



# Paul Butler Associates

Planning, Development & Heritage Consultants

22 January 2021

Mrs Julie Roscoe  
Head of Planning  
Manchester City Council  
Town Hall  
Albert Square  
Manchester, M60 2LA

Ljr/18.1269/f3

**FAO David Brettell**

Dear Mrs Roscoe,

**Manchester Club, 81 King Street, Manchester, M2 4AH**  
**Submission of Listed Building Consent Application for repointing and window redecoration**

On behalf of our client Bruntwood we are pleased to submit this application for Listed Building Consent. The application is for 'repointing and window redecoration'.

The works relate to Manchester Club, 81 King Street which is Grade II\* Listed. Ongoing repair and maintenance works to the building by Bruntwood over the last 2-3 years have identified that the building is in poorer condition than was first anticipated. Large parts of the exterior stonework on the building are spalling which is resulting in ongoing degradation of the fabric as well as presenting a health and safety risk associated with fabric falling from the building.

Bruntwood are committed to the Manchester Club building and have consequently increased the scope of the repair/maintenance works to the building to allow for repointing to take place. Assessment of the building by the specialist heritage stone contractors has identified that extensive use of cementitious mortar has been used on the building. The inappropriate use of this material has been confirmed as the cause for the stone degradation that has occurred. If the building is left in its current condition then its ongoing decline will be inevitable. To address this issue repointing is proposed in a traditional lime mortar appropriate for the type of stone. Analysis of the existing mortar has been undertaken with results due back shortly which will be shared with Manchester City Council, although this is expected to confirm previous use of cementitious mortar.

Survey work of the building has identified that wholesale repointing is required, with no historic mortar remaining, and this is identified on the submitted elevation drawings (see Mortar Replacement Mark Up drawings for the Spring Gardens, Brown Street and King Street elevations).

It is essential that the proposed repointing works are progressed in a phased and efficient manner. The first floor of the building is occupied by 'Grand Pacific' restaurant. As you will be aware restaurants and the hospitality industry have had an unprecedentedly challenging time over the last year due to the implications of the COVID-19 pandemic. With a more positive outlook due to the vaccination programme, restaurant operators like 'Grand Pacific' can look forward to reopening for business in Spring 2021. It is vital that the proposed repointing to the 'Grand Pacific' areas of the building, which are outlined in blue on the submitted Mortar Replacement Mark Up drawings, do not take place just as the venue is due to reopen which would significantly harm trade. The works are therefore scheduled to take place early February. On this basis it is respectfully requested that a response regarding the repointing to the 'Grand Pacific' areas of the building is provided as soon as possible.

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The repointing works will require the installation of comprehensive scaffolding to the building and shrouding. Drawings and details of the scaffolding installation are currently being prepared and will be submitted to Manchester City Council within the next two weeks. These details will confirm the nature of any physical attachments to the building required and how these will be addressed following the works. We would respectfully ask that the provision of these details does not delay validation of this application which is essential for the reasons noted above.

The installation of comprehensive scaffolding to the building also means that it is the opportune time to undertake redecoration of the windows. The windows that are proposed to be redecorated are identified within the submitted Timber framed Windows Redecoration Mark Up drawings provided for the King Street, Spring Gardens and Brown Street elevations. The window frames will be repainted in a previously agreed green colour (Dulux 07/143) which was approved for use on external repainting elsewhere on the building through application 'CDN/19/0886: Application to discharge CDN 4 (Paint Analysis) on 123930/LO/2019' which was approved on 8 September 2020.

Further detail on the scope of works is provided within the submitted 'Manchester Reform Club – External Fabric Project: Mortar Replacement & Window Decoration' document prepared by Bruntwood. This document outlines the current issues with the building fabric including the windows and stonework and provides a scope, specification and methodology of the works. The document has been prepared with input from the specialist stone contractor.

The repointing works are to be undertaken by Mono Masonry, who are conservation and restoration specialists with substantial experience of repair and repointing of listed buildings. A brochure from Mono Masonry which includes case studies of previous projects they have worked on is provided. Please see pages 12-15 Lychegate war memorial restoration and page 24-25 Lincoln Cathedral restoration. Both of these projects included the full rake out and repointing with lime mortar.

As noted within the 'Manchester Reform Club – External Fabric Project: Mortar Replacement & Window Decoration' document it is also proposed that a sample of the repointing will be undertaken to allow Manchester City Council Officers to inspect the workmanship before works progress.

The works proposed as part of this application are in addition to the series of repair and maintenance works which were approved by Manchester City Council under Listed Building Consent 123930/LO/2019 on 13 August 2019, and which are the subject of pending Listed Building Consent application 128039/LO/2020.

### **Heritage Assessment**

A Heritage Statement: Statement of Significance has been submitted as part of the application and confirms Manchester Club to be of high heritage significance, which is denoted by its Grade II\* listed status.

The existing original ashlar stonework elevations and the existing original timber windows are features of high heritage value and the proposed repointing works and redecoration will ensure their condition and longevity. The cementitious mortar is not of heritage significance and is having a negative impact on the building. Its removal and replacement with lime mortar as per the submitted detailed information will have a major positive heritage impact.

Similarly the repainting of the windows will help to preserve their longevity and condition, using an appropriate specification of paint which has recently been approved and justified for use on this building. On the basis of the above it is concluded that the proposed works are wholly consistent with relevant heritage legislation, policy and guidance which is set out within the submitted 'Heritage Statement: Statement of Significance'.

We are therefore pleased to submit this application on behalf of Bruntwood and look forward to progressing the application through to determination with Manchester City Council.

### **Submission Information**

The application is supported by the following documents and drawings which together provide an understanding of the extent of works and the methodology:

1. Covering Letter (Ljr/18.1269/f3) prepared by Paul Butler Associates.
2. Completed Application Forms for Listed Building Consent and Ownership Certificates.
3. Heritage Statement: Statement of Significance prepared by Paul Butler Associates.
4. Site Location Plan.
5. Manchester Reform Club – External Fabric Project: Mortar Replacement & Window Decoration document prepared by Bruntwood.
6. Mortar Replacement Mark Up drawings for the Spring Gardens, Brown Street and King Street elevations.
7. Timber framed Windows Redecoration Mark Up drawings provided for the King Street, Spring Gardens and Brown Street elevations.
8. Mono Masonry Brochure.
9. Results of Architectural Paint Research to Manchester Reform Club prepared by Hirst Conservation.
10. Construction Phase H&S Plan prepared by Crown Services Organisations Ltd.

We trust that this information is sufficient to enable the positive determination of this application and we look forward to working with you in progressing it through to determination.

Yours sincerely



**Ralph Taylor BSc MPLAN MRTPI**  
*Senior Planner*

Cc James Moulton, Bruntwood