



2 HARTER STREET,
MANCHESTER

DISCHARGE OF CONDITIONS

PREPARED BY PEGASUS GROUP
ON BEHALF PARAMOUNT
PROPERTIES

P20-0717 | APRIL 2021

CONDITION 1

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Details.

- This is an informative Condition which does not require discharging.

CONDITION 2

The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

- a) Site plan 13010(0-)09 Rev B stamped as received on 28-11-14;*
- b) Dwgs 13010(0-)20 Rev J, 21 Rev H, 22 Rev H ;23 Rev H, 24 Rev H, 25 Rev H26Rev L, 28 Rev C stamped as received on 28-11-14;*
- c) Dwgs 13010(0-)30 Rev K; 31 Rev F, 32 Rev D, 33 Rev C, 35 Rev D, 36 and 01stamped as received on 28-11-14*
- d) Recommendations contained in sections 4,5 and 6 of the Crime Impact Statement Version B dated 28-11-13; and*
- e) Waste Management Strategy stamped as received on 18-07-14;*
- f) Responses to points Main Roof (8), Internal Spatial Character (1), Retention of original/ historic fabric and features (1a, c and d), Principle Staircase (1) contained in Jarhinger Arji's e-mail dated 12-08-14; and*
- g) Details of the following as as set out in Jahangir Arji's e-mail dated 19-09-14*
- h) cast iron hoppers and cast iron rainwater pipes;*
- i) (ii)Details of finishes to steel and timber beams;and*
- j) (iii)Retention of pipe to rear facade.*
- k) Shadow gap detail stamped as received on 12-08-14; and*
- l) Design parameters for Ventilation System as set out in Urbane Forms General Services Strategy 2 Harter Street dated 22-12-14.*

Details.

This is an informative Condition which does not require discharging.

CONDITION 3

No development shall commence unless or until an acoustic attenuation scheme including particulars of:

the acoustic insulation of the residential accommodation from noise (including structure borne noise) from the adjacent nightclub (currently Charlies in basement of 44-46 Princess Street);

glazing specification; and

an acoustically treated mechanical ventilation system to be installed as part of the development (including details of any internal and external works required to install that system in accordance with the design parameters set out in Urbane Forms General Services Strategy 2 Harter Street dated 22-12-14) have been submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented in full and the mechanical ventilation system shall be operational before first occupation of the residential units and thereafter be retained and maintained as such.

Details.

Discharged 10th February 2017 and 1st November 2017.

Enclosed Documents.

- Condition discharged, see letter – 10th February 2017 and 1st November 2017 (see Appendices 4 & 7)

CONDITION 4

The acoustic glazing approved as part of a scheme under this condition, shall be retained in accordance with that approved scheme. Any replacement glazing arising from any failure to the glazed unit or as a result of damage or breakage etc, shall be carried out in accordance with the scheme already approved. No alterations to the type and standard of glazing approved as part of the scheme shall be undertaken without prior approval of the City Council as local planning authority.

Details.

- This is an informative Condition which does not require discharging.

CONDITION 5A

Final construction details of the replacement main roof including all materials, abutment of main roof and flat roof coverings with lift shaft, the position of the spring point behind parapet, the position of wall plate and rafters, the type and location of roof vents and their abutment with main roof structure and confirmation of the gutter and rain pipe arrangements (for the avoidance of doubt these should be retained in the current positions, the existing gutter detail behind the parapet is to be retained and refurbished to an agreed methodology and specification and the relationship of the springing point of the pitched roofs facing out from the building with the existing gutter detail and parapet needs to remain as existing).

Details.

Discharged 10th February 2017.

Enclosed Documents.

- Condition discharged see letter – 10th February 2017 (see Appendix 4)

CONDITION 5B

Final details of any equipment located on the flat roof (including air intake/extract flues and soil pipe vents). For the avoidance of doubt these should not rise above the ridge of the pitched roof or upstand to the edge of the flat roof (whichever is lower).

Details.

Discharged 10th February 2017.

Enclosed Documents.

- Condition discharged see letter – 10th February 2017 (see Appendix 4)

CONDITION 5C

Final details of repair / reinstatement of pitched roof to the rear lower roof including all materials, abutment with existing building structure, details of lead work (which for the avoidance of doubt should be to Lead Sheet Association standards);

Details.

Discharged 10th February 2017.

Enclosed Documents.

- Condition discharged see letter – 10th February 2017 (see Appendix 4)

CONDITION 5D

Final details of the glazing over stairwell including materials, sub-division, frame profile and abutment detail with flat roof.

Details.

Discharged 10th February 2017.

Enclosed Documents.

- Condition discharged see letter – 10th February 2017 (see Appendix 4)

CONDITION 5E

Details including materials, framing profile, junction details and abutment with existing building structure of rear roof elevation (upper);

Details.

Discharged 10th February 2017.

Enclosed Documents.

- Condition discharged see letter – 10th February 2017 (see Appendix 4)

CONDITION 5F

A specification and methodology of any works to windows and all associated existing fixtures and fittings including repair, painting, reinstatement and installation of any ventilation (for the avoidance of doubt this should include for the retention of historic fixtures and fittings and the type of wood used for repairs should match that of the window being repaired and for any wholly new frames should match that of the original windows.

Details.

This condition was discharged on the 10th July 2017. The only outstanding detail was the basement windows

The existing metal framed windows have been retained. Superficial corrosion was rubbed down with wire brush and treated with zinc-phosphate rich metal primer. Top coats to be an alkyd gloss paint – black colour.

New windows to the basement have been designed to match the existing in timber and painted black.

Enclosed Documents.

- Condition discharged see letter – 10th July 2017 (see Appendix 6)

Photographs.





The new windows to the side elevation.



CONDITION 5 G

Details of the proposed secondary glazing including agreement of where it is appropriate to install, frame colour, profile, sub-division and direction of opening and any necessary fixings and finishes to give this an acceptable appearance within the window opening;

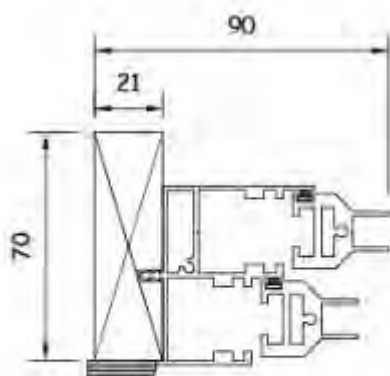
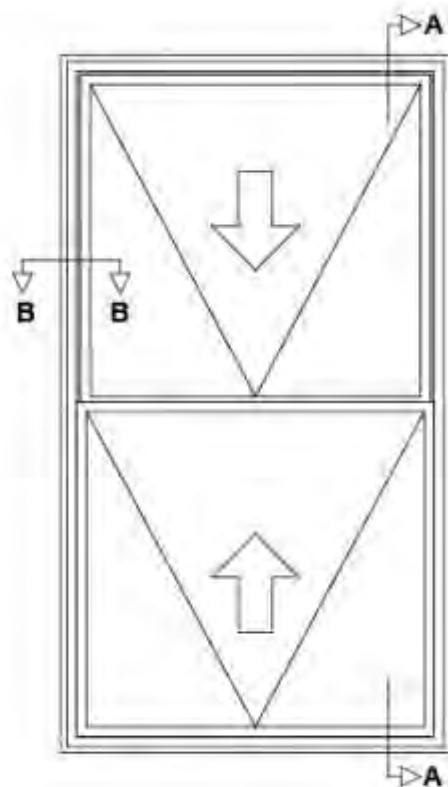
Details.

This condition was discharged on 10th July 2017, see CDN/17/0171 (Appendix 6). Only the basement windows were outstanding.

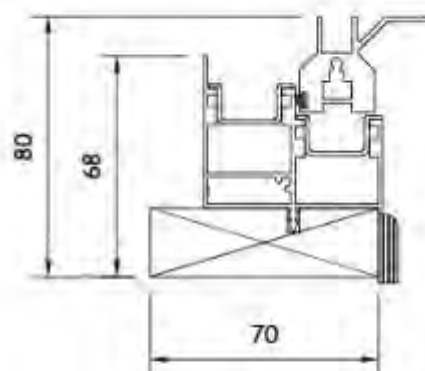
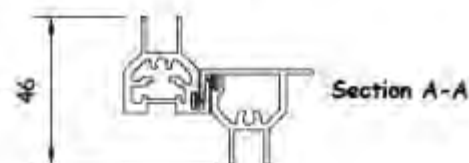
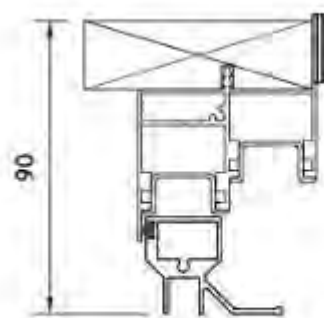
- The secondary glazing system used is black aluminum framed vertical sliding sash windows where the existing external windows is a sliding sash. The meeting rail of the secondary glazing is aligned with the original sash windows.
- For basement windows that comprise of vertical bars the secondary glazing used is black aluminum framed and either fixed frame or lift out units. To ensure no visual interruption of the appearance of the original basement windows these units have no glazing bars.
- The section profile of the frames are shown on the enclosed supplier drawings. However, the enclosed photographs show the works as completed with suitable reveals from the original external windows, the lack of visible glazing bars or meeting rails and the colour of the finish of the frames.
- The frame profile dimensions for the lift out are the same as for the Arch Lift Out enclosed.
- Fixings are with non-ferrous screw to mortar joints where possible.

Enclosed Drawings

- Arch Lift Out Drg No: Arched LO FF 21
- Heritage Tilt in Vertical Slider reveal Fix. Drg No. HTBVS RF



Section B-B



Specification:

Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish.
 Stock finishes: White - Interpon SA 098E high gloss, brown - van dyke and silver anodised.
 The sub-frame is manufactured from primed high quality, environmentally certified (MTC5) engineered timber. Standard sizes 55mm x 21mm & 70mm x 21mm.
 All frames are factory glazed.
 Standard gasket colour is black.
 All frames include pvc-u trim as standard - Painted MDF or PEFC timber available upon request.
 In line with our company policy of continuous product development and improvement, Granada reserves the right to make minor alterations to specification without notice.

Heritage Tilting BV5 Optional Extras
 locking fitch catch
 white gasket
 white aluminium coupling / stacking interlock
 Trickle vents / acoustic trickle vents
 RAL colour
 flyscreen
 Timber sizes other than standard



Campbell Way
 Dinnington
 Sheffield
 S25 3QD

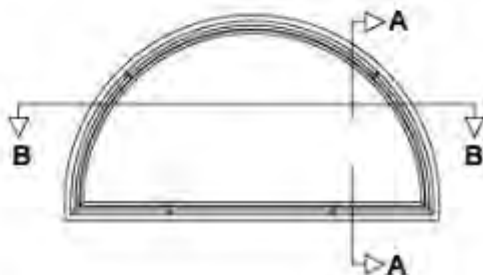
Tel: 01909 406 800
 Fax: 01909 489 000

Type: **Heritage Tilt In Balanced Vertical Slider
 Reveal Fix**

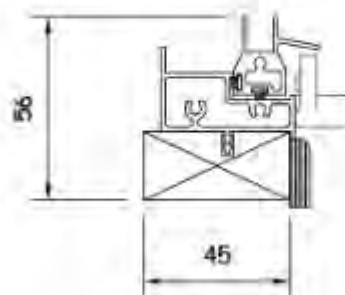
Date: 19/9/2012

Drwg. No. **HTBVS RF**

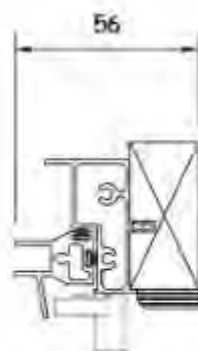
Scale: 1:20 & 1:2 (as A4)



Section A-A



Section B-B



Specification:

Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish.

Stock finishes: White - Interpon SA 09BE high gloss, brown - van dyke and silver anodised. The sub-frame is manufactured from primed high quality, environmentally certified (MTC5) engineered timber. Standard sizes 45mm x 21mm & 62mm x 21mm.

All frames are factory glazed.

Standard gasket colour is black.

All frames include pvc-u trim as standard - Primed MDF or PEFC timber available upon request.

In line with our company policy of continuous product development and improvement, Granada reserves the right to make minor alterations to specification without notice.

Optional Extras

white gasket

white aluminium coupling / stacking interlock

Trickle vents / acoustic trickle vents

RAL colour

flyscreen

Timber sizes other than standard



GRANADA

secondary glazing limited

Units 1 & 2 Cornwood Road
Chesterfield Trading Estate
Chesterfield
S41 9QB
Tel: 01246 261262
Fax: 01246 261263

Type: **Arched Lift Out FF 21**

Date: **23-3-2012**

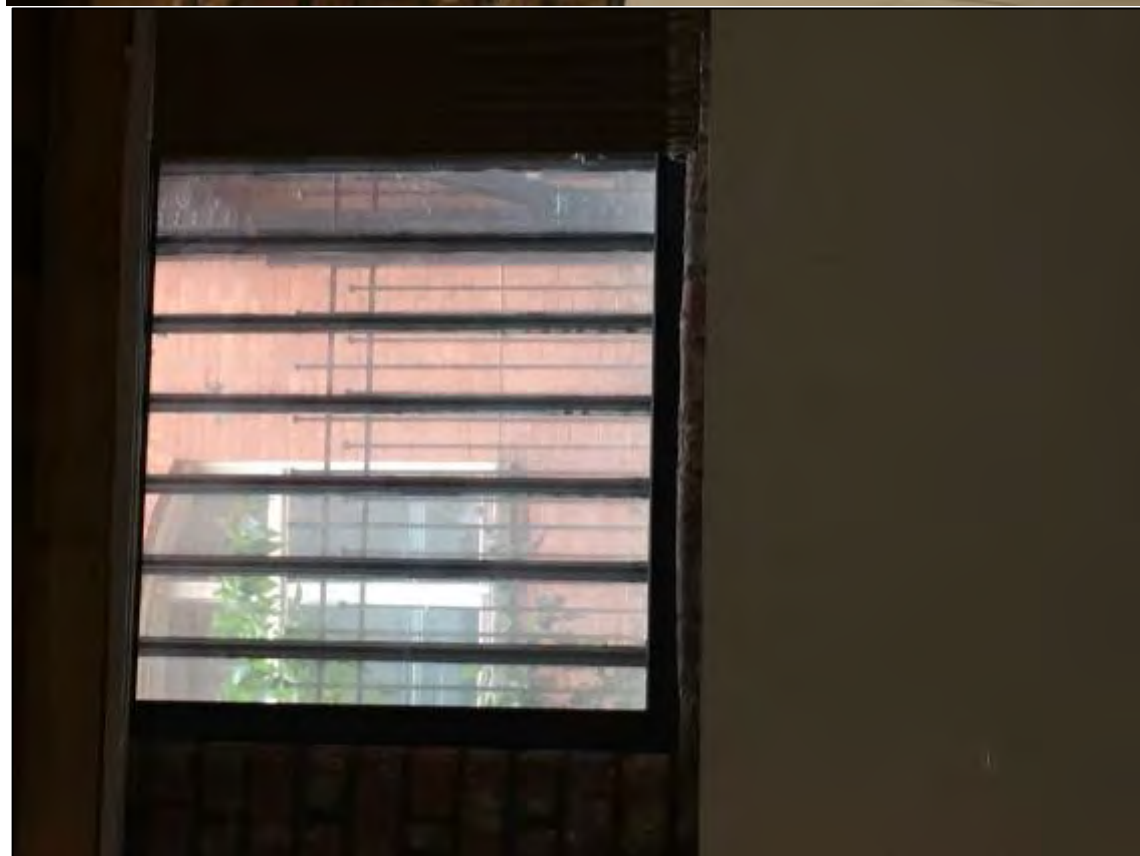
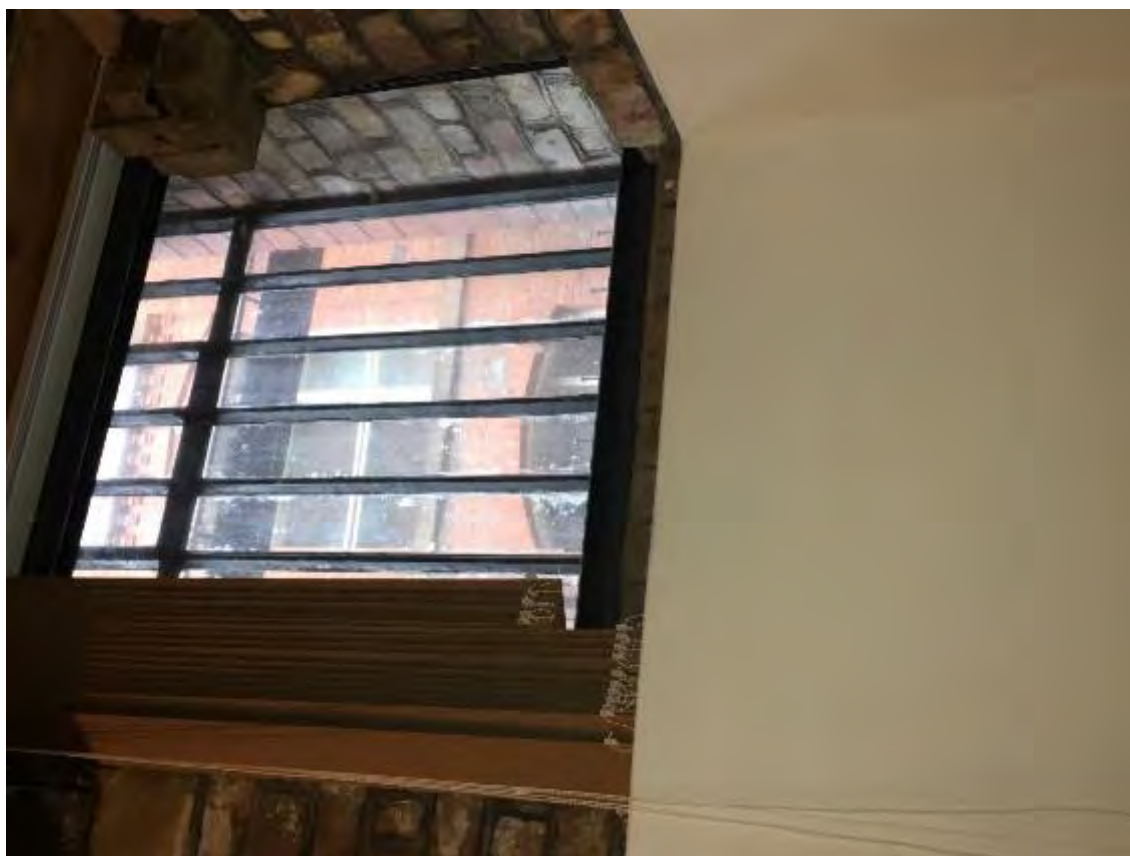
Org. No. **Arched LO FF 21**

Scale: **1:20 & 1:2 (as A4)**

Photographs









CONDITION 5 H

Final construction details of the dormers including materials, junction details, abutment with the existing building structure and framing profile.

Details.

Condition discharged see letter – 10th February 2017 (see Appendix 4).

CONDITION 5 I

Final details of internal finishes to basement walls.

Details.

Condition discharged, see letter – 10th February 2017 (see Appendix 4).

CONDITION 5 J

Final details including specification and method statement of works to the principle entrance area including to entrance vestibule / porch, ground floor hallway, stairway to first floor and associated first floor landing space.

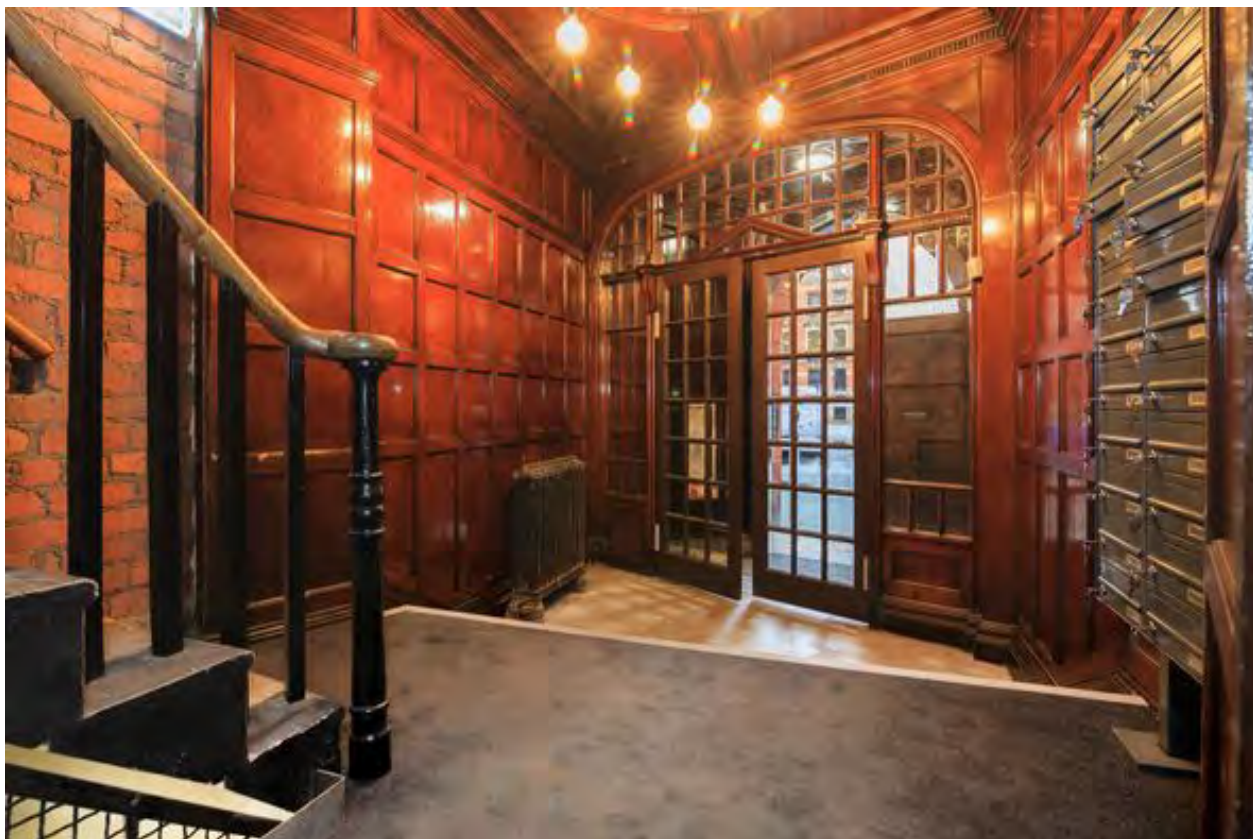
Details.

Photographs provided as part of the recording document for Condition 10 show the appearance of the building prior to any works. The following photographic record show the works that have been carried out – demonstrating that features of special interest have been retained.

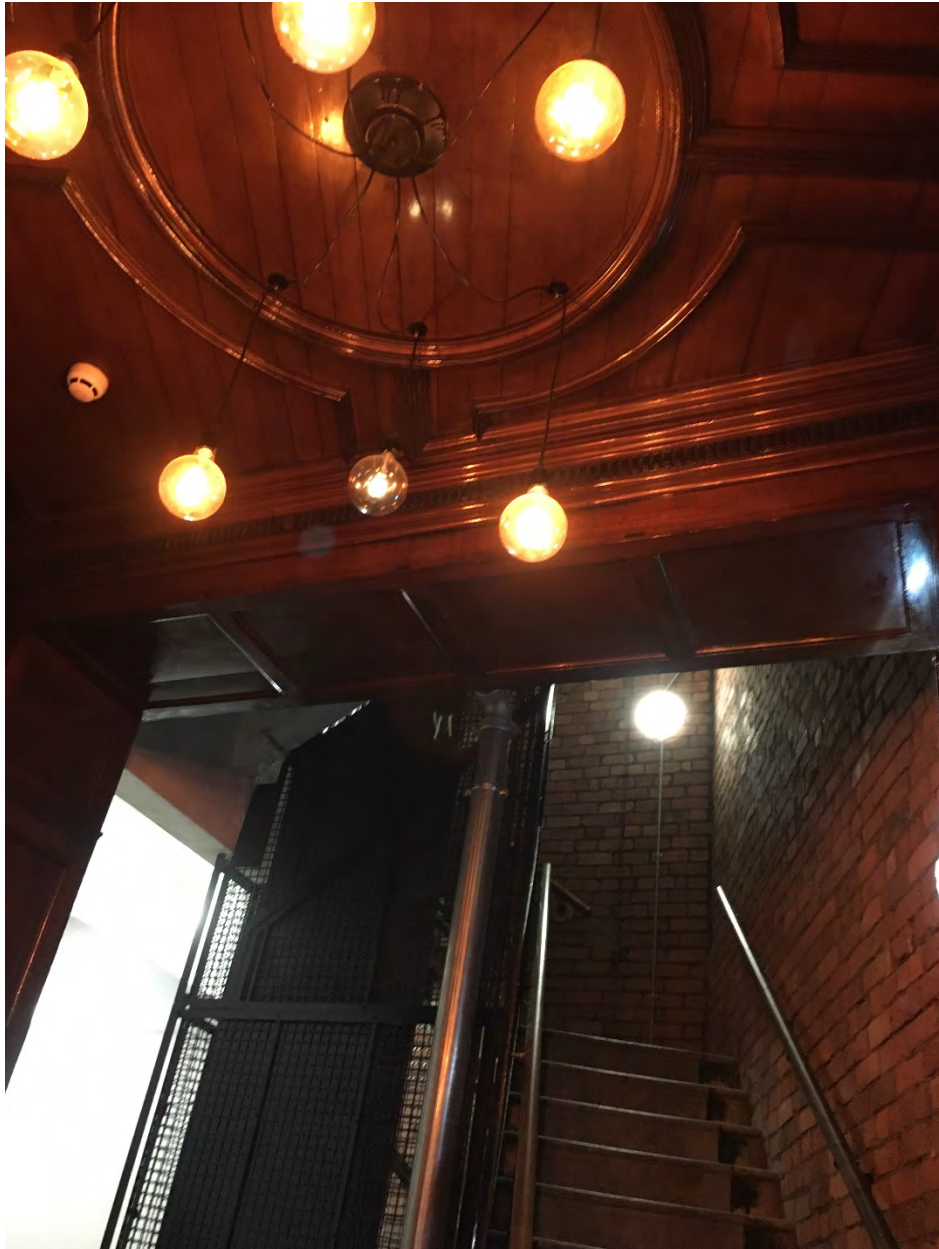
Photographs.



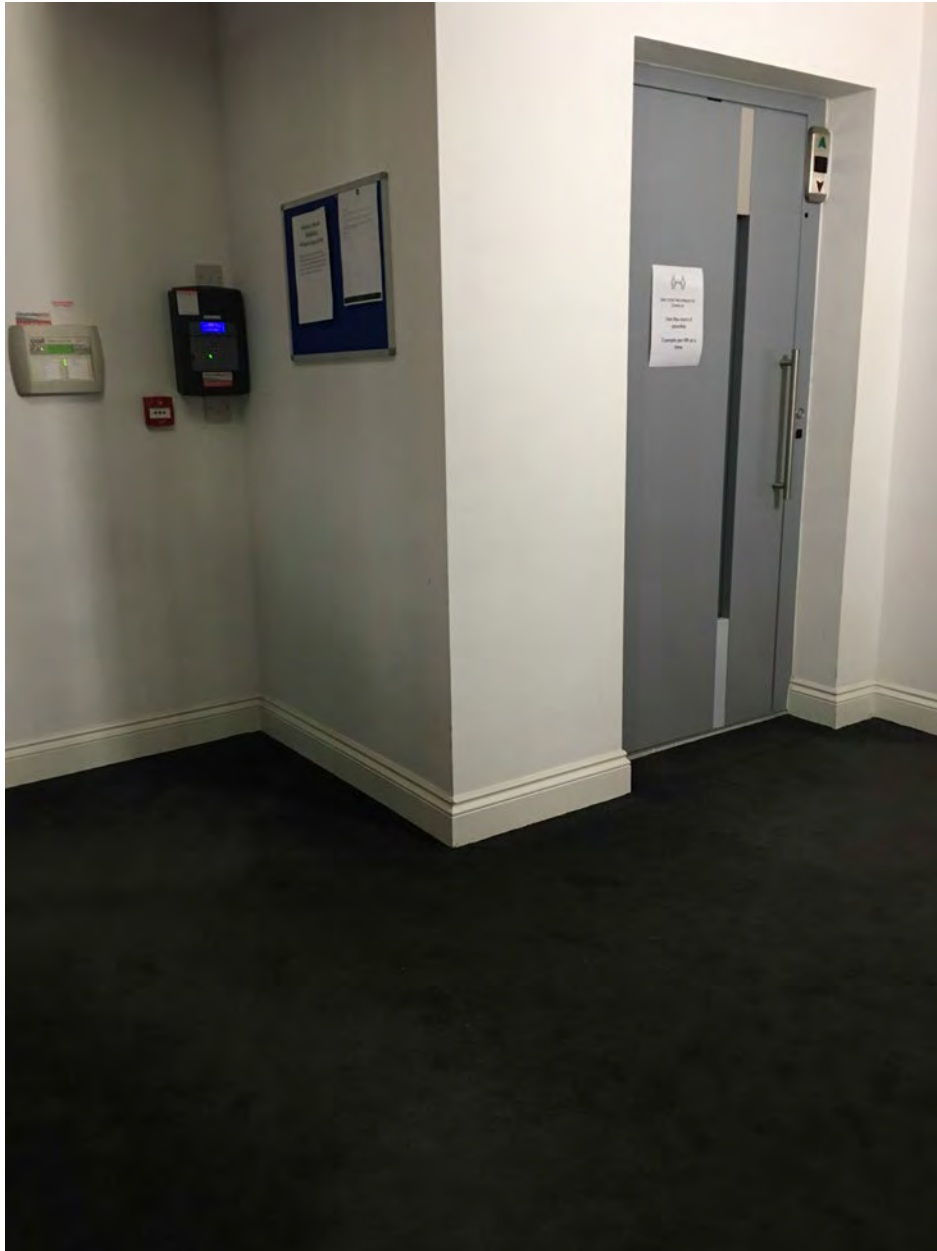
The entrance door after works.



The entrance vestibule after works.



The main stair, after works.



First floor landing / lift area.

CONDITION 5K

Final details including design, location and means of affixing of basement security grills;

Details.

Grilles have been design, see enclosed, however they have not been installed as fixed glazed basement windows have been installed instead to a design to match the original basement windows.

Enclosed details/drawings.

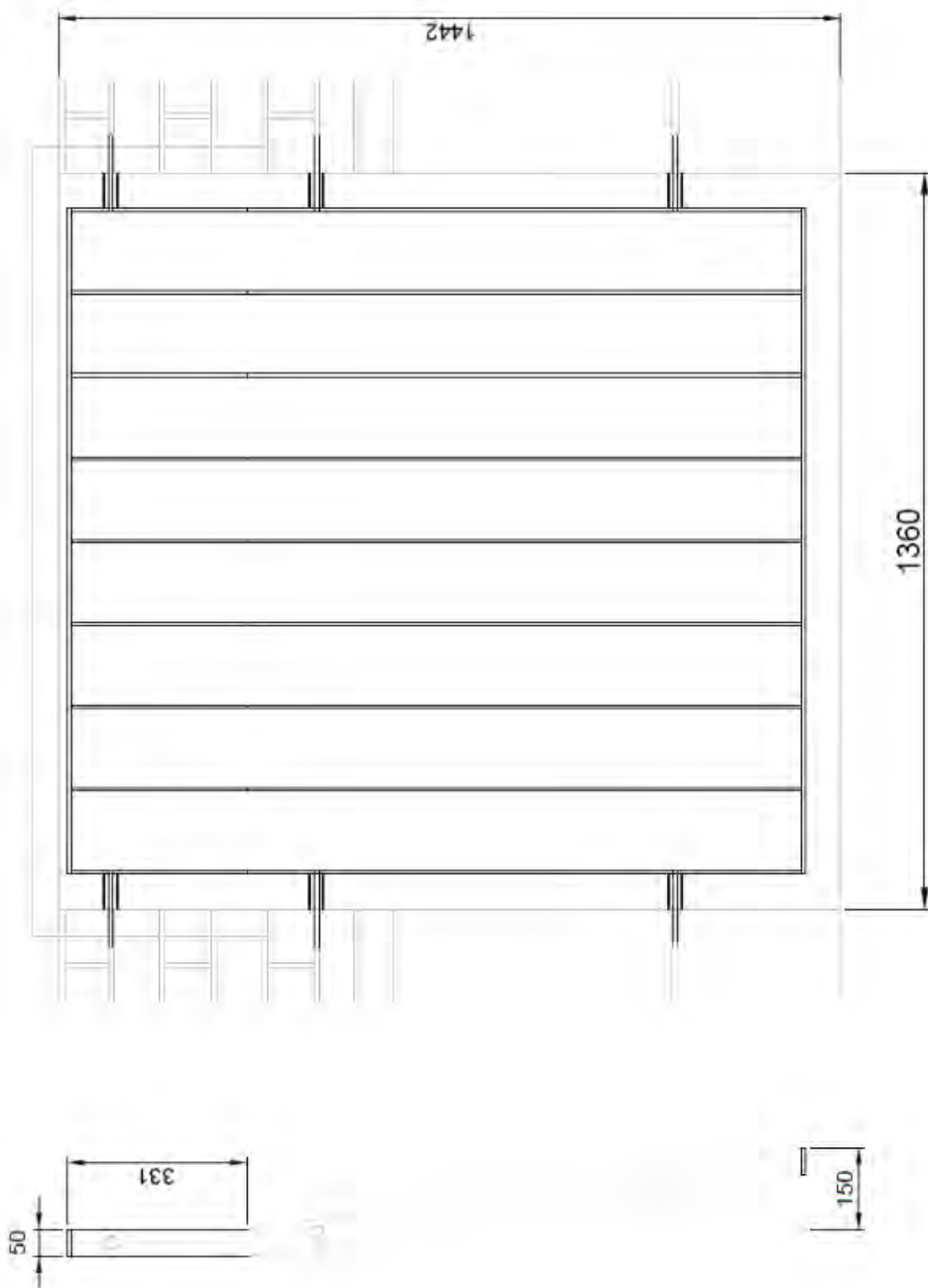
- Method Statement.
- Grille Design Drawing

Method Statement for Installing Basement Security Grills at 2 Harter Street, Manchester - 11th June 2015

The security grills for the basement windows having been manufactured to the agreed design and specification will be fitted in the following manner:

- Fixed to floor and reveals
- Where fixings are required to the building these are to be in mortar joints only using suitably sized fixings to avoid damage to brickwork
- When drilling pilot holes for fixings care to be taken to protect surrounding brickwork
- Grills offered up to openings and final fixing holes to frames drilled on site to ensure accuracy and fixing only to mortar joints
- If resin is required to strengthen fixings care to be taken to avoid contact with surrounding brickwork

In general every effort should be taken to protect the existing brickwork and terracotta. Under no circumstances should fixings be drilled or attached to the facings.



CONDITION 5 L

Final detail of the proposed upstand detail at the basement windows to prevent rainwater run-off from the adjacent external areas entering the building to ensure that this is kept to the minimum required.

Details.

The minimum of alteration to the windows and surrounds were undertaken with works carried out in accordance with enclosed drawing. To bridge the gap between pavement and window to prevent pooling of water and corrosion the area is flaunched with Flosroc Conbextra EP, an epoxy-resin grout. This material has advantage over traditional mortar or mastics due to its high compressive, tensile and flexural strengths and its non-shrink properties – considered important in such an exposed and public area thereby preventing water ingress.

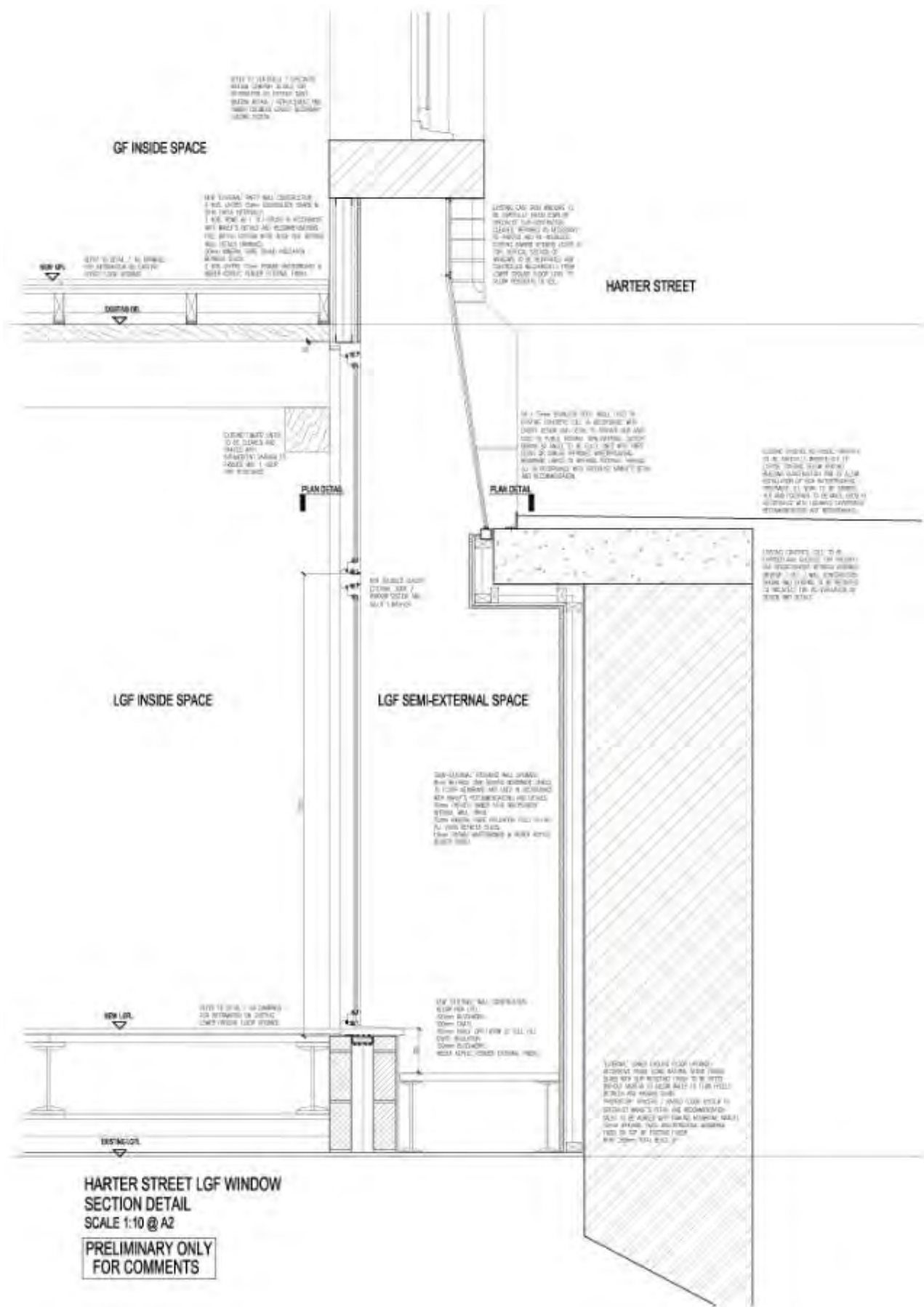
Enclosed Drawings.

- Harter Street LGF Window Section Detail (copy within appendices also).

Photographs.



Works to pavement / basement junction.



Fosroc® Conbextra EP



constructive solutions

Epoxy resin free-flow grouts conforming to the requirements of BS EN1504-3 and BS EN 1504-6 Anchoring of reinforcing steel bar

Uses

For grouting under baseplates, crane rails, turbines where heavy dynamic loads are encountered and areas where chemical spillage may occur.

Typical applications include:

- Reciprocating machinery
- Testing equipment
- Heavy crane and transporter rails
- High speed turbines
- Centrifuges
- Drop forges
- Electroplating and chemical plants
- Anchoring of steel bars

Advantages

- Low creep characteristics under sustained loading
- Resistant to repetitive dynamic loads
- Non-shrink, ensuring complete surface contact and bond
- High compressive, tensile and flexural strengths
- Fast, convenient installation with rapid strength gain
- Withstands a wide range of chemicals
- Two grades available for gap widths 0.25 - 10 mm and 10 - 120 mm

Description

Conbextra EP are epoxy resin based products designed for free-flow grouting of gap thicknesses from 0.25 to 120 mm. Two grades of product are available:

Conbextra EP10 for grouting gap thicknesses from 0.25 to 10 mm. Comprising of a two component, low viscosity unfilled epoxy resin system which is mixed and poured into the gap.

Conbextra EPR for grouting gap thicknesses from 10 to 120 mm. A three-component system consisting of base resin, liquid hardener and specially graded inert fillers, which are mixed and poured into the gap.

 0370	
Fosroc Ltd Drayton Manor Business Park, Colehill Road, Tamworth, B78 3XN, UK 09 DoP: UK9-18 0370-CPR-0845	
Conbextra EPR	
EN1504-3: Structural and non-structural repair methods 3 and 4 EN1504-6: Anchoring of reinforcing rebar	
Compressive strength	Class R4 (≥ 45 MPa)
Adhesion strength by pull-off test	≥ 2.0 MPa
Chloride ion content	≤ 0.05 %
Determination of shrinkage and expansion	Shrinkage 2.9 MPa Expansion 2.8 MPa
Elastic modulus	>20 GPa
Testing of anchoring products by the pull-out method	≤ 0.6 mm
Creep under tensile load	≤ 0.6 mm
Glass transition temperature	$>45^{\circ}\text{C}$
Fire classification	Class C
Dangerous substances	Complies with 5.3 (EN1504-6) 5.4 (EN1504-3)

 0370	
Fosroc Ltd Drayton Manor Business Park, Colehill Road, Tamworth, B78 3XN, UK 09 DoP: UK9-19 0370-CPR-0845	
Conbextra EP10	
EN1504-3: Structural and non-structural repair method 3 EN1504-6: Anchoring of reinforcing rebar	
Compressive strength	Class R4 (≥ 45 MPa)
Adhesion strength by pull-off test	≥ 2.0 MPa
Chloride ion content	≤ 0.05 %
Determination of shrinkage and expansion	Shrinkage 3.1 MPa Expansion 3.1 MPa
Testing of anchoring products by the pull-out method	≤ 0.6 mm at 75 kN
Creep under tensile load	≤ 0.6 mm
Glass transition temperature	$>45^{\circ}\text{C}$
Fire classification	Class C
Dangerous substances	Complies with 5.3 (EN1504-6) 5.4 (EN1504-3)

Fosroc® Conbextra EP

Properties

The following results were obtained at a temperature of 20°C unless otherwise stated.

Test method	Standard	EN 1504 Requirement	Test result		
			Conbextra EP10	Conbextra EPR	
Compressive Strength	EN 12190:1999	Class R4 $\geq$ 45 MPa	- MPa 100MPa	@ 1 Day @ 7 Day	90 MPa 100 MPa
Bond strength by pull off:	EN 1542:1999	Class R4 $\geq$ 2.0 MPa	3.2 MPa		2.9 MPa
Chloride ion content:	EN 1015-17:2000	Class R4 $\leq$ 0.05 %	0.00 %		0.00 %
Determination of shrinkage and expansion:	EN 12617-4:2002	Class R4 $>$ 2MPa	3.1 MPa 3.1 MPa	Shrinkage Expansion MPa	2.9 MPa 2.8 MPa
Elastic modulus in compression	EN 13412:2002	Class R4 $\geq$ 20 GPa	-		22 GPa
Testing of anchoring products by pull out method	EN 1881:2006	@ 75 KN load $\leq$ 0.6 mm	0.45 mm 0.51 mm	Dry test Wet test	0.30 mm 0.38 mm
Determination of creep under sustained load	EN 1544:2007	Displacement $\leq$ 0.6 mm @ 3 months	0.36 mm		0.43 mm
Glass transition temperature	EN 12614:2006	$>$ 45 or 20°C above max ambient temperature	51°C		56°C
Fire rating	EN 13501-1	-	Class C1 s1 p0		
Flexural strength	BS 6319 Pt 3:1990	-	81 MPa		37 MPa
Flexural modulus	BS 6319 Pt 3:1990	-	3.8 GPa		15.5 GPa
Tensile strength	BS 6319 Pt 3:1985	-	29 MPa		14 MPa
Pot life	-		40 min 20 min 10 min	@ 10°C @ 20°C @ 30°C	80 min 30min 15 min
Minimum thickness	-		0.25 mm		10 mm
Maximum thickness	-		10 mm		120 mm

Clarification of property values: The typical properties given above are derived from laboratory testing. Results derived from field applied samples may vary.

Flow characteristics

The maximum distance of flow is governed by the gap thickness, the head of grout applied and the ambient temperature. The following table gives typical data for flow design.

	Temperature °C	Gap thickness(mm)	Hydrostatic head (mm)	Maximum flow (mm)
EPR:	5	12	100	450
	5	35	100	900
	20	12	100	900
	20	35	100	2000
EP10:			Flow determined by gap thickness and pressure applied	



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Fosroc® Conbextra EP

Specification Clause

The epoxy grout shall be Conbextra EP, a multi-component resin grout conforming to the requirements of BS EN 1504-3 and BS EN 1504-6. For gaps between 0.25 and 10 mm Conbextra EP10 should be used and for gaps between 10 and 120 mm Conbextra EPR should be used.

Conbextra EPR: The hardened grout shall have a compressive strength in excess of 95 MPa at 7 days and a flexural strength in excess of 37 MPa at 7 days.

Conbextra EP10: The hardened grout shall have a compressive strength in excess of 95 MPa at 7 days and a flexural strength in excess of 80 MPa at 7 days.

The storage handling and placement of the grout shall be in strict accordance with the manufacturer's instructions.

Standard Compliance

Conbextra EPR complies with the classification R4 according to BS EN 1504-3.

Conbextra EP10 and Conbextra EPR comply with the requirements of BS EN 1504-6 : Anchoring of reinforced steel bar.

Conbextra EP10 complies with the classification R2 according to BS EN 1504-3 for elastic modulus and classification R4 for all other performance aspects.

Application instructions

Preparation

Foundation surface

All contact surfaces must be free from oil, grease, free-standing water or any loosely adherent material. Concrete surfaces should be cut back to a sound base either by a grit blast or light scabble. All dust must be removed and bolt holes or fixing pockets blown clean of any dirt or debris.

Steel surfaces

All steel surfaces should be shot blasted to SA2.5, free of rust and mill scale. Cleaned surfaces may be protected by the application of Nitoprime 28.

Formwork

The formwork should be constructed to be leakproof as Conbextra EP products are free-flowing grouts. Loss of grout once the material is placed but not hardened, will result in incomplete filling of the gap.

For free-flow grout conditions it is essential to provide a hydrostatic head of grout. To achieve this a feeding hopper system should be used.

Example of Conbextra EP grout to individual rail baseplate:



Example of Conbextra EP grout to machinery baseplate:



- 1 *Loktix resin anchor
- 2 Conbextra EP grout
- * Also available from Fosroc.

Mixing

Conbextra EP10

Pour all the contents of the hardener pack into the base container. Mix using a slow speed power drill and paddle until homogeneous.

Conbextra EPR

8 litre pack. Pour all the contents of the hardener pack into the base container. Mix using a slow speed power drill and paddle until homogeneous. Transfer the liquid into a container with a capacity of 15 - 25 litres. Add all the filler provided. Mix using a slow speed power drill and Conbextra (MR3) mixing paddle for 2 minutes or until a uniform colour is achieved in the grout.

15 litre pack base and hardener must be poured into a container of 25 litres capacity before mixing. Once mixed add filler component and mix with a slow speed drill and Conbextra (MR3) mixing paddle for 2 minutes until a uniform colour and consistency.



constructive solutions

Page 3

Fosroc® Conbextra EP

Placing

The mixed grout should be poured steadily from one side only to eliminate the entrapment of air.

Continuous grout flow is essential.

Sufficient grout must be available prior to starting.

The time taken to pour a batch should be regulated to the time taken to prepare the next batch.

After curing the unrestrained grout should be cut back below the bottom of the baseplate using a skill saw.

Cleaning

All tools and equipment should be cleaned immediately after use with Fosroc Solvent 102. Spillages should be absorbed with sand or sawdust and disposed in accordance with local regulations.

Estimating

Supply

EP10:	3 litre packs, containing liquid base and hardener. 2 x 1.5 litre units
EPR:	6 and 15 litre pucks, containing base, hardener and filler
Fosroc Solvent 102:	5 and 25 litre containers

Limitations

Temperature

During application:

For both products grouting may be carried out without special precautions at ambient temperatures from 5°C to 25°C. Where ambient temperatures exceed 20°C note the pot life will be reduced.

Cure temperatures below 15°C will result in slower strength build up; at 5°C cure will stop until the material warms.

Exotherm: All epoxy systems will develop a temperature rise on mixing. Its extent will be a function of the volume to surface ratio, the ambient temperature as well as the mass and thermal conductivity of the surrounding materials. Mixed Conbextra EP10 will in quantities above approximately 200 grams exotherm producing vapour. Ensure good ventilation and do not breath fumes. Contact Fosroc Technical Services for specific advice.

In service:

The cured grouts, which are completely resistant to frost and sub-zero temperatures, are suitable for use up to 45°C. Contact Fosroc Technical Services for advice.

Storage

Conbextra EP products have a shelf life of 18 months if kept in dry conditions at 20°C.

Precautions

Health and safety

For further information refer to appropriate Product Safety Data Sheet available at www.fosroc.com

Fire

Fosroc Solvent 102 is flammable. In the event of fire extinguish with CO₂ or foam.

Flash point

Fosroc Solvent 102:	33°C
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Important note

Fosroc products are guaranteed against defective materials and manufacture and are sold subject to its standard Conditions for the Supply of Goods and Services, copies of which may be obtained on request. Whilst Fosroc endeavours to ensure that any advice, recommendation, specification or information it may give is accurate and correct, it cannot, because it has no direct or continuous control over where or how its products are applied, accept any liability either directly or indirectly arising from the use of its products, whether or not in accordance with any advice, specification, recommendation or information given by Fosroc. All Fosroc documents are updated on a regular basis. It is the user's responsibility to obtain the latest version.

Fosroc International Limited

Drayton Manor Business Park
Coleshill Road, Tamworth,
Staffordshire B78 3XN, UK

www.fosroc.com

telephone:
+44 (0) (1827) 282222

fax:
+44 (0) (1827) 282444

email:
enquiryuk@fosroc.com





SAFETY DATA SHEET CONBEXTRA EP10 BASE

SECTION 1: Identification of the substance/mixture and of the company/undertaking

1.1. Product identifier

Product name CONBEXTRA EP10 BASE
Product number 1158021UK9, A1158131UK9

1.2. Relevant identified uses of the substance or mixture and uses advised against

Identified uses Base Component of Two-part Epoxy Grout

1.3. Details of the supplier of the safety data sheet

Supplier Fosroc International Limited
Drayton Manor Business Park
Coleshill Road
Tamworth
Staffordshire
B78 3XN
England
Tel: +44 (0) 1827 262222
Fax: +44 (0) 1827 262444
enquiryuk@fosroc.com

1.4. Emergency telephone number

Emergency telephone +44 (0) 1827 265 279 (Monday-Sunday 24 hours a day)

SECTION 2: Hazards identification

2.1. Classification of the substance or mixture

Classification (EC 1272/2008)

Physical hazards Not Classified
Health hazards Skin Irrit. 2 - H315 Eye Irrit. 2 - H319 Skin Sens. 1 - H317
Environmental hazards Aquatic Chronic 2 - H411

Human health May cause skin sensitisation or allergic reactions in sensitive individuals.

Environmental The product contains a substance which is toxic to aquatic organisms and which may cause long-term adverse effects in the aquatic environment.

2.2. Label elements

Hazard pictograms



Signal word Warning

CONBEXTRA EP10 BASE

Hazard statements	H315 Causes skin irritation. H319 Causes serious eye irritation. H317 May cause an allergic skin reaction. H411 Toxic to aquatic life with long lasting effects.
Precautionary statements	P261 Avoid breathing vapour/ spray. P273 Avoid release to the environment. P280 Wear protective gloves/ protective clothing/ eye protection/ face protection. P302+P352 IF ON SKIN: Wash with plenty of water. P305+P351+P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. P501 Dispose of contents/ container in accordance with national regulations.
Contains	bis[4-(2,3-EPOXYPROPOXY)PHENYL]PROPANE, Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol, 1,4 BUTANE DIGLYCIDYL ETHER
Supplementary precautionary statements	P264 Wash contaminated skin thoroughly after handling. P272 Contaminated work clothing should not be allowed out of the workplace. P310 Immediately call a POISON CENTER/ doctor. P321 Specific treatment (see medical advice on this label). P332+P313 If skin irritation occurs: Get medical advice/ attention. P333+P313 If skin irritation or rash occurs: Get medical advice/ attention. P362+P364 Take off contaminated clothing and wash it before reuse. P391 Collect spillage.

2.3. Other hazards

This product does not contain any substances classified as PBT or vPvB.

SECTION 3: Composition/information on ingredients

3.2. Mixtures

bis[4-(2,3-EPOXYPROPOXY)PHENYL]PROPANE		60-100%
CAS number: 1675-54-3 EC number: 216-823-5		
Classification Skin Irrit. 2 - H315 Eye Irrit. 2 - H319 Skin Sens. 1 - H317 Aquatic Chronic 2 - H411		
Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol		10-30%
CAS number: 9003-36-5 EC number: 500-006-8		
Classification Skin Irrit. 2 - H315 Skin Sens. 1 - H317 Aquatic Chronic 2 - H411		

CONBEXTRA EP10 BASE

1.4 BUTANE DIGLYCIDYL ETHER	10-30%
CAS number: 2425-79-8	EC number: 219-371-7
Classification Acute Tox. 4 - H302 Acute Tox. 4 - H332 Skin Irrit. 2 - H315 Eye Irrit. 2 - H319 Skin Sens. 1 - H317	

The Full Text for all R-Phrases and Hazard Statements are Displayed in Section 16.

SECTION 4: First aid measures

4.1. Description of first aid measures

General information	Get medical attention if any discomfort continues.
Inhalation	Move affected person to fresh air at once. Rinse nose and mouth with water. Get medical attention if any discomfort continues.
Ingestion	Remove affected person from source of contamination. Move affected person to fresh air and keep warm and at rest in a position comfortable for breathing. Rinse mouth thoroughly with water. Give plenty of water to drink. Keep affected person under observation. Get medical attention if any discomfort continues.
Skin contact	Remove affected person from source of contamination. Remove contaminated clothing. Wash skin thoroughly with soap and water. Get medical attention if irritation persists after washing.
Eye contact	Remove affected person from source of contamination. Rinse immediately with plenty of water. Remove contact lenses, if present and easy to do. Continue rinsing. Continue to rinse for at least 15 minutes. Get medical attention if irritation persists after washing.

4.2. Most important symptoms and effects, both acute and delayed

General information	The severity of the symptoms described will vary dependent on the concentration and the length of exposure.
Inhalation	May cause respiratory system irritation.
Ingestion	May cause discomfort if swallowed.
Skin contact	Skin irritation. May cause sensitisation or allergic reactions in sensitive individuals.
Eye contact	Irritation of eyes and mucous membranes.

4.3. Indication of any immediate medical attention and special treatment needed

Notes for the doctor	Treat symptomatically.
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SECTION 5: Firefighting measures

5.1. Extinguishing media

Suitable extinguishing media	Extinguish with alcohol-resistant foam, carbon dioxide, dry powder or water fog.
Unsuitable extinguishing media	Do not use water jet as an extinguisher, as this will spread the fire.

5.2. Special hazards arising from the substance or mixture

Specific hazards	No unusual fire or explosion hazards noted.
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CONBEXTRA EP10 BASE

Hazardous combustion products Thermal decomposition or combustion may liberate carbon oxides and other toxic gases or vapours.

5.3. Advice for firefighters

Protective actions during firefighting Control run-off water by containing and keeping it out of sewers and watercourses.

Special protective equipment for firefighters Wear positive-pressure self-contained breathing apparatus (SCBA) and appropriate protective clothing.

SECTION 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

Personal precautions Wear protective clothing as described in Section 8 of this safety data sheet.

6.2. Environmental precautions

Environmental precautions Avoid discharge into drains or watercourses or onto the ground. Spillages or uncontrolled discharges into watercourses must be reported immediately to the Environmental Agency or other appropriate regulatory body.

6.3. Methods and material for containment and cleaning up

Methods for cleaning up Provide adequate ventilation. Absorb in vermiculite, dry sand or earth and place into containers. Flush contaminated area with plenty of water. Avoid the spillage or runoff entering drains, sewers or watercourses.

6.4. Reference to other sections

Reference to other sections For waste disposal, see section 13.

SECTION 7: Handling and storage

7.1. Precautions for safe handling

Usage precautions For professional users only. Provide adequate ventilation. Avoid the formation of mists. Avoid inhalation of vapours/spray and contact with skin and eyes.

7.2. Conditions for safe storage, including any incompatibilities

Storage precautions Store in tightly-closed, original container in a dry, cool and well-ventilated place. Keep only in the original container.

Storage class Chemical storage.

7.3. Specific end use(s)

Specific end use(s) The identified uses for this product are detailed in Section 1.2.

SECTION 8: Exposure controls/Personal protection

8.1. Control parameters

Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol (CAS: 9003-36-5)

DNEL	Workers - Inhalation; Long term systemic effects: 29.39 mg/m ³
	Workers - Dermal; Long term systemic effects: 104.15 mg/kg/day
	Workers - Dermal; Short term local effects: 8.3 µg/cm ²
PNEC	- Fresh water; 0.003 mg/l
	- marine water; 0.0003 mg/l
	- STP; 10 mg/l

CONBEXTRA EP10 BASE

1.4 BUTANE DIGLYCIDYL ETHER (CAS: 2425-79-8)

DNEL

Industry - Dermal; Long term systemic effects: 9.26 mg/kg/day
Industry - Inhalation; Long term systemic effects: 1.63 mg/m³

PNEC

- STP; 100 mg/l
- Fresh water; 0.024 mg/l
- Sediment (Freshwater); 0.084 mg/kg
- Marine water; 0.0024 mg/l
- Sediment (Marinewater); 0.0084 mg/kg
- Soil; 0.0027 mg/kg

8.2. Exposure controls

Protective equipment



Appropriate engineering controls

Provide adequate ventilation

Eye/face protection

Eyewear complying with an approved standard should be worn if a risk assessment indicates eye contact is possible. The following protection should be worn: Chemical splash goggles or face shield.

Hand protection

Chemical-resistant, impervious gloves complying with an approved standard should be worn if a risk assessment indicates skin contact is possible. Wear protective gloves made of the following material: Butyl rubber, Nitrile rubber.

Other skin and body protection

Wear appropriate clothing to prevent any possibility of skin contact. Wear apron or protective clothing in case of contact.

Hygiene measures

Wash at the end of each work shift and before eating, smoking and using the toilet. Wash promptly if skin becomes contaminated. Promptly remove any clothing that becomes contaminated. Do not eat, drink or smoke when using this product. Do not smoke in work area.

Respiratory protection

Respiratory protection may be required if excessive airborne contamination occurs. Gas filter, type A2.

SECTION 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

Appearance	Liquid.
Colour	Straw.
Odour	Mild.
Odour threshold	Not determined.
pH	Not determined.
Melting point	Not determined.
Initial boiling point and range	>200°C @ 1 atm
Flash point	>150°C
Evaporation rate	Not determined.
Evaporation factor	Not determined.

CONBEXTRA EP10 BASE

Flammability (solid, gas)	No.
Upper/lower flammability or explosive limits	The product is not flammable.
Other flammability	Not applicable.
Vapour pressure	0.1 kPa @ 25°C
Vapour density	Not determined.
Relative density	1.15 @ 25°C
Bulk density	Not applicable.
Solubility(ies)	Insoluble in water.
Partition coefficient	Not applicable.
Auto-ignition temperature	Not determined.
Decomposition Temperature	Not determined.
Viscosity	Not determined.
Explosive properties	Not considered to be explosive.
Explosive under the influence of a flame	Not considered to be explosive.
Oxidising properties	Does not meet the criteria for classification as oxidising.

9.2. Other information

Other information	No data available.
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SECTION 10: Stability and reactivity

10.1. Reactivity

Reactivity	The following materials may react with the product: Acids. Alkalis. Amines.
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10.2. Chemical stability

Stability	Stable at normal ambient temperatures.
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10.3. Possibility of hazardous reactions

Possibility of hazardous reactions	Under normal conditions of storage and use, no hazardous reactions will occur.
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10.4. Conditions to avoid

Conditions to avoid	Avoid excessive heat for prolonged periods of time.
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10.5. Incompatible materials

Materials to avoid	No specific material or group of materials is likely to react with the product to produce a hazardous situation.
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10.6. Hazardous decomposition products

Hazardous decomposition products	When heated, vapours/gases hazardous to health may be formed. Oxides of carbon.
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SECTION 11: Toxicological information

11.1. Information on toxicological effects

Acute toxicity - oral

CONBEXTRA EP10 BASE

ATE oral (mg/kg) 3,623.19

Acute toxicity - inhalation

ATE inhalation (gases ppm) 32,608.7

ATE inhalation (vapours mg/l) 79.71

ATE inhalation (dusts/mists mg/l) 10.87

Serious eye damage/irritation

Serious eye damage/irritation Causes eye irritation.

Skin sensitisation

Skin sensitisation May cause sensitisation by skin contact.

Inhalation Gas or vapour may irritate the respiratory system.

Ingestion May cause discomfort if swallowed.

Skin contact Irritating to skin. May cause sensitisation by skin contact.

Eye contact Irritating to eyes.

Route of exposure Skin and/or eye contact

Toxicological information on ingredients.

Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol

Acute toxicity - oral

Notes (oral LD₅₀) LD₅₀ >5000 mg/kg, Oral, Rat

1,4 BUTANE DIGLYCIDYL ETHER

Acute toxicity - oral

ATE oral (mg/kg) 500.0

Acute toxicity - inhalation

ATE inhalation (gases ppm) 4,500.0

ATE inhalation (vapours mg/l) 11.0

ATE inhalation (dusts/mists mg/l) 1.5

SECTION 12: Ecological information

Ecotoxicity Dangerous for the environment. May cause long-term adverse effects in the aquatic environment.

12.1. Toxicity

Toxicity The product contains a substance which is harmful to aquatic organisms.

Ecological information on ingredients.

Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol

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Toxicity	Toxic to aquatic life with long lasting effects.
<u>Acute aquatic toxicity</u>	
Acute toxicity - fish	LC ₅₀ , 96 hours: 2.54 mg/l, Freshwater fish
Acute toxicity - aquatic invertebrates	EC ₅₀ , 48 hours: >1000 mg/l, Daphnia magna
Acute toxicity - aquatic plants	EC ₅₀ , 72 hours: >1.8 mg/l, Selenastrum capricornutum (OECD 201)
<u>Chronic aquatic toxicity</u>	
Chronic toxicity - aquatic invertebrates	NOEC, 21 days: 0.3 mg/l, Daphnia magna

1.4 BUTANE DIGLYCIDYL ETHER

<u>Acute aquatic toxicity</u>	
Acute toxicity - fish	LC ₅₀ , 96 hours: 19.8 mg/l, Fish
Acute toxicity - aquatic invertebrates	EC ₅₀ , : 75 mg/l, Daphnia magna 24 hours

12.2. Persistence and degradability

Persistence and degradability The product is not expected to be biodegradable.

Ecological information on ingredients.

Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol

Persistence and degradability	Not readily biodegradable.
Biodegradation	- Degradation 0%: 28 days

12.3. Bioaccumulative potential

Bioaccumulative potential	No data available on bioaccumulation.
Partition coefficient	Not applicable.

Ecological information on ingredients.

Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol

Bioaccumulative potential	Potentially bioaccumulating. BCF: Estimated value. 150,
Partition coefficient	: log Pow = Approximately 3.8 at 25 C

12.4. Mobility in soil

Mobility	The product is insoluble in water.
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Ecological information on ingredients.

Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol

Mobility	Not considered mobile.
Adsorption/desorption coefficient	- Koc: 4460 @ 20°C

12.5. Results of PBT and vPvB assessment

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Results of PBT and vPvB assessment This product does not contain any substances classified as PBT or vPvB.

Ecological information on ingredients.

Formaldehyde, oligomeric reaction products with 1-chloro-2,3-epoxypropane and phenol

Results of PBT and vPvB assessment This substance is not classified as PBT or vPvB according to current EU criteria.

12.6. Other adverse effects

Other adverse effects None known.

SECTION 13: Disposal considerations

13.1. Waste treatment methods

General information Waste is classified as hazardous waste.

Disposal methods Dispose of waste to licensed waste disposal site in accordance with the requirements of the local Waste Disposal Authority.

SECTION 14: Transport information

14.1. UN number

UN No. (ADR/RID) 3082

UN No. (IMDG) 3082

UN No. (ICAO) 3082

UN No. (ADN) 3082

14.2. UN proper shipping name

Proper shipping name (ADR/RID) ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S. (CONTAINS bis[4-(2,3-EPOXYPROPOXY)PHENYL]PROPANE, EPOXY RESIN (Type F) (Number average MW <= 700))

Proper shipping name (IMDG) ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S. (CONTAINS bis[4-(2,3-EPOXYPROPOXY)PHENYL]PROPANE, EPOXY RESIN (Type F) (Number average MW <= 700))

Proper shipping name (ICAO) ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S. (CONTAINS bis[4-(2,3-EPOXYPROPOXY)PHENYL]PROPANE, EPOXY RESIN (Type F) (Number average MW <= 700))

Proper shipping name (ADN) ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S. (CONTAINS bis[4-(2,3-EPOXYPROPOXY)PHENYL]PROPANE, EPOXY RESIN (Type F) (Number average MW <= 700))

14.3. Transport hazard class(es)

ADR/RID class 9

ADR/RID classification code M6

ADR/RID label 9

IMDG class 9

ICAO class/division 9

ADN class 9

CONBEXTRA EP10 BASE

Transport labels



14.4. Packing group

ADR/RID packing group	III
IMDG packing group	III
ICAO packing group	III
ADN packing group	III

14.5. Environmental hazards

Environmentally hazardous substance/marine pollutant



14.6. Special precautions for user

EmS	F-A, S-F
ADR transport category	3
Emergency Action Code	+3Z
Hazard Identification Number (ADR/RID)	90
Tunnel restriction code	(-)

14.7. Transport in bulk according to Annex II of MARPOL and the IBC Code

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code Not applicable.

SECTION 15: Regulatory information

15.1. Safety, health and environmental regulations/legislation specific for the substance or mixture

National regulations	The Control of Substances Hazardous to Health Regulations 2002 (SI 2002 No. 2677) (as amended).
EU legislation	Regulation (EC) No 1907/2006 of the European Parliament and of the Council of 18 December 2006 concerning the Registration, Evaluation, Authorisation and Restriction of Chemicals (REACH) (as amended). Regulation (EC) No 1272/2008 of the European Parliament and of the Council of 16 December 2008 on classification, labelling and packaging of substances and mixtures (as amended). Commission Regulation (EU) No 2015/830 of 28 May 2015.
Guidance	Workplace Exposure Limits EH40. Respiratory protective equipment at work (HSG53).

15.2. Chemical safety assessment

No chemical safety assessment has been carried out.

SECTION 16: Other information

CONBEXTRA EP10 BASE

General information	The user must be instructed in the proper work procedure and be familiar with the contents of these instructions.
Revision comments	NOTE: Lines within the margin indicate significant changes from the previous revision.
Revision date	04/09/2020
Revision	4b
Supersedes date	31/07/2018
Hazard statements in full	H302 Harmful if swallowed. H315 Causes skin irritation. H317 May cause an allergic skin reaction. H318 Causes serious eye damage. H319 Causes serious eye irritation. H332 Harmful if inhaled. H411 Toxic to aquatic life with long lasting effects.

The information on this data sheet represents our current data and is reliable provided that the product is used under the prescribed conditions and in accordance with the application specified on the packaging and/or in the technical guidance literature. Any other use of the product which involves using the product in combination with any other product or any other process is the responsibility of the user.



SAFETY DATA SHEET CONBEXTRA EP10 HARDENER

SECTION 1: Identification of the substance/mixture and of the company/undertaking

1.1. Product identifier

Product name CONBEXTRA EP10 HARDENER
Product number A1151132UK9, I158023UK9

1.2. Relevant identified uses of the substance or mixture and uses advised against

Identified uses Hardener component of two part epoxy system

1.3. Details of the supplier of the safety data sheet

Supplier Fosroc Limited
Drayton Manor Business Park
Coleshill Road
Tamworth
Staffordshire
B78 3XN
England
Tel: +44 (0) 1827 262222
Fax: +44 (0) 1827 262444
enquiryuk@fosroc.com

1.4. Emergency telephone number

Emergency telephone +44 (0) 1827 265 279 (Monday-Sunday 24 hours a day)

SECTION 2: Hazards identification

2.1. Classification of the substance or mixture

Classification (EC 1272/2008)

Physical hazards Not Classified
Health hazards Acute Tox. 4 - H302 Skin Corr. 1B - H314 Eye Dam. 1 - H318 Skin Sens. 1 - H317
Environmental hazards Aquatic Chronic 3 - H412

Human health Prolonged or repeated contact with skin may cause redness, itching, irritation and eczema/chapping. The product contains a small amount of sensitising substance. May cause skin sensitisation or allergic reactions in sensitive individuals.

Environmental The product contains a substance which is harmful to aquatic organisms and which may cause long-term adverse effects in the aquatic environment.

2.2. Label elements

Hazard pictograms



Signal word Danger

CONBEXTRA EP10 HARDENER

Hazard statements	H302 Harmful if swallowed. H314 Causes severe skin burns and eye damage. H317 May cause an allergic skin reaction. H412 Harmful to aquatic life with long lasting effects.
Precautionary statements	P260 Do not breathe vapour/ spray. P303+P361+P353 IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water or shower. P305+P351+P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. P310 Immediately call a POISON CENTER/ doctor. P405 Store locked up. P501 Dispose of contents/ container in accordance with national regulations.
Contains	TRIMETHYL HEXAMETHYLENEDIAMINE, PARA TOLUENE SULPHONIC ACID MONO HYDRATE
Supplementary precautionary statements	P261 Avoid breathing vapour/ spray. P264 Wash contaminated skin thoroughly after handling. P270 Do not eat, drink or smoke when using this product. P272 Contaminated work clothing should not be allowed out of the workplace. P273 Avoid release to the environment. P280 Wear protective gloves/ protective clothing/ eye protection/ face protection. P301+P312 IF SWALLOWED: Call a POISON CENTRE/doctor if you feel unwell. P301+P330+P331 IF SWALLOWED: Rinse mouth. Do NOT induce vomiting. P302+P352 IF ON SKIN: Wash with plenty of water. P304+P340 IF INHALED: Remove person to fresh air and keep comfortable for breathing. P321 Specific treatment (see medical advice on this label). P333+P313 If skin irritation or rash occurs: Get medical advice/ attention. P362+P364 Take off contaminated clothing and wash it before reuse. P363 Wash contaminated clothing before reuse.

2.3. Other hazards

This substance is not classified as PBT or vPvB according to current EU criteria.

SECTION 3: Composition/information on ingredients

3.2. Mixtures

TRIMETHYL HEXAMETHYLENEDIAMINE		60-100%
CAS number: 25620-58-0		EC number: 247-134-8
Classification Acute Tox. 4 - H302 Skin Corr. 1B - H314 Eye Dam. 1 - H318 Skin Sens. 1 - H317 Aquatic Chronic 3 - H412		

CONBEXTRA EP10 HARDENER

PARA TOLUENE SULPHONIC ACID MONO HYDRATE		1-5%
CAS number: 6192-52-5	EC number: 695-067-1	
Classification		
Met. Corr. 1 - H290		
Skin Corr. 1B - H314		
Eye Dam. 1 - H318		
STOT SE 3 - H335		

The Full Text for all R-Phrases and Hazard Statements are Displayed in Section 16.

SECTION 4: First aid measures

4.1. Description of first aid measures

Inhalation	Remove affected person from source of contamination. Move affected person to fresh air and keep warm and at rest in a position comfortable for breathing. Get medical attention if any discomfort continues.
Ingestion	Never give anything by mouth to an unconscious person. Do not induce vomiting. Rinse mouth thoroughly with water. Get medical attention immediately.
Skin contact	Remove affected person from source of contamination. Remove contaminated clothing. Wash skin thoroughly with soap and water. Get medical attention promptly if symptoms occur after washing.
Eye contact	Remove affected person from source of contamination. Rinse immediately with plenty of water. Remove contact lenses, if present and easy to do. Continue rinsing. Continue to rinse for at least 15 minutes. Get medical attention immediately.

4.2. Most important symptoms and effects, both acute and delayed

General information	The severity of the symptoms described will vary dependent on the concentration and the length of exposure.
Inhalation	Difficulty in breathing. Coughing, chest tightness, feeling of chest pressure. May cause an asthma-like shortness of breath. Severe irritation of nose and throat. Headache. Nausea, vomiting.
Ingestion	May cause chemical burns in mouth and throat.
Skin contact	May cause sensitisation by skin contact. May cause serious chemical burns to the skin.
Eye contact	Eye contact may cause serious and potentially irreversible injuries.

4.3. Indication of any immediate medical attention and special treatment needed

Notes for the doctor	Treat symptomatically.
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SECTION 5: Firefighting measures

5.1. Extinguishing media

Suitable extinguishing media	Extinguish with alcohol-resistant foam, carbon dioxide, dry powder or water fog.
Unsuitable extinguishing media	Do not use water jet as an extinguisher, as this will spread the fire.

5.2. Special hazards arising from the substance or mixture

Hazardous combustion products	Thermal decomposition or combustion may liberate carbon oxides and other toxic gases or vapours. Oxides of nitrogen.
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5.3. Advice for firefighters

CONBEXTRA EP10 HARDENER

Protective actions during firefighting	No specific firefighting precautions known.
Special protective equipment for firefighters	Wear positive-pressure self-contained breathing apparatus (SCBA) and appropriate protective clothing.

SECTION 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

Personal precautions	Wear protective clothing as described in Section 8 of this safety data sheet. Avoid contact with skin and eyes.
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6.2. Environmental precautions

Environmental precautions	Avoid or minimise the creation of any environmental contamination
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6.3. Methods and material for containment and cleaning up

Methods for cleaning up	Do not touch or walk into spilled material. Stop leak if possible without risk. Absorb in vermiculite, dry sand or earth and place into containers. Flush contaminated area with plenty of water.
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6.4. Reference to other sections

Reference to other sections	For personal protection, see Section 8. For waste disposal, see section 13.
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SECTION 7: Handling and storage

7.1. Precautions for safe handling

Usage precautions	Provide adequate ventilation. Avoid inhalation of vapours/spray and contact with skin and eyes.
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7.2. Conditions for safe storage, including any incompatibilities

Storage precautions	Store in tightly-closed, original container in a dry, cool and well-ventilated place. Keep only in the original container.
Storage class	Corrosive storage.

7.3. Specific end use(s)

Specific end use(s)	The identified uses for this product are detailed in Section 1.2.
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SECTION 8: Exposure controls/Personal protection

8.1. Control parameters

Ingredient comments	No exposure limits known for ingredient(s).
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8.2. Exposure controls

Protective equipment



Appropriate engineering controls	Provide adequate ventilation.
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Eye/face protection	Eyewear complying with an approved standard should be worn if a risk assessment indicates eye contact is possible. The following protection should be worn: Chemical splash goggles or face shield.
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CONBEXTRA EP10 HARDENER

Hand protection	Chemical-resistant, impervious gloves complying with an approved standard should be worn if a risk assessment indicates skin contact is possible. Polyvinyl chloride (PVC). Nitrile rubber. Viton rubber (fluoro rubber).
Other skin and body protection	Wear appropriate clothing to prevent any possibility of skin contact. Use barrier creams to minimise skin contact.
Hygiene measures	Provide eyewash station and safety shower. Do not smoke in work area. Wash at the end of each work shift and before eating, smoking and using the toilet. Promptly remove any clothing that becomes contaminated. Wash promptly with soap and water if skin becomes contaminated. Use appropriate skin cream to prevent drying of skin. When using do not eat, drink or smoke.
Respiratory protection	Respiratory protection may be required if excessive airborne contamination occurs. It is recommended to use respiratory equipment with combination filter, type A2/P2.

SECTION 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

Appearance	Liquid.
Colour	Colourless.
Odour	Amine.
Odour threshold	Not determined.
pH	pH (concentrated solution): 11
Melting point	Not determined.
Initial boiling point and range	>230°C @ 1 atm
Flash point	110°C
Evaporation rate	Not determined.
Flammability (solid, gas)	Not applicable.
Upper/lower flammability or explosive limits	Lower flammable/explosive limit: 1.2 vol %
Other flammability	Not determined.
Vapour pressure	0.002 kPa @ 20°C
Vapour density	Not determined.
Relative density	0.88 - 0.90 @ 20°C
Bulk density	Not applicable.
Solubility(ies)	Miscible with water.
Partition coefficient	Not determined.
Auto-ignition temperature	350°C
Decomposition Temperature	Not determined.
Explosive properties	Not considered to be explosive.
Explosive under the influence of a flame	Not considered to be explosive.
Oxidising properties	Does not meet the criteria for classification as oxidising.

CONBEXTRA EP10 HARDENER

9.2. Other information

Other information Not available.

SECTION 10: Stability and reactivity

10.1. Reactivity

Reactivity The following materials may react with the product: Acids.

10.2. Chemical stability

Stability Stable at normal ambient temperatures.

10.3. Possibility of hazardous reactions

Possibility of hazardous reactions Reacts with Acids, Alkalies and Oxidising Agents

10.4. Conditions to avoid

Conditions to avoid Avoid excessive heat for prolonged periods of time.

10.5. Incompatible materials

Materials to avoid Strong oxidising agents. Strong acids.

10.6. Hazardous decomposition products

Hazardous decomposition products Thermal decomposition or combustion may liberate carbon oxides and other toxic gases or vapours. Oxides of nitrogen.

SECTION 11: Toxicological information

11.1. Information on toxicological effects

Acute toxicity - oral

ATE oral (mg/kg) 517.22

Inhalation Harmful by inhalation. May cause damage to mucous membranes in nose, throat, lungs and bronchial system.

Ingestion Harmful if swallowed. May cause burns in mucous membranes, throat, oesophagus and stomach.

Skin contact Causes burns. Harmful in contact with skin. May cause sensitisation by skin contact.

Eye contact Causes burns. Risk of serious damage to eyes.

Acute and chronic health hazards This product is corrosive.

Route of exposure Inhalation Ingestion. Skin and/or eye contact

Target organs No specific target organs known.

Toxicological information on ingredients.

TRIMETHYL HEXAMETHYLENEDIAMINE

Acute toxicity - oral

Acute toxicity oral (LD₅₀ mg/kg) 910.0

Species Rat

Skin sensitisation

CONBEXTRA EP10 HARDENER

Skin sensitisation

Sensitising.

SECTION 12: Ecological information

Ecotoxicity The product contains a substance which is harmful to aquatic organisms and which may cause long-term adverse effects in the aquatic environment.

12.1. Toxicity

Toxicity Ecotoxic to fish/daphnia/algae

Ecological information on ingredients.

TRIMETHYL HEXAMETHYLENEDIAMINE

Acute aquatic toxicity

Acute toxicity - fish LC50, 48 hours: 174 mg/l, *Leuciscus idus* (Golden orfe)

Acute toxicity - aquatic invertebrates EC₅₀, 24 hours: 31.5 mg/l, *Daphnia magna*

Acute toxicity - aquatic plants EC₅₀, 72 hours: 29.5 mg/l, *Scenedesmus subspicatus*

Acute toxicity - microorganisms EC10, 16 hours: 72 mg/l, *Pseudomonas putida*

12.2. Persistence and degradability

Persistence and degradability The product is not readily biodegradable.

12.3. Bioaccumulative potential

Bioaccumulative potential No data available on bioaccumulation.

Partition coefficient Not determined.

12.4. Mobility in soil

Mobility The product is miscible with water and may spread in water systems.

12.5. Results of PBT and vPvB assessment

Results of PBT and vPvB assessment This product does not contain any substances classified as PBT or vPvB.

12.6. Other adverse effects

Other adverse effects Not relevant.

SECTION 13: Disposal considerations

13.1. Waste treatment methods

General information When handling waste, the safety precautions applying to handling of the product should be considered.

Disposal methods Dispose of waste to licensed waste disposal site in accordance with the requirements of the local Waste Disposal Authority. Note that fully cured material is not considered as hazardous waste.

SECTION 14: Transport information

14.1. UN number

UN No. (ADR/RID) 2327

CONBEXTRA EP10 HARDENER

UN No. (IMDG) 2327

UN No. (ICAO) 2327

14.2. UN proper shipping name

Proper shipping name (ADR/RID) TRIMETHYLHEXAMETHYLENEDIAMINES

Proper shipping name (IMDG) TRIMETHYLHEXAMETHYLENEDIAMINES

Proper shipping name (ICAO) TRIMETHYLHEXAMETHYLENEDIAMINES

Proper shipping name (ADN) TRIMETHYLHEXAMETHYLENEDIAMINES

14.3. Transport hazard class(es)

ADR/RID class 8

ADR/RID label 8

IMDG class 8

ICAO class/division 8

Transport labels



14.4. Packing group

ADR/RID packing group III

IMDG packing group III

ICAO packing group III

14.5. Environmental hazards

Environmentally hazardous substance/marine pollutant
No.

14.6. Special precautions for user

EmS F-A, S-B

Emergency Action Code 2X

Hazard Identification Number 80
(ADR/RID)

Tunnel restriction code (E)

14.7. Transport in bulk according to Annex II of MARPOL and the IBC Code

Transport in bulk according to Not relevant.

Annex II of MARPOL 73/78
and the IBC Code

SECTION 15: Regulatory information

15.1. Safety, health and environmental regulations/legislation specific for the substance or mixture

National regulations Control of Substances Hazardous to Health Regulations 2002 (as amended).

CONBEXTRA EP10 HARDENER

EU legislation	Regulation (EC) No 1272/2008 of the European Parliament and of the Council of 16 December 2008 on classification, labelling and packaging of substances and mixtures (as amended). Regulation (EC) No 1907/2006 of the European Parliament and of the Council of 18 December 2006 concerning the Registration, Evaluation, Authorisation and Restriction of Chemicals (REACH) (as amended). Commission Regulation (EU) No 2015/830 of 28 May 2015.
Guidance	Workplace Exposure Limits EH40. Approved Classification and Labelling Guide (Sixth edition) L131.

15.2. Chemical safety assessment

No chemical safety assessment has been carried out.

SECTION 16: Other information

Abbreviations and acronyms used in the safety data sheet	ATE: Acute Toxicity Estimate. DNEL: Derived No Effect Level. PNEC: Predicted No Effect Concentration. Kow: Octanol-water partition coefficient.
General information	For professional users only. The user must be instructed in the proper work procedure and be familiar with the contents of these instructions.
Revision comments	NOTE: Lines within the margin indicate significant changes from the previous revision.
Revision date	16/07/2019
Revision	5
Supersedes date	22/05/2017
Hazard statements in full	H290 May be corrosive to metals. H302 Harmful if swallowed. H314 Causes severe skin burns and eye damage. H317 May cause an allergic skin reaction. H318 Causes serious eye damage. H335 May cause respiratory irritation. H412 Harmful to aquatic life with long lasting effects.

This information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process. Such information is, to the best of the company's knowledge and belief, accurate and reliable as of the date indicated. However, no warranty, guarantee or representation is made to its accuracy, reliability or completeness. It is the user's responsibility to satisfy himself as to the suitability of such information for his own particular use.

CONDITION 5 M

Final details including specification and method statement of works to the secondary staircase, adaption for reuse and restoration of balustrades and its protection during removal and storage;

Details.

- The stair is remaining in situ. Only the top flight and handrail is being removed which is necessary in order to implement the introduction of Apartment 22 within the newly Consented roof space. The removal of this small part of the secondary stair is the minimum necessary only in order to implement the Consent and Permission already approved.
- Subdivision of the staircase is also in accordance with the approved Permission and Consent and essential to isolate the apartments from each other as the staircase is not a circulation stair for access to each apartment.
- The division of the stair does enable it to be used within the duplex apartments and thereby retains both historic interest and use within each duplex apartment.
- The stair will be left unpainted.

Enclosed Drawings.

- Section D-D Dwg No. 2156-146a (copy within appendices also).

CONDITION 5 N

A strategy for the detailing of shadow gaps between existing and new building fabric;

Details.

Discharged 7th July 2017.

Enclosed Documents.

- Condition discharged see letter – 7th July 2017. (see Appendix 5)

CONDITION 5 0

A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections;

Details.

Discharged 7th July 2017.

Enclosed Documents.

- Condition discharged see letter – 7th July 2017. (see Appendix 5)

CONDITION 5P

Details of the paint specification for the finish to the internal exposed steel and timber beams;

Details.

Exposed internal timber and steel beams have been treated with clear intumescent paints and varnish as per the enclosed specification sheets.

Enclosed documents.

- Thermocat W Intumescent Paint for Structural steel and cast iron
- Datasheet Re: HW02 – Clear Intumescent coating.

THERMOCOAT W

INTUMESCENT PAINT FOR STRUCTURAL STEEL AND CAST IRON

INTENDED USE

Thermocoat is a water-based intumescent paint system providing fire resistance to structural steel and cast iron of up to two hours with a minimum number of coats. A compatible decorative overcoat system ensures the system will enhance the building's architectural and design features.

HOW IT WORKS

The heat of a fire triggers a catalytic reaction, causing the expansion of an insulating char layer up to 50 times the paint thickness. This layer keeps the steel below its critical temperature, thus maintaining the structural integrity of the building.



FIRE TESTING

Product performance assessment is based upon UKAS/ NAMAS Fire Test Laboratory Certification to BS 476 Part 21 - Fire Resistance to load bearing elements of structures. Please consult Technical Department 01624 825115 for detailed specification advice.

FIRE CERTIFICATION

Thermoguard issue a Certificate of Supply on request for each specified project for insurance, Fire and Building Control Authority and Client Records.

PREPARATION AND PRETREATMENT

- Steel and cast iron should be free from rust and millscale and primed with Thermoguard High Build Metal Primer to 75 microns DFT (or alternative good quality anti-corrosive primer compatible with intumescent paints) in accordance with manufacturers instructions. Galvanised steel should be degreased with a suitable etch primer like Thermoguard One Pack Etch Primer.
- Thermoguard High Build Metal Primer may be left without further overcoating or decorated with appropriate conventional paint where no fire resistance is required.

TO SPECIFY SIMPLY STATE

Apply Thermocoat to achieve...

Fire Resistance in accordance with the instructions provided by Thermoguard Technical Department. When steel is visible or subject to variable or damp atmospheric conditions, apply 1 coat of Thermoguard Flame Retardant Paint (available in Gloss, Eggshell or Matt finishes).

APPLICATION

- Thermocoat W may be applied by brush, roller or airless spray. To achieve the best finish in the shortest time, spray application is recommended. Prior to application the contractor should contact Thermoguard's Technical Department and obtain a basecoat application schedule. To assist correct application in accordance with this schedule, a wet film gauge will be supplied with the order. Further wet film gauges will be provided on request.

- Maximum wet film thickness per brush coat - 800 microns
- Maximum wet film thickness per spray coat - 1400 microns

* Maximum Relative Humidity 80% Minimum Temperature 5°C Minimum Steel Temperature 3°C above Dew Point

RECOATING

Brush/roller application

- Surface dry: minimum 2 hours
- Recoat: minimum 4 hours
- Overcoating with Flame Retardant finish: minimum 10 hours

Spray application

- Surface Dry: minimum 4 hours
- Recoat: minimum 10 hours
- Overcoating with Flame Retardant finish: minimum 48 hours

SPRAY EQUIPMENT

Airless Spray Pump

Use equipment recommended by manufacturer for the application of high viscosity intumescent paints.

- Filter size 30 mesh, 10mm hose 3/8" diameter with no whip end

Tip Size

- 317-319 for narrow surfaces (6" fan)
- 417-419 for broad surfaces (8" fan)

Care should be taken to clean filters regularly. Cleaning should be undertaken with water.

AVAILABILITY

Thermocoat is available ex-stock in 20kg, 5kg and 2.5kg containers. Thermoguard Flame Retardant Finishes are available in 2.5l and 5l sizes in a wide choice of colours and finishes.

COMPOSITION

Intumescent compounds and resin binders, with high opacity pigments.

All materials and specifications are provided in accordance with the Terms and Conditions of Thermoguard UK Ltd. Refer to Health & Safety Data Sheets before using these products.

THERMOGUARD
FIRE & PROTECTIVE PAINTS
www.thermoguard.co.uk

THERMOGUARD UK Ltd, Unit B Marlborough Court, Bennerley Road,
Blenheim Industrial Estate, BULWELL, Nottingham NG6 8UY.
TECHNICAL DEPT - Phone 01624 825115 - Fax 01624 825526
ORDERS AND DELIVERIES - Phone 01159 764455 - Fax 01159 764488

THERMOCOAT W

TAB

TAB

TAB

TAB

TAB

TECHNICAL ADVISORY AND ESTIMATING SERVICE

Thermoguard's in house estimators provide realistic, confidential guidance on project costings to contractors and quantity surveyors. They also provided expert advice and assistance with all aspects of specification and application.

QUALITY ASSURANCE

Thermoguard is ISO 9000 Registered. All products are manufactured and supplied under the principles of ISO 9000.

APPLICATION CONDITIONS

- Maximum Relative Humidity 80%
- Minimum ambient temperature 6°C
- Minimum Steel Temperature 3°C above Dew Point

ENVIRONMENTAL, HEALTH & SAFETY

Thermoguard Timbercoat is a low-odour, water-based coating, making it user and environmentally friendly. The range of topcoats are either water-based or 2010 compliant and safe to use in accordance with manufacturer's instructions.

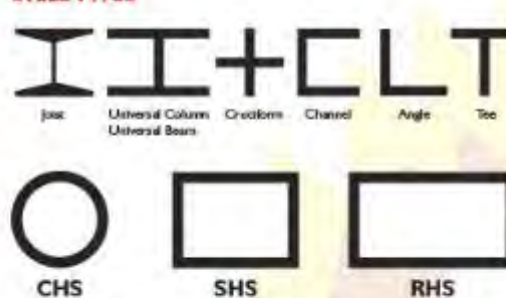
STEEL TERMINOLOGY



FIRE EXPOSURE



STEEL TYPES



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THERMOGUARD
FIRE & PROTECTIVE PAINTS
www.thermoguard.co.uk

Thermoguard UK Ltd., Unit 8 Marlborough Court, Bennerley Road, Blenheim Industrial Estate, BULWELL, Nottingham NG6 8LY

TECHNICAL DEPT – Phone 01624 825115 – Fax 01624 825526
ORDERS AND DELIVERIES – Phone 01159 764455 – Fax 01159 764488



Datasheet ref: **HW02**
Date: 21/06/13



HW02 Clear Intumescent Coating

Description	Clear Intumescent Coating designed to upgrade new and existing timber structures, offering up to 30 or 60 minutes fire protection, meeting both UK National and European Fire Regulations.
Suitable surfaces	Insulation board, MDF, plasterboard, wood and some wood derived products.
Preparation	Ensure the surface is dry, clean, free from dust, grease, wax and loose material before application. New wood should be sanded, working in the direction of the grain. Dust down. Wash the surface of oily or resinous timbers with cellulose thinners or similar. If coating over existing paint or varnish, the surface should be sanded, cleaned and coated with HWAP adhesion primer at 10 m² per litre. A primer should also be used if applying to Oak, Cedar and similar resinous woods.
Application & Coverage	Add all of the additive to the contents of the tin and stir thoroughly. In cold weather HW02 can go slightly thick. In this case, stand the tin in a container of hot water and stir it well. Do not apply in cold, damp rooms. Apply by brush, roller or spray at 8 m² per litre, per coat. Two coats required. Apply first coat and allow 1-2 hours to dry. Ensure each coat is dry before applying the next coat. Do not apply in temperatures below 5°C. HW02 is a hygroscopic material. If applied in the wrong conditions it will absorb moisture from the atmosphere and can then become cloudy, resulting in the need to completely strip back the system. It is therefore very important to ensure the moisture content in the atmosphere is below 65% and that the wood substrate moisture content is below 17%. As soon as the HW02 coats are dry and completely clear, a top coat must be applied, sealing the HW02 from moisture in the atmosphere. We recommend this system is not left overnight to dry without a top coat being applied. It is therefore important to only apply sufficient amounts that allow for coating completion that day. Please ensure all rooms are kept sufficiently warm during the drying time.
Finishing	A top coat must be applied over HW02. 1 coat for internal use, 2 coats for external use. A variety of top coats are available for interior and exterior applications. Available in clear or stained colours in matt, satin or gloss finish.

Thinning	Add up to 5% warm water if spraying
Cleaning of equipment	Clean tools with water.
Storage	Protect from frost. Store in temperatures between 5°C and 30°C. Do not allow containers to stand on the floor. Re-seal opened containers. Shelf life is 12 months from batch date before mixing, but only 3 months when the additive has been mixed in.
Pack sizes	1 litre, 2.5 litres, 5 litres, 20 litres.
Health & Safety	Non flammable. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. After contact with skin, wash with soap and water. If spraying, do not breathe spray, wear suitable respiratory protective equipment. If swallowed, seek medical advice immediately and show the label on the tin. Keep out of reach of children.
Environmental	Do not empty into drains or watercourses. Local authorities have special facilities for the disposal of paint.
Performance	All types of new and old doors (some over 200 years old) have been tested in accordance with BS476 Part 22 (1987), and their fire resistance was upgraded to an integrity of over 50 minutes. The HW range can also upgrade wood panelling to 30 minutes or 60 minutes fire rating, according to the type of wood and its thickness. Open joists and floorboards have achieved 60 minutes of fire protection on a loaded floor to BS476 Part 20 (1987). Timber mouldings and carcasses have achieved 90 minutes fire rating to BS476 Part 20 (1987). A range of timber types, including MDF, plywood, etc, have been tested and complied with BS476 Parts 6 and 7 (1987) Classes 0 and 1. Also tested to EN1364-1 (1999) for 66 minutes. This coating system also complies with the Classification B/S1/d0 of European Standard EN13501 Parts EN13823 (2002) single burn test (SBI) and EN11925-2 (2002) ignitability. Timber doors tested to BS476 Part 22 (1987) giving 30 & 60 minutes fire protection and insulation.

Information provided in this data sheet is given in good faith but without warranty. It is understood that the user of this product, in conjunction with any pre-treatment and priming materials satisfy themselves as to the suitability of this product for the application. If in doubt please do not hesitate to contact us.



HSP Fire Protection

1 Central Trading Estate, Signal Way, Swindon SN31PD

Tel: 01793 525421

Fax: 01793 431142

sales@hspfireprotection.co.uk

www.hspfireprotection.co.uk

HSP Fire Protection is a division of Holman Specialist Paints Ltd



CONDITION 5Q

Details of any replacement timber floor boards (for the avoidance of doubt this should involve the use of planks and not boarding);

Details.

Discharged 10th February 2017.

Enclosed Documents.

- Condition discharged see letter – 10th February 2017 (see Appendix 4)

CONDITION 5R

Final details of the finishes to the party walls between 2 Harter Street;

Details.

The discharge of condition letter dated 10th July 2017 (see Appendix 6) stated in relation to this:

“Condition: “Condition 5 r (Party Wall Finishes)

The detail is acceptable as shown in Dwg 2156-120 Rev G subject to final sign off of Acoustic Verification Report required to fully discharge condition 3.”

As Condition 3 is fully discharged (see letter dated 1st November 2017 – appendix 7) it is taken that Condition 5r is now discharged. **Confirmation is required that Condition 5r is discharged.**

CONDITION 5 S

Locations and details (including any fixtures and fittings) of any external lighting, TV aerials, CCTV cameras (and associated cabling and equipment) and internal mail boxes;

Details.

Discharged 10th February 2017.

Enclosed Documents.

- Condition discharged see letter – 10th July 2017 (see Appendix 6)

CONDITION 5 T

Security locks to windows;

Details.

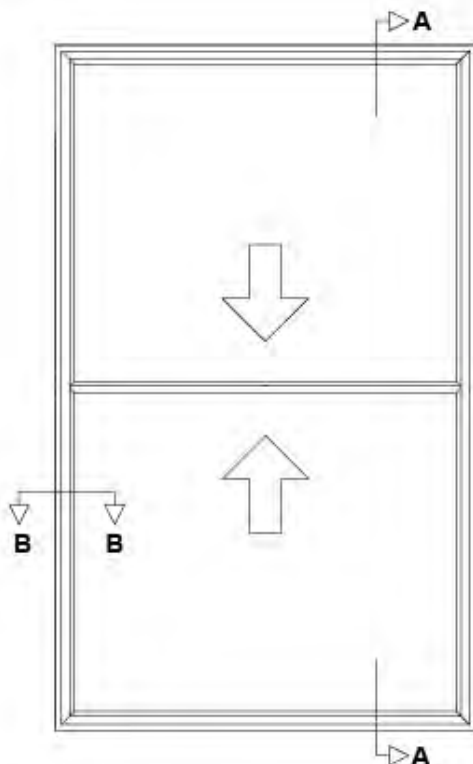
The security locks all form part of the secondary glazing system as shown on the enclosed specification sheets.

Window locks to the original windows are traditional sash lock as per below:



Enclosed drawings.

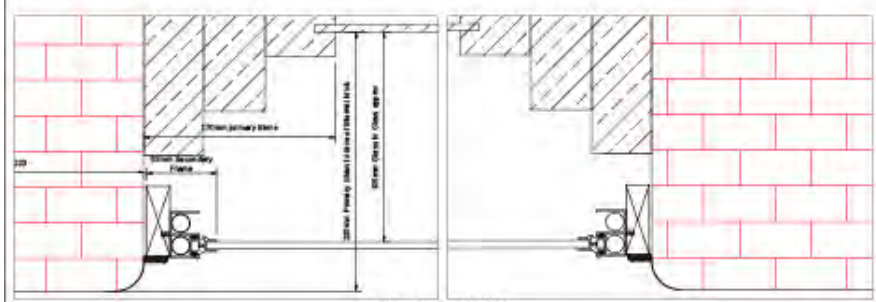
- P82499-D-001
- P82499 – D- 002
- P82499 -D-003
- P82499 -D-004
- P82499 – D -005



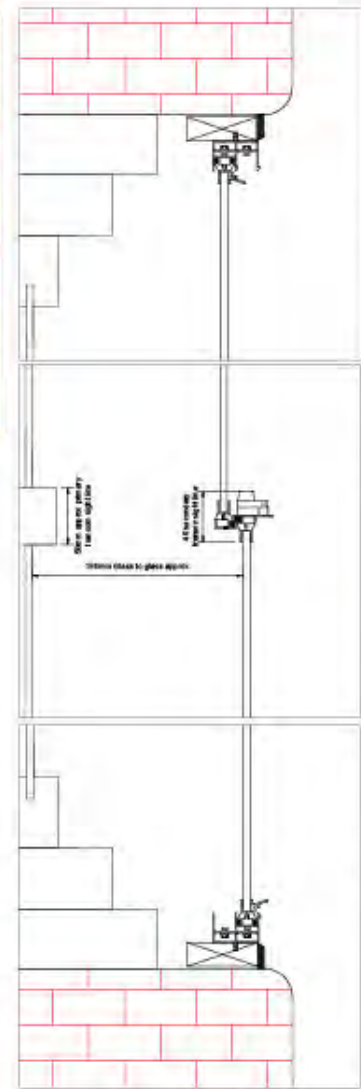
Secondary Glazing - Elevation View



Locking Fitch Catch



Plan Section Detail



Cross Section detail


GRANADA
 secondary glazing

Campbell Way
 Dinnington
 Sheffield
 S25 3QD
 Tel: 01909 499 899
 W: www.granadaglazing.com

Specification

Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish.
 Aluminium Finish: RAL 7015 Grey Satin.
 Sub-Frame: Primed high quality, environmentally certified (MTC5) engineered timber.
 Glazing: All frames are factory glazed in 6mm Stadip Laminated.
 Gasket colour: Black.

Enhanced Security:

- ***Locking Fitch Catch
- ***Travel restricting Panel Stops - restrict opening of both panels to 150mm

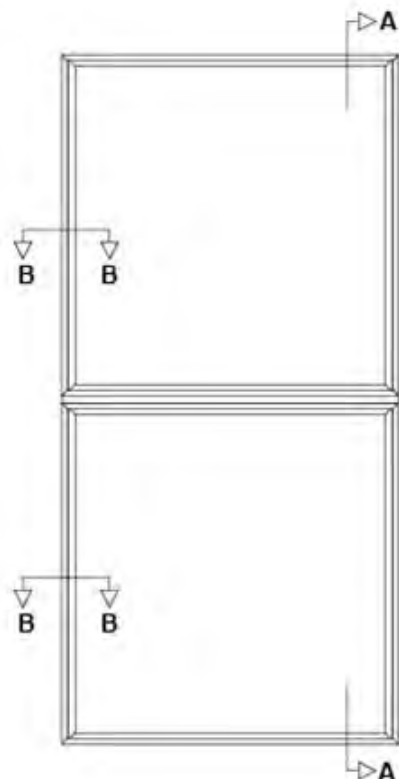
In line with our company policy of continuous product development and improvement, Granada reserves the right to make minor alterations to specification without notice.

Approved Drawing	
Approved by:	Signature
Date:	

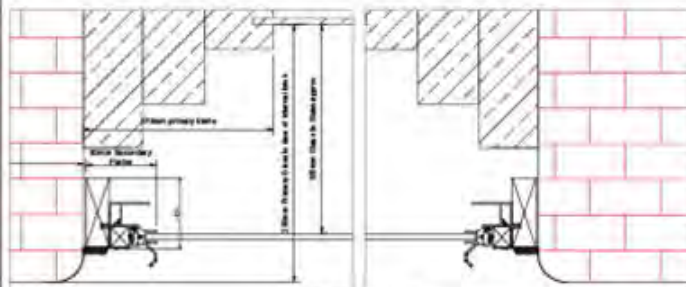
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Project: Harter Street, Manchester	
Client: Paramount Properties	
Scale: As Noted	1st issue date: 10.02.17
Drawn by: RH	Checked: RH
Drawing Number: P82499 - D - 001	
Rev	Date
1	10.02.17
Notes	
1st issue of drawings	

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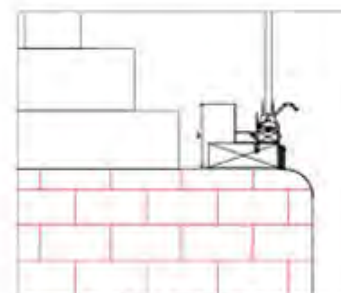
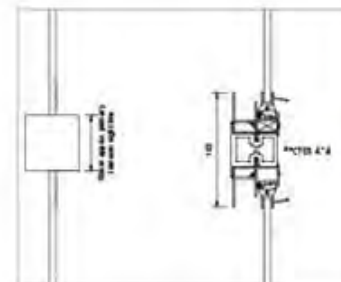
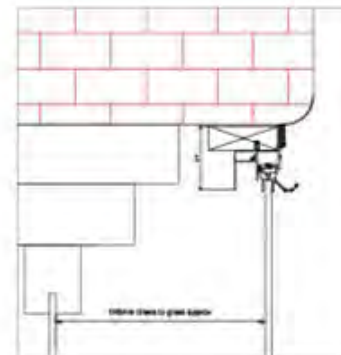
Secondary Glazing - Elevation View



Plan Section Detail



Lift Out Security Disc



Cross Section detail



Campbell Way
Dinnington
Sheffield
S25 3QD

Tel: 01909 499 899
W: www.granadaglazing.com

Specification

Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish.
Aluminium Finish: RAL 7015 Grey Seton.
Sub-Frame: Primed high quality, environmentally certified (MTC5) engineered timber.
Glazing: All frames are factory glazed in 6mm Studip Laminated.
Gasket colour: Black.

Enhanced Security:
Oval Security disc with security across opening.

In line with our company policy of continuous product development and improvement, Granada reserves the right to make minor alterations to specification without notice.

Approved Drawing

Drawn by:	WJA
Checked by:	Signature
Date:	

Drawing Title: Type 2 Windows

Project: Harter Street, Manchester

Client: Paramount Properties

Scale: As Noted

Issue date: 10.02.17

Drawn by: RJA

Checked: RJA

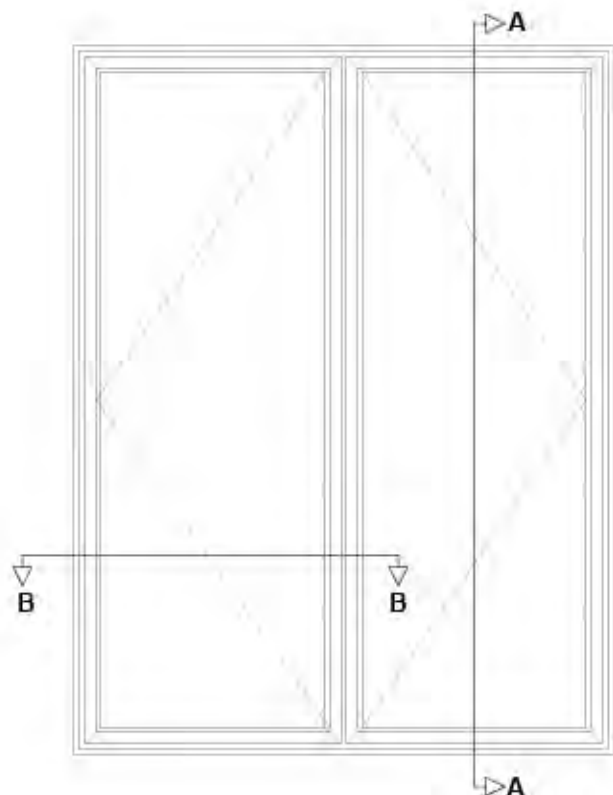
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Rev Date Notes

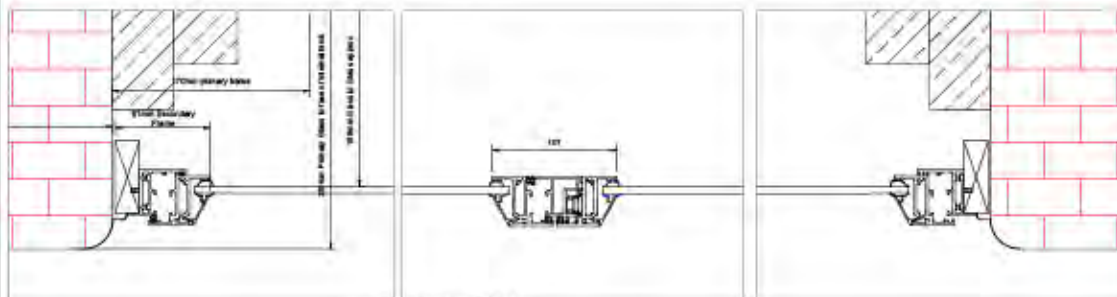
1 10.02.17 First issue of drawing

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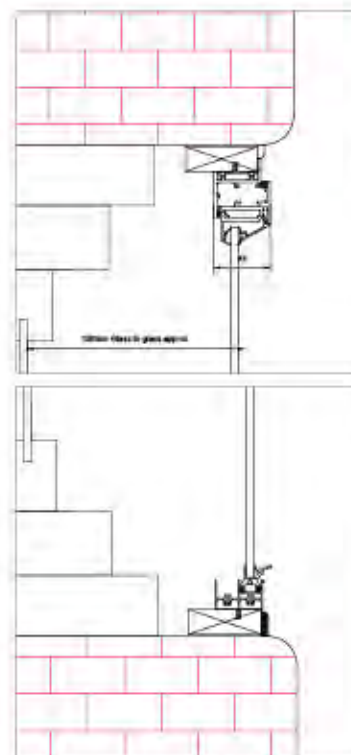




Secondary Glazing - Elevation View



Plan Section Detail



Cross Section detail



Campbell Way
Dinnington
Sheffield
S25 3QD

Tel: 01909 499 899
W: www.granadaglazing.com

Specification

Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish.
Aluminium Finish: RAL 7015 Grey Satin.
Sub-Frames: Primed high quality, environmentally certified (MTC5) engineered timber.
Glazing: All frames are factory glazed in 6mm Shadip Laminated.
Gasket colour: Black.

Enhanced Security:
Actuator locking mechanism with removable handle.
Restricted opening to 100mm

In line with our company policy of continuous product development and improvement, Granada reserves the right to make minor alterations to specification without notice.

Approved Drawing	
Drawn by:	Date:
Approved by:	Signature:
Date:	

Drawing Title: Type 1 Windows

Project: Harrier Street, Manchester

Client: Paramount Properties

Scale: As Noted

1st issue date: 10.02.17

Drawn by: DJH

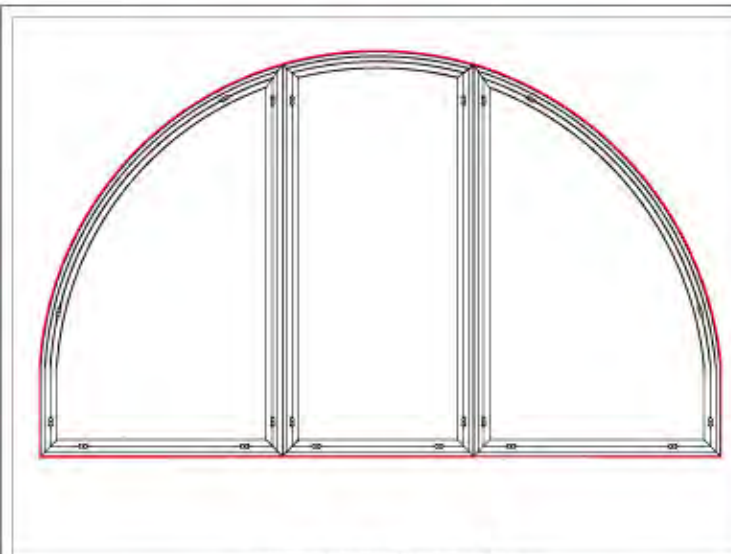
Checked: KJH

Drawing Number: P82499 - D - 003

Rev	Date	Notes
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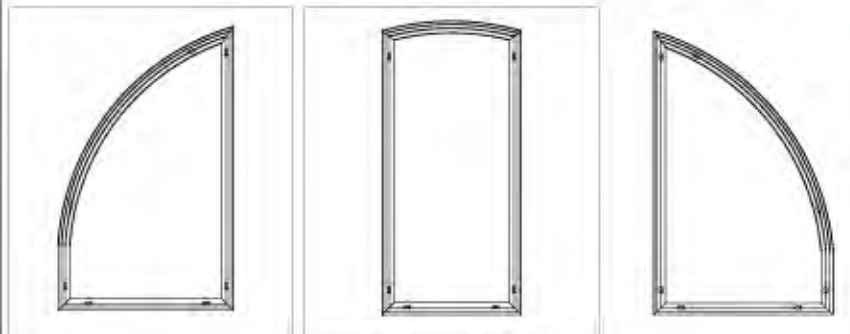




Secondary Glazing - Elevation View



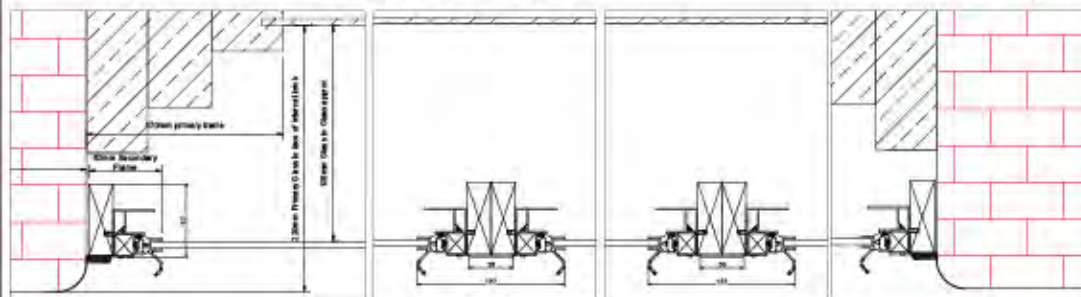
Primary Window - Survey Information



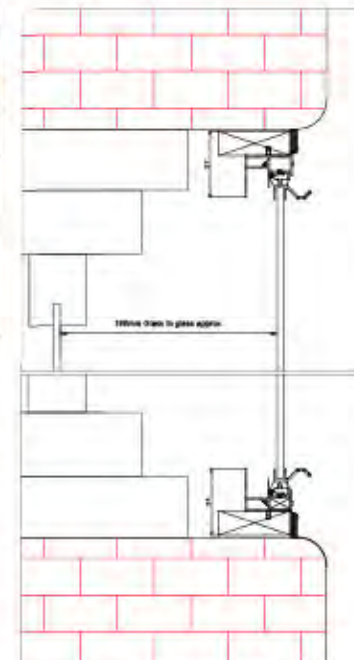
Secondary Glazing - Frame Details



Lift Out Security Disc



Plan Section Detail



Cross Section detail



Campbell Way
Dinnington
Sheffield
S25 3QD

Tel: 01909 499 899
W: www.granadaglazing.com

Specification

Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 5496 to 60 micron finish.
Aluminium Finish: RAL 7015 Grey Satin.
Sub-Frame: Primed high quality, environmentally certified (MTCs) engineered timber.
Glazing: All frames are factory glazed in 6.4mm Shadip Laminated.
Gasket colour: Black.

Enhanced Security:
Oval Security disc with security screw opening.

In line with our company policy of continuous product development and improvement, Granada reserves the right to make minor alterations to specification without notice.

Approved Drawing	
Approved by:	Signature
Date:	

Drawing Title: Type 4 Windows

Project: Horner Street, Manchester

Client: Paramount Properties

Scale: As Noted 1st issue date: 10.02.17

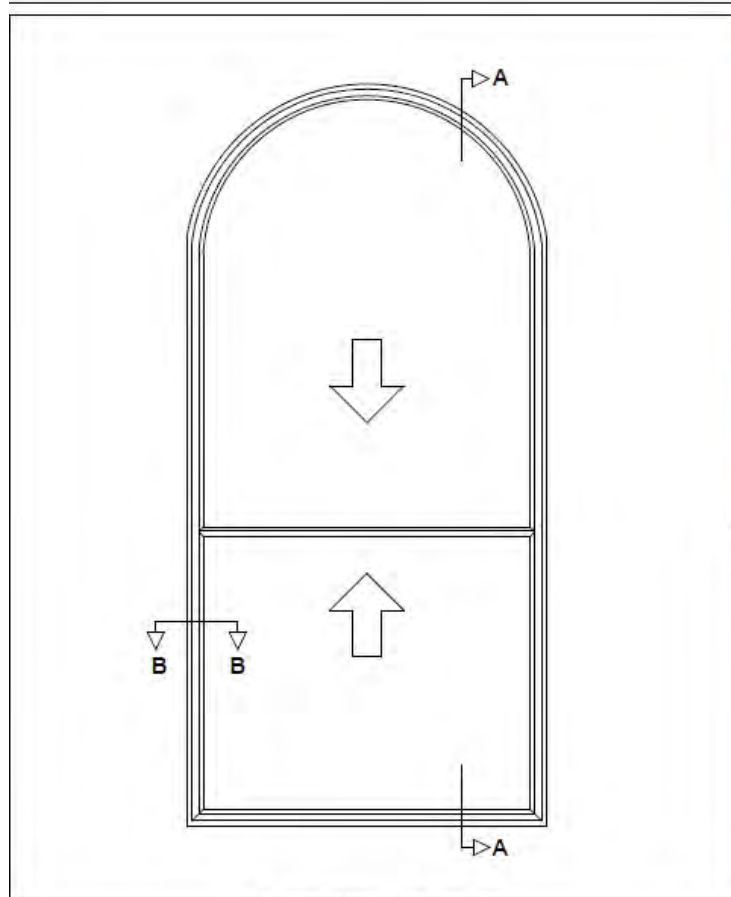
Drawn by: R/H Checked: R/H

Drawing Number: P82499 - D - 004

Rev. Date. Notes
1. 10.02.17. First issue of drawings

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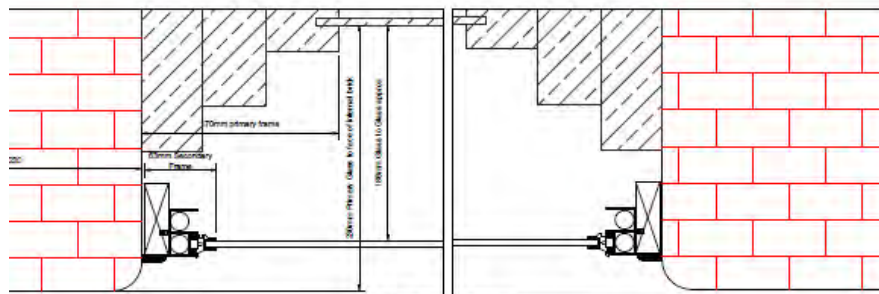
ISSUED FOR CONSTRUCTION



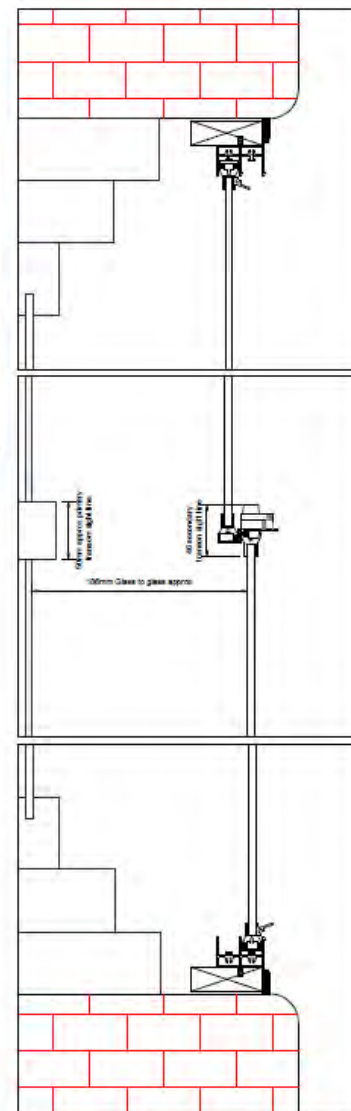
Secondary Glazing - Elevation View



Locking Fitch Catch



Plan Section Detail



Cross Section detail



Campbell Way
Dinnington
Sheffield
S25 3QD

Tel: 01909 499 899
W: www.granadaglazing.com

Specification

Aluminium 6063T6 alloy to BS EN 755 standard, powder coated to BS 6496 to 60 micron finish.
Aluminium Finish: RAL 7016 Grey Satin.
Sub-Frame: Primed high quality, environmentally certified (MTC5) engineered timber.
Glazing: All frames are factory glazed in 6.4mm Stadip Laminated.
Basket colour: Black.

Enhanced Security-

**Locking Fitch Catch
**Travel restricting Panel Stops - restrict opening of both panels to 160mm

In line with our company policy of continuous product development and improvement, Granada reserves the right to make minor alterations to specification without notice.

Approved Drawing	
Approved by:	Print
	Signature
Date:	

Drawing Title: Type 5 Windows

Project: Harter Street, Manchester

Client: Paramount Properties

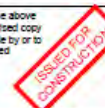
Scale: As Noted 1st issue date: 10.02.17

Drawn by: RH Checked: RH

Drawing Number: P82499 - D - 005

Rev: Date: Notes
- 000001: First issue of drawings

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CONDITION 5 U

Details including method statement of cleaning of external elevations.

Details.

The elevations were cleaned by a professional contractor (Bullen Conservation) with the gentlest approach to nebulous spray cleaning (intermittent mist spray).

Enclosed Documents.

- Quotation from Bullen Conservation Ltd

Ref: MF/KP/q4526/quotation

20 May 2015

Manchester Property Group
MCR House
341 Great Western Street
Manchester
M14 4AL

For the attention of Mr. Oliver Reeves

Dear Sir,

Re: 2 Harter Street, Manchester

Thank you for your recent enquiry, following our meeting on site, we now have pleasure in returning our estimate of costs, all in accordance with the attached terms and conditions.

Please note:-

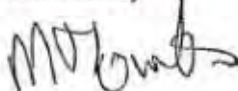
- Our schedule of repairs are written with the intention of preserving and keeping as much of the original facade materials as practically possible, especially terracotta blocks and the rear elevation imperial sized glazed bricks providing there is not any adverse effect from carrying out a repair. With terracotta, this can be achieved by the means of completing compatible repairs to some defects instead of replacements.
- Our schedule of works is written with conservation approved specifications and in line with English Heritage guidelines.
- All works will be carried out by our own directly employed tradesmen who carry Heritage CSCS cards.
- Our schedule is compiled from our site visit inspection and the contents of both Thomasons and Summerfield engineer's reports, however our schedule does lean towards Thomason's report which refers to isolated areas of movement for repairs/works.

However we confirm we do not carry Professional Indemnity Insurance and you should satisfy yourselves that the contents of this quotation meets with your requirements and your Engineer's approval.

- Some items in our schedule are only budget figures subject to a closer inspection off access scaffolding.

We trust that this quotation meets with your approval and look forward to receiving instructions which will receive our close attention. In the meantime, should you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully



Mick Fowles
Bullen Conservation

Encs: Tender Clarifications
Priced Schedule of Works



Company Reg No. 4938870

Vat Reg No. 831 7046 44

BULLEN
BC LTD
CONSERVATION
&
MASONRY
SPECIALISTS

Bullen Conservation Ltd
Lowerhouse Works
Lowerhouse Street
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OL1 3NN
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email: sales@bullenconservation.co.uk

BULLEN CONSERVATION MASONRY SPECIALISTS
0161 633 6528

Harter Street. External Façade Repairs May 2015.

Harter Street East Elevation

- | | | | |
|----|--|-----|------|
| 1 | Well established plant growth, mainly Buddleia's classified as a vigorous invasive plant/scrub, which does cause problems on terracotta buildings. | | |
| a | Over a period of two consecutive days apply 2-3 spray applications of herbicide, leave for a further 2-3 days to allow chemical to reach root system. Remove all plants. Check manufacturers instructions and apply accordingly. | 1 | Item |
| 2a | Carry out terracotta & brick clean to façade, as English Heritage guide lines to an approved sample. | 1 | Item |
| b | If the left side corner area water staining & salting does not respond to cleaning "item 2a, carry Joss-Torc clean. | 1 | Item |
| 3a | Rake out and repoint 1st floor inclusive of cornice up to 4th floor brickwork & terracotta 100%. By hand No Grinders Allowed | 1 | Item |
| b | Rake out and repoint ground floor brickwork, - terracotta & masonry approx 80% - | 1 | Item |
| 4 | Remove redundant ferrous fixing and restore hole. | 120 | Nr |
| 5 | Clients electrician to check all external wiring and cables are isolated. Bullens operatives to remove all redundant external cables/wiring and point / restore holes | 1 | Item |
| 6 | Cornice level above main entrance; | | |
| a | carefully as not to damage terracotta remove redundant ferrous sign brackets | 3 | Nr |
| b | restore missing sections of terracotta cymatium moulding | 3 | Nr |
| c | restore fixing holes in fluted frieze beneath cornice. | 3 | Nr |

Page 1 of 6



Company Reg No. 4938870



Var Reg No. 831 7046 44



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- | | | | |
|----|---|----|------|
| d | take down clean and save brickwork above window head 4th.W24 & 25 removing any remnants of plant growth & roots. | 1 | Item |
| a | rebuild brickwork | 1 | Item |
| f | rebed copings | 3 | LM |
| 13 | Replace existing temporary plastic rainwater down pipe with J&JW Longbottoms new cast iron 4" RWG's. Inclusive of hopper head, down pipes, projection & anti splash shoes | 1 | Item |
| 14 | Unknown quantity of possibly damaged terracotta caused from movement or plant growth expansion allow provisional sum for the following | | |
| a | Multiple fractured terracotta blocks, stitch pin repairs | 15 | Nr |
| b | Single fractured blocks resin repairs | 20 | Nr |

Sub total front elevation only

~~54,300.00~~ Not

Side South Elevation

Well established plant growth, mainly Buddleia's classified as a vigorous invasive plant/scrub, which does cause problems on terracotta buildings.

- | | | | |
|-----|--|----|------|
| 15 | Over a period of two consecutive days apply 2-3 spray applications of herbicide, leave for a further 2-3 days to allow chemical to reach root system. Remove all plants. Check manufacturers instructions and apply accordingly. | 1 | Item |
| 16a | Carry out terracotta & brick clean to façade, as English Heritage guide lines to an approved sample. | 1 | Item |
| b | If right hand side corner & other isolated areas of water staining & salting do not respond to cleaning "Item 16a, carry Joss-Torc clean. | 1 | Item |
| 17 | Rake out and repoint facade 100%. | 1 | Item |
| 18 | Remove redundant ferrous fixing and restore hole. | 30 | Nr |
| 19 | Clients electrician to check all external wiring and cables are isolated. Bullens operatives to remove all redundant external cables/wiring and point / restore holes | 1 | Item |
| 20 | Works to cast iron canopy | | |

BULLEN CONSERVATION MASONRY SPECIALISTS

0161 633 6528

- 7 Windows left to right, window nr2 dropped keystone. This location should be used to inspect and report on what maybe causing the movement over some of the window heads. It maybe there is an internal timber lintel that has partly rotten from water ingress causing the external terracotta/bricks to move.
- a Prop stringcourse and brickwork above window head. 1 Item
- b Carefully remove, clean and save keystone & voussoirs. If these blocks will not come out without causing any damage stop work and seek instruction from Bullens Contract manager & C.A. 5 blks
- c If blocks have been successfully removed, report internal structural findings to C.A. 1 Item
- d With C.A. approval refix, wedge & point existing salvaged keystone & voussoirs back into their original position in their correct alignment. 5 blks
- 8 Movement to brickwork over windows, depending on the findings with items 7a-d, allow to supply and fix double thorhelical lintel bars above windows: -
 - a 1st floor windows nr2 & nr8. 2 Nr
 - b 2nd floor window nr2. 1 Nr
- 9 Ground floor previously removed pattress plate, remove remnants of steel bar, supply and fix new/salvaged imperial bricks toothed in as to match existing 10 brks
- 10 Cast iron pattress plate & sprinkler sign, wire brush clean to remove rust and treat with rust inhibitor 2 Item
- 11 Above 2nd pilaster take off, clean and robed copings. 4 LM
- 12 Following removal of large plant/scrub at parapet level between pilasters 2-3 above windows 4thW24 & 25, a section of moved masonry will require a closer inspection allow provisional sum to take down and rebuild as follows: -
 - a With timber form work, prop arched window heads. 2 Nr
 - b Scaffolder to erect lifting beam above area of movement
 - c remove clean & save copings. 3 LM

CONDITION V

A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

Details.

The only redundant sign was the large box illuminated sign above the main entrance door on Harter Street. This was removed and any fixing holes filled with lime mortar.

The smaller *Sprinkler Sign* has been retained.

Photographs.



Box sign before works



With box sign removed,.



Sprinkler sign retained.

CONDITION 5W

Details of how new floors will abut with stairs and new lift;

Details

On the Discharge of Decision Letter from the LPA dated 10th February 2017 (Appendix 4) it was stated *"5(w) In terms of Dwg 2156 -126 (B) If we have to go down this route then this is an acceptable approach."*

We believe that the incorrect plan number was quoted and instead the plan that should be referred to was 2156 – 129 A.

It has thereby been indicated that the approach as per the drawings is acceptable.

Enclosed Drawing.

- Floor upgrade details: Dwg no. 2156-129A (copy at Appendix 11 also).

		Coca-Cola Inc. 3071 Lincoln Road Suite 200 Miami, FL 33140 1-800-875-8282 www.coca-colafirst.com																																																																																																																																																																																																																																																																																																																			
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CONDITION 5X

Details of glazing (including glazing type) to canopy structure within yard;

Details.

The canopy in the yard only had remnants of glass left in prior to works that was incapable of retention and remaining safe to users of the building. It was considered that the introduction of a safety glass into the existing metal structure would have made the original structural more structurally unsound and would put the structure at risk and not be beneficial to its long-term.

Photographs.



CONDITION 5 Y

Details of railing to site boundary;

Details.

Railings

- 2000 long panel, bolted in between posts
- Galvanised mild steel, spray painted high build black
- Materials:
- Horizontal Rails: 50x12 flat bar
- Long Verts: 20 dia bar w/ 35 dia sphere to top
- Short Verts: 16 dia round bar w/ 30 dia sphere to top
- Posts: 90x90 SHS w/220x200x12 thk base plate
- Post Top: 100x100 SHS sleeve, 100 lg w/square post cap

Fixings

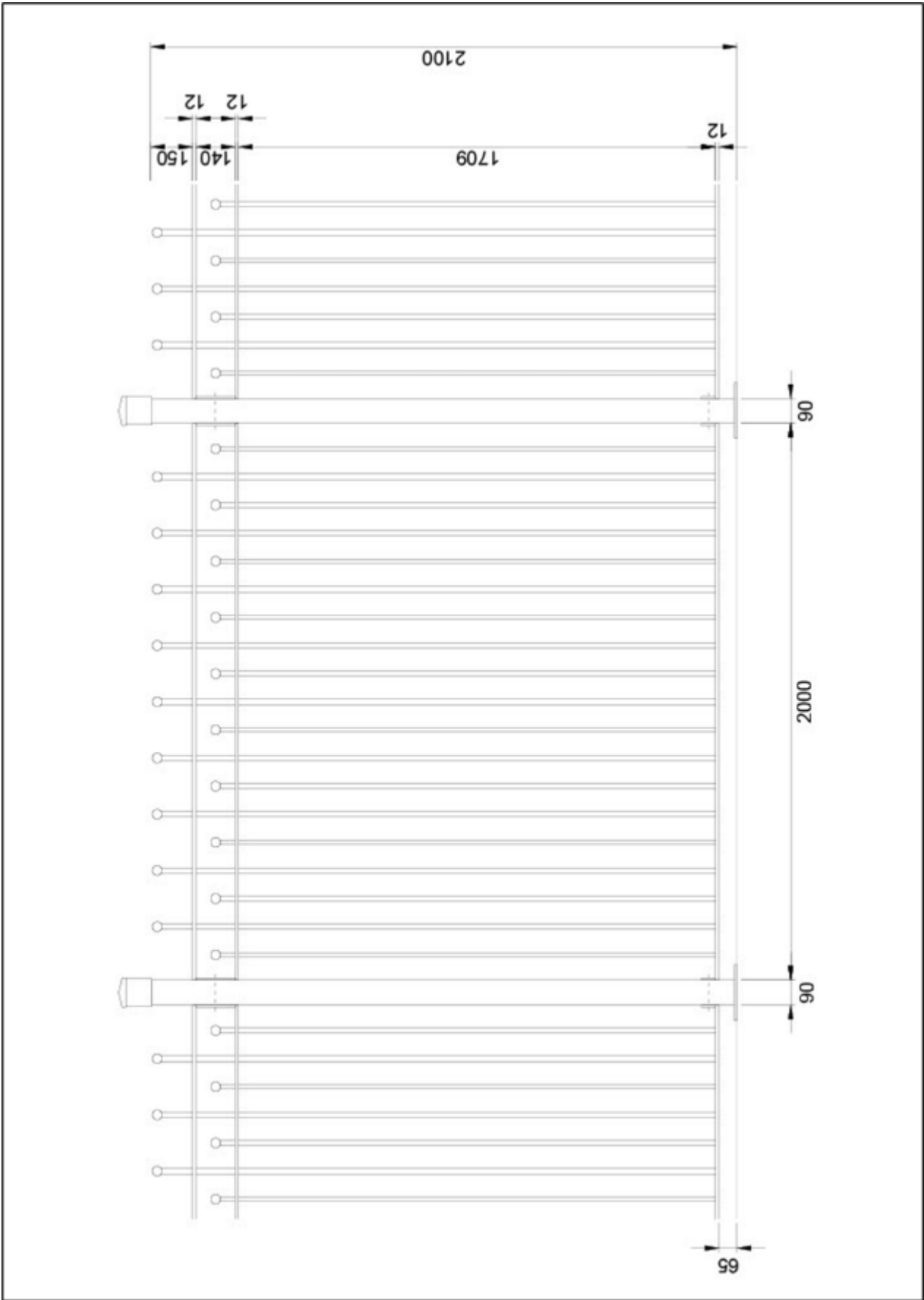
- Panel to Post: 4No. M12 bolts through posts
- Post to Floor: 4No. M12 studs resin anchored to floor (per post)

All railings are painted black

The original gates and gate posts to the yard are retained in situ.

Enclosed documents.

- Specification for Grilles, Railings and Gates
- Railings drawings



Grilles

Design generally as per drawing. Grille size to match aperture to building
Galvanised mild steel, spray painted high build black

Materials:

Frame: 50x6 flat bar (edge to view)
Infill: 50x6 flat bar (edge to view), approx. 150c/c
26.9 dia CHS spacer tubes, 65 lg, welded to frame

Fixings:

6No. 8x140 countersunk plastic frame anchors
/ or 6No. M8 studding resin anchored into mortar joint

Railings

2000 long panel, bolted in between posts
Galvanised mild steel, spray painted high build black

Materials:

Horizontal Rails: 50x12 flat bar
Long Verts: 20 dia bar w/ 35 dia sphere to top
Short Verts: 16 dia round bar w/ 30 dia sphere to top
Posts: 90x90 SHS w/220x200x12 thk base plate
Post Top: 100x100 SHS sleeve, 100 lg w/square post cap

Fixings:

Panel to Post: 4No. M12 bolts through posts
Post to Floor: 4No. M12 studs resin anchored to floor (per post)

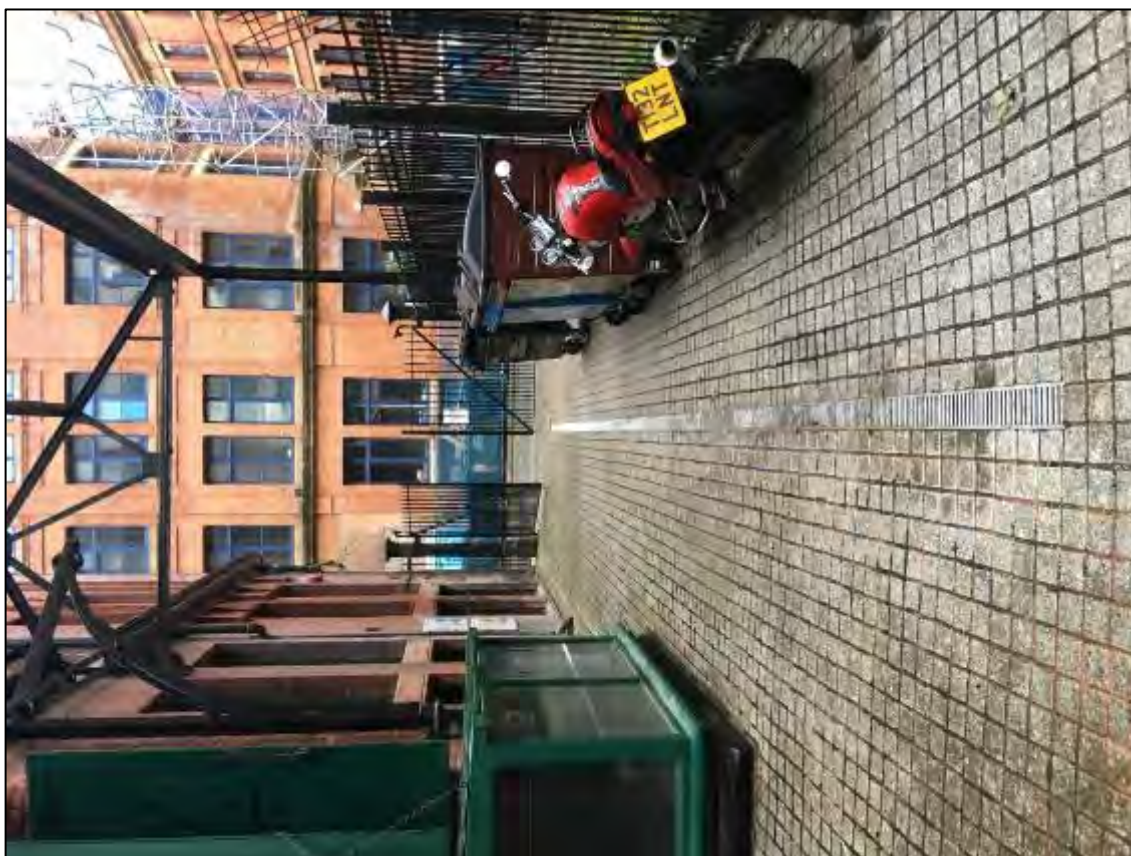
Gates

Remove gates from site and take to our workshop
Using heat, bring gates back into alignment
Replace missing parts with matching components (i.e. missing bracing strap)
Mechanically clean gates
Prime and spray paint high build black
Re-fix on site, repairing hinges as necessary on site and greasing

Photographs.



Front Gates retained



New side railings to yard.

CONDITION 5Z

Final detailed design of any hard landscaping and of materials to floor surface within yard area

Details.

A traditional granite sett laid in grid formation has been used in the yard area with central steel drainage channel. The setts are bedded in sand and are semi-permeable. Beneath the sand is a mastic layer asphalt layer to provide necessary waterproofing.

Photographs.



CONDITION 5AA

(aa) Treatment of side elevation loading bay doors and basement hoist equipment

Details.

Discharged 10th February 2017.

Enclosed Documents.

- Condition discharged see letter – 10th February 2017 (see Appendix 4)

CONDITION 6

The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Details

This is an informative Condition which does not require discharging.

CONDITION 7

No development shall commence unless and until a scheme that will provide for the needs of future residents whom may wish to have the use of a motorcar in respect of their domestic needs which shall include details of the arrangements to be put in place and shall also identify the parties who will be responsible for managing the scheme, has been submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied.

Details.

This condition was discharged on 22nd June 2015.

Enclosed documents.

- Copy of Letter of Discharge (See Appendix 8)

CONDITION 8

The details of an emergency telephone contact number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Details

This is an informative Condition which does not require discharging.

CONDITION 9

The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three-star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Details.

This Condition was removed by way of application. See Decision Notice 109766/JO/2015/C2 dated 16th September 2015 (see Appendix 3)

Enclosed documents.

- Decision Notice 109766/JO/2015/C2 dated 16th September 2015.
- Decision Notice 109766/JO/2015/C2 dated 16th September 2015.

CONDITION 10

Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Details.

A series of photographs was taken prior to any works commencing in 2014 and compiled in the Building Appraisal and Statement of Significance Report.

The condition does not require a Written Scheme of Investigation and therefore the enclosed document is sufficient for the purposes of this Condition.

Enclosed Documents.

- 2 Harter Street, Manchester. Building Appraisal and Statement of Significance – 10th February 2014 – see Appendix 12/

CONDITION 11

Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Details.

- The scaffolding was erected under the following method to ensure there was no harm to the fabric of the Listed Building and it was protected during works.
- The scaffold required to carry out facade repairs and maintenance will serve all three elevations.
- There will be approximately 6 lifts complete with all statutory edge protection, handrails etc.
- Debris netting will also be provided.
- The design will incorporate a 'top hat' to allow the roof replacement to be completed in relative protection from the elements and to prevent further water ingress.
- There will be no anchor bolts, wall ties or other such fixings mechanically tying the scaffold to the building.
- The scaffold will instead be secured by bracing through windows using necessary padding and protection and cross bracing through windows between elevations.
- In general, the scaffold will be erected and dismantled in a careful manner so as to protect against accidental damage of the facade by the contractor.

CONDITION 12

The consent hereby granted shall include for the retention and repair / restoration of the following:

Side elevation loading bay doors if still in situ

Details.

The condition does not require the submission of any details. It is confirmed that the doors have been retained and painted.

Photographs



The side elevation loading doors retained in situ and pointed.

APPENDICES

List of appendices:

Appendix 1: Decision Notice for 105885/FO/2014/C2 – Planning Permission.

Appendix 2: Decision Notice for 105885/LO/2014/C2 – Listed Building Consent.

Appendix 3: Decision Notice for 109766/JO/2015/C2

Appendix 4: Discharge of Condition Decision Notice ref: 105885 and 105886. Dated 10th February 2017.

Appendix 5: Discharge of Condition Decision Notice ref: CDN/17/0171 and 17/0144. Dated 7th July 2017.

Appendix 6: Discharge of Condition Decision Notice ref: CDN/17/0171 and 17/0144. Dated 10th July 2017.

Appendix 7: Discharge of Condition Decision Notice ref: CDN/17/0144 and CDN/17/0171. Dated 1st November 2017.

Appendix 8: Discharge of Condition Decision Notice for Condition 7 (car parking) ref: 105885 & 105886. Dated 22nd June 2015.

Appendix 9: Condition 5L: Harter Street LGF Window Section Detail

Appendix 10: Condition 5M: Section D-D Dwg No. 2156-146

Appendix 11: Condition 5W: Floor upgrade details Dwg No. 2156-129A

Appendix 12: 2 Harter Street, Manchester. Building Appraisal and Statement Of Significance – 10th February 2014.

**APPENDIX 1: DECISION NOTICE FOR 105886/FO/2014/C2
– PLANNING PERMISSION.**



Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr S Akram
Brookmoor Developments Ltd
341 Great Western Street
Manchester
M14 4HB

Agent (if used)

Mr J Arji
Urbane Forms
17 Royal Mill
Redhill Street
Manchester
M4 5BA

Part 1 – Particulars of the application/development

Proposal: Conversion of building to 22 apartments (8 x 1 bed and 14 x 2 bed) (use class C3) and external alterations including demolition and replacement of existing roof to include roof lights, reinstatement of windows, provision of cycle store and cleaning, repair, repainting and installation of glass to steel frame canopy structure within adjacent yard

Location: 2 Harter Street, Manchester, M1 6HY

Date of application: 12 August 2014

Application number: 105885/FO/2014/C2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 31 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The applicants were advised at pre-application state about the information that would be required in support of the application. Concerns were raised during the processing of the application about the acoustic insulation of the building from the adjacent nightclub and the need to include acoustic ventilation within the proposals and about some aspects of the internal and external interventions and suggestions were made about ways in which the scheme could be revised such that it would be acceptable

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

The approved scheme shall be implemented in full and the mechanical ventilation system shall be operational before first occupation of the residential units and thereafter be retained and maintained as such.

Reason - In the interests of the amenity of the future residents once the development hereby approved is occupied, as the proposed residential accommodation is only acceptable on the basis of a system of mechanical ventilation (which would allow sufficient air flow to the building without the need to open windows for purge ventilation) being installed along with adequate acoustic insulation being installed between this and adjacent noise sources (including from within 44-46 Princess Street) pursuant to Core Strategy policies SP1, H1, DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5 and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The acoustic glazing approved as part of a scheme under this condition, shall be retained in accordance with that approved scheme. Any replacement glazing arising from any failure to the glazed unit or as a result of damage or breakage etc, shall be carried out in accordance with the scheme already approved. No alterations to the type and standard of glazing approved as part of the scheme shall be undertaken without prior approval of the City Council as local planning authority.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

5) Notwithstanding the details as set out in condition 2 above no development shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final construction details of the replacement main roof including all materials, abutment of main roof and flat roof coverings with lift shaft, the position of the spring point behind parapet, the position of wall plate and rafters, the type and location of roof vents and their abutment with main roof structure and confirmation of the gutter and rain pipe arrangements (for the avoidance of doubt these should be retained in the current positions, the existing gutter detail behind the parapet is to be retained and refurbished to an agreed methodology and specification and the relationship of the springing point of the pitched roofs facing out from the building with the existing gutter detail and parapet needs to remain as existing).

(b) Final details of any equipment located on the flat roof (including air intake/extract flues and soil pipe vents). For the avoidance of doubt these should not rise above the ridge of the pitched roof or upstand to the edge of the flat roof (whichever is lower).

(c) Final details of repair / reinstatement of pitched roof to the rear lower roof including all materials, abutment with existing building structure, details of lead work (which for the avoidance of doubt should be to Lead Sheet Association standards);

(d) Final details of the glazing over stairwell including materials, sub-division, frame profile and abutment detail with flat roof

(e) Details including materials, framing profile, junction details and abutment with existing building structure of rear roof elevation (upper);

(f) A specification and methodology of any works to windows and all associated existing fixtures and fittings including repair, painting, reinstatement and installation of any ventilation (for the avoidance of doubt this should include for the retention of historic fixtures and fittings and the type of wood used for repairs should match that of the window being repaired and for any wholly new frames should match that of the original windows.

(g) Details of the proposed secondary glazing including agreement of where it is appropriate to install, frame colour, profile, sub-division and direction of opening and any necessary fixings and finishes to give this an acceptable appearance within the window opening;

(h) Final construction details of the dormers including materials, junction details, abutment with existing building structure and framing profile;

(i) Final details of the internal finishes to the basement external walls;

(j) Final details including specification and method statement of works to the principle entrance area including to entrance vestibule/porch, ground floor hallway, stairway to first floor level and associated first floor landing space.

(k) Final details including design, location and means of affixing of basement security grills;

(l) Final detail of the proposed upstand detail at the basement windows to prevent rainwater run-off from the adjacent external areas entering the building to ensure that this is kept to the minimum required.

(m) Final details including specification and method statement of works to the secondary staircase, adaption for reuse and restoration of balustrades and its protection during removal and storage;

(n) A strategy for the detailing of shadow gaps between existing and new building fabric;

(o) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections;

(p) Details of the paint specification for the finish to the internal exposed steel and timber beams;

(q) Details of any replacement timber floor boards (for the avoidance of doubt this should involve the use of planks and not boarding);

(r) Final details of the finishes to the party walls between 2 Harter Street;

(s) Locations and details (including any fixtures and fittings) of any external lighting, TV aerials, CCTV cameras (and associated cabling and equipment) and internal mail boxes;

(t) Security locks to windows;

(u) Details including method statement of cleaning of external elevations;

(v) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

(w) Details of how new floors will abut with stairs and new lift; and

(x) Details of glazing (including glazing type) to canopy structure within yard;

(y) Details of railing to site boundary;

(z) Final detailed design of any hard landscaping and of materials to floor surface within yard area;

(aa) Treatment of side elevation loading bay doors and basement hoist equipment

Where repair / restoration is required details of this including a method statement shall be submitted to and approved in writing by the City Council as local planning authority and the agreed works carried out before the building is first occupied.

Including external redecoration.

No use of brilliant white or gloss paint inside or out (on original fabric).

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes

7) No development shall commence unless and until a scheme that will provide for the needs of future residents whom may wish to have the use of a motorcar in respect of their domestic needs which shall include details of the arrangements to be put in place and shall also identify the parties who will be responsible for managing the scheme, has been submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and pursuant to Core Strategy policies SP1 and DM1

8) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason: In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

9) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

10) Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

11) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless an until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the

character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) The consent hereby granted shall include for the retention and repair / restoration of the following:

Side elevation loading bay doors if still in situ

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

This permission does not grant approval under Building Regulations.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

If at any time bats or other protected species are found to be present on the site or affected by the development, work should cease immediately and Natural England/LPA should be contacted.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday*: 7.30am - 6pm
Saturday*: 8.30am - 2pm
Sunday / Bank holidays: No work

*Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation once the development is completed.

Construction Works

If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc.

Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ Tel: 0161 234 5004, email: contact@manchester.gov.uk

Licensing

The applicant should be aware that under the Licensing Act 2003 the carrying on of a licensable activity (this includes the provision of late night refreshment between 23.00 - 05.00, supply of alcohol, music, dancing, plays, films and indoor sporting events) on or from premises requires a premises licence from Manchester City Council as Licensing Authority. Information regarding premises licence can be obtained from:

The Licensing Unit, Manchester City Council, Hammerstone Road, Gorton, Manchester, M18 8EQ. Tel: 0161 234 5004 or e-mail premises.licensing@manchester.gov.uk

Noise

The applicant's attention is drawn to the need to contact Environmental Health where any noise related conditions have been attached to this Planning Approval, in order to discuss specific and technical requirements.

Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ, Tel: 0161 234 5004, E-mail: contact@manchester.gov.uk

Date: 13 January 2015

Signed:



Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pes. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A – Informative regarding coalfield area

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

This Informative Note is valid from 1st January 2015 until 31st December 2016

**APPENDIX 2: DECISION NOTICE FOR 105885/LO/2014/C2
– LISTED BUILDING CONSENT.**



**Planning (Listed Building & Conservation Area) Act 1990
(as amended)**

Listed Building Consent

Applicant

Mr S Akram
Brookmoor Developments Ltd
341 Great Western Street
Manchester
M14 4HB

Agent (if used)

Mr J Arji
Urbane Forms
17 Royal Mill
Redhill Street
Manchester
M4 5BA

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal and external works associated with the conversion of building to 22 apartments (8 x 1 bed and 14 x 2 bed) (use class C3) including demolition and replacement of existing roof to include roof lights, reinstatement of windows, provision of cycle store and cleaning, repair, repainting and installation of glass to steel frame canopy structure within adjacent yard

Location: 2 Harter Street, Manchester, M1 6HY

Date of application: 12 August 2014

Application number: 105886/LO/2014/C2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 31 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The applicants were advised at pre-application state about the information that would be required in support of the application. Concerns were raised during the processing of the application about the acoustic insulation of the building from the adjacent nightclub and the need to include acoustic ventilation within the proposals and about some aspects of the internal and external interventions and suggestions were made about ways in which the scheme could be revised such that it would be acceptable

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

- (a) Site plan 13010(0-)09 Rev B stamped as received on 28-11-14;
- (b) Dwgs 13010(0-)20 Rev J, 21 Rev H, 22 Rev H ;23 Rev H, 24 Rev H, 25 Rev H26 Rev L, 28 Rev C stamped as received on 28-11-14;
- (c) Dwgs 13010(0-)30 Rev K; 31 Rev F, 32 Rev D, 33 Rev C, 35 Rev D, 36 and 01 stamped as received on 28-11-14;
- (d) Recommendations contained in sections 4,5 and 6 of the Crime Impact Statement Version B dated 28-11-13; and
- (e) Waste Management Strategy stamped as received on 18-07-14;
- (f) Responses to points Main Roof (8), Internal Spatial Character (1), Retention of original / historic fabric and features (1a, c and d), Principle Staircase (1) contained in Jarhinger Arji's e-mail dated 12-08-14; and
- (g) Details of the following as set out in Jahangir Arji's e-mail dated 19-09-14 :
 - (i) cast iron hoppers and cast iron rainwater pipes;
 - (ii) Details of finishes to steel and timber beams; and
 - (iii) Retention of pipe to rear facade.
- (h) Shadow gap detail stamped as received on 12-08-14; and
- (i) Design parameters for Ventilation System as set out in Urbane Forms General Services Strategy 2 Harter Street dated 22-12-14.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1, CC3, CC7, EN4 and EN6 and saved Unitary Development Plan policies DC26.1 and DC26.5.

3) No development shall commence unless or until an acoustic attenuation scheme including particulars of:

- o*the acoustic insulation of the residential accommodation from noise (including structure borne noise) from the adjacent nightclub (currently Charlies in basement of 44-46 Princess Street);
- o*glazing specification; and
- o*an acoustically treated mechanical ventilation system to be installed as part of the development (including details of any internal and external works required to install that system in accordance with the design parameters set out in Urbane Forms General Services Strategy 2 Harter Street dated 22-12-14) have been submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented in full and the mechanical ventilation system shall be operational before first occupation of the residential units and thereafter be retained and maintained as such.

Reason - In the interests of the amenity of the future residents once the development hereby approved is occupied, as the proposed residential accommodation is only acceptable on the basis of a system of mechanical ventilation (which would allow sufficient air flow to the building without the need to open windows for purge ventilation) being installed along with adequate acoustic insulation being installed between this and adjacent noise sources (including from within 44-46 Princess Street) pursuant to Core Strategy policies SP1, H1, DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5 and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The acoustic glazing approved as part of a scheme under this condition, shall be retained in accordance with that approved scheme. Any replacement glazing arising from any failure to the glazed unit or as a result of damage or breakage etc, shall be carried out in accordance with the scheme already approved. No alterations to the type and standard of glazing approved as part of the scheme shall be undertaken without prior approval of the City Council as local planning authority.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

5) 6) Notwithstanding the details as set out in condition 2 above no development shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final construction details of the replacement main roof including all materials, abutment of main roof and flat roof coverings with lift shaft, the position of the spring point behind parapet, the position of wall plate and rafters, the type and location of roof vents and their abutment with main roof structure and confirmation of the gutter and rain pipe arrangements (for the avoidance of doubt these should be retained in the current positions, the existing gutter detail behind the parapet is to be retained and refurbished to an agreed methodology and specification and the relationship of the springing point of the pitched roofs facing out from the building with the existing gutter detail and parapet needs to remain as existing).

(b) Final details of any equipment located on the flat roof (including air intake/extract flues and soil pipe vents). For the avoidance of doubt these should not rise above the ridge of the pitched roof or upstand to the edge of the flat roof (whichever is lower).

(c) Final details of repair / reinstatement of pitched roof to the rear lower roof including all materials, abutment with existing building structure, details of lead work (which for the avoidance of doubt should be to Lead Sheet Association standards);

(d) Final details of the glazing over stairwell including materials, sub-division, frame profile and abutment detail with flat roof

(e) Details including materials, framing profile, junction details and abutment with existing building structure of rear roof elevation (upper);

(f) A specification and methodology of any works to windows and all associated existing fixtures and fittings including repair, painting, reinstatement and installation of any ventilation (for the avoidance of doubt this should include for the retention of historic fixtures and fittings and the type of wood used for repairs should match that of the window being repaired and for any wholly new frames should match that of the original windows.

(g) Details of the proposed secondary glazing including agreement of where it is appropriate to install, frame colour, profile, sub-division and direction of opening and any necessary fixings and finishes to give this an acceptable appearance within the window opening;

(h) Final construction details of the dormers including materials, junction details, abutment with existing building structure and framing profile;

(i) Final details of the internal finishes to the basement external walls;

(j) Final details including specification and method statement of works to the principle entrance area including to entrance vestibule/porch, ground floor hallway, stairway to first floor level and associated first floor landing space.

(k) Final details including design, location and means of affixing of basement security grills;

(l) Final detail of the proposed upstand detail at the basement windows to prevent rainwater run-off from the adjacent external areas entering the building to ensure that this is kept to the minimum required.

(m) Final details including specification and method statement of works to the secondary staircase, adaption for reuse and restoration of balustrades and its protection during removal and storage;

(n) A strategy for the detailing of shadow gaps between existing and new building fabric;

(o) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections;

(p) Details of the paint specification for the finish to the internal exposed steel and timber beams;

(q) Details of any replacement timber floor boards (for the avoidance of doubt this should involve the use of planks and not boarding);

(r) Final details of the finishes to the party walls between 2 Harter Street;

(s) Locations and details (including any fixtures and fittings) of any external lighting, TV aerials, CCTV cameras (and associated cabling and equipment) and internal mail boxes;

- (t) Security locks to windows;
- (u) Details including method statement of cleaning of external elevations;
- (v) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;
- (w) Details of how new floors will abut with stairs and new lift; and
- (x) Details of glazing (including glazing type) to canopy structure within yard;
- (y) Details of railing to site boundary;
- (z) Final detailed design of any hard landscaping and of materials to floor surface within yard area;
- (aa) Treatment of side elevation loading bay doors and basement hoist equipment

Where repair / restoration is required details of this including a method statement shall be submitted to and approved in writing by the City Council as local planning authority and the agreed works carried out before the building is first occupied.
Including external redecoration.
No use of brilliant white or gloss paint inside or out (on original fabric).

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes

7) No development shall commence unless and until a scheme that will provide for the needs of future residents whom may wish to have the use of a motorcar in respect of their domestic needs which shall include details of the arrangements to be put in place and shall also identify the parties who will be responsible for managing the scheme, has

been submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and pursuant to Core Strategy policies SP1 and DM1

8) The details of an emergency telephone contact number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

9) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

10) Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

11) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless an until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) The consent hereby granted shall include for the retention and repair / restoration of the following:

Side elevation loading bay doors if still in situ

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

This permission does not grant approval under Building Regulations.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 13 January 2015

Signed:



Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A – Informative regarding coalfield area

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

This Informative Note is valid from 1st January 2015 until 31st December 2016

**APPENDIX 3: DECISION NOTICE FOR
109766/JO/2015/C2 – REMOVAL OF CONDITION 9.**



Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Brookmoor Developments Ltd
341 Great Western Street
Manchester
M14 4HB

Agent (if used)

Mrs Lisa Cowley
Coda Studios Ltd
70-71 Cornish Place
Cornish Street
Sheffield
S6 3AF

Part 1 – Particulars of the application/development

Proposal: Removal of condition 9 which requires achievement of three star sustainability rating under the code for sustainable homes.

Location: 2 Harter Street, Manchester, M1 6HY

Date of application: 12 August 2015

Application number: 109766/JO/2015/C2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site plan 13010(0-)09 Rev B stamped as received on 28-11-14;

(b) Dwgs 13010(0-)20 Rev J, 21 Rev H, 22 Rev H ;23 Rev H, 24 Rev H, 25 Rev H26 Rev L, 28 Rev C stamped as received on 28-11-14;

(c) Dwgs 13010(0-30 Rev K; 31 Rev F, 32 Rev D, 33 Rev C, 35 Rev D, 36 and 01 stamped as received on 28-11-14;

(d) Recommendations contained in sections 4,5 and 6 of the Crime Impact Statement Version B dated 28-11-13; and

(e) Waste Management Strategy stamped as received on 18-07-14;

(f) Responses to points Main Roof (8), Internal Spatial Character (1), Retention of original / historic fabric and features (1a, c and d), Principle Staircase (1) contained in Jarhinger Arji's e-mail dated 12-08-14; and

(g) Details of the following as set out in Jahangir Arji's e-mail dated 19-09-14 :

- (i) cast iron hoppers and cast iron rainwater pipes;
- (ii) Details of finishes to steel and timber beams; and
- (iii) Retention of pipe to rear facade.

(h) Shadow gap detail stamped as received on 12-08-14; and

(i) Design parameters for Ventilation System as set out in Urbane Forms General Services Strategy 2 Harter Street dated 22-12-14.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development shall commence unless or until an acoustic attenuation scheme including particulars of:

o*the acoustic insulation of the residential accommodation from noise (including structure borne noise) from the adjacent nightclub (currently Charlies in basement of 44-46 Princess Street);

o*glazing specification; and

o*an acoustically treated mechanical ventilation system to be installed as part of the development (including details of any internal and external works required to install that system in accordance with the design parameters set out in Urbane Forms General Services Strategy 2 Harter Street dated 22-12-14) have been submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented in full and the mechanical ventilation system shall be operational before first occupation of the residential units and thereafter be retained and maintained as such.

Reason - In the interests of the amenity of the future residents once the development hereby approved is occupied, as the proposed residential accommodation is only acceptable on the basis of a system of mechanical ventilation (which would allow sufficient air flow to the building without the need to open windows for purge ventilation) being installed along with adequate acoustic insulation being installed between this and adjacent noise sources (including from within 44-46 Princess Street) pursuant to Core Strategy policies SP1, H1, DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5 and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the

Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The acoustic glazing approved as part of a scheme under this condition, shall be retained in accordance with that approved scheme. Any replacement glazing arising from any failure to the glazed unit or as a result of damage or breakage etc, shall be carried out in accordance with the scheme already approved. No alterations to the type and standard of glazing approved as part of the scheme shall be undertaken without prior approval of the City Council as local planning authority.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

5) Notwithstanding the details as set out in condition 2 above no development shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final construction details of the replacement main roof including all materials, abutment of main roof and flat roof coverings with lift shaft, the position of the spring point behind parapet, the position of wall plate and rafters, the type and location of roof vents and their abutment with main roof structure and confirmation of the gutter and rain pipe arrangements (for the avoidance of doubt these should be retained in the current positions, the existing gutter detail behind the parapet is to be retained and refurbished to an agreed methodology and specification and the relationship of the springing point of the pitched roofs facing out from the building with the existing gutter detail and parapet needs to remain as existing).

(b) Final details of any equipment located on the flat roof (including air intake/extract flues and soil pipe vents). For the avoidance of doubt these should not rise above the ridge of the pitched roof or upstand to the edge of the flat roof (whichever is lower).

(c) Final details of repair / reinstatement of pitched roof to the rear lower roof including all materials, abutment with existing building structure, details of lead work (which for the avoidance of doubt should be to Lead Sheet Association standards);

(d) Final details of the glazing over stairwell including materials, sub-division, frame profile and abutment detail with flat roof

(e) Details including materials, framing profile, junction details and abutment with existing building structure of rear roof elevation (upper);

(f) A specification and methodology of any works to windows and all associated existing fixtures and fittings including repair, painting, reinstatement and installation of any ventilation (for the avoidance of doubt this should include for the retention of historic fixtures and fittings and the type of wood used for repairs should match that of the window being repaired and for any wholly new frames should match that of the original windows.

(g) Details of the proposed secondary glazing including agreement of where it is appropriate to install, frame colour, profile, sub-division and direction of opening and any necessary fixings and finishes to give this an acceptable appearance within the window opening;

- (h) Final construction details of the dormers including materials, junction details, abutment with existing building structure and framing profile;
- (i) Final details of the internal finishes to the basement external walls;
- (j) Final details including specification and method statement of works to the principle entrance area including to entrance vestibule/porch, ground floor hallway, stairway to first floor level and associated first floor landing space.
- (k) Final details including design, location and means of affixing of basement security grills;
- (l) Final detail of the proposed upstand detail at the basement windows to prevent rainwater run-off from the adjacent external areas entering the building to ensure that this is kept to the minimum required.
- (m) Final details including specification and method statement of works to the secondary staircase, adaption for reuse and restoration of balustrades and its protection during removal and storage;
- (n) A strategy for the detailing of shadow gaps between existing and new building fabric;
- (o) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections;
- (p) Details of the paint specification for the finish to the internal exposed steel and timber beams;
- (q) Details of any replacement timber floor boards (for the avoidance of doubt this should involve the use of planks and not boarding);
- (r) Final details of the finishes to the party walls between 2 Harter Street;
- (s) Locations and details (including any fixtures and fittings) of any external lighting, TV aerials, CCTV cameras (and associated cabling and equipment) and internal mail boxes;
- (t) Security locks to windows;
- (u) Details including method statement of cleaning of external elevations;
- (v) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;
- (w) Details of how new floors will abut with stairs and new lift; and
- (x) Details of glazing (including glazing type) to canopy structure within yard;
- (y) Details of railing to site boundary;

(z) Final detailed design of any hard landscaping and of materials to floor surface within yard area;

(aa) Treatment of side elevation loading bay doors and basement hoist equipment

Where repair / restoration is required details of this including a method statement shall be submitted to and approved in writing by the City Council as local planning authority and the agreed works carried out before the building is first occupied.

Including external redecoration.

No use of brilliant white or gloss paint inside or out (on original fabric).

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes

7) No development shall commence unless and until a scheme that will provide for the needs of future residents whom may wish to have the use of a motorcar in respect of their domestic needs which shall include details of the arrangements to be put in place and shall also identify the parties who will be responsible for managing the scheme, has been submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and pursuant to Core Strategy policies SP1 and DM1

8) The details of an emergency telephone contact number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

10) Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

11) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) The consent hereby granted shall include for the retention and repair / restoration of the following:

Side elevation loading bay doors if still in situ

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

This permission does not grant approval under Building Regulations.

Date: 16 September 2015

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

**APPENDIX 4: DISCHARGE OF CONDITIONS - DECISION
NOTICE REF: 105885 AND 105886.**

DATED 10TH FEBRUARY 2017



MANCHESTER
CITY COUNCIL

Julie Roscoe
Head of Planning

PO Box 532
Town Hall
Manchester M60 2LA

Mr Dhillon
Adas Uk
4205 Park Approach
Thorpe Park
Leeds
LS15 8GB

Contact: Angela Leckie
Tel: 0161 234 5795
Fax: 0161 274 0014
Email: a.leckie@manchester.gov.uk
10th February 2017

Our Reference 105885
and 105886

Dear Sir

**Planning Application Ref no 105885/FO/2014/C2 and
105886/LO/2014/C2110276/FO/2015/C1- Planning and Listed Building
Consent for Conversion of building to 22 apartments (8 x 1 bed and 14 x 2
bed) (use class C3) and external alterations including demolition and
replacement of existing roof to include roof lights, reinstatement of
windows, provision of cycle store and cleaning, repair, repainting and
installation of glass to steel frame canopy structure within adjacent yard**

Condition 3

Pre-commencement Environmental Health officers requirements are satisfied provided that the scheme is implemented in accordance with the recommendations of the Acoustic Report by AEC dated 4 August 2014 as amended by AEC Progress Report dated 22 March 2016 but occupation of the building and final condition sign off is conditional on the following:

- (a) Submission of a post completion report once all the noise mitigation measures have been implemented to demonstrate adherence to and the effectiveness of the measures detailed in the above - any non compliance will need to be suitably mitigated in accordance with an scheme to be agreed and fully implemented prior to occupation; and
- (b) Agreement and further discussions in relation to the physical works required to implement the above measures (see e-mail from MCC dated 07-09-16 in relation to this purple comments) - condition not discharged

to understand what is being proposed in more detail s the annotations contain some unknown's (more precision is required in terms of design and materials – including drainage of rainwater that happens to get caught regardless of the included gutter). Any amendments from the approval will also have to be regularised;

5 (m) (formally submitted 20-10-16) (Treatment of secondary staircase) - Not discharged see e-mail to Mark Hobbs 07-12-16 - It is unclear how the submitted information could be sufficient to understand what is actually being proposed in terms of the fabric to be retained, altered or removed. Sufficient accurate, annotated drawn information is required to provide this level of detail. The expectation from the outset has been that the maximum possible amount of the staircase would be retained in situ and visible without alteration with floors inserted as necessary to separate apartments. The need for any new sub-dividing walls to carve through this staircase (as suggested by the submitted statement) is questioned. The retention/storage of removed elements and reference to ventilated voids is not understood terms of the scheme seen to date and the above expectation. An early discussion considered the possibility of removed elements being re-used in the building to provide the new stairs in duplex apartments (rather than just being stored) although this level of removal of the existing should not be taking place in terms of the above expectation.

5 (n) No information has been formally submitted to discharge - for any previous comments on this element refer to e-mail to Mark Hobbs 07-09-16;

5 (o) Condition is not discharged. The level of detail about these so far submitted is inadequate and we need to understand how services are being carried and how they would be expressed or contained within the spaces. The approach should be to avoid attaching these to the original building fabric;

5 (q) Discharged provided that implemented in accordance with submitted Rentokill Timber Report in relation to floorboard repair and Mark Hobbs letter dated 25th November 2015. (please note comments made previously in relation to the damp proof course and that as discussed on site, all boards that are to be replaced will be done in pitched pine with a thickness, length and width to match the original boards);

5 (r) No information has been formally submitted to discharge - for any previous comments on these refer to e-mail to Mark Hobbs 07-09-16;

5 (v) No information has been formally submitted to discharge - for any previous comments on these refer to e-mail to Mark Hobbs 07-09-16;

5(w) In terms of Dwg 2156 -126 (B) If we have to go down this route then this is an acceptable approach. However at the lift we would like to see a glass inset to reveal the original floor level. We have previously discussed options to avoid raised floors within landing areas in favour of ramps and it is unclear why this approach has not been adopted;

5 (x) No information has been formally submitted to discharge - for any previous comments on these refer to e-mail to Mark Hobbs 07-09-16;

5 (z) (formally submitted 20-10-16) (Hard Landscaping) See previous e-mail to Mark Hobbs 07-12-16 - Drawing No.2156-126 Revision G has been provided showing the detail of the proposed replacement roof to that part of the basement that projects under the external yard area. It is recalled that this issue regarding the condition of this roof arose post-approval. It had been understood that details including the upstand details for these works had previously been agreed and reference needs to be had to the previous audit trail. it is unknown if the information now being provided correlates with the previously agreed approach;

5 (aa) Discharged provided that implemented in accordance with submitted dwg 2156-128b;

There are also several instance where we believe that works are or have been carried out that do not comply with the approved dwgs and there is now a need to regularise a number of amendments to the approved scheme and there is a need for us to understand how you will resolve these. Examples of these changes include:

- treatment of the internal spaces / sub division of the apartments and adjacent windows;
- changes in the floor layout including position of risers and the enclosing of columns;
- re-opening of basement windows to the rear.

The scheme architect Mark Hobbs should be in a position to clarify all of the amendments. Any application will of course have to contain a full and reasoned justification for these amendments including and assessment of their impact on the character and fabric of the listed building compared with that of the approved scheme. Can you please advise how you intend to move this matter forward.

Should you require anything further please do not hesitate to contact **Angela Leckie** on the above number.

Yours sincerely

Anthony Mitchell

For the Head of Planning, Building Control and Licensing

**APPENDIX 5: DISCHARGE OF CONDITION DECISION
NOTICE REF: CDN/17/0171.**

DATED 7TH JULY 2017.

Mr Dhillon
Adas Uk
4205 Park Approach
Thorpe Park
Leeds
LS15 8GB

Contact: Angela Leckie
Tel: 0161 234 5795
Fax: 0161 274 0014
Email: a.leckie@manchester.gov.uk
7th July 2017

Dear Sir

Planning Application Ref nos CDN/17/0144 and CDN/17/0171 (105885/FO/2014/C2 and 105886/LO/2014/C2110276/FO/2015/C1)- Planning and Listed Building Consent for Conversion of building to 22 apartments (8 x 1 bed and 14 x 2 bed) (use class C3) and external alterations including demolition and replacement of existing roof to include roof lights, reinstatement of windows, provision of cycle store and cleaning, repair, repainting and installation of glass to steel frame canopy structure within adjacent yard

Further to your submission of the above I can confirm the following:

1) Condition 5 (f) Works to windows

On the basis of the site visit on 23rd May 2017 the condition is discharged for all windows at ground floor level and above but final details of the works to the basement windows (including to the yard) are still to be agreed.

2) Condition 5 g (Secondary Glazing)

On the basis of the site visit on 23rd May 2017 the condition is discharged for all windows at ground floor level and above but final details of any secondary glazing to basement windows (including to the yard) are still to be agreed.

3) Condition 5 n (Shadow gap details)

On the basis of the site visit on 23rd May 2017 the condition is discharged.

4) Condition 5 o (Location and detailing of building services)

On the basis of the site visit on 23rd May 2017 the condition is discharged.

5) Condition 5 r (Party Wall Finishes)

The detail is acceptable as shown in Dwg 2156-120 Rev G subject to final sign off of Acoustic Verification Report required to fully discharge condition 3.

6) Condition 5 s (External fixtures and fittings)

Discharged on the basis that there are no external fixtures and fittings proposed on the building.

7) Condition 5 t (Security locks to Windows) - Noted details of security to secondary glazing but what has or will be done on the existing windows - details are required. Condition cannot be discharged.

8) Condition 5 v (Removal of Redundant Signs) - Confirmation required re dwg 2156-117 of what Cast Iron Vent Repainted / Repaired where corroded beyond repair means in terms of what happens is corroded beyond repair?

9) Condition 5 x works to external yard canopy - Discussions ongoing- Condition cannot be discharged

10) Condition 5 z (Hard Landscaping Yard)- Discussions ongoing - Condition cannot be discharged

There are also several instance where we believe that works are or have been carried out that do not comply with the approved dwgs and there is now a need to regularise a number of amendments to the approved scheme and there is a need for us to understand how you will resolve these. Examples of these changes include:

- treatment of the internal spaces / sub division of the apartments and adjacent windows;
- changes in the floor layout including position of risers and the enclosing of columns;
- re-opening of basement windows to the rear.

The scheme architect Mark Hobbs should be in a position to clarify all of the amendments. Any application will of course have to contain a full and reasoned justification for these amendments including and assessment of their impact on the character and fabric of the listed building compared with that of the approved scheme. Can you please advise how you intend to move this matter forward.

Should you require anything further please do not hesitate to contact **Angela Leckie** on the above number.

Yours sincerely

Anthony Mitchell

For the Head of Planning, Building Control and Licensing

**APPENDIX 6: DISCHARGE OF CONDITION DECISION
NOTICE REF: CDN/17/0144.**

DATED 10TH JULY 2017

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Paramount Properties
22 St Andrews Road

Agent (if used)

Mr Kenny Dhillon
Adas Leeds
4205 Park Approach
Thorpe Park
Leeds
LS15 8GB

Part 1 – Particulars of the application/development

Proposal: Application to discharge conditions 5(f) (works to windows) , 5(g) (details of secondary glazing), 5(n) (detailing of shadow gaps between existing and new building fabric), 5(o) (location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections), 5(r) details of finishes to the party walls between 2 Harter Street, 5(s) (Locations and details of any external fixtures and fittings), 5(t) (Security locks to windows), 5(v) (removal of redundant signs) , 5(x) (works to external yard canopy) and 5(z) (hard landscaping and of materials to floor surface within yard area) attached to application ref no 105886/LO/2014/C2

Location: 2 Harter Street, Manchester, M1 6HY

Date of application: 15 May 2017

Application number: CDN/17/0171

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 5 (f) Works to windows

Condition 5 (f) Works to windows

On the basis of the site visit on 23rd May 2017 the condition is discharged for all windows at ground floor level and above but final details of the works to the basement windows (including to the yard) are still to be agreed.

Condition 5 g (Secondary Glazing)

Condition 5 g (Secondary Glazing)

On the basis of the site visit on 23rd May 2017 the condition is discharged for all windows at ground floor level and above but final details of any secondary glazing to basement windows (including to the yard) are still to be agreed.

CDN/17/0171

Page 1 of 3

Condition 5 n (Shadow gap details)

Condition 5 n (Shadow gap details)

On the basis of the site visit on 23rd May 2017 the condition is discharged.

Condition 5 o (Building Services)

Condition 5 o (Location and detailing of building services)

On the basis of the site visit on 23rd May 2017 the condition is discharged.

Condition 5 r (Party Wall Finishes)

Condition 5 r (Party Wall Finishes)

The detail is acceptable as shown in Dwg 2156-120 Rev G subject to final sign off of Acoustic Verification Report required to fully discharge condition 3.

Condition 5 s (External fixtures and fi

Condition 5 s (External fixtures and fittings)

Discharged on the basis that there are no external fixtures and fittings proposed on the building.

Condition 5 t (Security locks to Windows

Condition 5 t (Security locks to Windows) - Noted details of security to secondary glazing but what has or will be done on the existing windows - details are required.

Condition 5 v (Removal of Redundant Sign

Condition 5 v (Removal of Redundant Signs) - Confirmation required re dwg 2156-117 of what Cast Iron Vent Repainted / Repaired where corroded beyond repair means in terms of what happens is corroded beyond repair?

External Canopy

Condition 5 x works to external yard canopy - Discussions ongoing

Hard Landscaping

Condition 5 z (Hard Landscaping Yard)- Discussions ongoing

Date: 10 July 2017

Signed:



Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

**APPENDIX 7: DISCHARGE OF CONDITION DECISION
NOTICE REF: CDN/17/0144 AND CDN/17/0171 FOR
CONDITION 3.**

DATED 1ST NOVEMBER 2017



MANCHESTER
CITY COUNCIL

Julie Roscoe
Head of Planning

PO Box 532
Town Hall
Manchester M60 2LA

Mark Hobbs
The Annex
WFI House
2 Queens Road
Sheffield
S2 4DG

Contact: Angela Leckie
Tel: 0161 234 5795
Fax: 0161 274 0014
Email: a.leckie@manchester.gov.uk
1st November 2017

Dear Sir

**Planning Application Ref nos CDN/17/0144 and CDN/17/0171
(105885/FO/2014/C2 and 105886/LO/2014/C2110276/FO/2015/C1)- Planning
and Listed Building Consent for Conversion of building to 22 apartments
(8 x 1 bed and 14 x 2 bed) (use class C3) and external alterations including
demolition and replacement of existing roof to include roof lights,
reinstatement of windows, provision of cycle store and cleaning, repair,
repainting and installation of glass to steel frame canopy structure within
adjacent yard – Discharge of condition 3(Acoustic Insulation and
Ventilation).**

Further to your submission of the above I can confirm that on the basis of the following:

AEC Letter Ref: P2898/L13/BT dated 26th September 2017

That the requirements of condition 3 have now been fully met and that on the basis of this and the adherence to the requirements set out in Acoustic Report by AEC dated 4 August 2014 as amended by AEC Progress Report dated 22 March 2016 the condition is now fully discharged.

Further to our letter dated 7th July 2017 we remain concerned that there still several instance where we believe that works are or have been carried out that do not comply with the approved dwgs and there is now a need to regularise a number of amendments to the approved scheme and there is a need for us to understand how you will resolve these. Examples of these changes include:

- treatment of the internal spaces / sub division of the apartments and adjacent windows;
- changes in the floor layout including position of risers and the enclosing of columns;
- re-opening of basement windows to the rear.

www.manchester.gov.uk

Any application will of course have to contain a full and reasoned justification for these amendments including and assessment of their impact on the character and fabric of the listed building compared with that of the approved scheme. Can you please advise how you intend to move this matter forward.

Should you require anything further please do not hesitate to contact **Angela Leckie** on the above number.

Yours sincerely

Anthony Mitchell

For the Head of Planning, Building Control and Licensing

**APPENDIX 8: DISCHARGE OF CONDITION DECISION
LETTER FOR CONDITION 7.**

DATED 22ND JUNE 2015.

25 JUN 2015



MANCHESTER
CITY COUNCIL

Julie Roscoe
Head of Planning

PO Box 532
Town Hall
Manchester M60 2LA

Mr Mark Hobbs
Coda Studios
70-71 Cornish Place
Cornish Street
Sheffield
S6 3AF

Contact: Angela Leckie
Tel: 0161 234 5795
Fax: 0161 274 0014
Email: a.leckie@manchester.gov.uk

22nd June 2015

Our reference: 105885 / 105886

Dear Sir

Conversion of building to 22 apartments (8 x 1 bed and 14 x 2 bed) (use class C3) and external alterations including demolition and replacement of existing roof to include roof lights, reinstatement of windows, provision of cycle store and cleaning, repair, repainting and installation of glass to steel frame canopy structure within adjacent yard. Application ref no's 105885 and 105886 – Discharge of condition 7.

Condition 7 (Car Parking) - Further to your e-mail dated 18th June 2015 in respect of the above I can confirm that on the basis that the measures as set out in the attached Parking Proposal are implemented in full that the condition will be discharged.

Should you require anything further please do not hesitate to contact **Angela Leckie** on the above number.

Yours sincerely

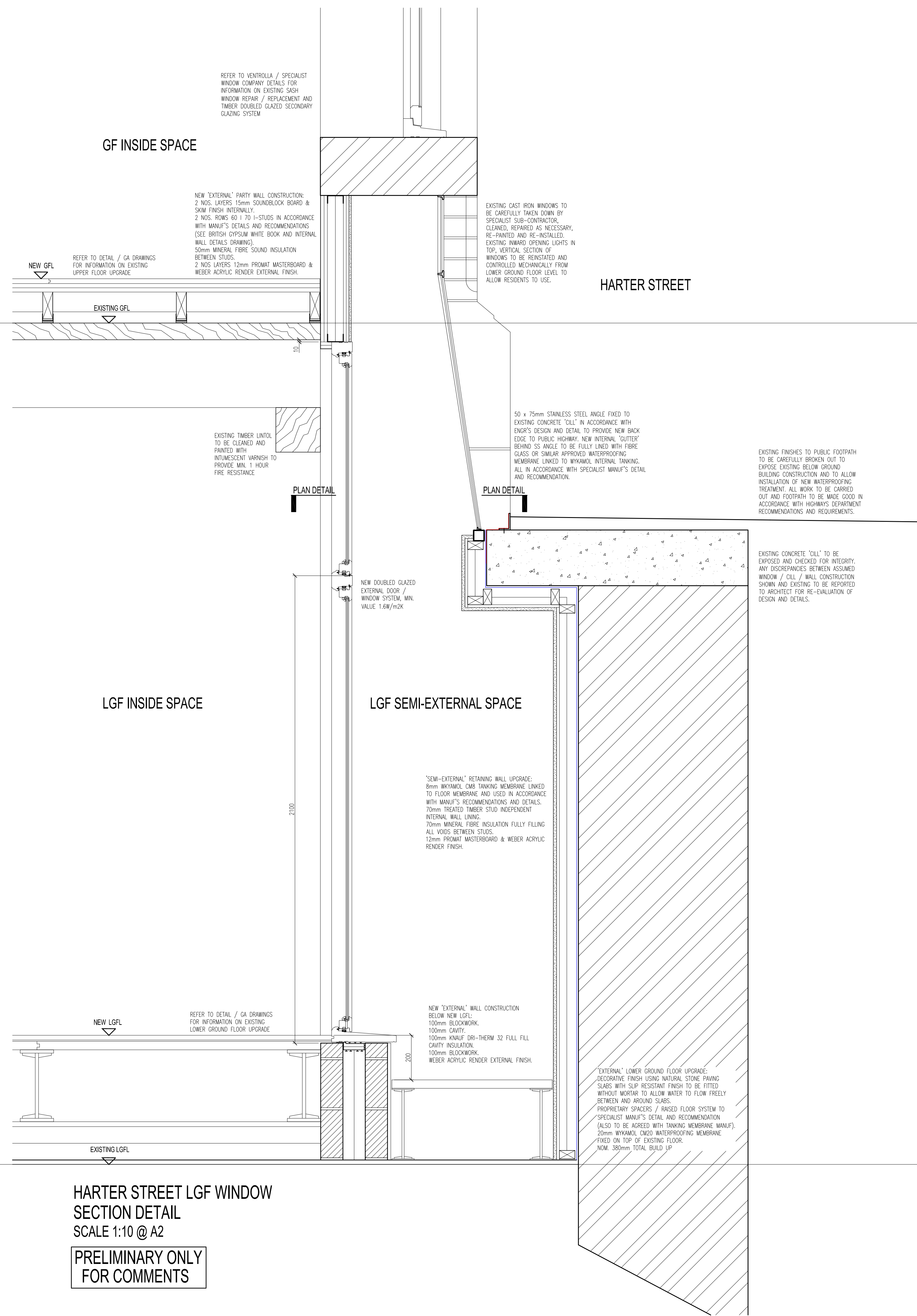
A handwritten signature in black ink, appearing to read 'Julie Roscoe'.

Julie Roscoe

Head of Planning

APPENDIX 9: DETAILS FOR CONDITION 5L

HARTER STREET LGF WINDOW SECTION DETAIL

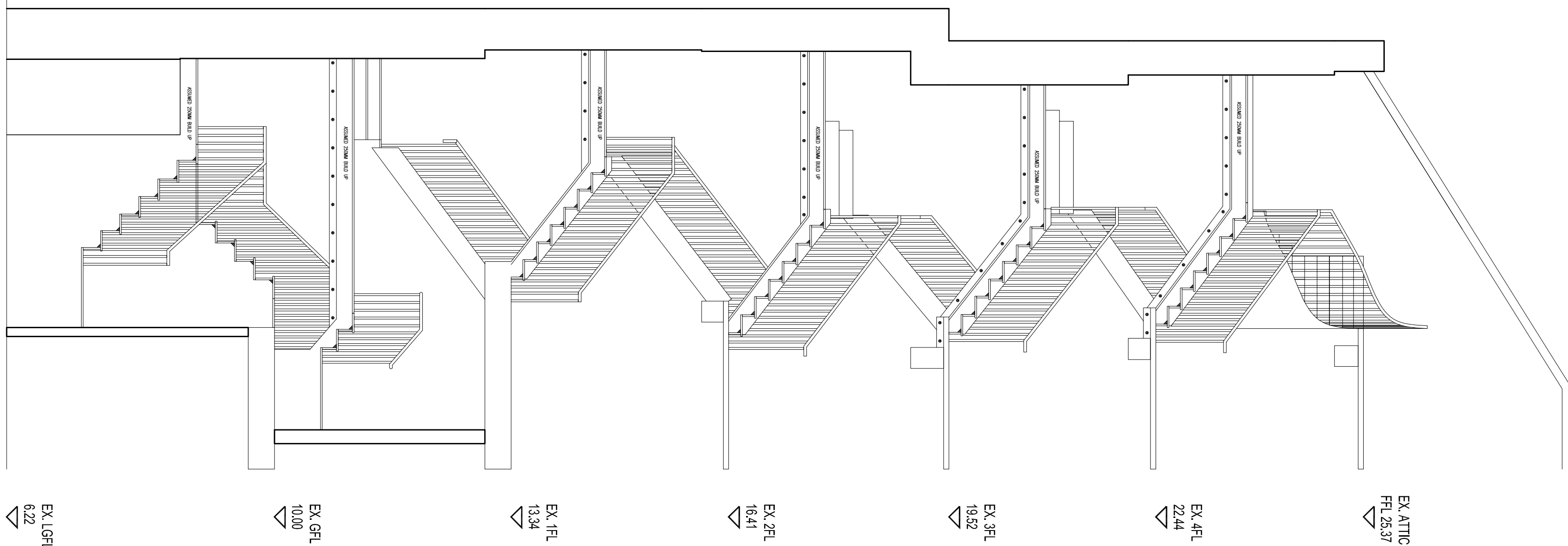
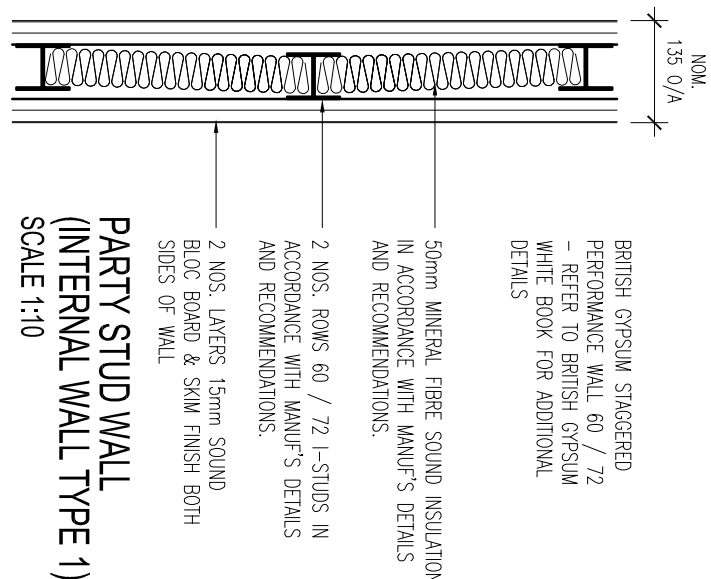


HARTER STREET LGF WINDOW
SECTION DETAIL
SCALE 1:10 @ A2

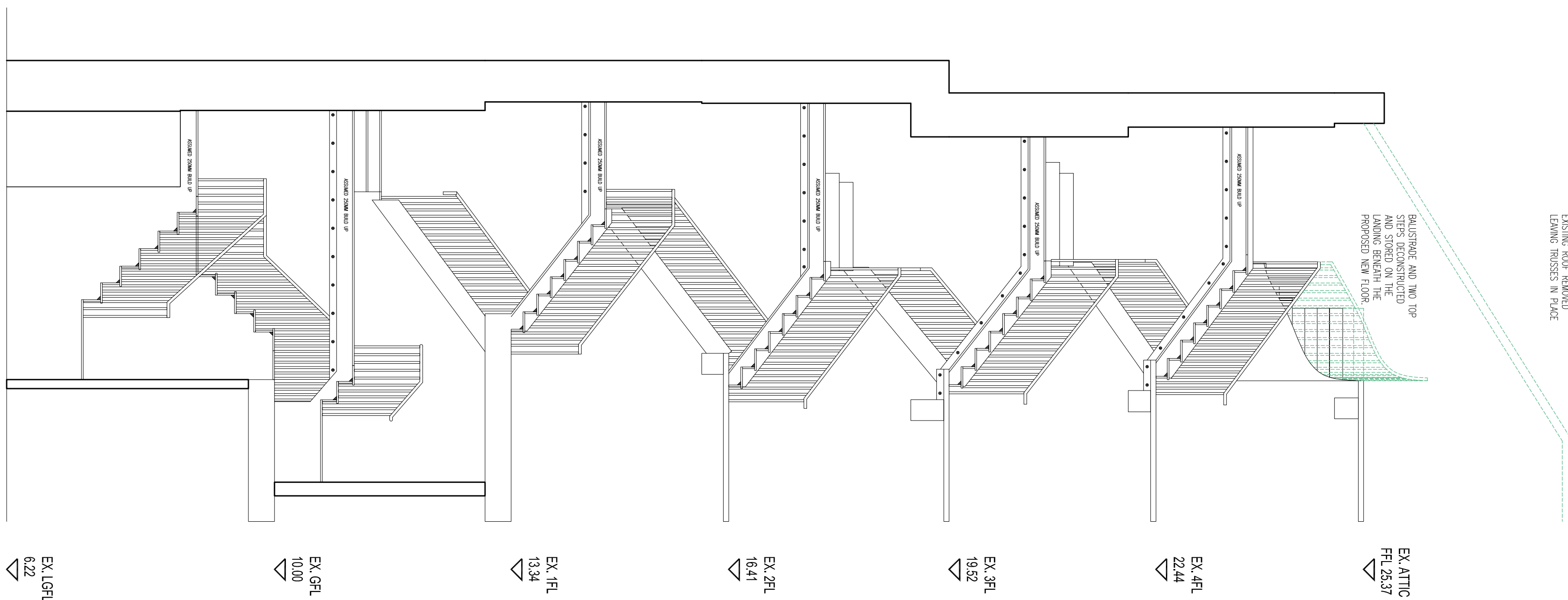
PRELIMINARY ONLY
FOR COMMENTS

APPENDIX 10: DETAILS FOR CONDITION 5M

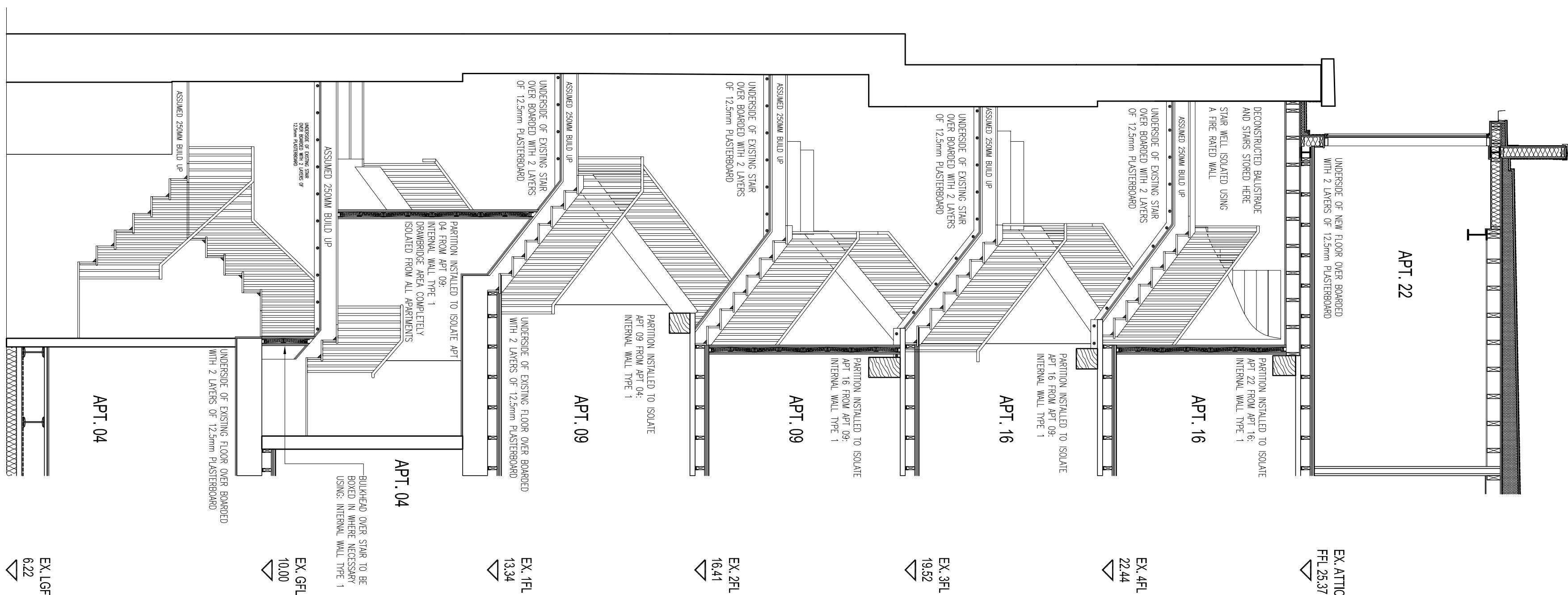
SECTION D-D DWG NO. 2156-146A



SECTION D-D - EXISTING
SCALE 1:20



SECTION D-D - DEMOLITION
SCALE 1:20



SECTION D-D - PROPOSED

[illegible]

				Coda Studios Ltd 70-71 Cornish Place, Cornish Street, Sheffield, S6 3AF tel: 0114 2796003 enformation@codastudios.co.uk			
MCR				Client			
HARTER STREET				Job			
MANCHESTER							
SECTION D-D				Title			
DRAWING		CHECKED		DATE		SCALE	
DW				FEB 2017			
REVISION		DRAWING STATUS		AS ISSUE		AS ISSUE	
A				1:100		1:50	
				DRAWING NUMBER		2156 - 146	

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APPENDIX 11: DETAILS FOR CONDITION 5W

FLOOR UPGRADE DETAILS DWG NO. 2156-129A



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**APPENDIX 12: 2 HARTER STREET, MANCHESTER.
BUILDING APPRAISAL AND STATEMENT OF SIGNIFICANCE
– 10TH FEBRUARY 2014.**

2 HARTER STREET, MANCHESTER

Building Appraisal and Statement of Significance

on behalf of Brookmoor

10th February 2014



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CONTENTS

Part 1

1.	Introduction	I
2.	Methodology	I
3.	Map and Documentary Evidence	I
4.	Exterior and Plan Form - Description	4
5.	Structure	4
6.	Materials	7
7.	Phasing	7
8.	Machinery and Building Technologies	7
	• Adaptations - Lift shaft (goods / passenger lift)	
	• Cast and wrought iron	
	• Steam engine	
	• Crane and Hoist	
	• Sprinkler System	
	• Ventilation	
9.	Loss of fabric	9
10.	Statement of Significance	10
	• Context and Historic Value	
	• Technological Value	
	• Aesthetic Value	
	• Contribution of Setting to Significance	

Plates

All plates are reproduced from archival sources solely for the purposes of this report. None should be reproduced in any printed or published form without first obtaining copyright approval.

Plate 1	<i>Extract from Adshead's "illustrated map of the Township of Manchester of 1851"</i> (© Digital Archives) Ordnance Survey town plan of 1851
Plate 2	<i>Ordnance Survey town plan of 1851</i>
Plate 3	<i>Goat fire insurance map (1886-1901), © Digital Archives</i>
Plate 4	<i>1891 Ordnance Survey Town Plan at 1:500 scale.</i>
Plate 5	<i>company brochure for Henry and Leigh Slater Ltd. (online)</i>
Plate 6	<i>Aerial views of the site from ca. 1937 (</i>

Part 2

Photographs and Phase Plans and accompanying text (Mel Morris Conservation ©)

1. Introduction

Mel Morris Conservation has been appointed by Brookmoor to produce a written Heritage Appraisal of the grade II listed building - 2 Harter Street, Manchester.

The site is located to the east of an old canal basin (now filled in) off the Rochdale Canal, and to the west of Princess Street, within Whitworth Street Conservation Area, at NGR 384153, 397790.

Site assessment and inspection of the buildings, including all roof spaces, was carried out by Mel Morris on 20th and 23rd January 2014.

2. Methodology

The Statement of Significance in section 10 of this report draws on English Heritage's four-part categorisation of heritage values, based on evidential value, historical and technological value, and aesthetic value. Other guidance used as part of this assessment comprises English Heritage's Listing Selection Guide for Designating Heritage Assets – Industrial Structures (April 2011).

The measured survey of the site has been used for the purposes of producing phase plans and an analytical understanding of the functions of the different spaces. There are some minor inaccuracies in the survey measurements of the size and position of the beams (on plan).

Archival research has been limited by the current closure of Manchester Libraries and Archives, Therefore, research has been based upon a combination of a detailed investigation of building fabric and available sources online, which includes some trade directories and mapping (OS and Goad insurance maps, and Digital Archives mapping).

3. Map & Documentary Evidence

Both the first edition Ordnance Survey map and the 1851 Adshead map of Manchester show that during the mid 19th century the site was in use as a coal yard or coal wharf, fronting one of the canal basins served by the Rochdale Canal. The Winstanley and Orrell Coal Wharf, the predecessor to the paper warehouse site, was a long, thin plot, which stretched from David Street (later re-named Princess Street) as far as the canal basin. The adjoining plot to the south was a separate Coal Wharf and the later development of China House straddled both this wharf and the Waterloo iron foundry site. To the north of the site was a separate timber yard, later Langley Buildings, No. 46a Princess Street. The Adshead map of 1851 also shows the relationship of plots to the canal. Waterloo Street existed as a small no through road, serving both warehouses and a court with a row of back-to-back houses. To the north of this was another narrow street (Tank Street) and another court of back-to-backs (Sutton's Court). These were displaced by the redevelopment of the frontage of David Street in the late 19th century.

The redevelopment of the area in the second half of the 19th century led to the creation of Harter Street, within the tenement block of the Winstanley Wharf. The trapezoidal footprint of the paper warehouse site was created as a result of the land subdivision to create rear access to David Street.

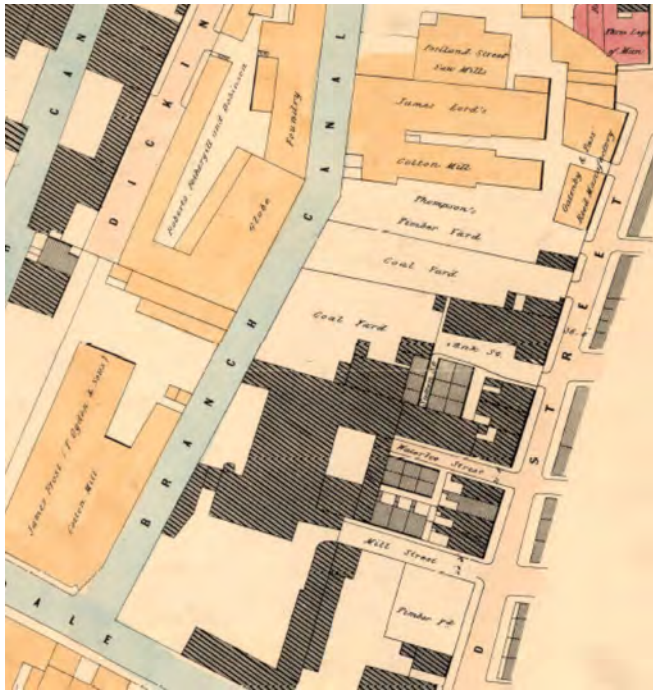


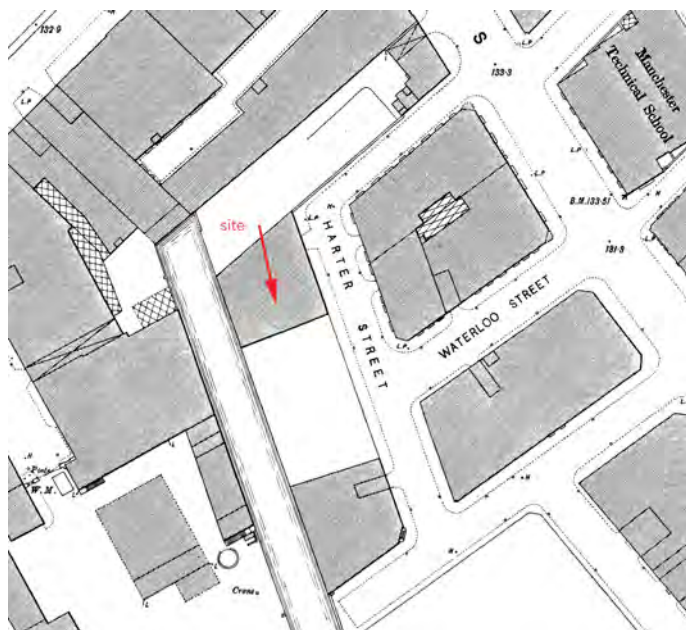
Plate 1. Extract from Adshead's "illustrated map of the Township of Manchester of 1851" (left) and Plate 2. Ordnance Survey town plan of 1851 with current OS overlaid in red (right).

Fire insurance maps dating from ca. 1886-1901 provide a reliable record of certain characteristics. The earliest of these, located in the British Library, seems to date from 1886 but does not show the building, although it shows the trapezoidal site footprint.

The Goad Fire Insurance map at Manchester archives, however (below), does show the building and names the occupiers as "Henry and Leigh Slater Ltd. Paper Warehouse". The date of this map is difficult to pin down, as the maps were edited over a number of years, as information was updated. However, the paper warehouse was added to the Goad map by 1891 (see OS map over).

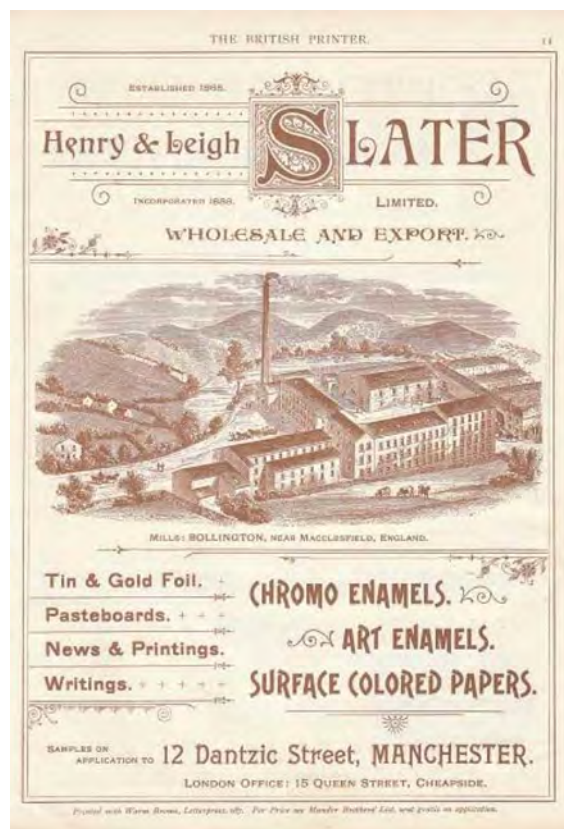


Plate 3. Goad fire insurance map (1886-1901), made available by Digital Archives



Above – Plate 4. 1891 Ordnance Survey Town Plan at 1:500 scale.

Right – Plate 5. company brochure for Henry and Leigh Slater Ltd.



The 1891 1:500 scale Ordnance Survey Town Plan shows the paper warehouse building in its present trapezoidal form, isolated from other buildings. Both China House and Langley buildings were constructed after 1891. Annotations on the Goad map are particularly helpful. They show that when it was recorded it was 5 storeys + the basement. The roof was a mansard roof of slate and concrete and had three sets of glazed rooflights to the slated slopes, with a hoist in a central location, projecting through the flattish central section, with fire-resisting shutters. The “skylights” are continuous banks to east and west slopes. There was no lift located on the north wall. The glazed pent roof to the crane is in-situ and there was also a small building attached to the south, running alongside the canal. This may indicate that canalside access was not required by this time.

Henry and Leigh Slater Ltd. were recorded on both the Goad fire insurance map (ca. 1891) and in the 1911 Slater’s Manchester Trade Directory, as occupying premises at Harter Street, when they were identified as “paper stainers”, with neighbouring E Ashworth and Co., merchants.

Henry and Leigh Slater Ltd. were established in 1885 (according to a company brochure) and incorporated in 1888. They were based at Bollington Lower Mills and specialised in coloured papers, foils and enamelled papers. They had an office at 12 Dantzic Street in Manchester.

Henry and Leigh Slater Ltd, survived in the same paper business until recent decades when they were bought out by API Group. The company still specialises in the production of special coated papers. Although we contacted the present company (API Group), no-one could provide any historic information about Henry & Leigh Slater Ltd. Archival information may be contained within the API Group company papers and deeds.

4. Exterior and Plan Form - Description

The elevations fronting Harter Street and the side alley were built with four arcaded classical bays, separated by brick pilasters, which terminate in decorative capitals with swagged festoons. Each bay contains a pair of sash windows to ground, first and second floors, with a raised keystone and interlocking stepped terracotta lintel, those to the ground floor having decorative drop finials. The ground floor and basement to Harter Street share a rusticated base, formed by alternating raised bands of brickwork, and a punched red sandstone plinth. The rusticated base is separated from the upper floors by a moulded cornice. The third floor contains a row of four semi-circular arched windows to the two main elevations and this is separated from the fourth floor by a projecting cornice. The fourth floor contains an arcade of small, round-arched sash windows, in groups of three. The roof is a shallow pitch slate roof, which now survives on two elevations only. The steeper rear roof pitch to the west, with its rafters, has been largely removed. Behind this slate is a flat roof (not inspected), which appears to have been built in small cast concrete slabs supported on wrought-iron T-section beams.

The details are finished with highly decorative red terracotta dressings, which continue on the south elevation for the first two bays. The list description incorrectly identifies these dressings as stone. To the right of the main Harter Street elevation, a large arched entrance door with pair of oak panelled doors is emphasised by projecting brickwork; a full entablature with frieze, impost bands of dolphins, and sporting motifs in moulded terracotta. To the left side of the elevation is a separate doorway (later remodelled to form a window) with a triangular pediment.

A narrow, raised brick pilaster (band) extends above the capital of each bay, designed to incorporate ventilation ducts and flues.

On the south elevation, the third bay contains a large loading doorway at ground floor level, which is served by a crane and a covered loading area. The pent glazed roof structure survives, although the glass has been removed.

The unloading took place at both ground and basement level, with a simple drawbridge being dropped onto a cast-iron protruding frame to alternate between unloading into the ground floor or into the basement. The raised platform enabled unloading directly from a cart.

The plan form of the building is trapezoidal. Although it has this form, and the upper three floors are offset and have a shallower footprint than the lower three levels, the building was constructed with regular framing based on a grid.

5. Structure

Throughout the building there are three riveted wrought iron beams running east-west supporting longitudinal timber beams running north-south. The flange of the I-beams was plated top and bottom with additional flat plates, all connected with domed rivets. Together they form a grid of beams. Although the building is trapezoidal on plan, for clarity we have called the wrought-iron beams "transverse" beams and the timber beams "axial" beams. There are occasional offsets and trimmers, formed by timber beams which were built around a hoist in the central bay of the building, and beams which were added as trimmers around the south-western stairwell and the northern stairwell between ground and first floor only. The hoist ran between all

floors, from the basement up to the attic floor. At levels 1-5 the ghosted outline of the hoist survives in the straight joints of the floorboards. Where large beams are secondary and used as "trimmers", around the hoist and staircases, they are seated onto adjoining timber beams using cast-iron shoes. These castings are identical in form.

The structure of the building shows that there has been no remodelling involved around either the corner staircase bay or the central hoist. The cast/ wrought iron structure and timber beams are integral and complete. The enclosed framework for the hoist survives in the basement. Here cables lie in a shallow pit, where they were dropped when the hoist was removed. The bearing block for the hoist machinery survives, but apart from several pulleys, little of the machinery is evident. The hoist was enclosed by an iron frame and clad with corrugated iron panels, and reached by a pair of cast-iron doors, which still bear a plaque with the iron foundry name of Edward Wood and Company Limited, Ocean Iron Works, Manchester. The hoist is shown on the 19th century Goad Fire Insurance plan as an enclosed structure.

There was some remodelling involved around the northern stairwell. In fact, the original staircase in this location only connected offices at ground and first floor level and would have been a timber structure. The stairwell was modified to run between basement and attic floor and to introduce a lift in an integrated cast concrete and steel structure. The brick load-bearing cross walls (nibs) forming the shaft were not bonded into the original outer wall during construction, but were butted up to the existing north wall and occasionally bonded. The brickwork is different in colour and texture and is finished with sharp, squared arrises, rather than the rounded brickwork that can be seen in the south-west stairwell and window reveals. Cantilevered cast concrete steps and additional steel RSJs, some encased in cast concrete, were added to complete the structure. At the same time, the small passenger and goods lift was installed and the lobby entrance was modified and panelled. Panelling would have continued between ground and first floor levels, but has been removed. The new stairwell was built into the existing north wall and the brickwork was modified to take the cast concrete cantilevered steps. These alterations can be clearly seen. The structure was built around a large number of the original cast-iron columns and the wrought-iron transverse beams. The wrought-iron beams survive within the staircase enclosure. Some of the cast iron columns still survive embedded within the cross walls.

The unloading and loading of goods took place in the southern bay / elevation. In common with many of the Manchester warehouses, and unlike those found in Liverpool, access to the upper floors was enabled with an internal hoist and the unloading doorways were enabled for ground floor and basement access only. Here, within this southern bay, the floor structure was reinforced between basement and third floor level, with flitched beams (i.e. pairs of timber beams bolted together with coach bolts, with a wrought iron plate sandwiched between the beams). At ground, first and second floor level, the first three axial timber beams, on either side of the loading bay and adjoining the staircase bay, were built into the structure and strengthened by iron flitch plates, on either side of the loading bay. This strengthening relates directly to the location where greatest forces were being exerted on the building, as loads were swung into the building from the crane, through the loading bay entrance door. This is an integral part of the structure, as built. At third floor level the flitch plates were spread over a larger area, with alternate beams "flitched".

Cylindrical cast-iron posts run throughout the building. At basement, ground, first and second floor levels the cast-iron posts are of a slightly larger section than the third, fourth and attic levels.

The larger section columns have predominantly cruciform-section flanges at the capital. The upper three levels have mainly pairs of flanges. Interestingly, at attic level the cast-iron columns were cast with off-set flanges, designed to support the horizontal beams in the current a-symmetrical configuration. This suggests that this part of the roof has not been altered. Some of the cast-iron posts are cast with the manufacturer's name, "Edward Wood and Co. Ltd, Manchester".

At ground floor and first floor level, the crossing point of the timber beams is supported by the cast iron posts, which have a cruciform horizontal section with flanges on both north-south / east-west alignments, with one exception. At first floor level the north-south flanges support short timber pads, which in turn support the raised axial timber beams. East-west flanges directly support the transverse riveted cast iron beams.

In both the basement and the upper floors (levels 2-5) the axial timber beams are not aligned with the cast-iron posts and are offset.

At ground and first floor the location of the axial timber beams is identical. They do not relate directly to the position of the windows and instead at first floor level the beams are seated directly onto iron lintels. At ground floor level the floorboards are seated on timber bearing beams which are in turn supported by cast iron shoes with curved flanges. This detail runs throughout the building. The lintels over the windows to the south elevation have flat soldier courses of brick, strengthened with iron plates, and the beams sit directly on the ironwork over the windows.

Lower ground floor, ground and first floor have a larger footprint with an extended floor plate to the west. At first floor level there is a large riveted wrought-iron beam extending from a brick pier adjoining the south-west staircase bay as far as the north wall. This steelwork and a complex arrangement of castings supports the angled load-bearing brickwork of the three floors above.

Large-section deal floorboards sit on axial Scots pine timber beams and trimmers around the perimeter of the building, which were in turn supported by cast-iron brackets. Combined, this structure supports the load of the packaged goods. There was no need for joists as the floorboards were so substantial. The gap between the top of the wrought-iron beams and the floor boards may have been designed to enable unfettered access for services (pipework or cables) to run north-south underneath the floors parallel with the timber beams. This was convenient when the sprinkler system was installed.

The northern wall of the building is now a party wall with the adjoining property (Langley Buildings), but map evidence shows that it was built before the northern building, and would have been a substantial load-bearing wall. It contains two flues, both serving enclosed cast-iron stoves, which no longer exist. One of these stoves served an office at ground floor level, at the rear of the building. The other served a first floor office, at the front of the building. The former still has its fireplace opening, designed for a cast-iron stove rather than an open hearth, as the flue and depth of the opening are insufficient for an open fire. The timber noggins in the brickwork above the recess indicate that the wall was plastered with a decorative timber overmantel. At first floor level the fireplace recess has been blocked up, but is still evident. It is likely to have also contained an enclosed stove.

6. Materials

Metalwork

The metal beams within the building are either wrought iron or steel. Both adopted the same plating details, with flat and I-section plates held together by rivets. Structural steel was being used in the 1890s (ref. the Development of Steel Frame Buildings in Britain, 1880-1905, A. A. Jackson). There was no significant use of steel in construction before 1880. The probability is that the beams were wrought iron at this date (ca. 1886-1890), as they were combined with cast-iron columns. Structural steel was usually used as a comprehensive fabrication method, including steel columns. The iron has not significantly deteriorated, despite large surface areas being stripped back to the primer. Surface rust is evident as a result of shot-blasting and the metalwork needs painting. Constant water penetration within the building and an increase in local humidity (65% is critical) will eventually affect the integrity of the cast and wrought iron. Sources of water penetration should be removed and resolved as a priority.

Brickwork

Internal brickwork is very different in character from the smooth-faced Accrington red brick and moulded brick details found on the exterior. Internal walls faces have rounded reveals or squared reveals where they were combined with plastered and panelled linings. Very little of the original walls finishes survive, as they have been largely cleaned back to the brickwork. Evidence suggests that a large part of the internal brickwork was plastered or lime-washed.

Window Joinery

The load-bearing brick walls of the warehouse contain a variety of window types and details, set out in three distinct arrangements. Sash windows are largely intact, without glazing bars, and have been double-glazed during refurbishment. The casement windows survive, with some minor alterations. The original windows had a pair of opening casements, with single panes of glass, and multi-paned fixed lights above.

7. Phasing

The first phase of the building dates from 1886-1891. The date of the remodelling is not known but structurally it is most likely that it was undertaken during the 1920s. Stylistically, the timber panelling and lobby details are typical of the 1910-1920s period of classical revival. The cast concrete and steel would have been installed after 1900.

8. Machinery and Building Technologies

Adaptations - Lift shaft (goods / passenger lift)

The main passenger / goods lift shaft was inserted as a second phase adaptation. The timber beams which run north-south were truncated, and now sit on a steel beam encased in cast concrete. The integrity of the original framed structure of the building was ensured by keeping the transverse wrought-iron beams in-situ, at most levels. Cast-iron columns were either replaced with brickwork or encased in the brickwork. The flanges of the capitals can still be seen bedded within the walls at first floor level and full posts are visible on occasion at the upper levels.

The original hoist may have continued in use in conjunction with the later lift but in order to accommodate the lift, the roof was altered by raising a new concrete slab to support the new lift machinery. Aerial photographs show the roof in 1937, with banks of glazing.

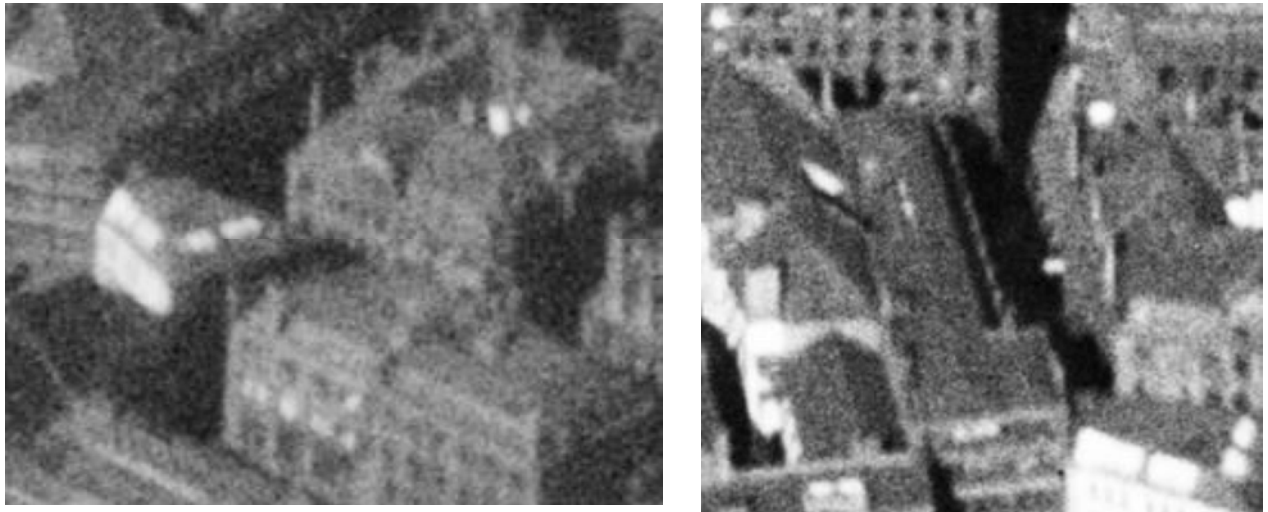


Plate 6. Aerial views of the site from ca. 1937. The skylights are particularly prominent in this roofscape

The machinery now contained within the lift shaft and raised roof is incomplete and is not in working order. It may date from the 1920s but no makers marks could be seen and it was unsafe to inspect at close quarters. The lift cage survives, as do the shutter doors. The stairwell (cast concrete) and lift were created in unison. If the lift cage is removed, the detail of any replacement balustrade will need careful consideration, to ensure that it does not affect the integrity of the cast concrete.

Cast and wrought iron

The name which appears on a large number of the castings is Edward Wood and Company Ltd. The name is found on cast plates attached to a number of the cast iron posts and is also cast into one of the posts. It also appears on the cast iron doors of the lift hoist and on the front gates serving the outside yard. Edward Wood & Co, of Ocean Iron Works, Manchester, was founded in 1878 (ref. Grace's Guide). It is highly likely that the company was used to provide all of the metalwork within the building and may have erected the entire frame.

Interestingly, another much smaller company with a similar name, "Edward Wood, Manchester – Redbank Works" was the manufacturer of the cast iron gateposts to the southern side of the yard, serving China House. The castings forming the gates outside the building are slightly different (subtle differences in the dimensions and detail) and the one to the south appears to be a later copy of the original castings made for No. 2 Harter Street.

Steam engine

There is some evidence that the basement (or the adjoining underground structure under the yard) was built to contain a stationary steam engine and / or boiler. The chimney stack, which terminates above the parapet on the south wall of the building, did not serve a hearth (there is no evidence of a hearth from ground floor level upwards) and must have served a flue from the basement. The presence of a chimney stack suggests a flue for a boiler in the basement. At

basement level, the main water supply and rising main enters the building in the south-east corner and cast-iron framed doorways were built into the outer wall of the building. These may indicate that an enclosed fireproof space was created for a boiler. Massive, internal, masonry walls, separate the south-east corner of the basement from the rest. The walls support inserted steel RSJs and additional timber beams. These were added to the original structure and the floor was reinforced with additional beams. The precise purpose of these adaptations is unclear but the alterations were carried out in part to support a very heavy load above, at ground floor level. The use of a steam engine at basement level would have been displaced early on as Mather and Platt supplied the electrical infrastructure, presumably following the construction of the Electricity Power Station at Winsor Street in 1901. There is now no evidence of any machinery although the Mather and Platt supply is in-situ.

Crane and hoist

There are remnants of the original external crane (largely complete) in the external south elevation and the hoist (fragments only) at basement level. Both of these would have been powered originally by the stationary steam engine. Evidence of the power system, chains or wire rope, has been largely removed. The bearing block for the hoist machinery survives but the machinery has been removed. An iron-framed opening within the concrete roof slab indicates where the lift hoist punctured the roof. This was blocked up and remodelled when the hoist was removed.

Sprinkler system

The building contains an old 20th century sprinkler system, for fire protection. This system runs throughout the building, with pipes slung underneath the floorboards, and is served by the rising main visible at ground floor level.

Ventilation

There was a primitive form of ventilation within the walls, in the form of occasional vertical vents. Decorative cast iron vent covers can be seen on the external elevations, positioned within the projecting brick piers. Within the internal brickwork, there are a few surviving, cast-iron, boxed vents, with hinged flaps; these would have been opened to allow a through-flow of air.

9. Loss of fabric

Fragments of plaster, moulded timber trimmers around the perimeter of some rooms, and the evidence of timber lining to windows and to certain walls show that some of the building was plastered and panelled. The full extent of these finishes is not known, but it is likely that most of the walls were plastered or limewashed. This has deteriorated over the years and has been largely removed. The first floor was largely plastered. The ground floor appears to have had a combination of plaster and timber-lining, probably for the office / public reception rooms.

The main entrance on the north side of the building, with its double doors, provided access into a panelled lobby, which was the main public reception point. The panelled lining to the lobby is only a small fragment of more extensive panelling, which would have continued into the lift stairwell between ground and first floor level. It has been removed but the elaborate character of the handrail and cast-iron baluster indicates that it probably continued to the first floor.

Plain stud partitions separating the offices from the warehouse have been entirely removed and the original configuration cannot be established – it was not a straightforward subdivision.

10. Statement of Significance

The basis of this written appraisal follows the English Heritage Conservation Principles applied to understanding a building and its setting. The English Heritage guidelines for assessing significance include the following values, any one or more of which may be contained within a building or historic site; evidential, historical, aesthetic and communal.

Context and Historic Value

In Manchester, during the 19th century, commercial warehouses were largely built of brick with stone dressings and of five or six storeys, with high basements housing hydraulic presses powered by steam engines. In combination with cast iron columns, timber floors were the norm during the greater part of the 19th century, because it was simply not economic to introduce fireproof construction. Fireproof construction was adopted predominately for mill buildings, where the risk of fire was greater. By the turn of the 20th century fireproof construction was becoming more commonplace for warehousing. A loading bay with a hydraulic wall crane would be located at the side of the building. Circulation was strictly controlled so that staff and customers were segregated. In many instances there was no physical connection between the warehouse and the offices.

The paper warehouse at 2 Harter Street is in all these respects typical of warehouse construction at the end of the 19th century and is of high historic value. Within the immediate area, around the Rochdale Canal basin, there are a large number of buildings that combined offices with home trade warehouses, where finished goods were inspected (such as 113-119 Portland Street). However, this is not one of them and the windows at the back of the building are relatively small, compared with the large expanses of glazed window found in the surrounding buildings.

There is now very little sense of the segregation of the warehousing function and the office function, with the exception of the elaborate panelling in the entrance lobby. Its evidential value has been diminished with the loss of the internal partitions and floor plan subdivision. The only evidence within the fabric is the subtle difference in the window embrasures between the timber panelled linings and rounded moulded brickwork. The ground and first floors incorporate these subtle difference; the floors above this level were probably exclusively used for inspection / warehousing.

The largest and most successful traders built their own warehouses and this may be one of them, purpose-built as a transit warehouse for specialist papers, rather than designed as flexible space for multiple users. The single entrance, crane and unloading area are also evidence of a single user. The rather lavish attention to detail in the terracotta elevations and the relatively small footprint would indicate a bespoke single occupier. There is no distinct evidence that the wharf alongside the canal basin was used in association with the warehouse; the single-storey extension, fronting the canal, was probably built at the same time and as it rose above the level of the quay, there was insufficient space to tranship goods from the wharf.

Technological Value

The grid structure of the building was built for a practical purpose and was functional, incorporating inconsistencies of structural detail and large functional spaces. We have established that the building had a principally utilitarian purpose and was not designed with “architectural” interiors. Cast-iron columns of the simplest, standardised form were adopted. They were not designed to look like classical columns, unlike shipping warehouse buildings in the vicinity. 2 Harter Street was in essence a transit warehouse, as it did not have impressive or decorative interiors. Built in association with the establishment of Henry and Leigh Slater’s successful paper mill at Bollington, there was not the need for many specialised functions within the building.

“Warehouses should be assessed with two principle issues in mind: they were in the forefront of building technology (iron and later steel and concrete construction) and they were also often designed to impress, so many are grand and architecturally distinguished. Technical and architectural interest will often combine in a single building.” (English Heritage Listing Selection Guide for Designating Heritage Assets – Industrial Structures (April 2011)).

There is evidence of the specialist machinery used within the building, but with changes in use over the years, these have been significantly altered. The external crane and canopy survive in a fair condition and largely intact. The evidence of the lift hoist is of historic interest (although only a fragment), as many of these do not survive. It should be recorded photographically prior to removal. The later passenger lift is intact but the removal of partitions has removed its context. The lift machinery is of limited interest. Reinforced concrete flooring was introduced in a limited way in the 1880s and we see some evidence of its early use at 2 Harter Street in the flat roof structure, although it has now lost its structural integrity and cannot be retained.

Aesthetic Value

The building has very high aesthetic value. There is a marked contrast between the exterior and the interior. The external elevations to Harter Street (east and south) incorporate lavish terracotta detailing and decorative moulded ornamentation. They also contain an unusual combination of window types – sash windows to ground, first and second floors, with large, semi-circular windows to the third floor with casements, and smaller arched sash windows to the fourth floor, above the cornice. The canal basin elevation was much plainer and the upper levels (floors 2 to 4) had glazed white bricks. These were universally adopted in industrial towns on elevations which were not intended to be seen by the public. White glazed bricks were considered to be hygienically clean and resistant to pollution. As can be seen by the evidence within the interiors, this outward lavish display to Harter Street was largely unrelated to the internal functions, or the rear elevation to the canal. The interiors have relatively low aesthetic value. They are mainly large utilitarian spaces. Only a few rooms at ground and first floor level were used as offices. We, therefore, have a very clear picture that the owners of the building were using it to present a high quality and outwardly successful image of their company, perhaps surprising given its back-street location.

“From 1839, the palazzo-style, pioneered in Manchester, formed a model for warehouses throughout the country until the 1870s after which designers drew on a rich diversity of styles. The introduction of new facing materials such as faience and terracotta in the late nineteenth century brought about further change to warehouse appearance.” (English Heritage Listing Selection Guide for Designating Heritage Assets – Industrial Structures (April 2011)).

Contribution of Setting to Significance

2 Harter Street has high value when seen in conjunction with the neighbouring listed buildings in and around Harter Street, Princess Street and Waterloo Street. Together, they provide evidence of the diversity and complexity of the integrated commercial functions within a small geographical area of the city. This building, perhaps more than its neighbours, still exhibits more of its industrial heritage value. To Harter Street, the setting of the warehouse is largely unchanged since 1908 but to the former canal basin, to the immediate west, redevelopment has significantly affected its setting and the filling in of the canal basin has removed its industrial context.

Part 2 (Separate Document)

The second part of the report, which follows, incorporates a detailed visual assessment of the building, looking at phasing and both architectural and historic details. The two parts should be read together to gain a full appreciation of surviving evidence and significance.

PART 2 - IMAGES

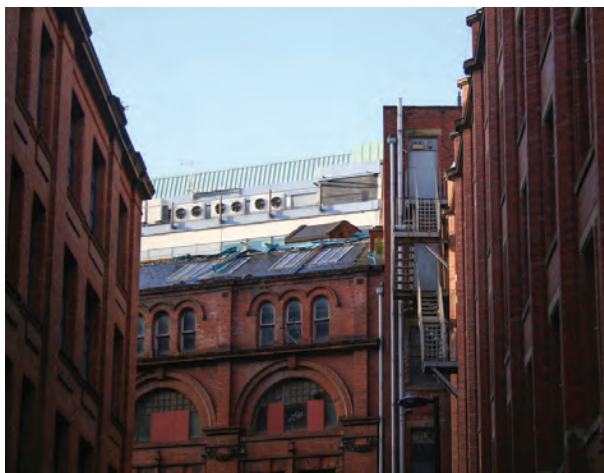
Left - arcaded elevation - an unusual configuration which appears to be largely unrelated to the internal layout and functions. The elaborate quality of the finishes suggests a bespoke single user, with grand aspirations for their business, and was probably the only warehouse owned by Henry and Leigh Slater Ltd., within Manchester.

Below - cast iron classical gatepiers & gates - all complete (level 4)



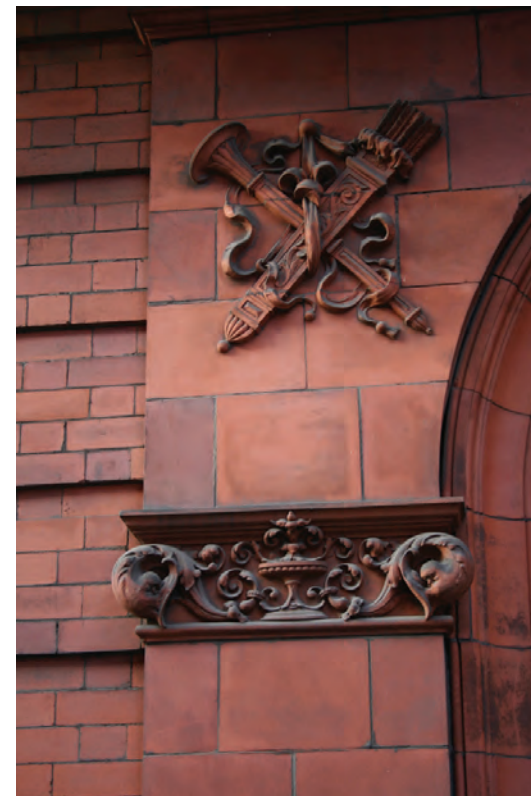
Right - a stark contrast between the front and south elevation and the rear - with its practical use of stock bricks and glazed white bricks. This non-public canalside face reveals the utilitarian function of the building.

Below - view of the roof structure from Princess Street, with modifications to the concrete and slate roof and later brick and slate (pitched roof) lift shaft puncturing the roofline. The air conditioning plant of the office block behind is particularly prominent and dominant in this view.



Left and below - second phase alterations to the structure to enable a new lift and full-height staircase; cast concrete steps were let into the existing brick walls, in combination with straight-jointed brick supporting piers (below right - detail of joint at attic level)

Below - high quality red terracotta mouldings were adopted throughout the Harter Street elevation, the focal point being the main arched doorway with its full entablature. A modified doorway (right) with a triangular pediment provided independent access to the warehouse from the street, up a flight of steps (removed). The highest quality finishes for a back-street warehouse (of high significance level 4).



Surviving canopy of wrought iron, with complete crane, of high significance (level 4)