs that causes the materials to bond and harden. The result is a highly dense material with a strength of more than 45N/mm².

Once cast, all our wetcast products are moved to our finishing department, where the pieces are acid etched and washed down to reveal the final texture and finish.

All our products are designed and manufactured in accordance with BS1217.

Benefits of Wetcast Stone

- Can be produced in large pieces
- Very dense and strong, suitable for structural/load bearing applications
- Smoother Texture
(In comparison to semi dry)

Specification

Strength: >45N/mm²

Typical Density: 2500Kg/m³

Drying Shrinkage: <0.04%

Water Absorption: 0.09mg/mm²

Standard Colours:



Bath



Portland



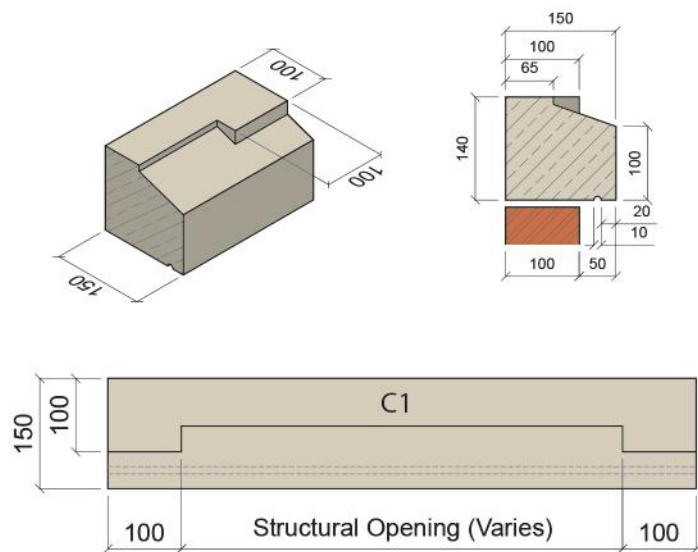
Cheshire



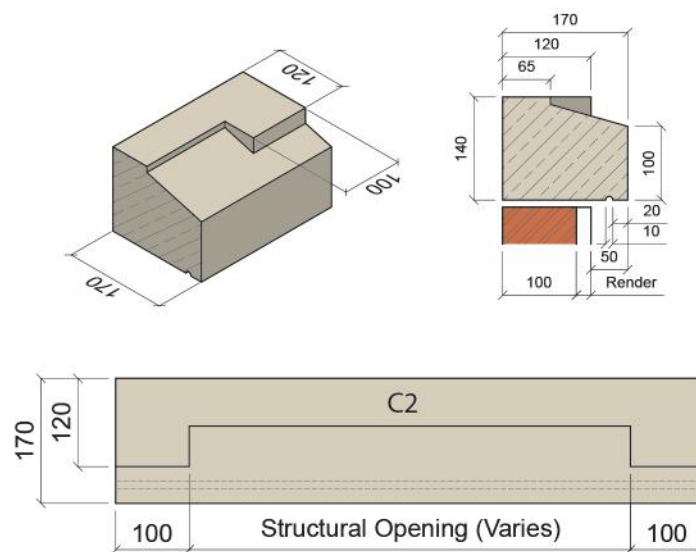
York

Stooled Cills

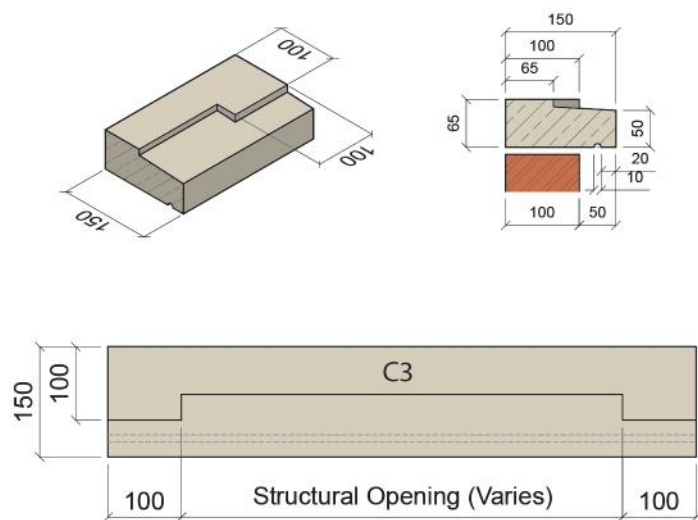
C1 Stooled Cill, 150x140 Section (Brickwork)



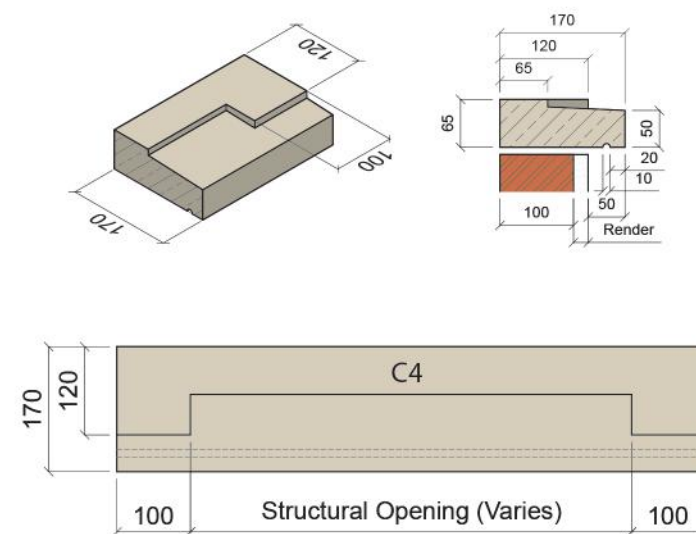
C2 Stooled Cill, 170x140 Section (Render)



C3 Stooled Cill, 150x65 Section (Brickwork)

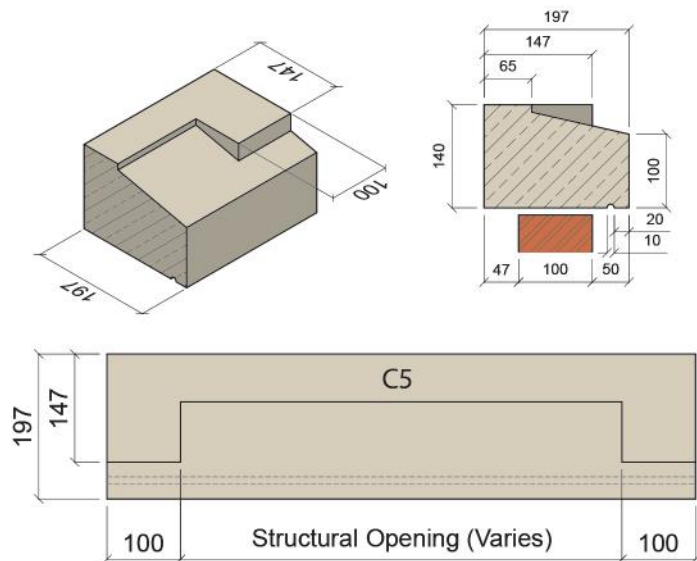


C4 Stooled Cill, 170x65 Section (Render)

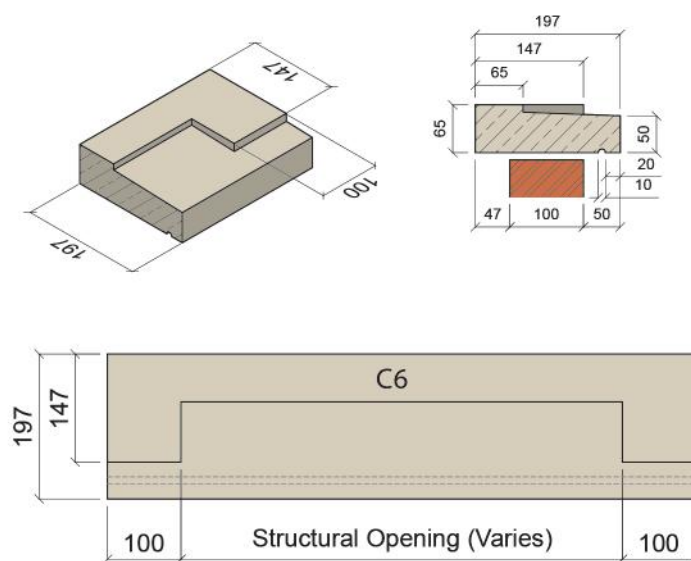


Stooled Cills

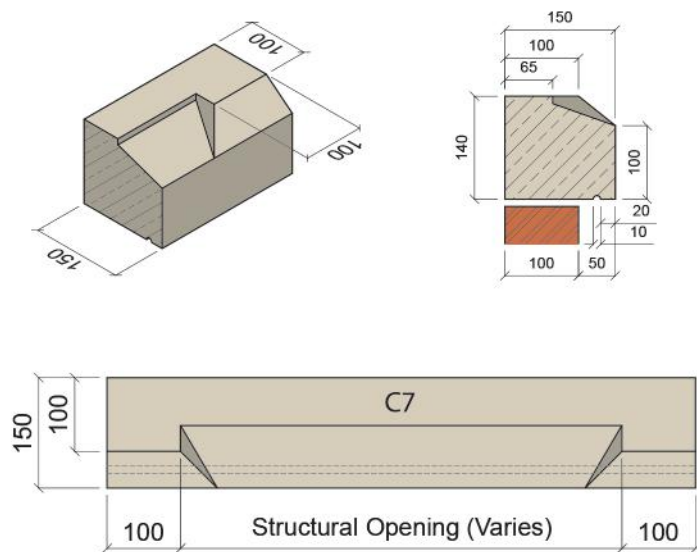
C5 Stooled Cill, 197x140 Section (Sliding Sash Window)



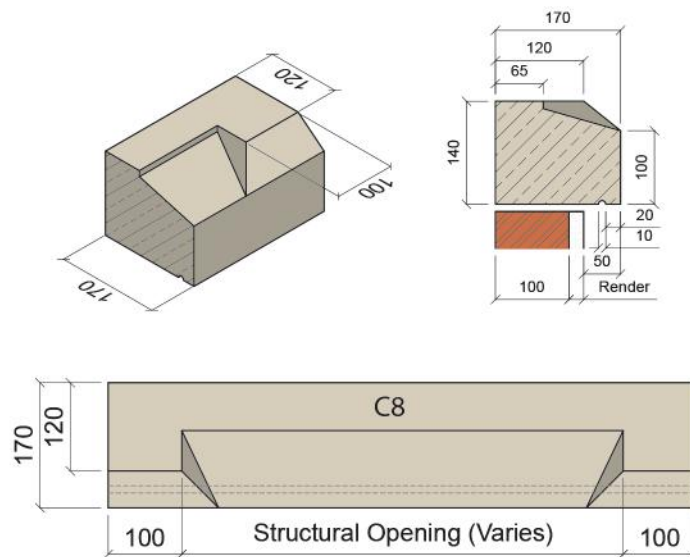
C6 Stooled Cill, 197x65 Section (Sliding Sash Window)



C7 Chamfered Stooled Cill, 150x140 Section (Brickwork)

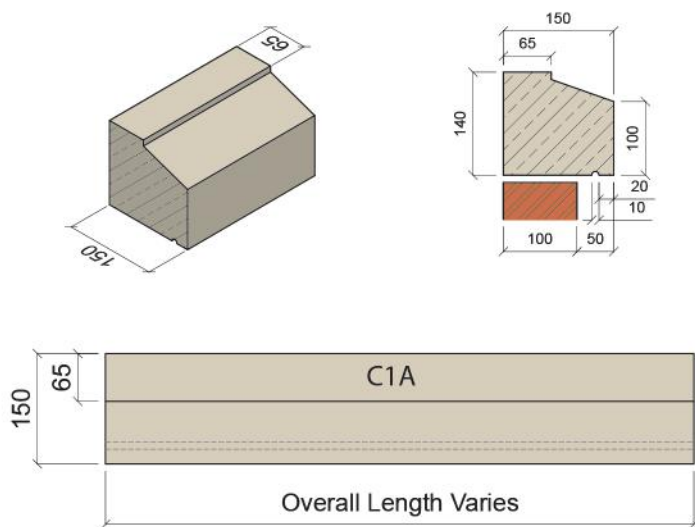


C8 Chamfered Stooled Cill, 170x140 Section (Render)

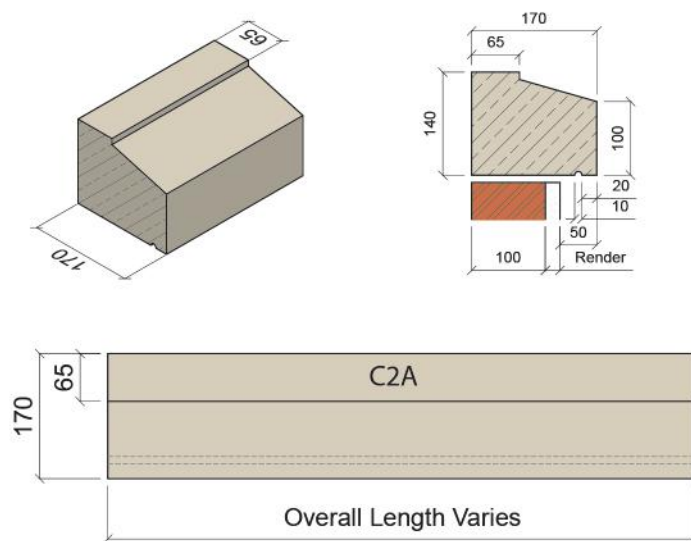


Slip Cills

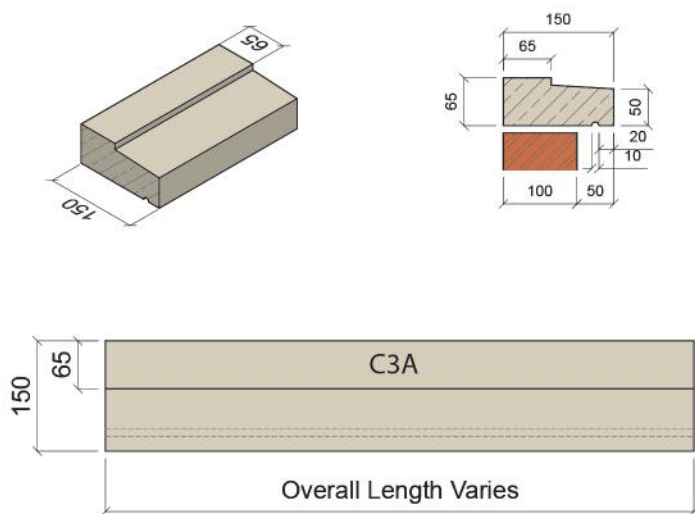
C1A Slip Cill, 150x140 Section (Brickwork)



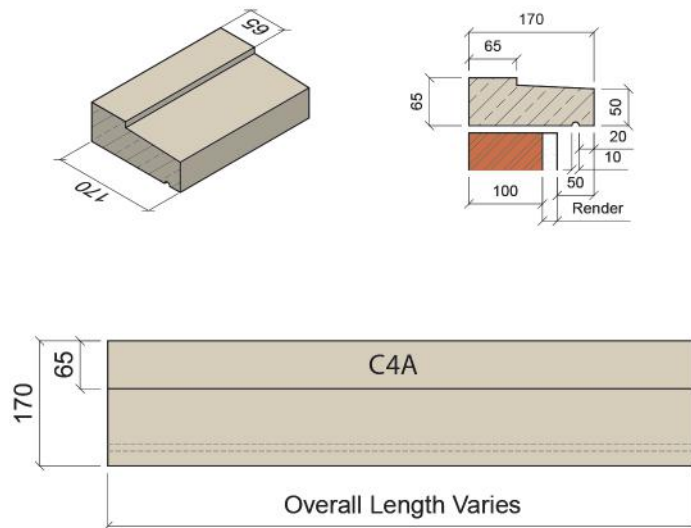
C2A Slip Cill, 170x140 Section (Render)



C3A Slip Cill, 150x65 Section (Brickwork)

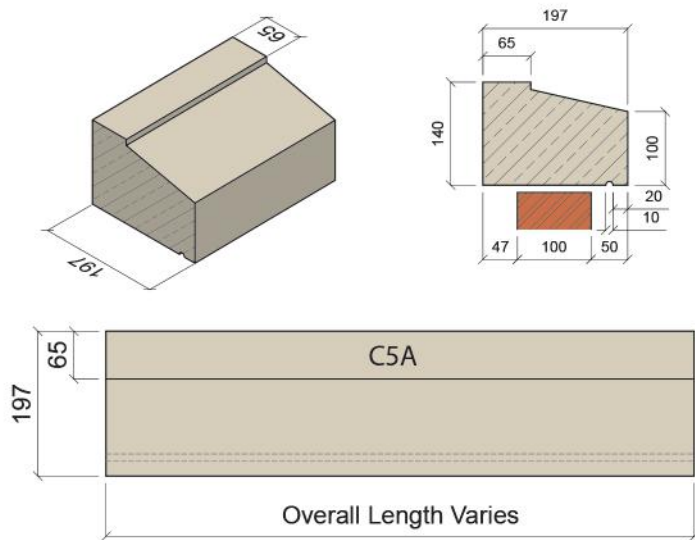


C4A Slip Cill, 170x65 Section (Render)

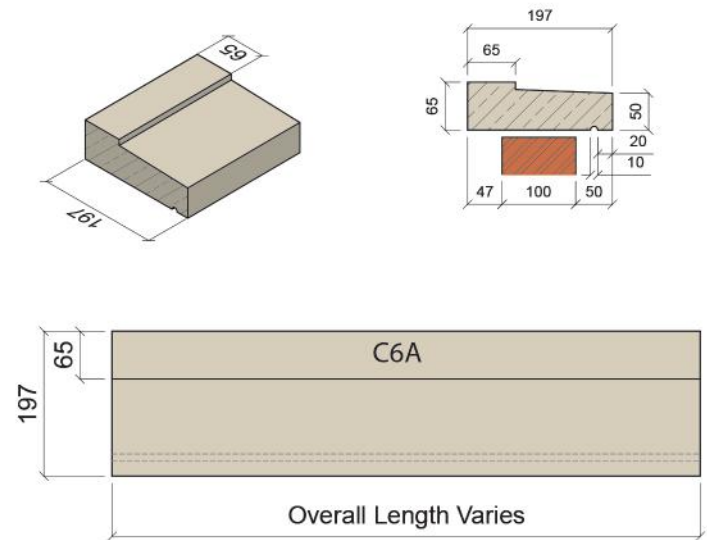


Slip Cills

C5 Stooled Cill, 197x140 Section (Sliding Sash Window)



C6 Stooled Cill, 197x65 Section (Sliding Sash Window)



Bay Window Cills

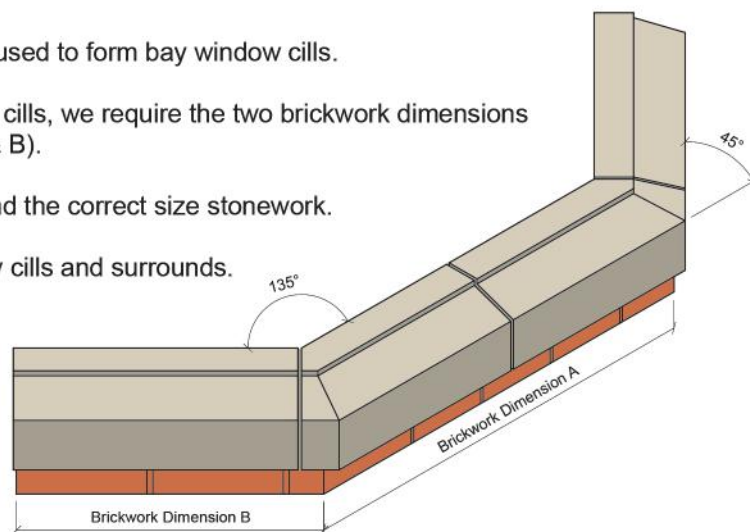
45° Bay Window Cill

Any of our cill profiles can be used to form bay window cills.

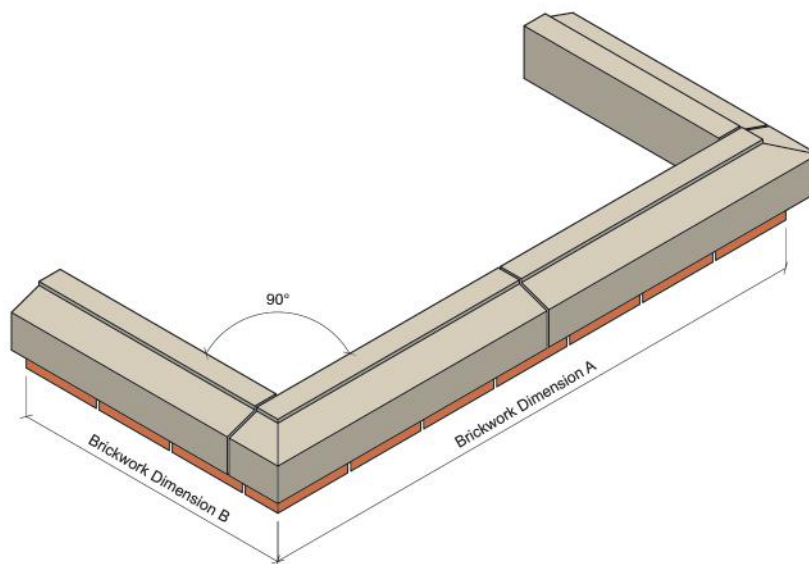
For the costing of bay window cills, we require the two brickwork dimensions shown below (Dimensions A & B).

Our sales team will recommend the correct size stonework.

We also produce bespoke bay cills and surrounds.

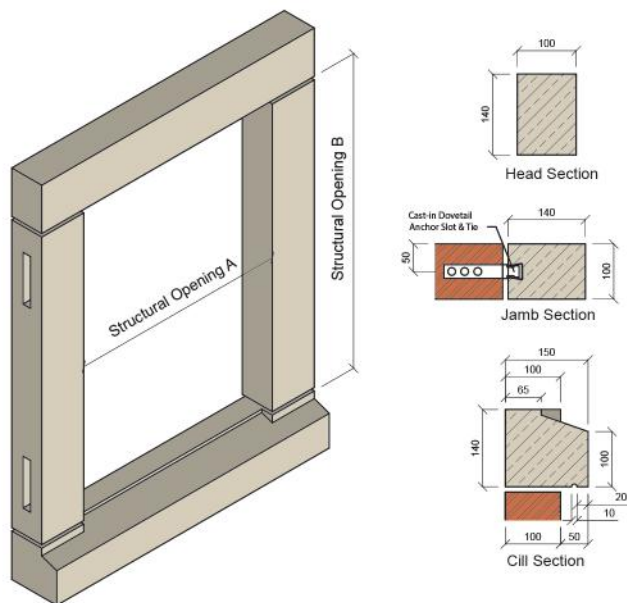


90° Bay Window Cill

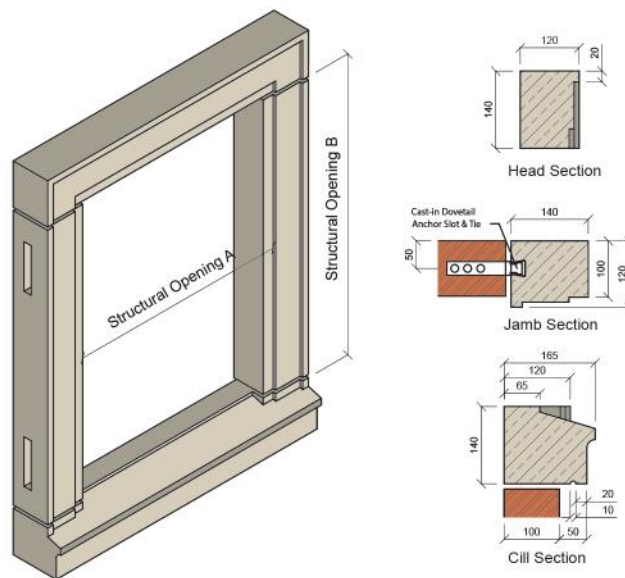


Window Surrounds

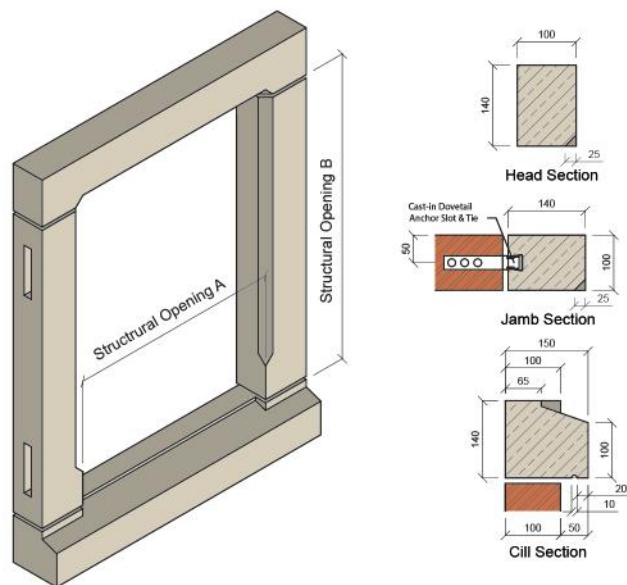
Plain Window Surround



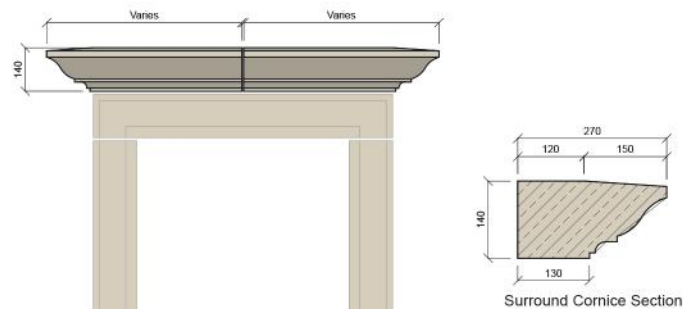
Moulded Window Surround



Chamfered Window Surround

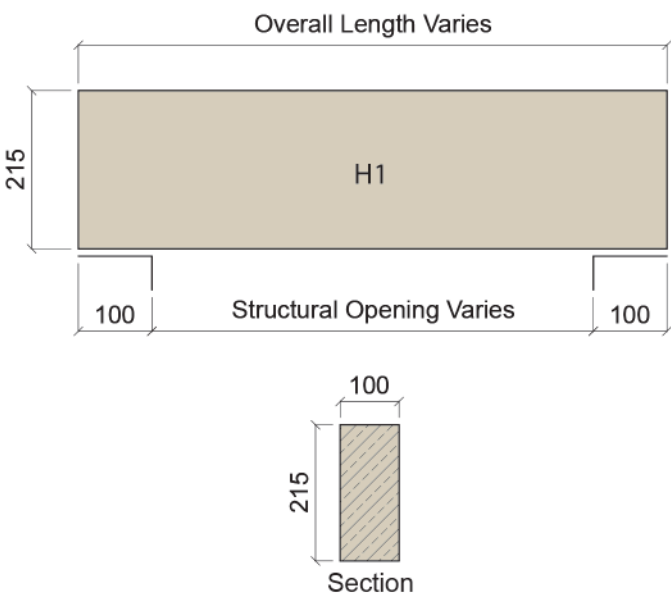


Window Surround Cornice (Optional)

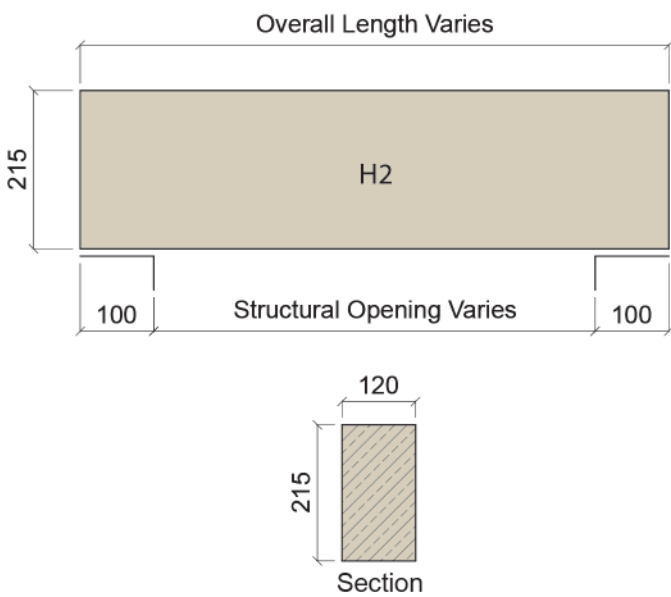


Window Heads

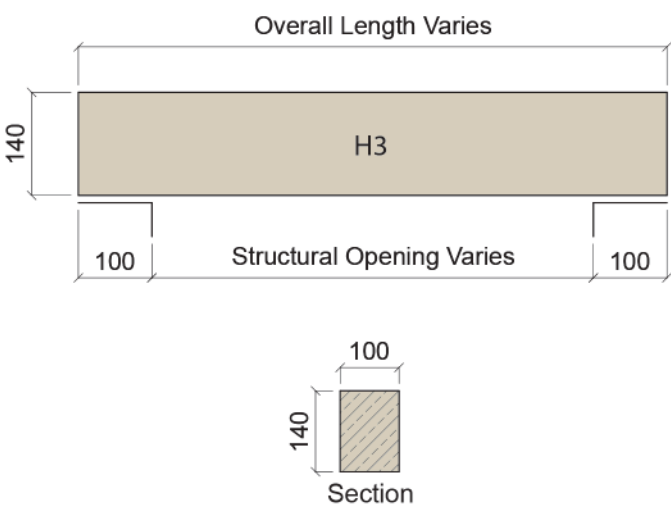
H1 Plain Head, 100x215 Section (Brickwork)



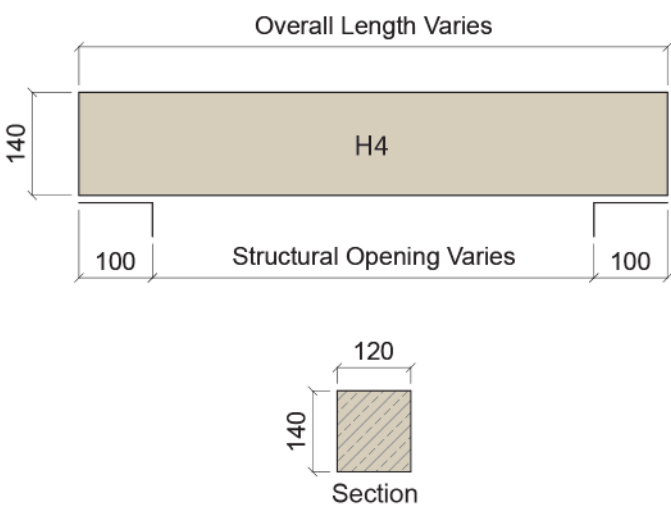
H2 Plain Head, 120x215 Section (Render)



H3 Plain Head, 100x140 Section (Brickwork)

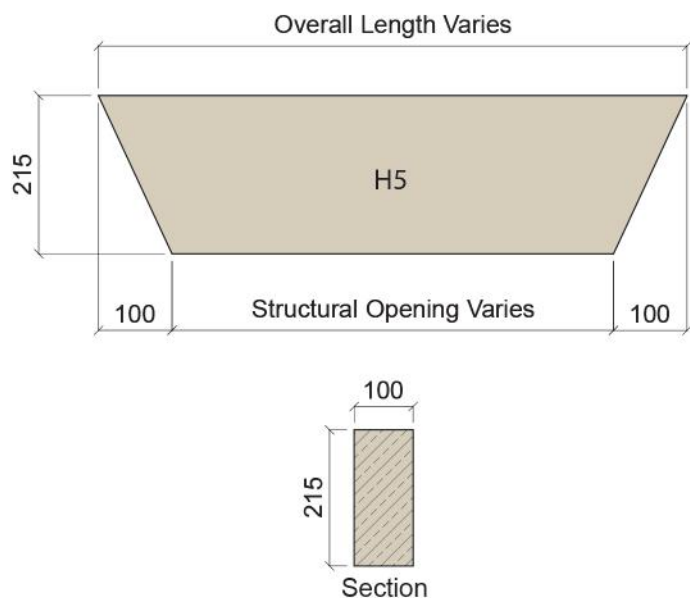


H4 Plain Head, 120x140 Section (Brickwork)

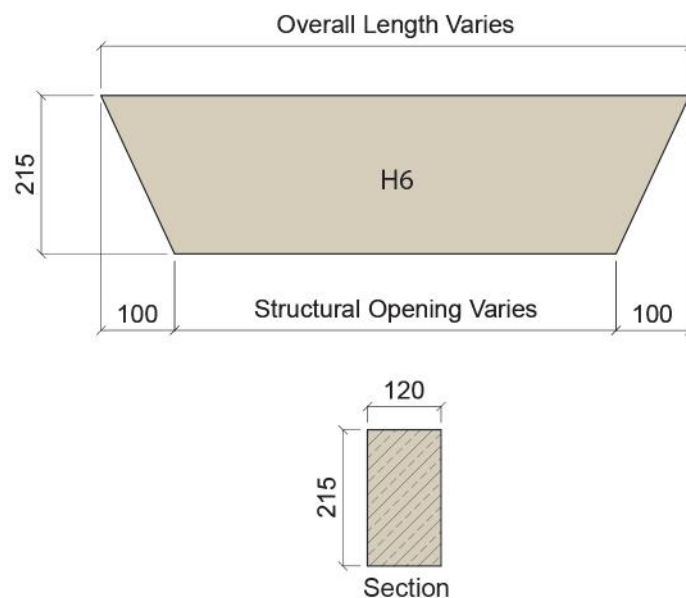


Window Heads

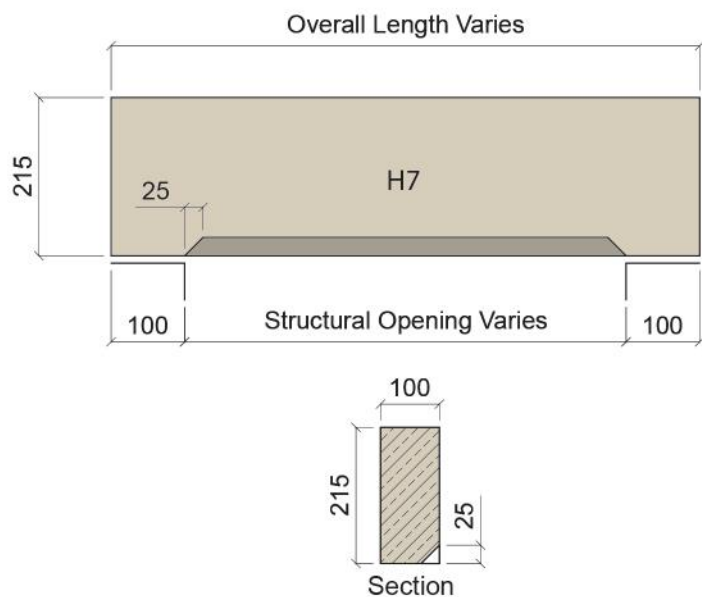
H5 Splayed Head, 100x215 Section (Brickwork)



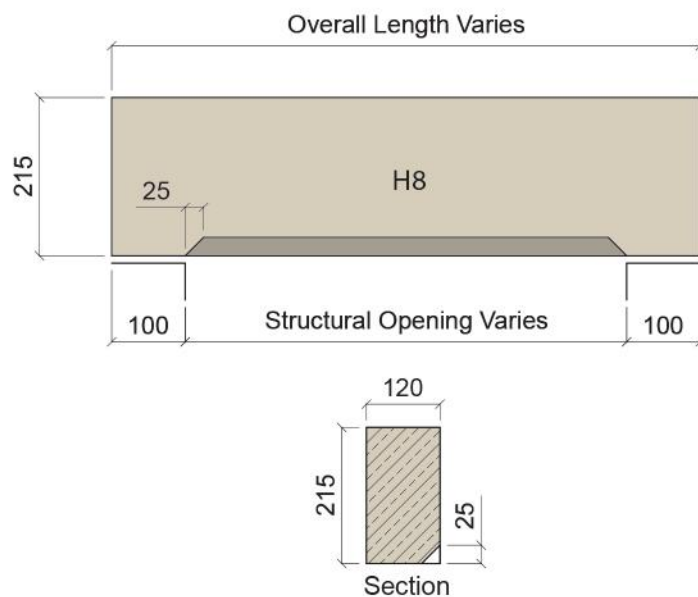
H6 Splayed Head, 120x215 Section (Render)



H7 Chamfered Head, 100x215 Section (Brickwork)

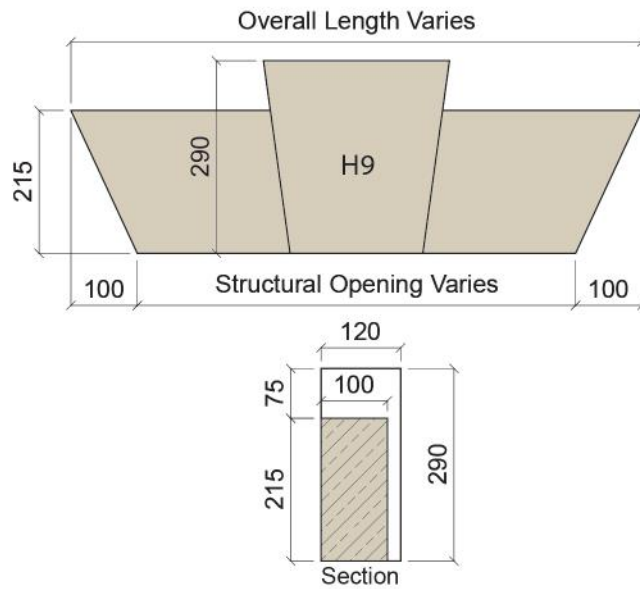


H8 Chamfered Head, 120x215 Section (Render)

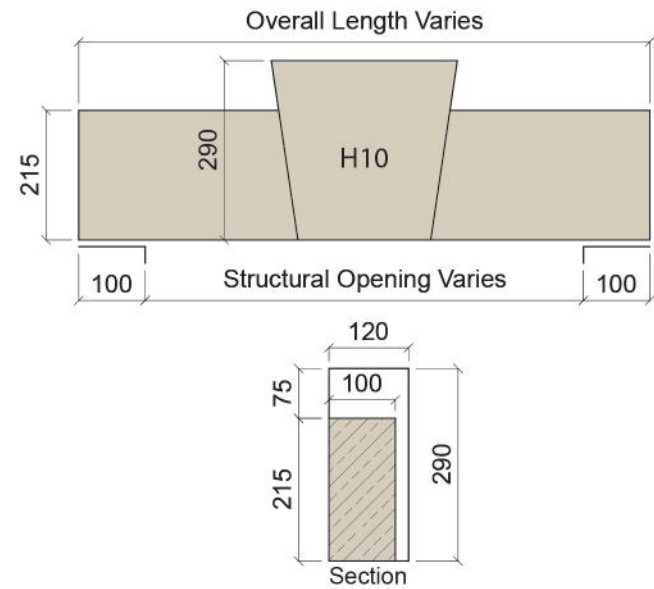


Window Heads

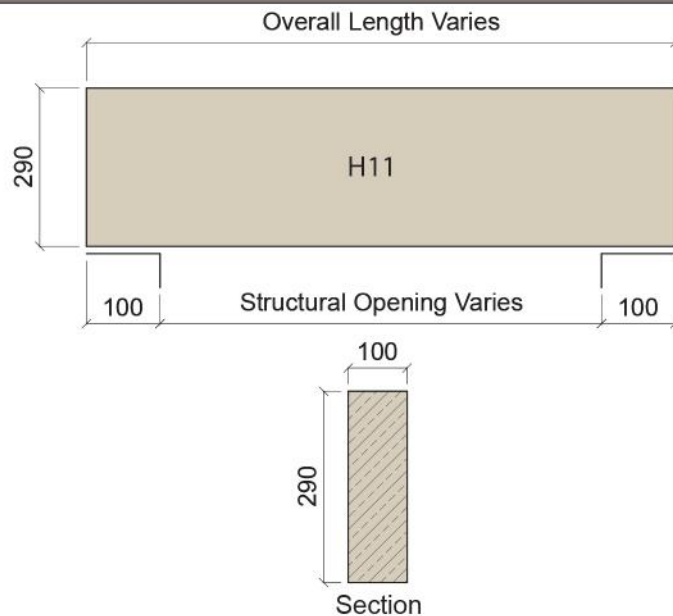
H9 Splayed Keystone Head (Brickwork)



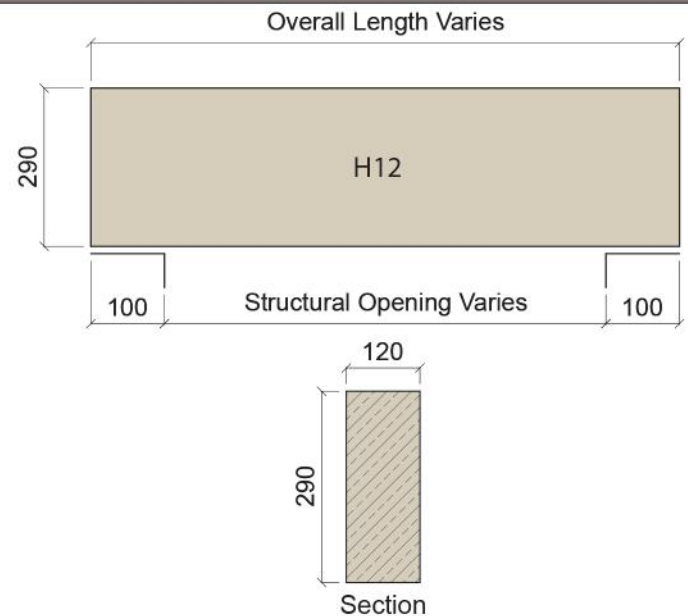
H10 Square Keystone Head (Brickwork)



H11 Plain Head, 100x290 Section (Brickwork)

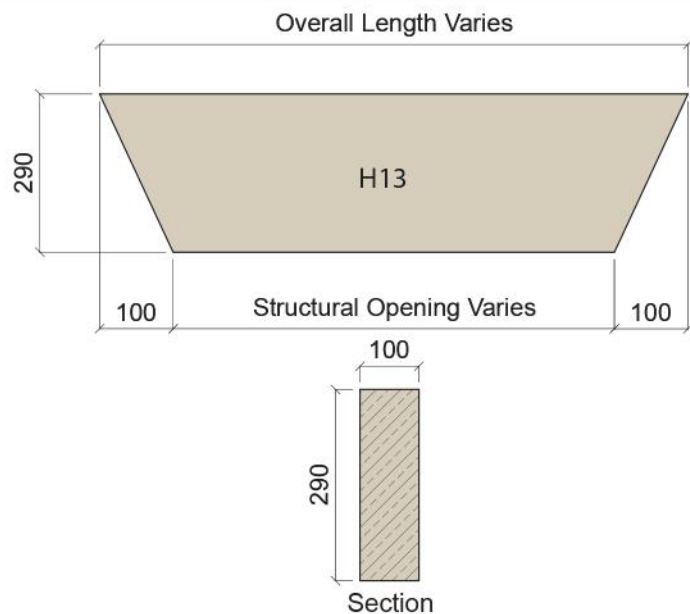


H12 Plain Head, 120x290 Section (Render)

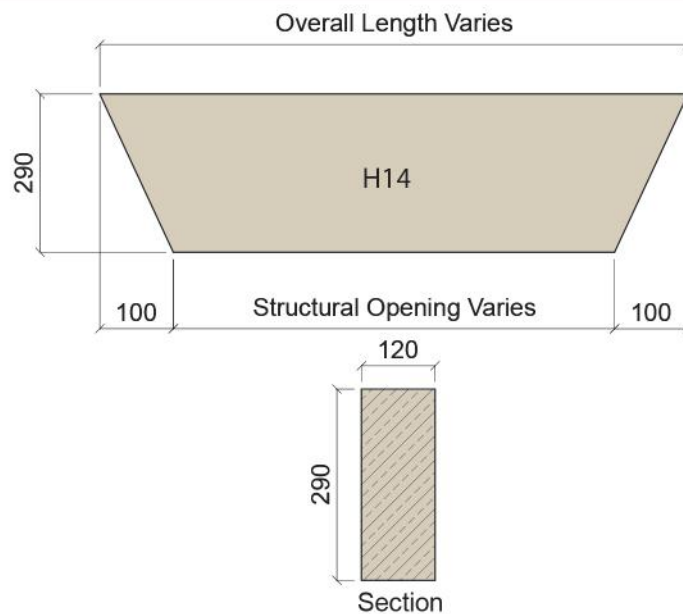


Window Heads

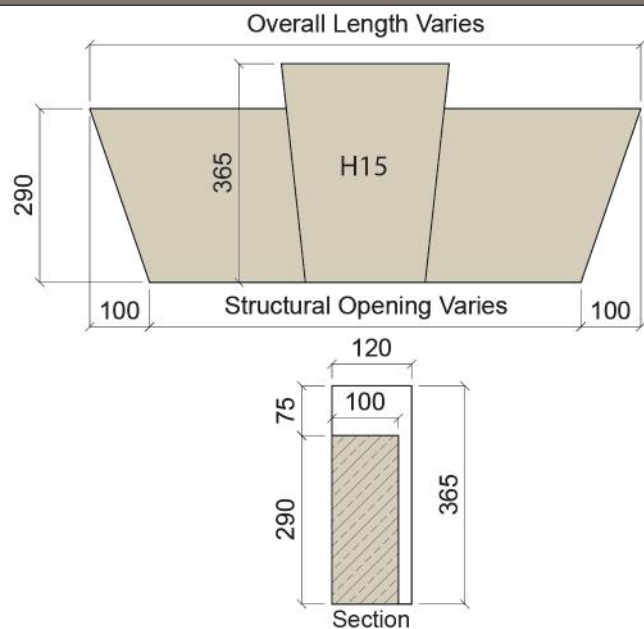
H13 Splayed Head, 100x290 Section (Brickwork)



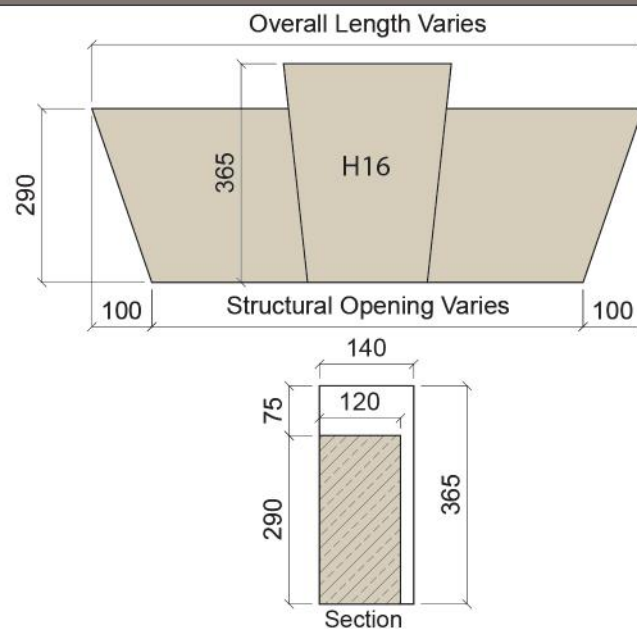
H14 Splayed Head, 120x290 Section (Render)



H15 Splayed Keystone Head, 100x290 Section (Brickwork)

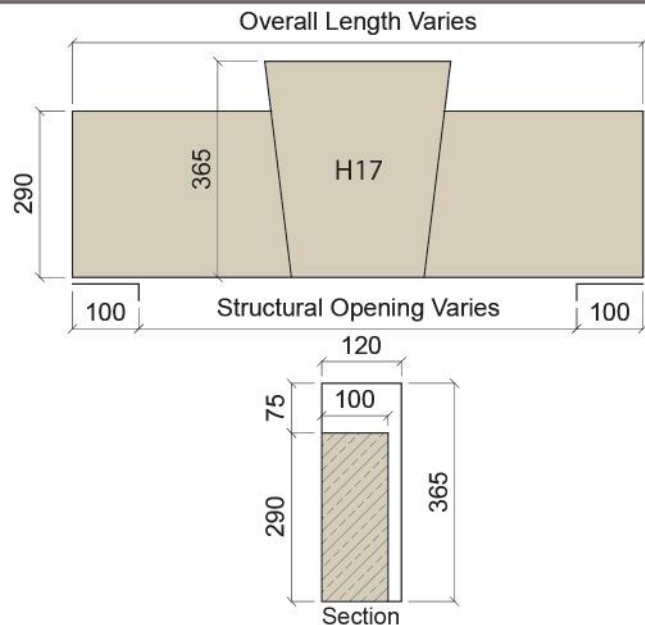


H16 Splayed Keystone Head, 120x290 Section (Render)

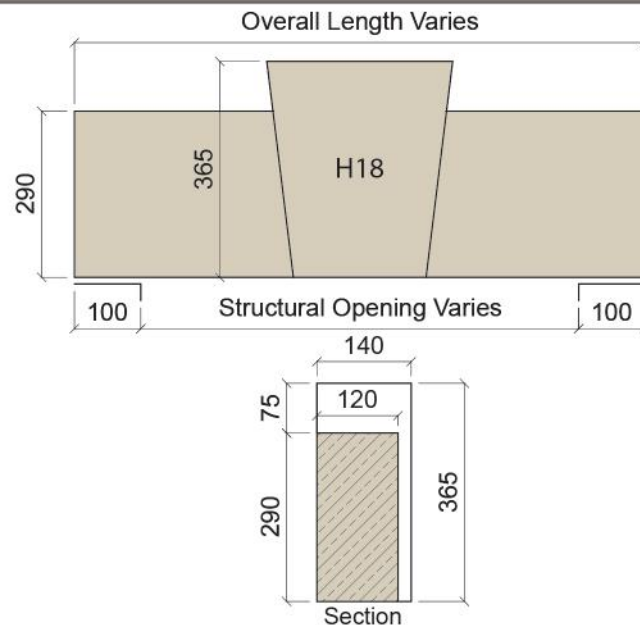


Window Heads

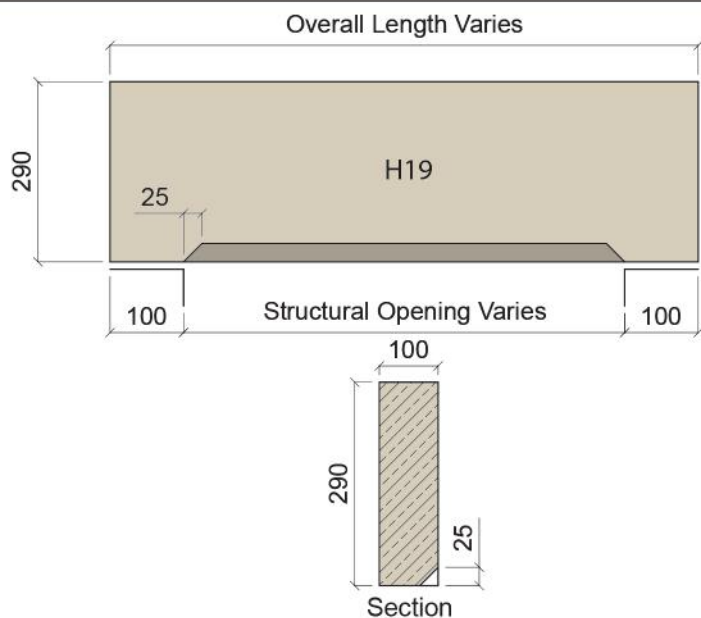
H17 Square Keystone Head (Brickwork)



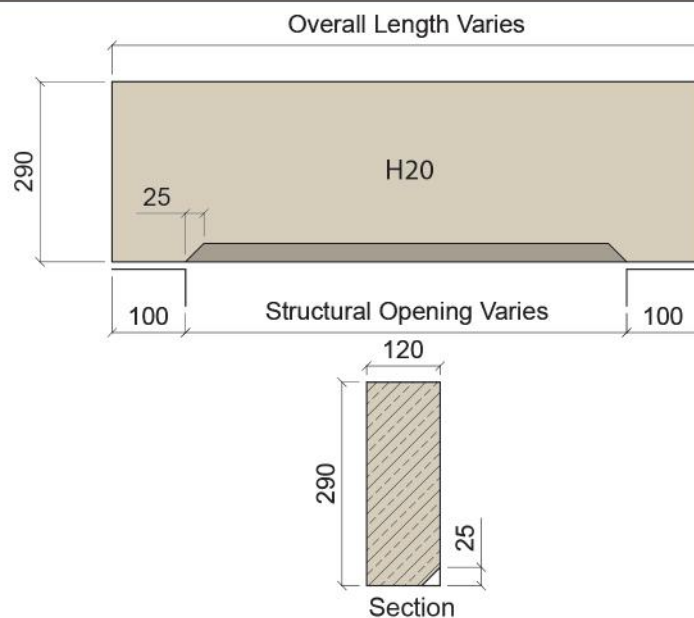
H18 Square Keystone Head (Render)



H19 Chamfered Head 100x290 Section (Brickwork)

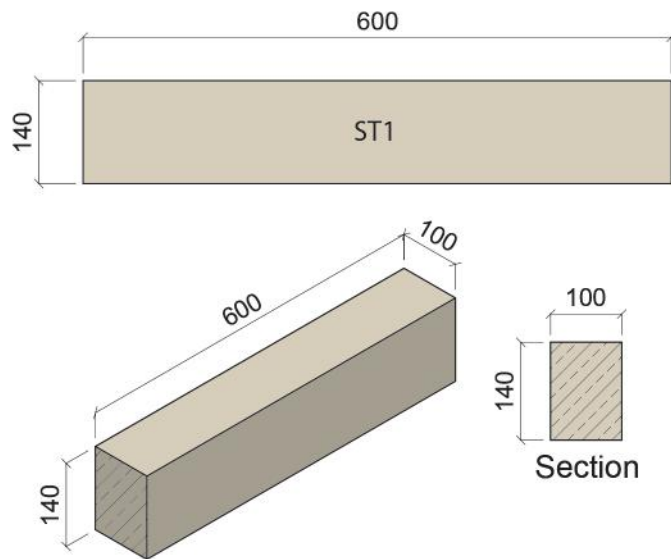


H20 Chamfered Head 120x290 Section (Render)

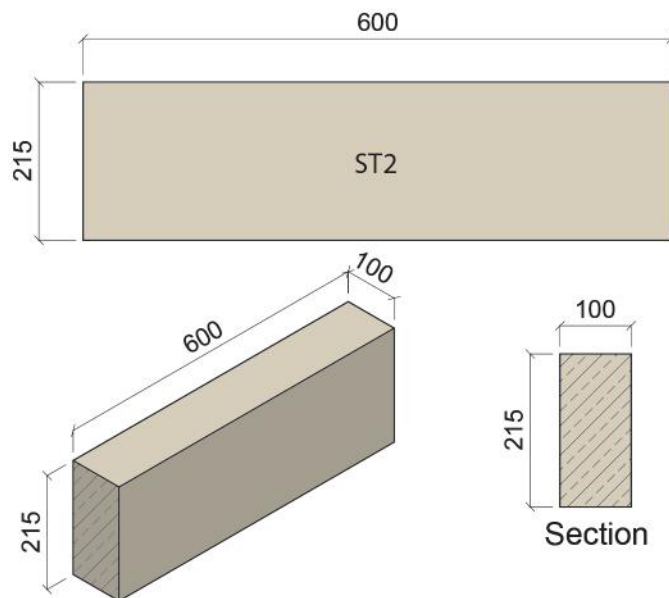


Band & String Course

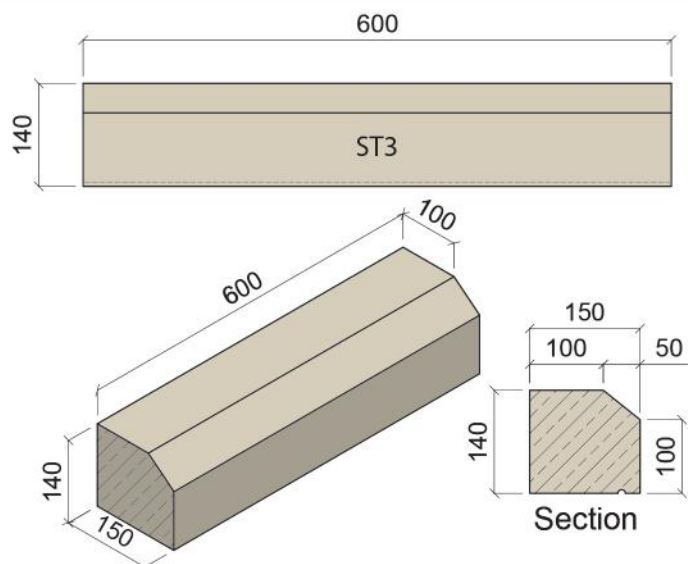
ST1 Plain Band Course, 100x140 Section (Brickwork)



ST2 Plain Band Course, 100x215 Section (Brickwork)

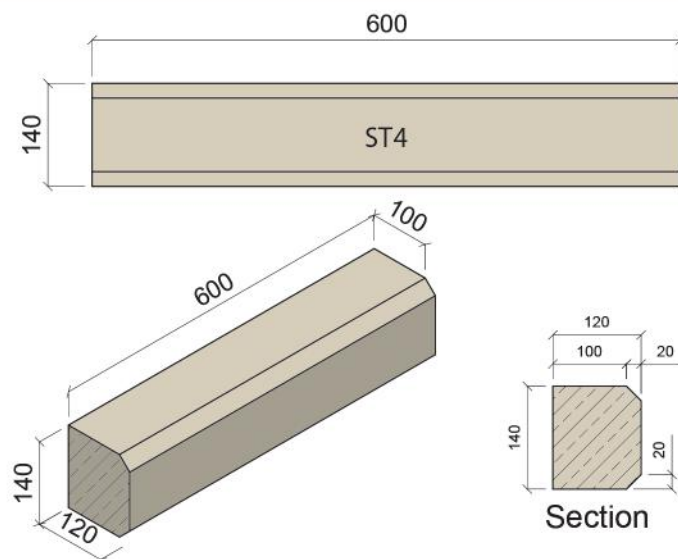


ST3 Chamfered Band Course, 150x140 Section (Brickwork)



Return units also available

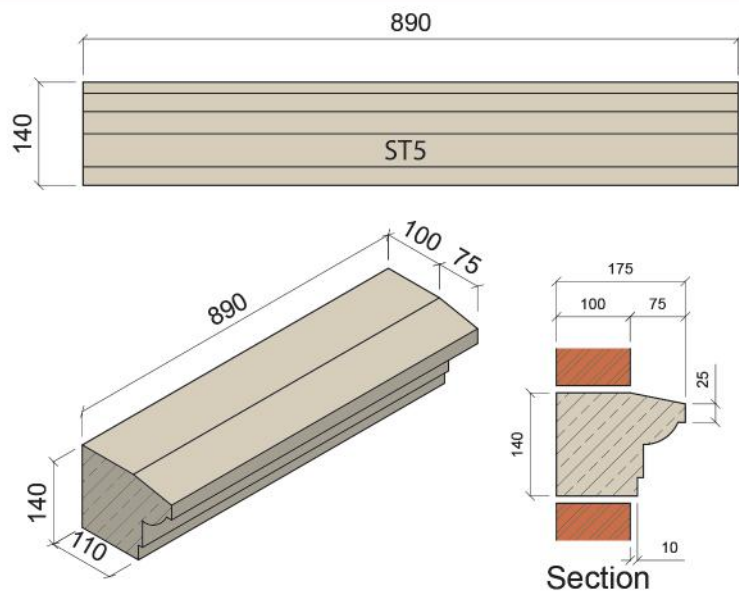
ST4 Chamfered Band Course, 120x140 Section (Brickwork)



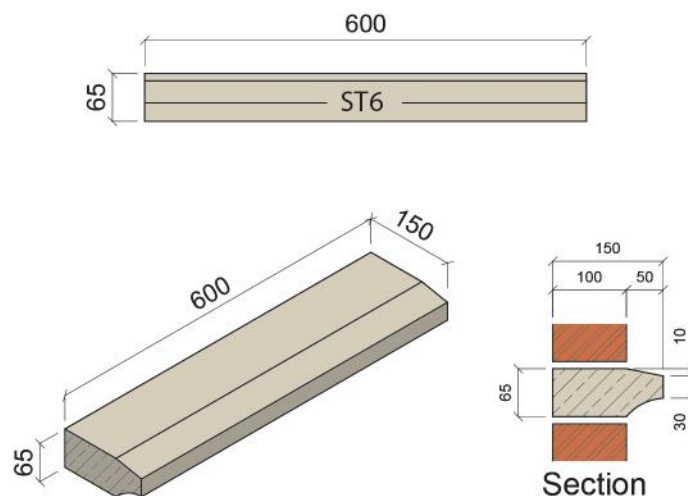
Return units also available

Band & String Course

ST5 Moulded String Course, 175x140 Section (Brickwork)

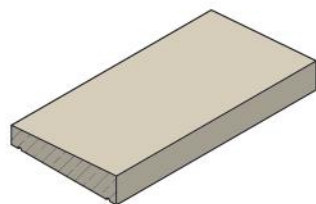
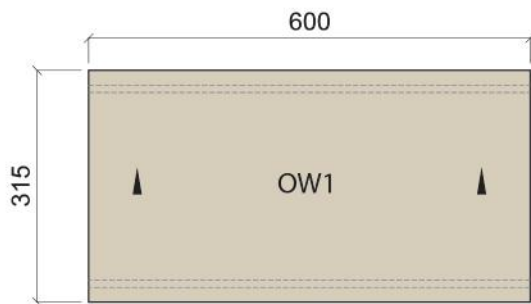


ST6 Moulded String Course, 150x65 Section (Brickwork)

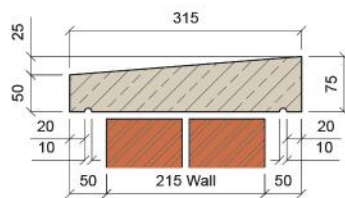


Coping

OW1 Once Weathered Coping, 315x75/50mm Section

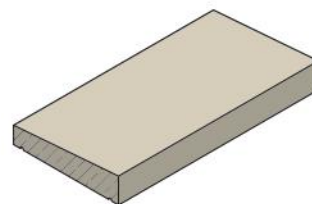
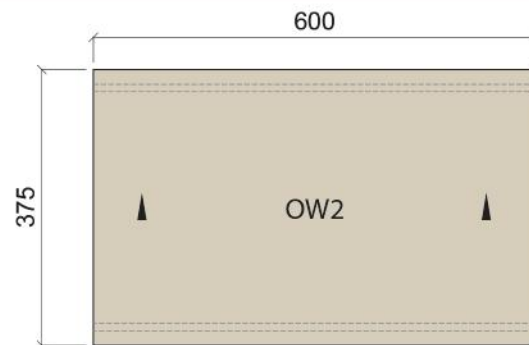


Return units also available

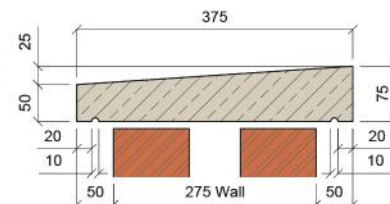


Section

OW2 Once Weathered Coping, 375x75/50mm Section

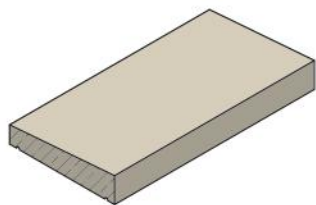


Return units also available

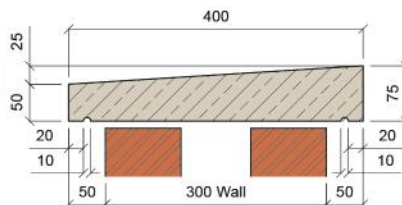


Section

OW3 Once Weathered Coping, 400x75/50mm Section

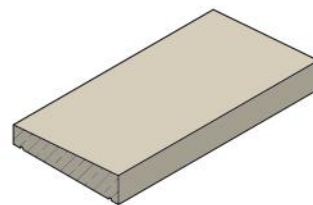
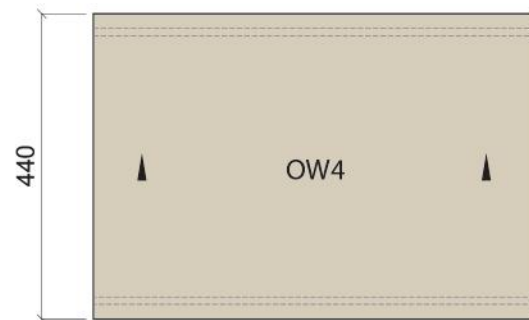


Return units also available

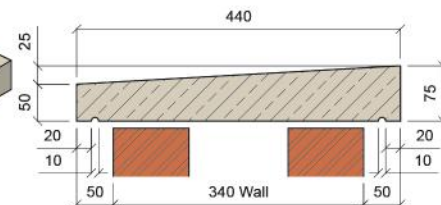


Section

OW4 Once Weathered Coping, 440x75/50mm Section



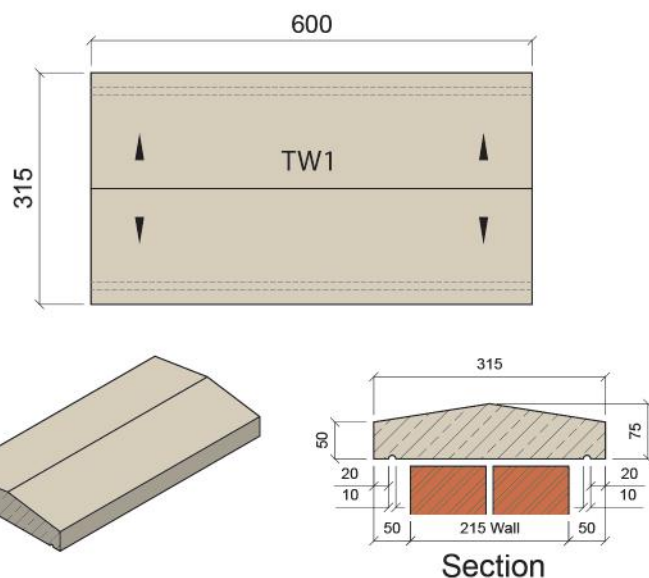
Return units also available



Section

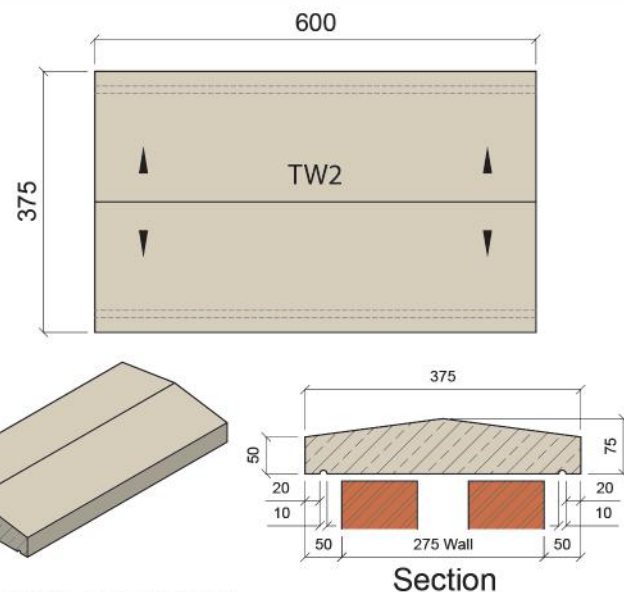
Coping

TW1 Twice Weathered Coping, 315x75/50mm Section



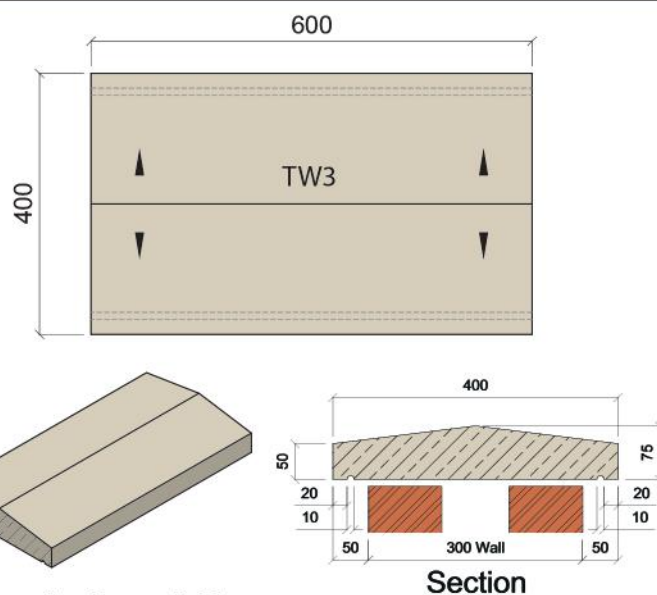
Return units also available

TW2 Twice Weathered Coping, 375x75/50mm Section



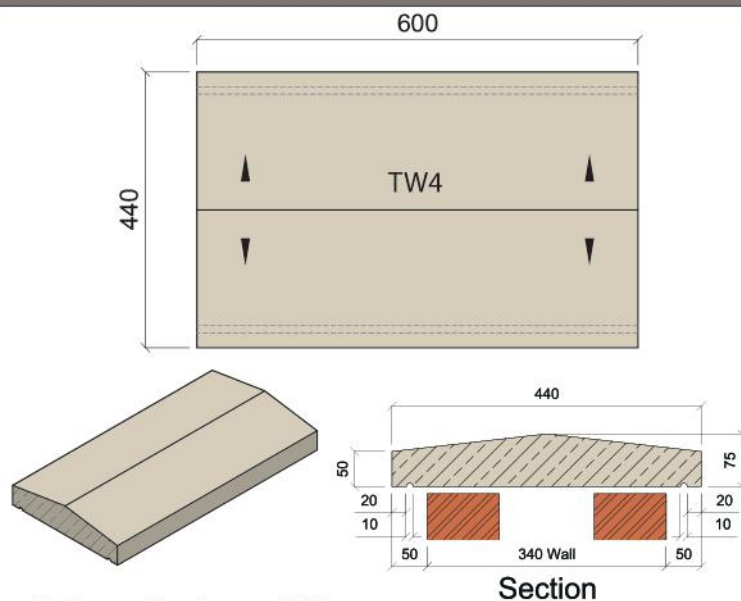
Return units also available

TW3 Twice Weathered Coping, 400x75/50mm Section



Return units also available

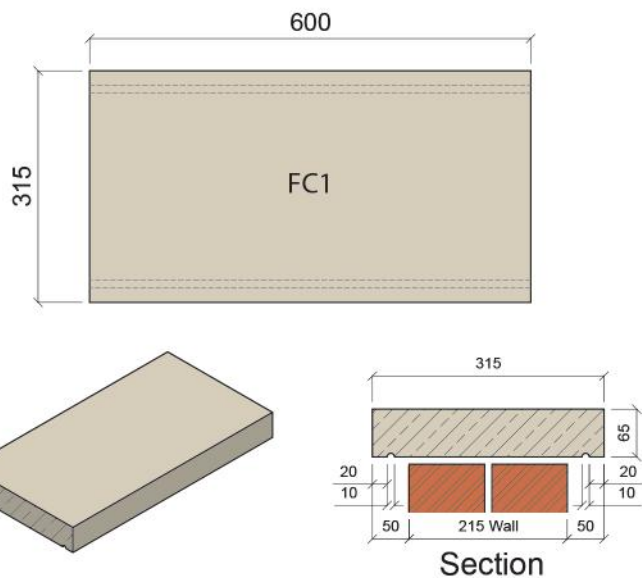
TW4 Twice Weathered Coping, 440x75/50mm Section



Return units also available

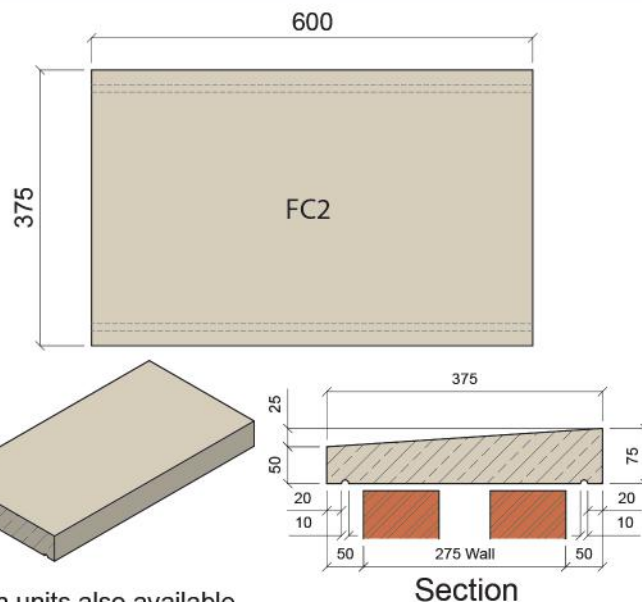
Coping

FC1 Flat Coping, 315x65mm Section



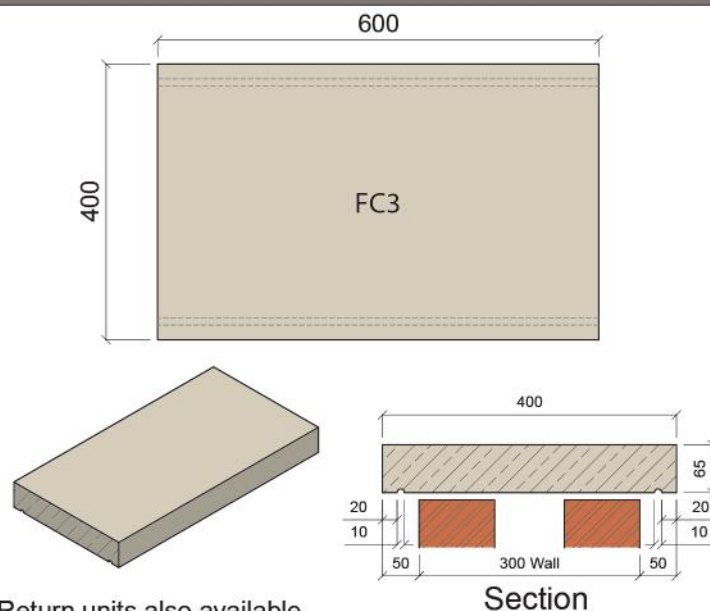
Return units also available

FC2 Flat Coping, 375x65mm Section



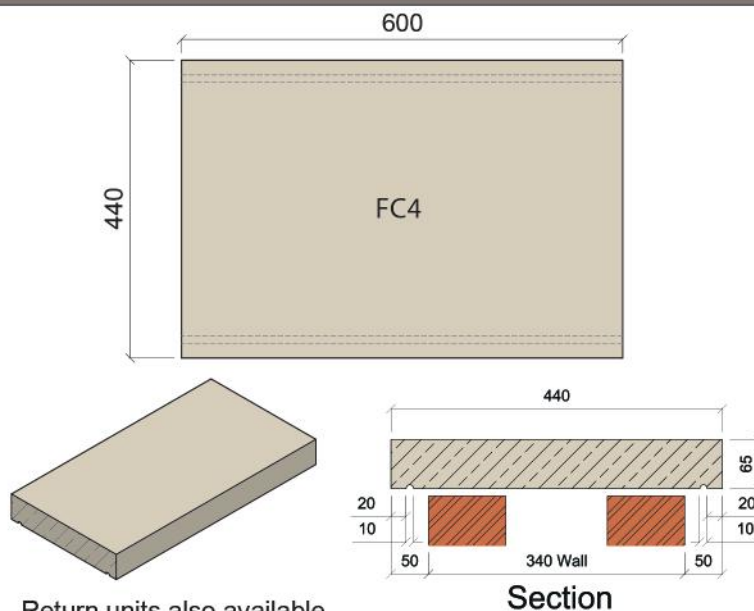
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FC3 Flat Coping, 400x65mm Section



Return units also available

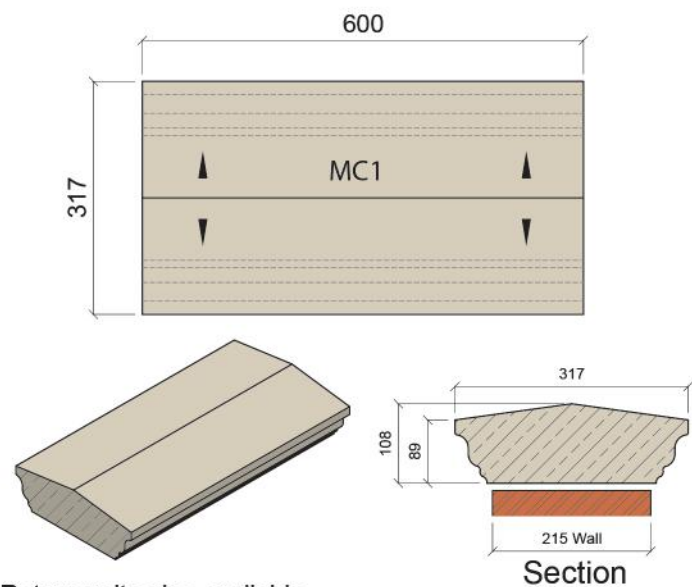
FC4 Flat Coping, 440x65mm Section



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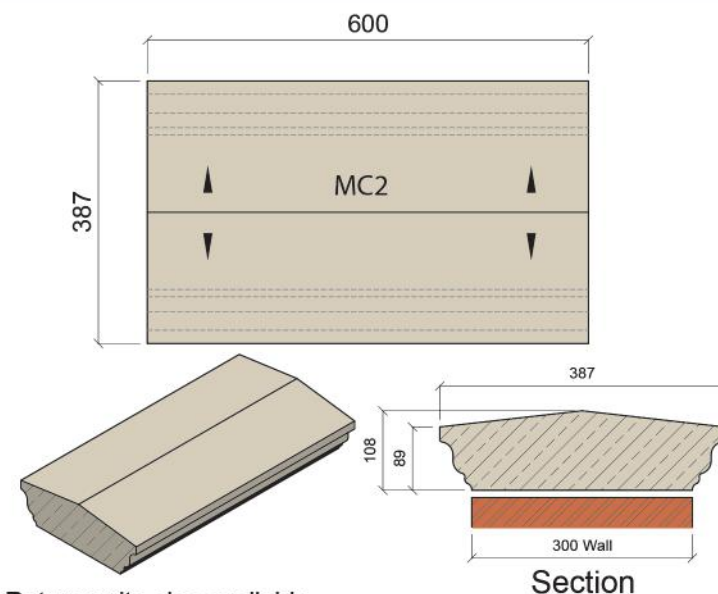
Coping

MC1 Moulded TW Coping, 317x108/89mm Section



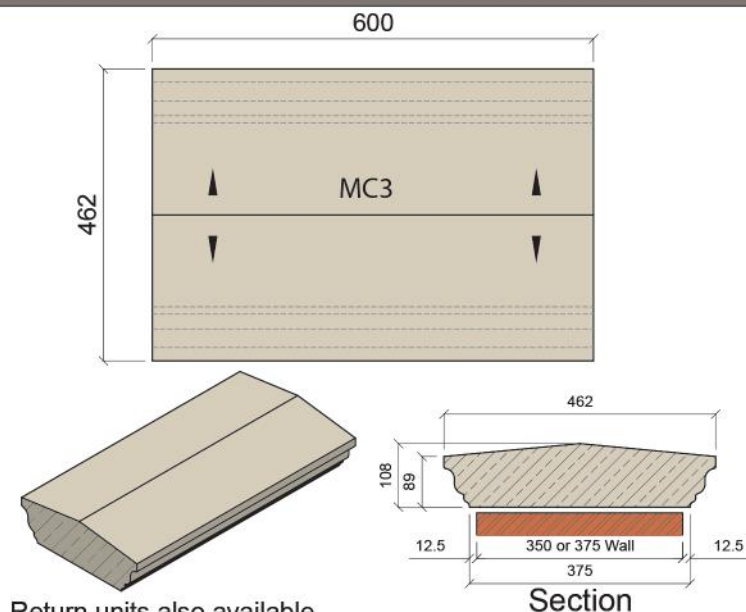
Return units also available

MC2 Moulded TW Coping, 387x108/89mm Section



Return units also available

MC3 Moulded TW Coping, 462x108/89mm Section

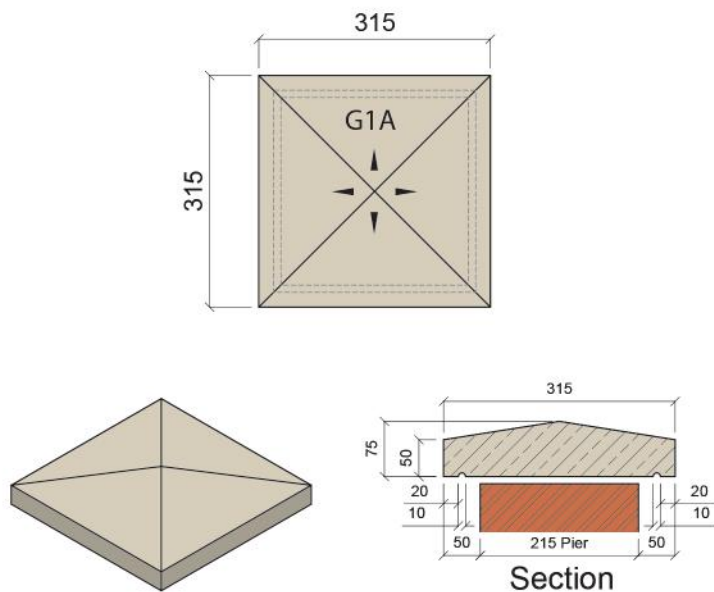


Return units also available

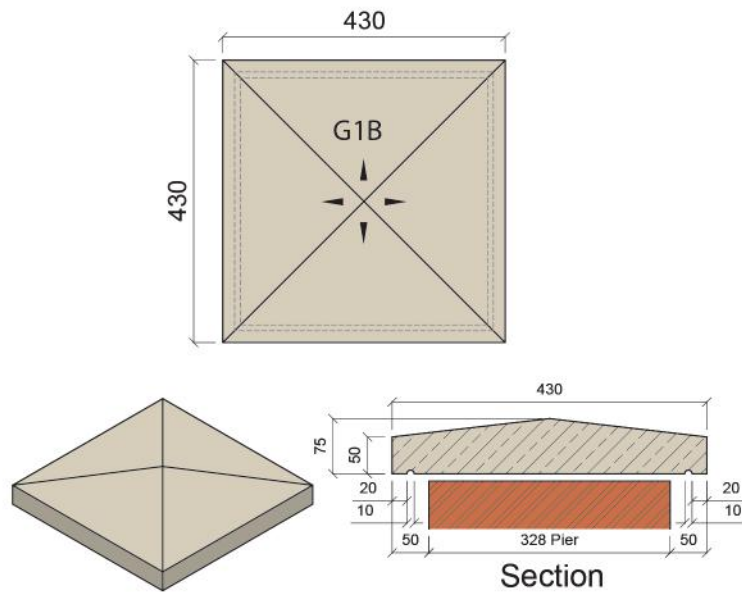


Pier Caps

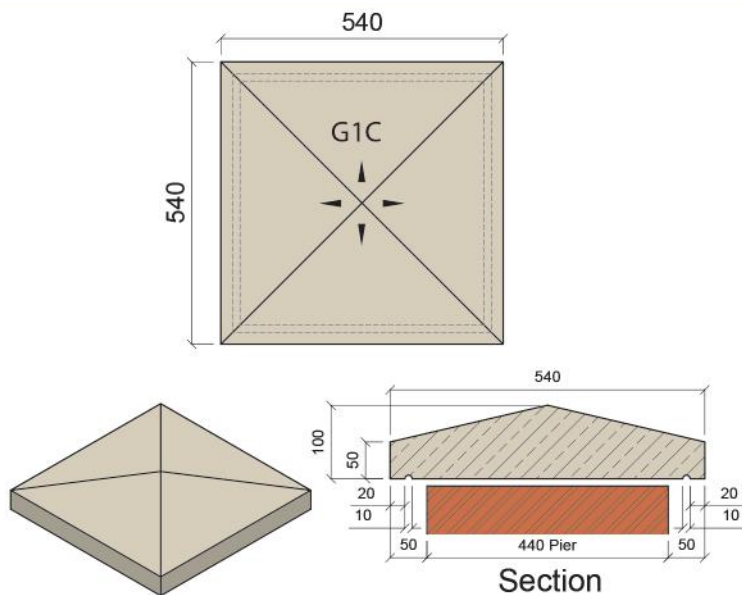
G1A 4 Times Weathered Pier Cap, 315x75/50mm Section



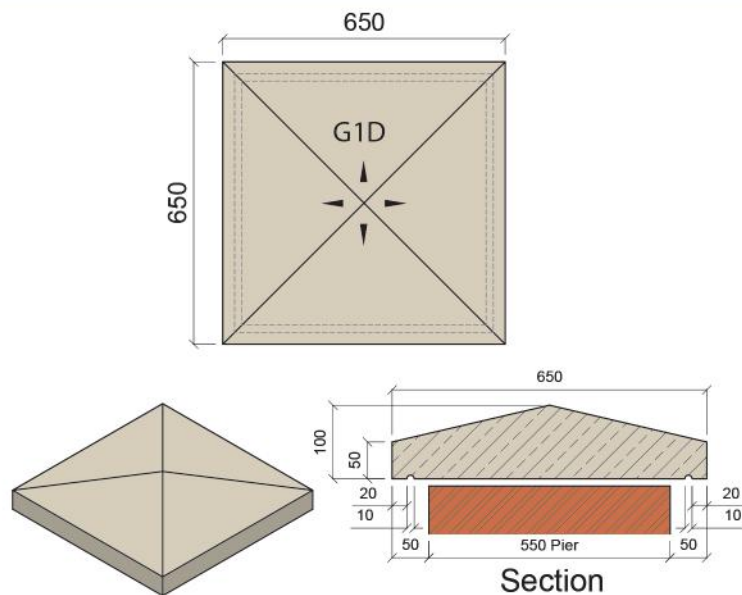
G1B 4 Times Weathered Pier Cap, 430x75/50mm Section



G1C 4 Times Weathered Pier Cap, 540x100/75mm Section

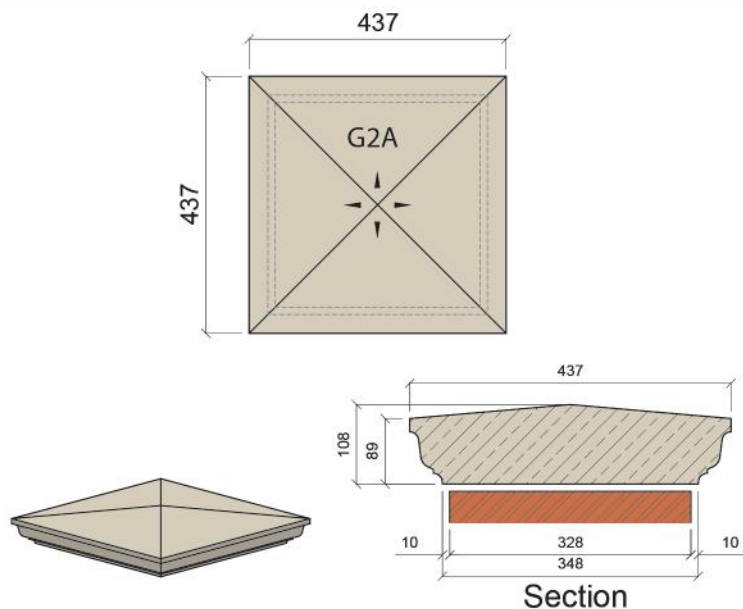


G1D 4 Times Weathered Pier Cap, 650x100/75mm Section

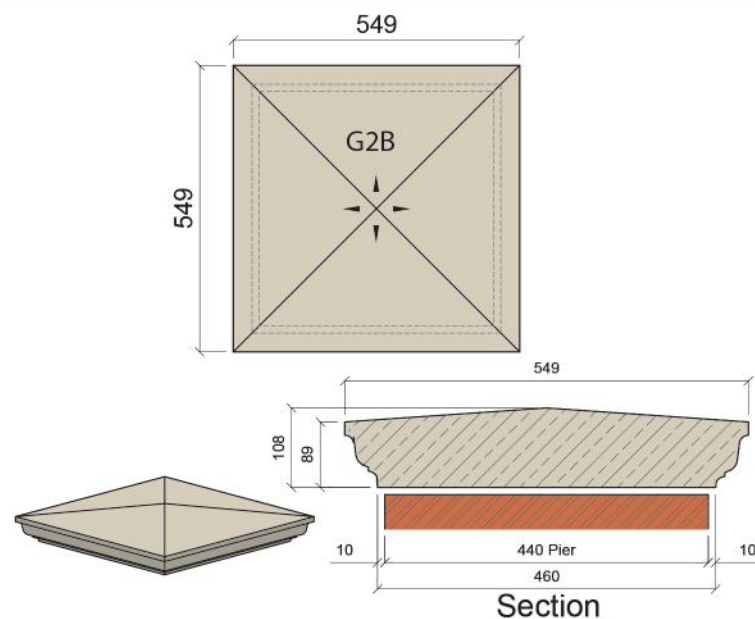


Pier Caps

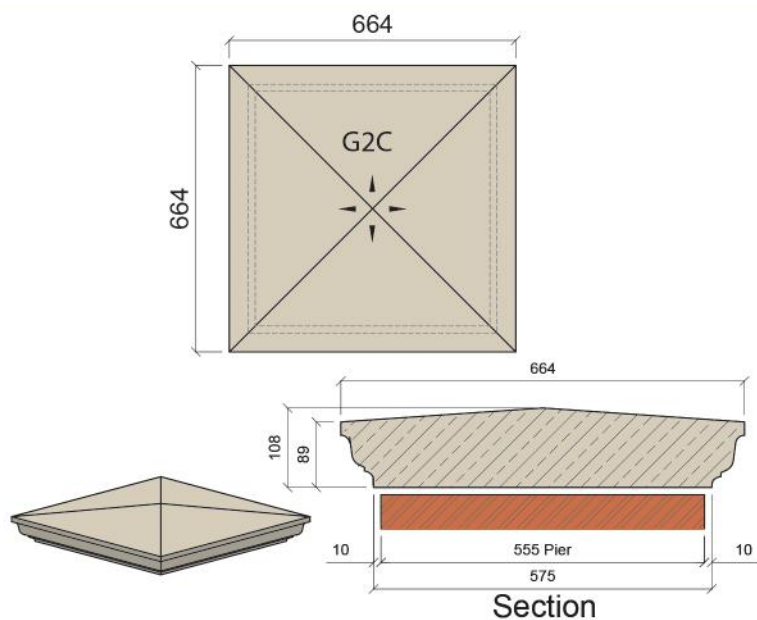
G2A Moulded Pier Cap, 437x108/89mm Section



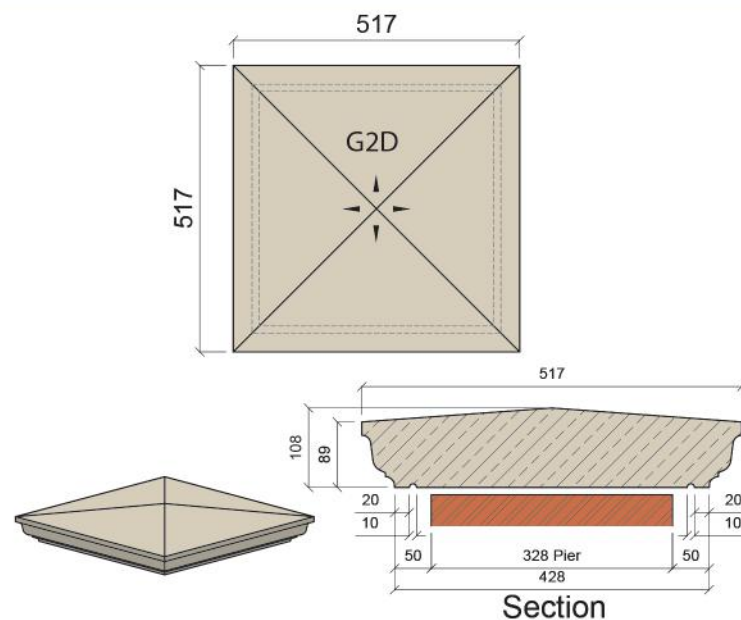
G2B Moulded Pier Cap, 549x108/89mm Section



G2C Moulded Pier Cap, 664x108/89mm Section

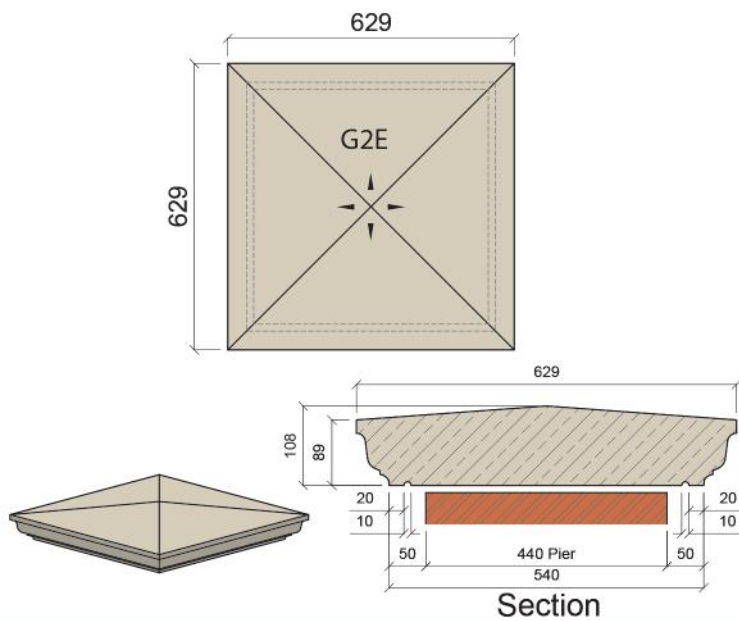


G2D Moulded Pier Cap, 517x108/89mm Section

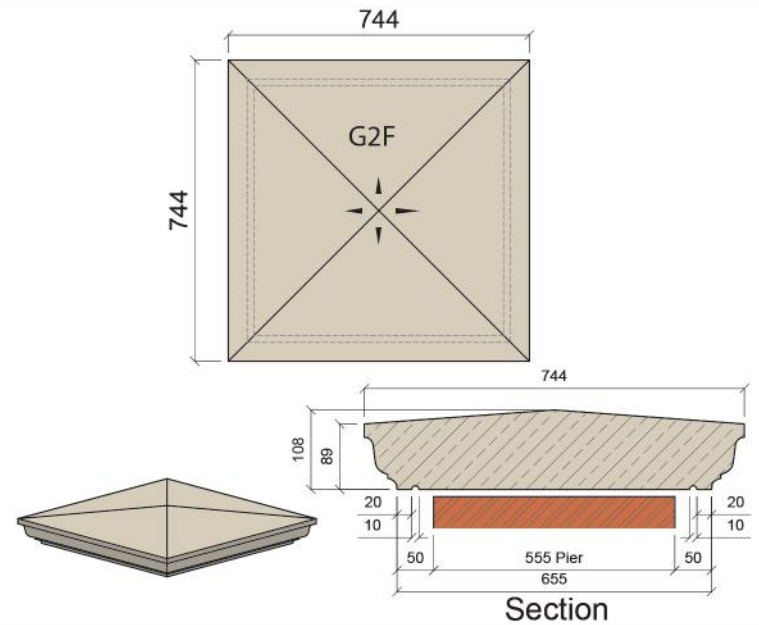


Pier Caps

G2E Moulded Pier Cap, 629x108/89mm Section

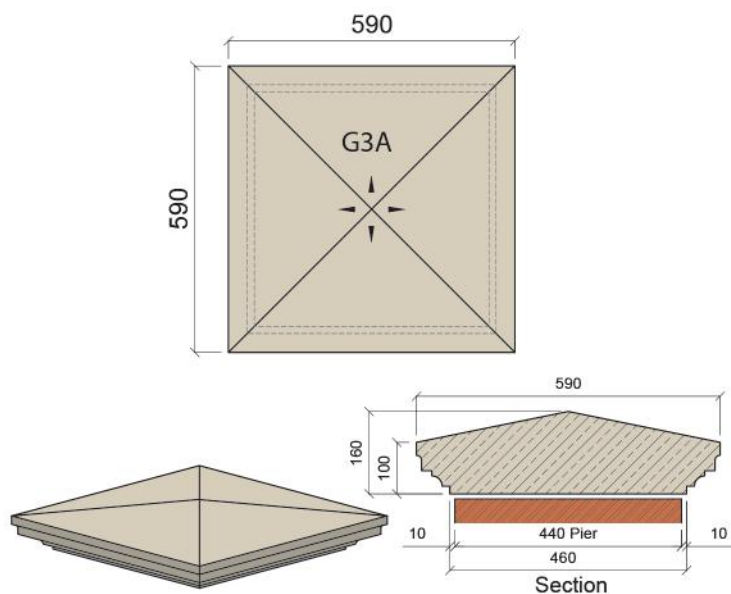


G2F Moulded Pier Cap, 744x108/89mm Section

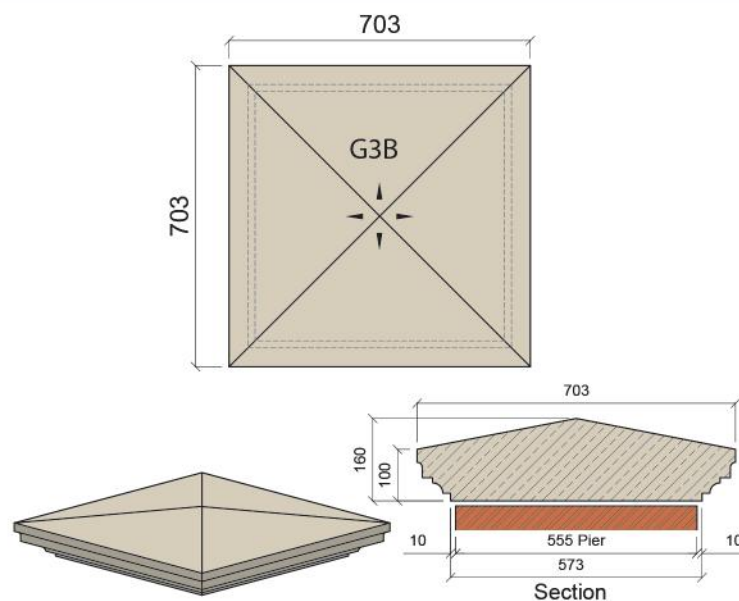


Pier Caps

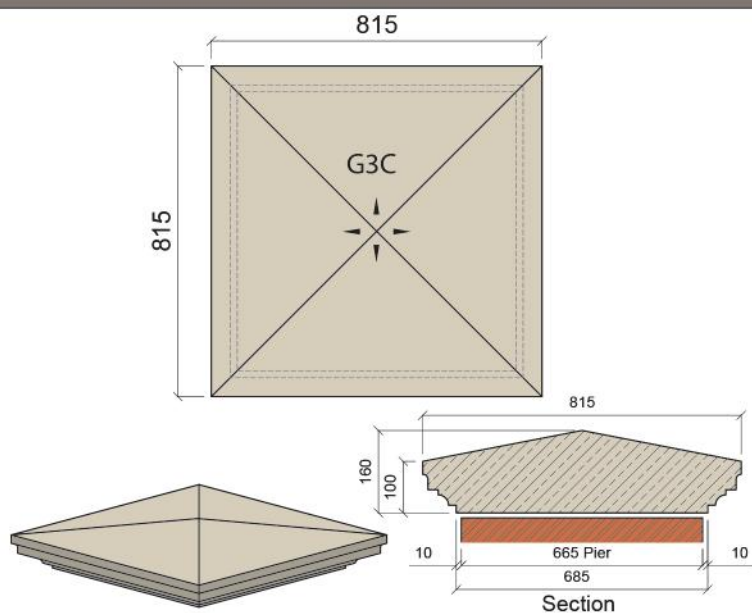
G3A Moulded Pier Cap, 590x160/100mm Section



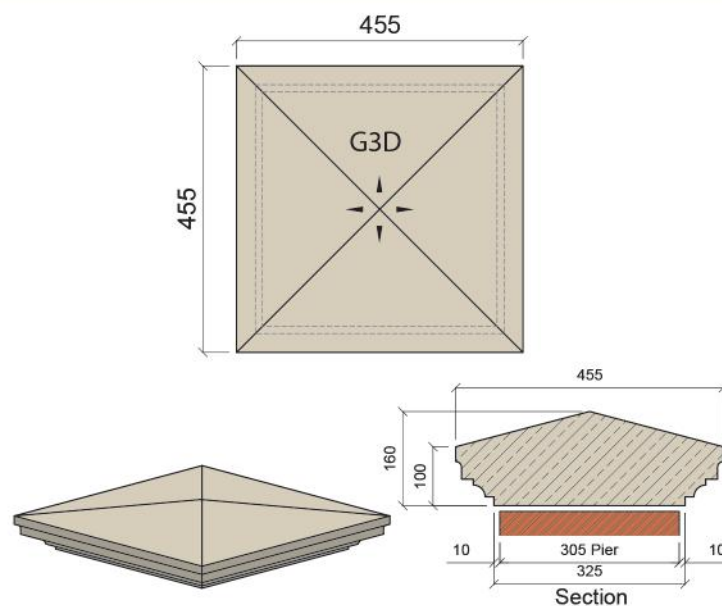
G3B Moulded Pier Cap, 703x160/100mm Section



G3C Moulded Pier Cap, 815x160/100mm Section

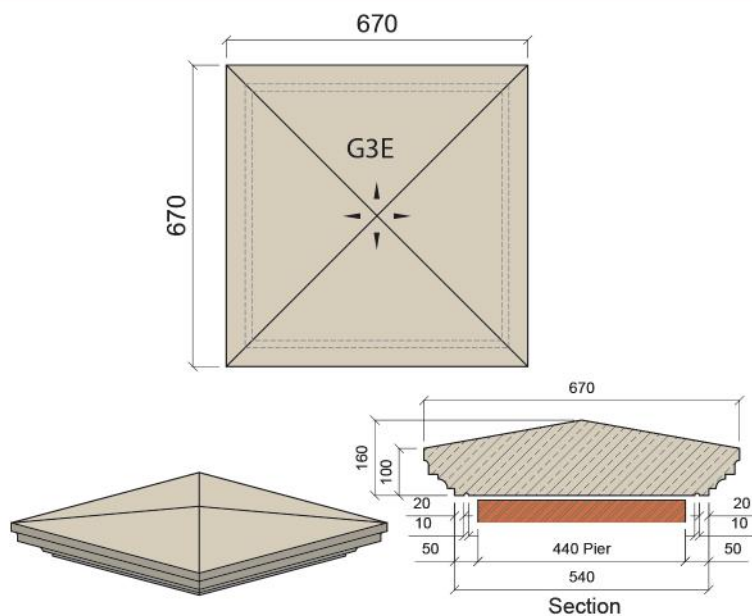


G3D Moulded Pier Cap, 455x160/100mm Section

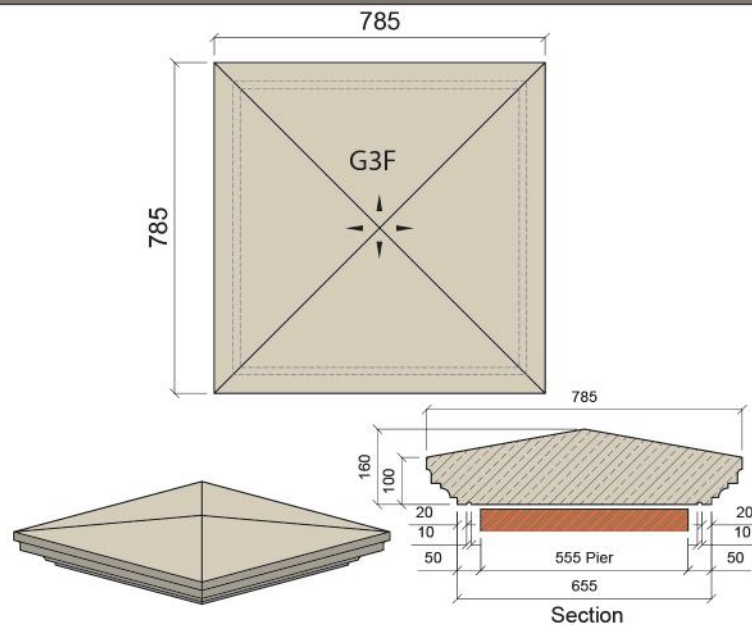


Pier Caps / Spheres

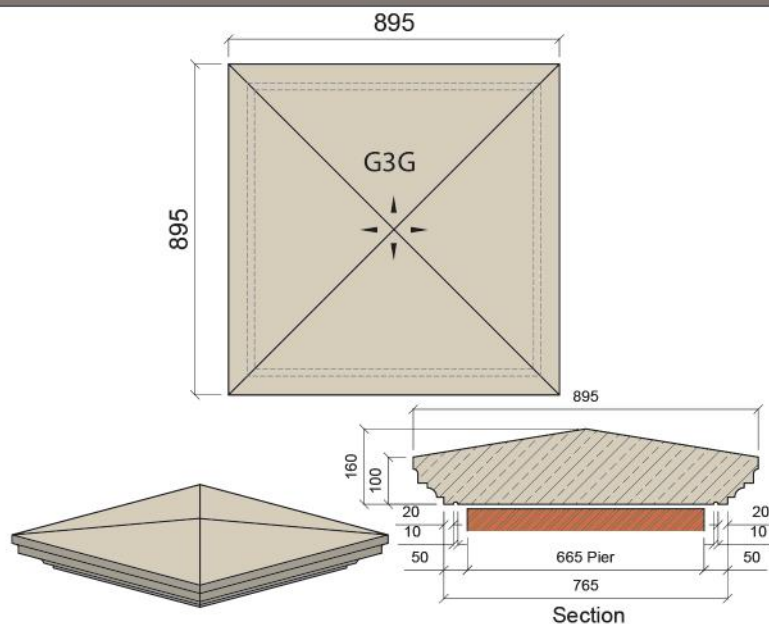
G3E Moulded Pier Cap, 670x160/100mm Section



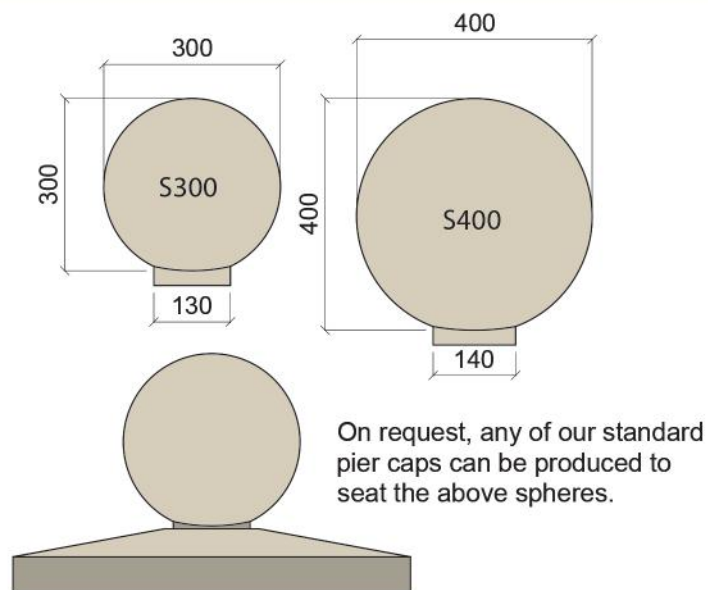
G3F Moulded Pier Cap, 785x160/100mm Section



G3G Moulded Pier Cap, 895x160/100mm Section

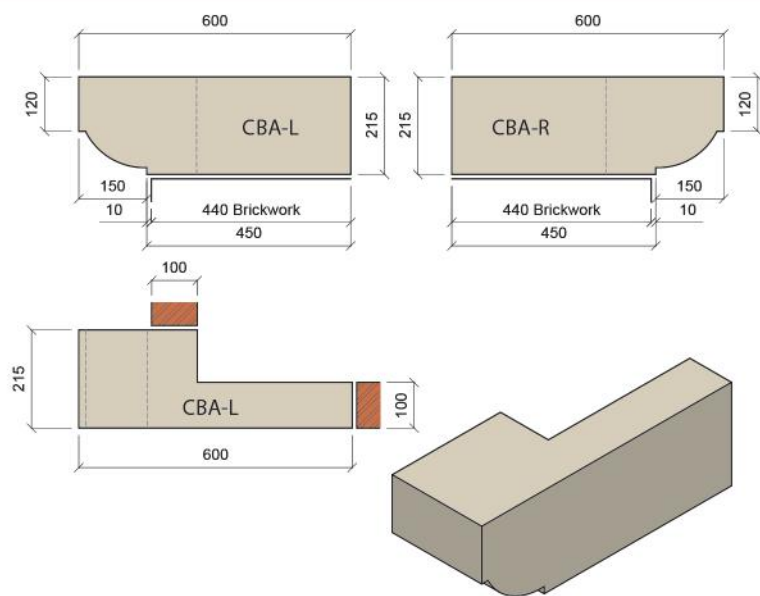


S300 & S400 Pier Cap Spheres

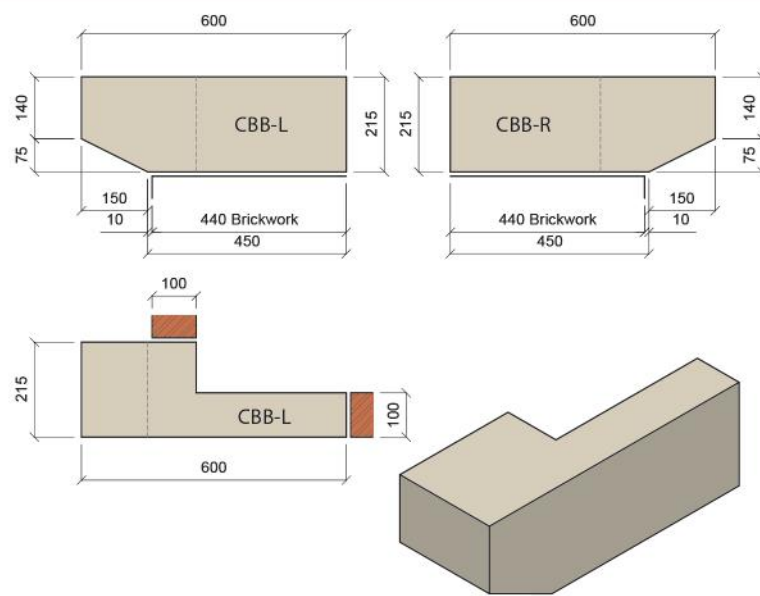


Corbels

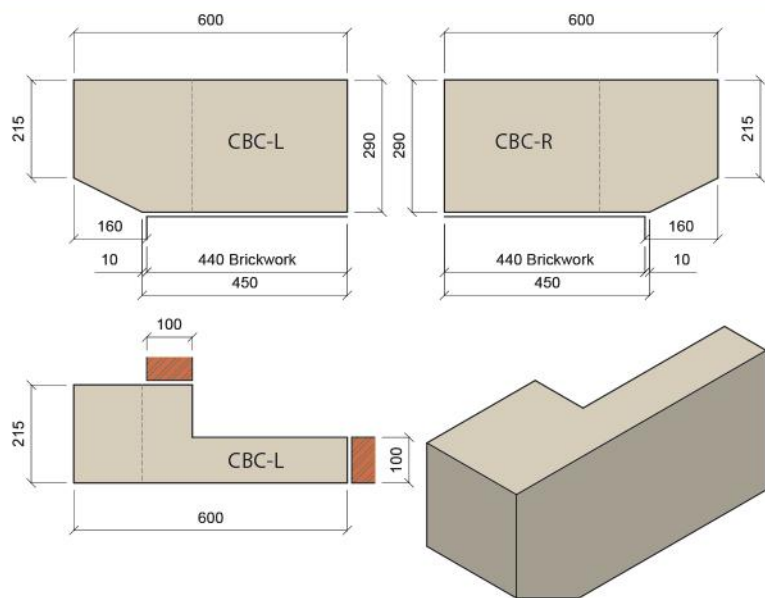
CBA Corbel A, 215x215mm Section



CBB Corbel B, 215x215mm Section

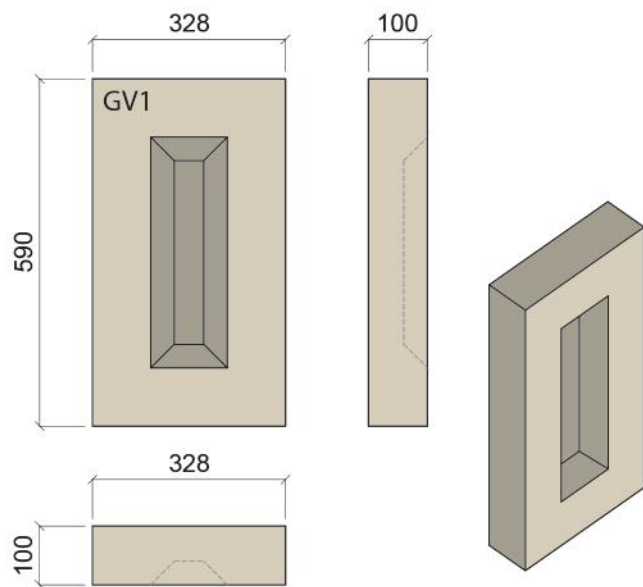


CBC Corbel C, 215x290mm Section

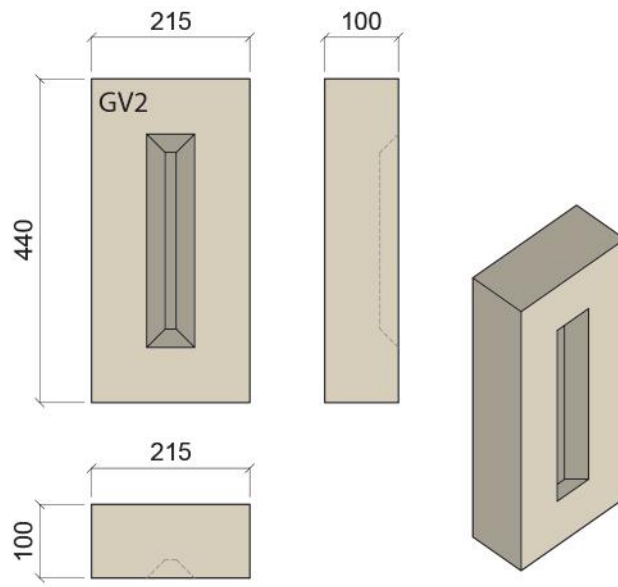


Gable Vents

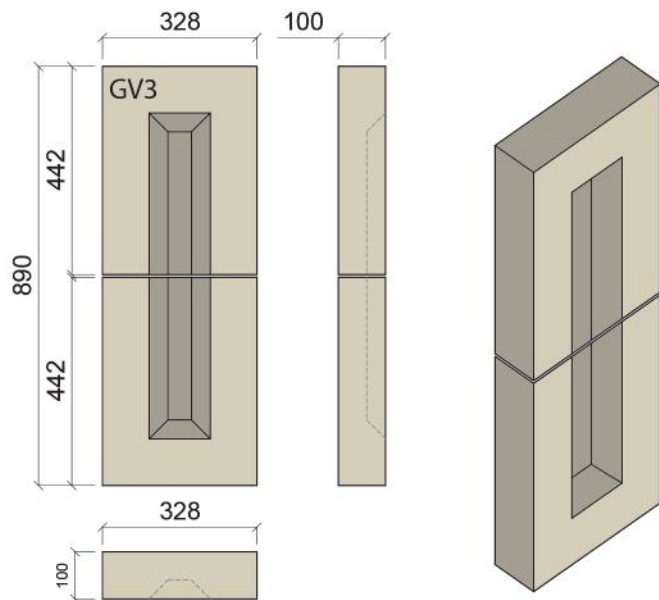
GV1 Gable Vent, 100x590mm Section



GV2 Gable Vent, 100x440mm Section

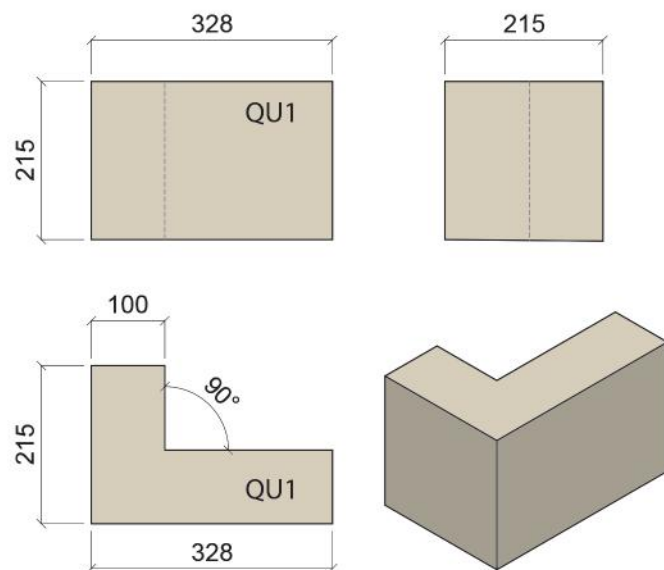


GV3 Gable Vent, 100x890mm Section (2 Pieces)

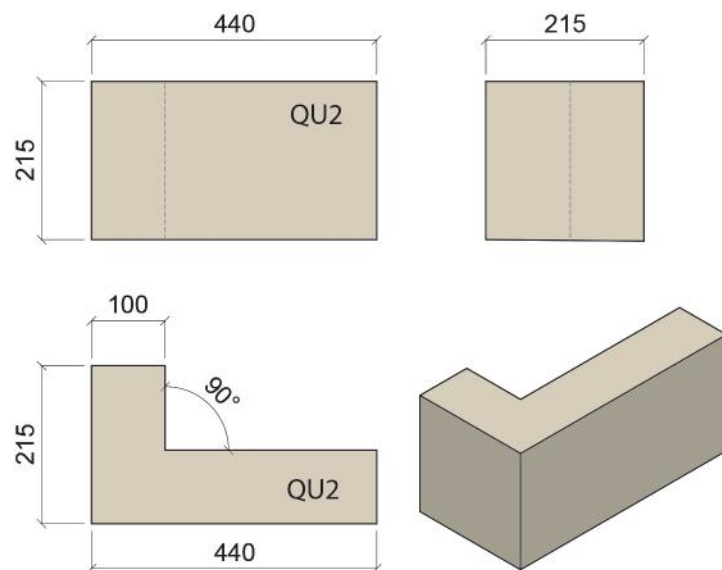


Quoins

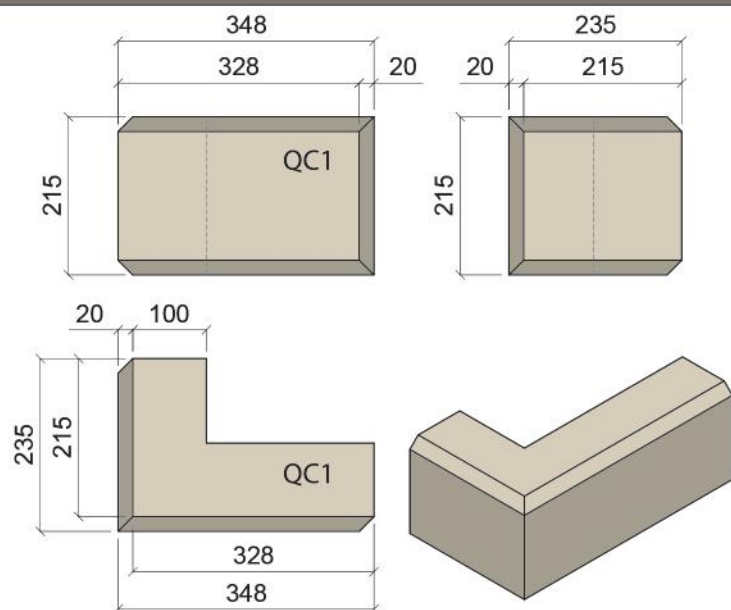
QU1 Plain 90° Quoin, 100x215mm Section



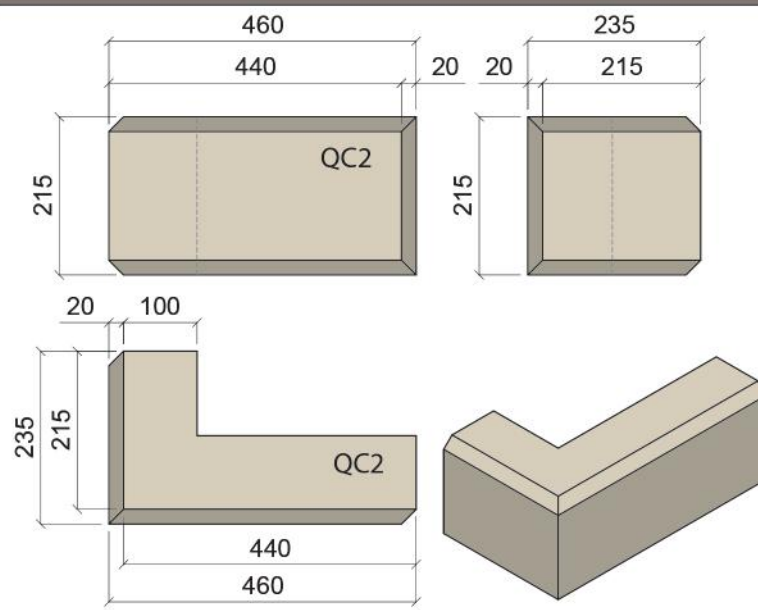
QU2 Plain 90° Quoin, 100x215mm Section



QC1 Chamfered 90° Quoin, 120x215mm Section

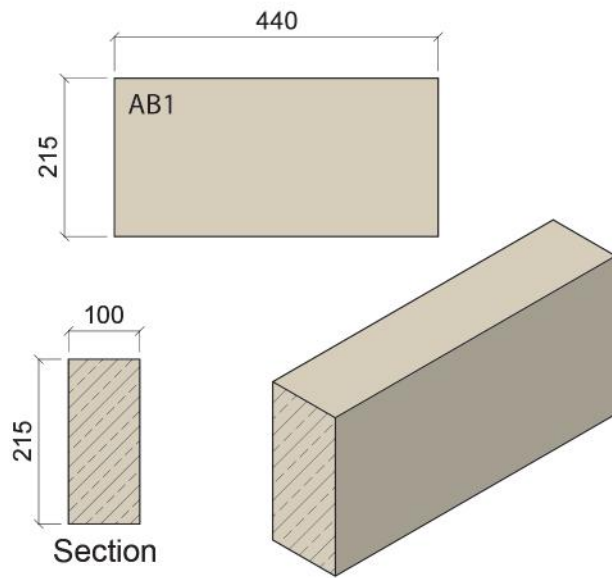


QC2 Chamfered 90° Quoin, 120x215mm Section

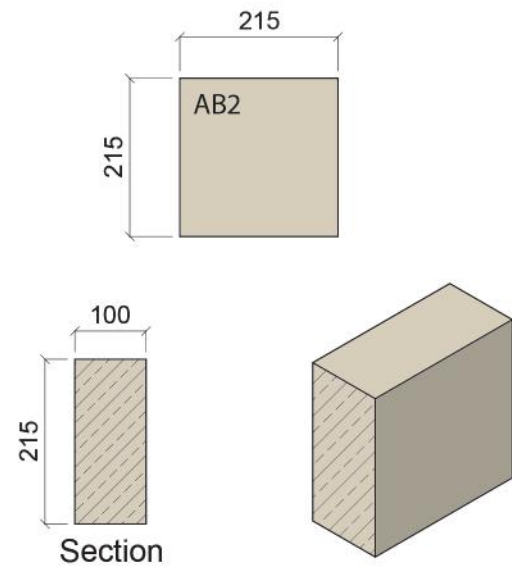


Ashlar Blocks

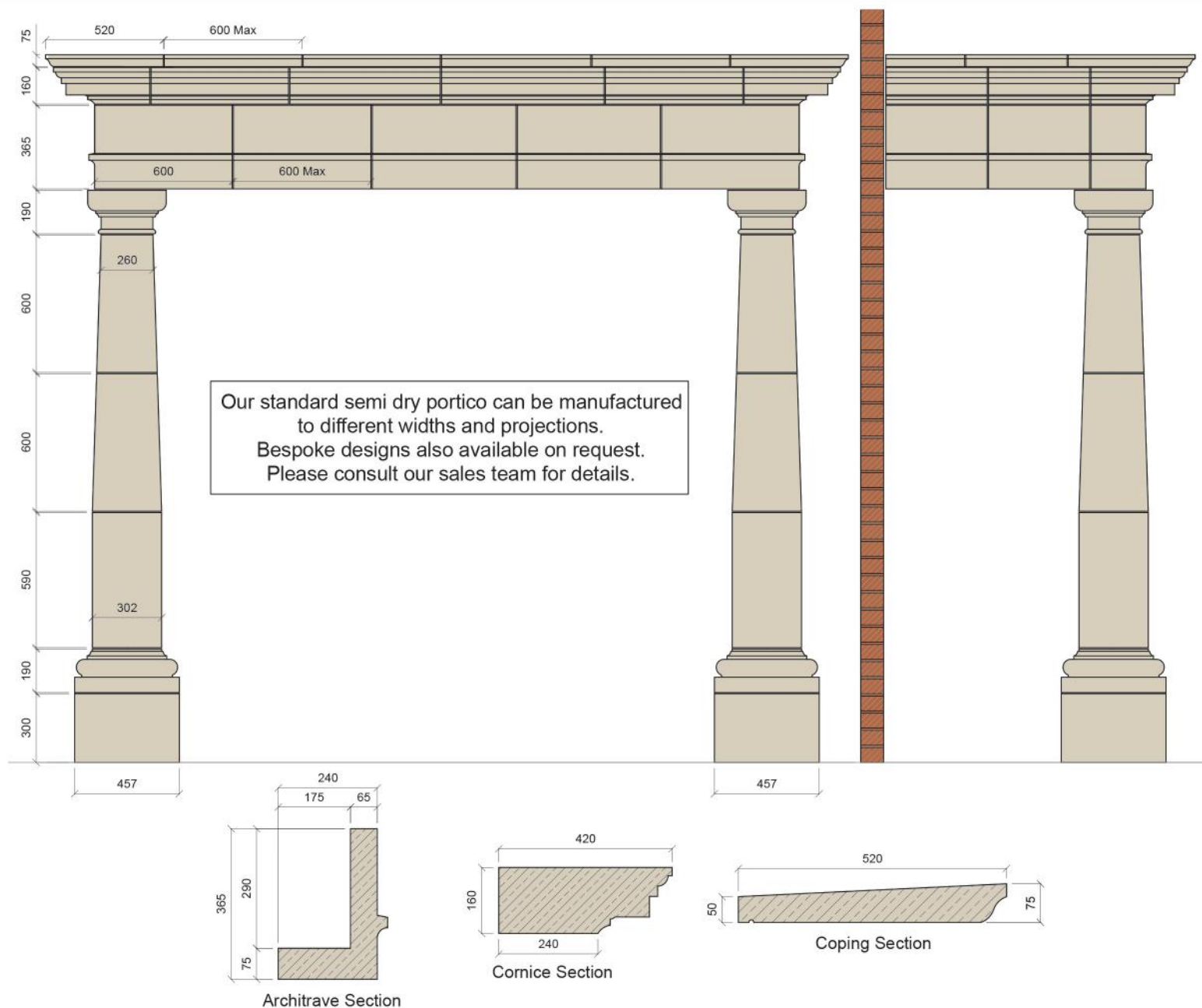
AB1 Plain Ashlar Block, 100x215mm Section



AB2 Plain Ashlar Block, 100x215mm Section

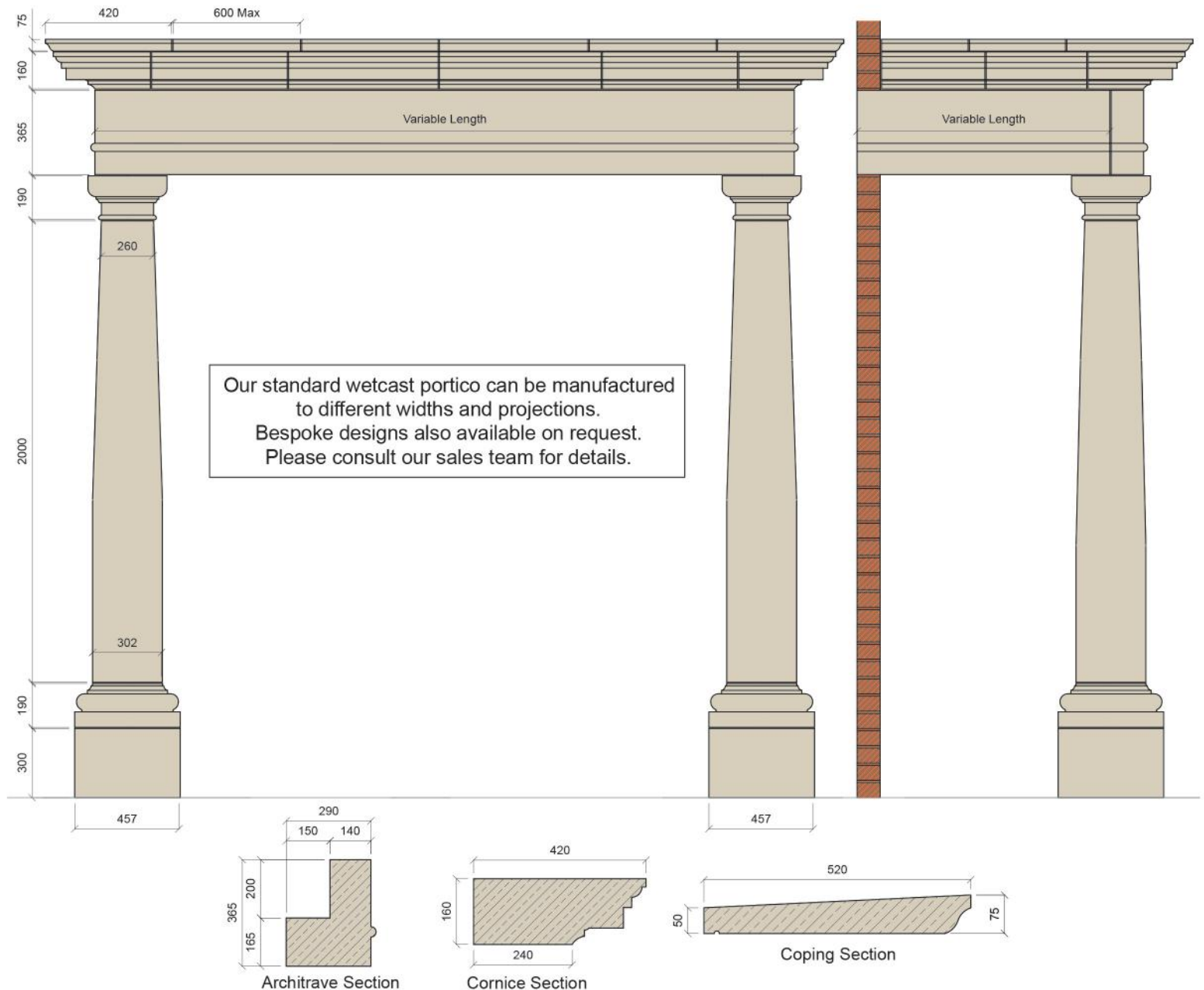


Standard Portico - Semi Dry Material

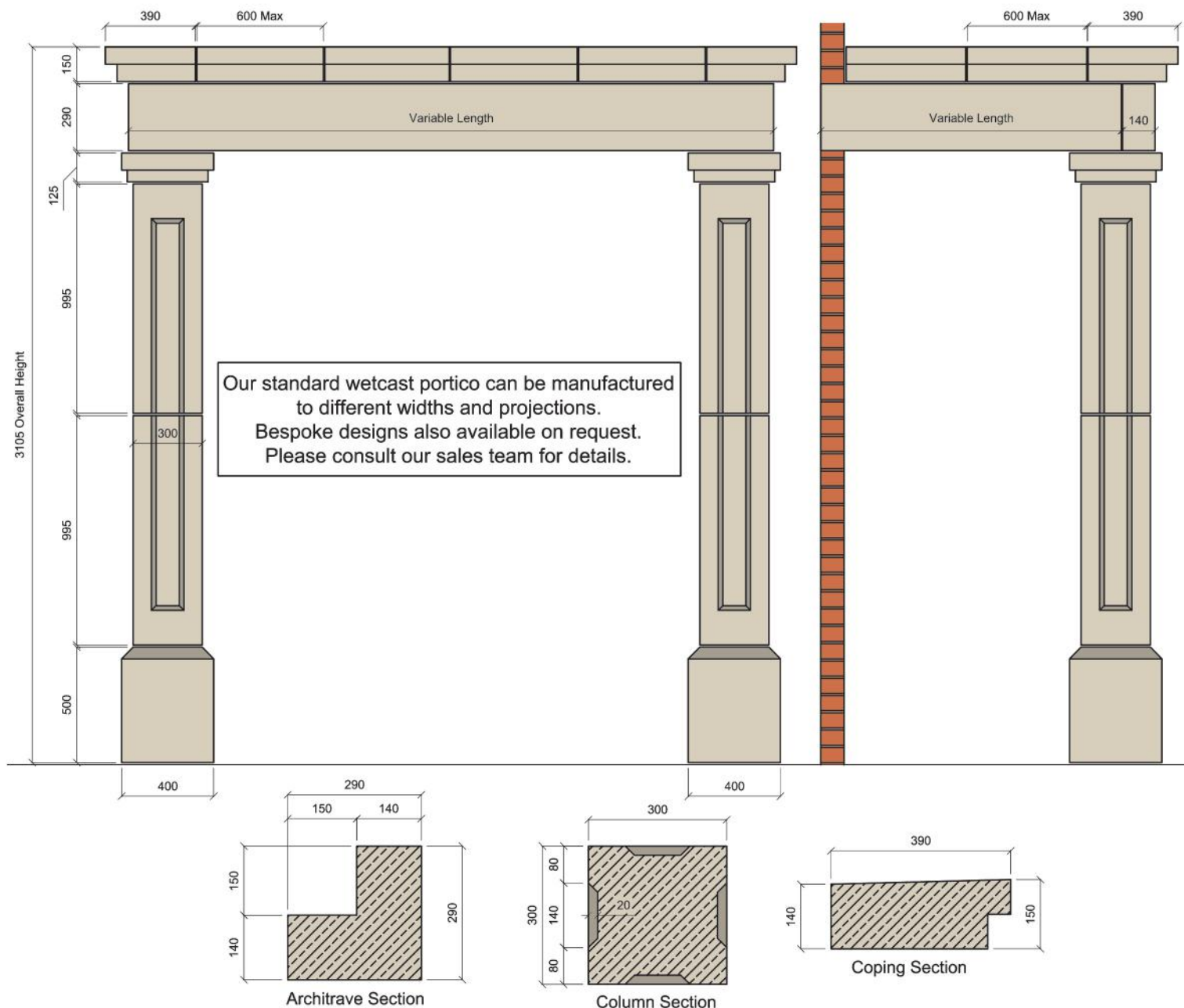


Portico

Standard Portico - Wetcast Material

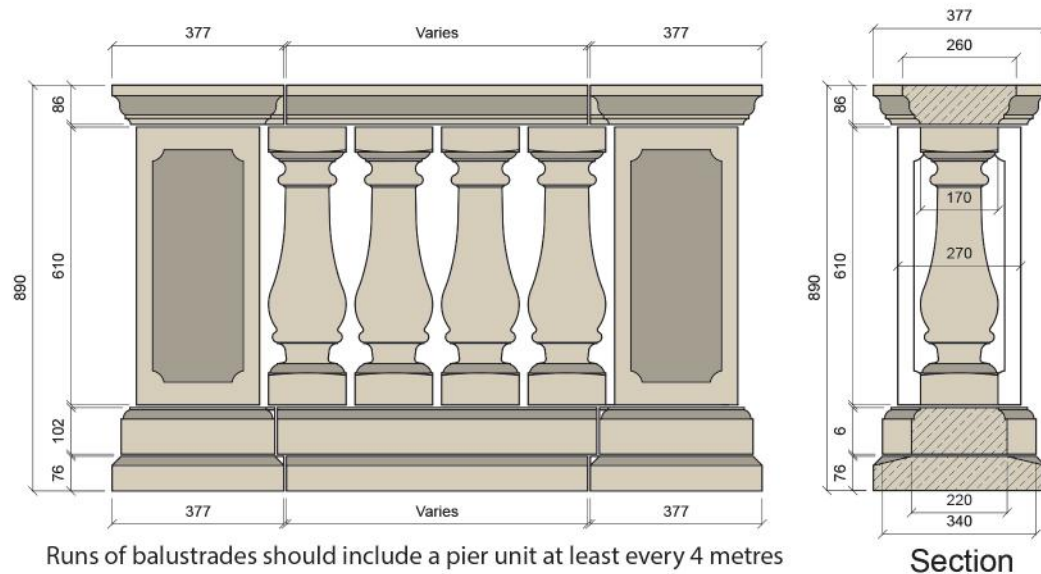


Square Column Portico - Wetcast Material



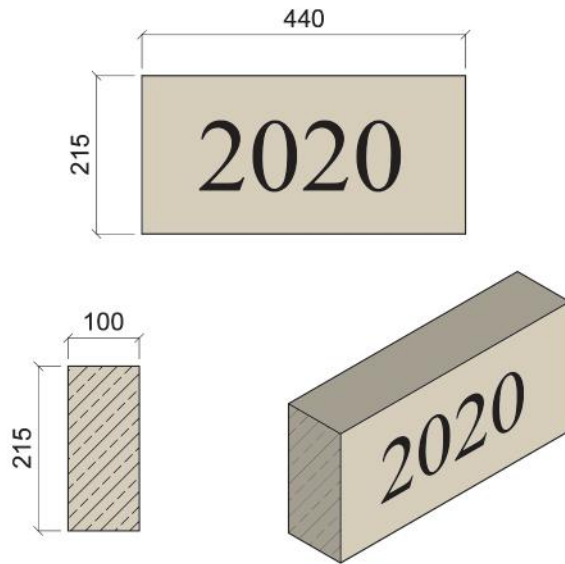
Balustrades

Standard Balustrade Components

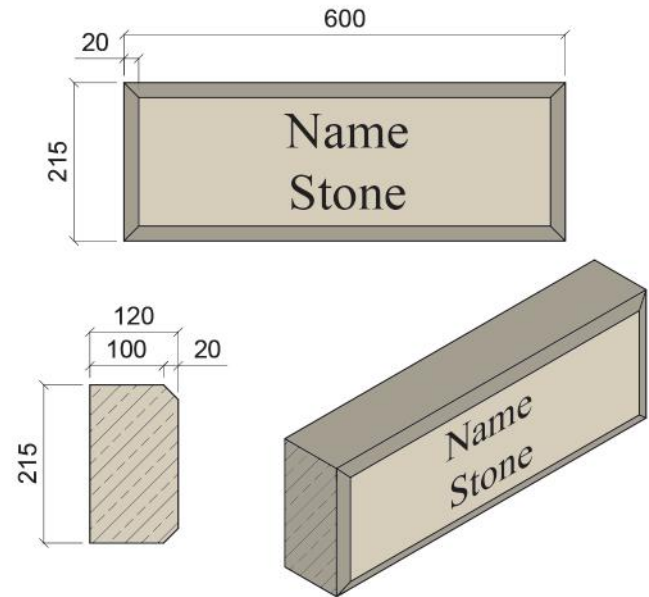


Date & Namestones

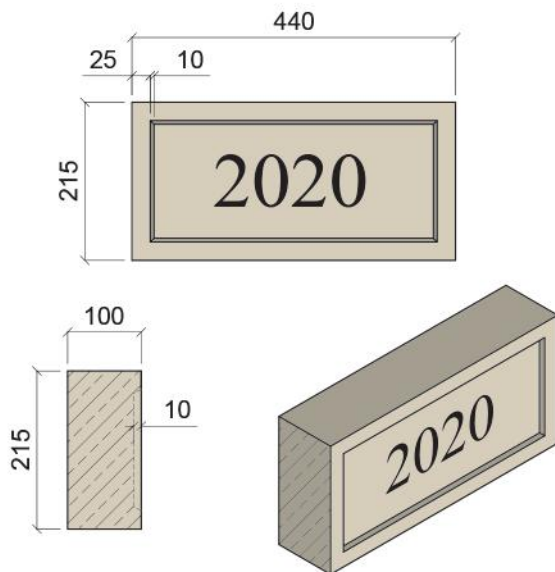
PDS1 Plain Date/Name Stone, 100x215mm Section



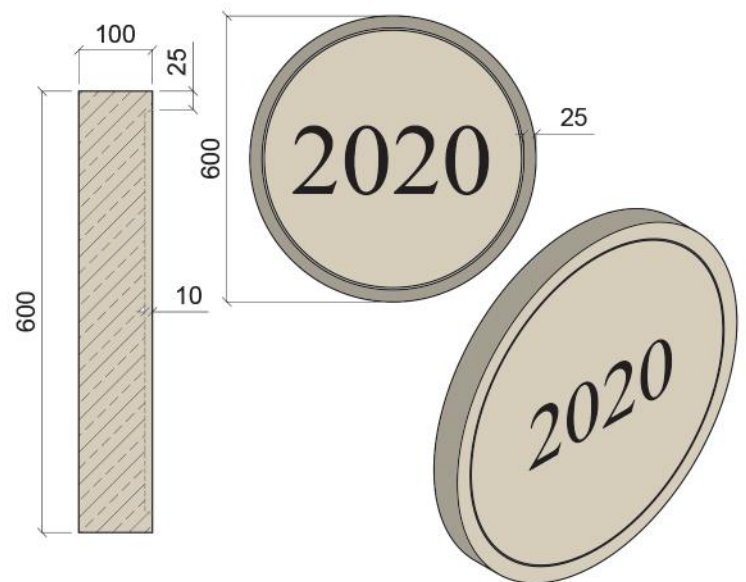
CDS1 Chamfered Date/Name Stone, 120x215mm Section



RDS1 Recessed Date/Name Stone, 100x215mm Section



CCS1 Recessed Date/Name Stone, 100x600mm Section



Installation

Cast stone should only be fitted by suitably experienced operatives. The following general precautions should be observed.

General

During construction it is advisable to protect finished working using appropriate gauge polythene sheeting. This prevent mortar drips, mastic paint and other construction materials staining or adhering to the cast stone. Mortar in particular is very difficult to remove. Every care should be taken to prevent the contamination of stone units.

Unprotected scaffolding poles, planks etc. should not be supported by cast stone items. Protect items removed from the storage area before use. Take normal frost precautions during cold weather. Brace construction to prevent damage to freshly assembled materials. Protect the top of all work at the end of each days work to prevent the ingress of water contamination.

Laying

All units should be laid and adjusted to final position whilst mortar is still plastic. Mortar exuding from joints should be cut away without smearing the face units.

Bedding & Jointing

Typically, cast stone is designed to be fitted with 5-6mm joints between units. Locating holes for dowel joints (if applicable) should be completely filled with an appropriate material, such as fresh mortar. Do not leave pockets that could collect water.

During hot, dry weather, the faces should be lightly sprayed with clean water to reduce suction, otherwise a dry powdery joint may occur.

When bedding cills, it is prudent to 'end bed' only, i.e mortar is placed under the stooling and joint/s only. This allows the cills to flex slightly and reduces the chance of cracking. If the cills need to be levelled, a length of timber should be used to spread to force along the length of the cill, before tapping the cill gently into position, taking care not to damage the edges of the stone unit. Once the cill has bedded and the mortar has gone off, the void under the cill can be pointed. Failure to follow this practice may result in cills cracking across their girth.

Fixing

Due consideration to the position and type of fixing to be used should be given at the design stage, members will advise on suitable applications for the various fixing options. In many cases fixings are included as a matter of process. Ties can be purchased from us or the relevant tie manufacturer.

Cutting

Our cast stone units are designed to minimise on-site cutting. If it is unavoidable, units should be cut with a diamond tipped masonry saw. Pencil mark on a line for the intended cut. Using the diamond tipped blade, start the cut on the faced side of the stone, creating a cut/groove no deeper than 10mm. Finish the cut from the rear/unseen face of the stone. This will help to avoid the material flaking as the blade comes out through the seen face.

Once cut, units should be brushed down to remove any dust.

Final Treatment

Brush down stone units and remove any mortar spots using a stiff, non-metallic brush.

Palletised deliveries of cast stone should always be unloaded using forks, not slings, scaffold poles etc.

Pallets should be stored on flat, level and dry ground – at a safe distance from other trades.

Pallets should NOT be stacked under any circumstances.

Remove shrink wrapping carefully, using a sharp blade. Pulling the shrink wrapping off too quickly without due care, may result in the stonework being damaged.

It is important that open pallets of cast stone are re-covered to prevent the ingress of water, dirt and dust. Where possible, the interior packing material should be re-used when units are removed from the pallets, to protect exposed faces.

Do not at any time stack units face to face without an appropriate interface protection material.

Remember that cast stone can very easily be damaged by transport or mobile plant moving around the site area.



Maintenance, Cleaning & Repairs

Cleaning

It is very difficult to remove mortars and contamination from surfaces of cast stone. It is for this reason that every effort should be made to avoid contamination.

The removal of mortar from the surface can be effected by physically removing as much of the mortar as possible using a semi-stiff, non-metallic brush, followed by mild acid washing.

Once all contamination has been removed and stonework acid washed, a final wash down using clean water should be performed to avoid further aggressive action by the acid.

Cleaners

Contamination due to cleaning of higher courses of brickwork or other materials should be avoided. Advice should be sought before carrying out this type of work.

Oil and grease can be removed by using a chemical degreaser. As with all treatments, this should be tried on a small, non visible area first to investigate any colour shade variation that may be caused.

If unsure, please contact our technical department prior to performing any cleaning.

Repair Work

In many cases it is possible to repair chips etc. The recommended techniques vary and advice should always be sought. It should be noted that repair work is normally carried out with material mixtures similar to those used in the original product and will take time to weather to the colour of the item being repaired.

Note: We recommend the use of specialist companies for cleaning and repair work. Please ask for details. Should you feel confident enough to perform the repair yourself, the below guidelines should be followed.

Repair mix can be requested from our sales office. Repair mix supplied should be mixed with WHITE CEMENT at the below ratio.

Ratio 1:5 (White Cement : Pointing Mix)

Mix as for pointing (see separate guide). Use a small amount of PVA with the water. A small amount of PVA and water may also be applied to the damaged area. Avoid contact with the surrounding stone, as staining may occur. Bonding agent should be diluted in accordance with the manufacturers instructions.

Bloom (efflorescence) may occur if the repair mix used is too wet. Treat this as standard efflorescence. A light rub with dry sand paper will help.

To perform small repairs, ensure the damaged area is clean and contains no contaminants. Use proprietary cleaning materials is required. If acids are used, follow manufacturers instructions and wear all recommended safety equipments. Take care to thoroughly wash all acid from the stone prior to commencing repair.

Using a trowel or similar, press the repair mixture into the damaged area and leave the mix slightly proud of the stone face.

Once completely dry, use a fine grade carerundem block with copious amounts of water to rub down the repair until level with the stonework face. Avoid rubbing down any undamaged areas of stone.

Once the damaged area has been prepared, repaired and rubbed down, a good wash off with water will help the appearance of the repair.

Please note that the area treated may take time to weather in with the existing stonework. If the repair is carried out on a ready weathered unit, it may be necessary to clean the whole unit to achieve a better finish. Use a proprietary cleaner following recommended guidelines.

Finally, to ensure the water tightness of the repair, it is prudent to seal with a silicon material. Care must be taken to select the correct silicon, as some products can affect the appearance of the stonework. Suitability tests are recommended.

Note: This is issued as guide only and TBS will accept no responsibility for it's implementation.

Mortar

It is vital that the correct grade of mortar is used when installing cast stone products. It should be noted that mortars used during installation of stonework is often different to that used in surrounding brickwork. Failure to check and ensure correct grade mortar is used can result in cracks appearing in long units, due to differential movement. The cracks are usually of little structural significance but are unsightly.

Plain sand and cement mortars are not recommended. Mortars must be able to resist frost and develop durability fairly quickly, however the strongest mortars are not always the best. An overly strong mortar can sometimes concentrate the effect of any differential movement.

Care should be taken when proportioning the material, making allowance for the bulking effect of damp sand, as all properties are by volume. The use of a gauge box is recommended for batching.

Mortars containing lime are particularly recommended, as they offer a certain self-healing action. To improve the water repellent quality of the joining in exposed conditions, proprietary water proofers may be added to the mortar. Generally, the mortar should never be stronger than the material it is bedding. The following ratio is suggested for stonework mortar: 1:1:6 (Cement : Lime : Sand).

Pointing

Sufficient pointing mix will be included with your delivery free of charge. Pointing mix supplied should be mixed with WHITE CEMENT at the below ratio.

Ratio 1:5 (White Cement : Pointing Mix)

It is very important that only white cement is used, as this gives the correct colour to match the stonework supplied. Follow British standard recommendations as to the depth of pointing (usually a minimum of 15mm).

Excessive use of water will cause 'bloom', if this occurs, wait until the pointing is dry and rub the joint lightly with fine sand paper. Avoid rubbing the stone, as this will deter from the appearance. Proprietary water proofers may be used to enhance the properties of the mortar.



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