

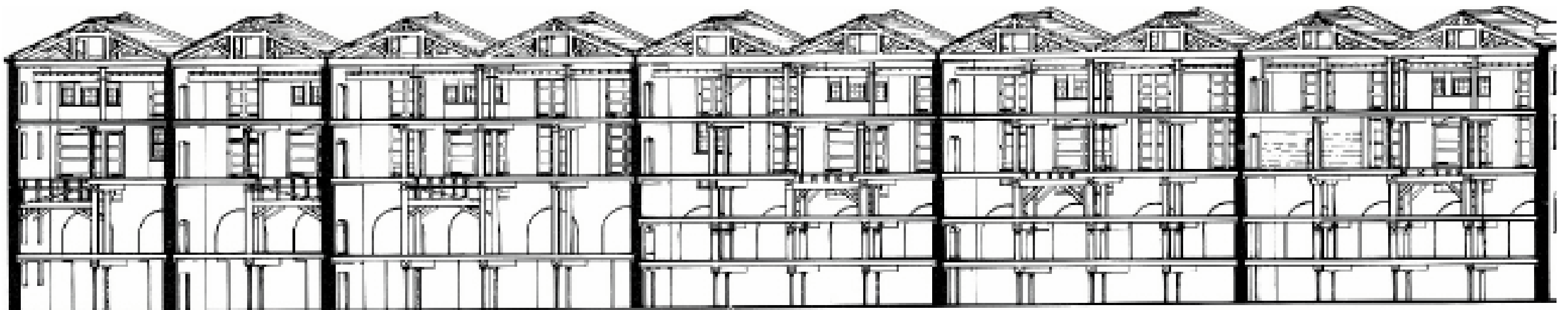
Proposals for Urgent Repair Works to the 1830 Warehouse, the Science and Industry Museum, Manchester

Listed Building Consent MCC Ref. 124068/LO/2019

Submission for discharge of Condition 4A (programme of physical samples and specifications), 1830 URW



NORTH ELEVATION



SECTION

10th December 2020

Studio Downie Architects LLP

1: Introduction

2: Approach

3: Programme & Strategy for Quality Control

1: Introduction

We hereby submit an application for the approval of details reserved by Condition 4A attached to Listed Building Consent Ref. 124068/LO/2019, which approved the following scheme:

LISTED BUILDING CONSENT for urgent repair works to the 1830 Warehouse, required to prevent weather ingress and deterioration of the building fabric, including external facade works and internal works.

Manchester City Council granted planning permission on 18/05/2020 with the Condition 4A attached to the Listed Building Consent:

Condition 4A
Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of development the following shall be submitted for approval in writing by the City Council as local planning authority:

(a) A programme for the issue of physical samples and specifications of all materials to be used on all external elevations and internal areas of the development and drawings to illustrate details of the full sized sample panels/areas that would be produced.

The programme shall include timings for the submission of samples (including sample areas) and specifications of all materials to be used on all of the development to include jointing and fixing details, and a strategy for quality control management.

For the avoidance of doubt the material samples and specifications shall include:
i) New timber works, including repairs and wood treatments
ii) New stonework
iii) Repair & replacement of any brickwork
iv) Mortar samples
v) Cementies and Heliflex/Helibar brickwork sample areas
vi) Hopper heads
vii) Leadwork.

Reason
In the interests of visual amenity and because the proposed works affect the setting of designated heritage assets and careful attention to building work is required to protect the character and appearance of the conservation area and the surrounding listed buildings in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

In accordance with Condition 4A details are provided within the respective documents attached to this application, prepared by MBC on behalf of the client.

As set out above, we therefore consider the submitted material is sufficient for the Council to discharge Condition 4A attached to the decision 124068/LO/2019.

2: Approach

The client's project team consists of the heritage consultant, structural engineer, architect, the main contractor and their specialist subcontractor, the client clerk of works.

The specialist subcontractor will finalise the proposed specification with the main contractor, for review with the client's project team.

The heritage consultant will work alongside the structural engineer and architect, to enable an informed and intrinsic review of the technical specification prepared by the specialist subcontractor in relation to the approved documents prior to submission to the planning officer.

This report provides a clear overview of the approach to enable final specifications to take on board feedback from physical samples.

Due to restrictions to current COVID 19 we are considering options to submit photographs of sample areas.

3: Programme & Strategy for Quality Control

Introduction

In order to discharge planning condition 4A as part of the 1830 Warehouse – Museum of Science and Industry the following commentary has been prepared to support the programme to meet the criteria of the condition.

The programme provides the time line for the trial areas, recording and opportunity to view the physical samples of the proposed quality of works to be undertaken to the specified key materials to be used on all external elevations and internal areas of the 1830 Warehouse. The programme sets out the period during which the specifications will be finalised by specialist subcontractors and drawings will be prepared to illustrate details of the full sized sample panels/areas that would be produced.

The samples and specifications will include typical jointing and fixing details.

- i) New timber works, including repairs and wood treatments
- ii) New stonework
- iii) Repair & replacement of any brickwork
- iv) Mortar Samples
- v) Cemties Heliflex/Helibar brickwork sample areas
- vi) Hopper Heads
- vii) Leadwork

All documentation along with eventual physical samples that will be installed in line with the programme submitted will be provided to discharge the Planning Condition 4B (i) – (vii). All samples and specifications shall then be submitted to and approved in writing by the Manchester City Council as local planning authority in accordance with the programme as agreed in part a of this condition. The development shall be carried out in accordance with the approved materials and specifications.

Strategy for Quality Control Management

With the project due to start 04/01/2021, the team has commenced background review with regards to confirming specification and associated design information relating to physical sample areas to be carried out.

The programme is illustrated on the following page.

The process to collate all information and specifications for each sample type commences Monday 11/01/2021.

The completed elements for each item under Condition 4A have specific programme allocation in terms of project team collaboration to pull together full specification and associated information to support the carrying out of the physical sample.

There is scope within the programme for further discussion prior to physical sample work being undertaken.

The programme then clearly shows the durations allocated to carrying out the physical samples commencing Monday 01/02/2021. Each element has a two day duration to allow works to be carried out fully and to allow the project team time to review in collaboration with MBC Building Contractors prior to any submission or offering for inspection to the planning officer.

The process enables feedback to the finalisation of the specification, and comments and observations to the physical sample, to feed into the final quality of specification to undertake the works.

The collated final specification and approved sample can then be discharged.

Selection of Sample Areas

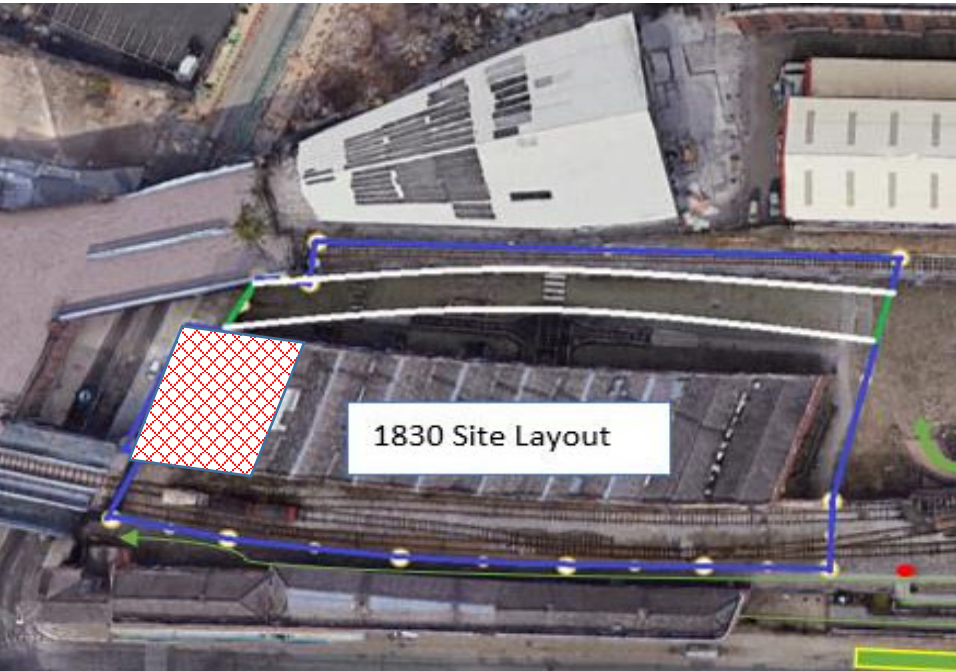
In order to maximise availability of areas to provide physical samples and to coincide with scaffold erection we have allocated Bay 1 as the area that provides scope and ability to carry out all physical sample panels/areas to discharge condition 4A.

Each individual sample will be marked up on the relevant elevation and submitted in line with the specification and associated information as requested as part of the condition.

During the review of areas with the design team there will possibly be further samples required for mortar repairs from the North to the South elevation but this will be reviewed and advised upon by the project team.

All works will be reviewed by Heritage Consultant, Architect, Client and Structural Engineer with comments fed back prior to commencing physical samples.

Sample areas will be carried out with suitable hand tools by an experienced and competent specialist sub-contractor that is well versed in carrying out projects in a similar vein to the urgent repair works required to the Grade 1 listed 1830 Warehouse.



The hatched element of the building will be the location of all physical samples for the project for review and approval

