

79 Mosley Street

Manchester
M2 3LQ

Conservation Strategy – Repair and cleaning to the external façade

Prepared by:

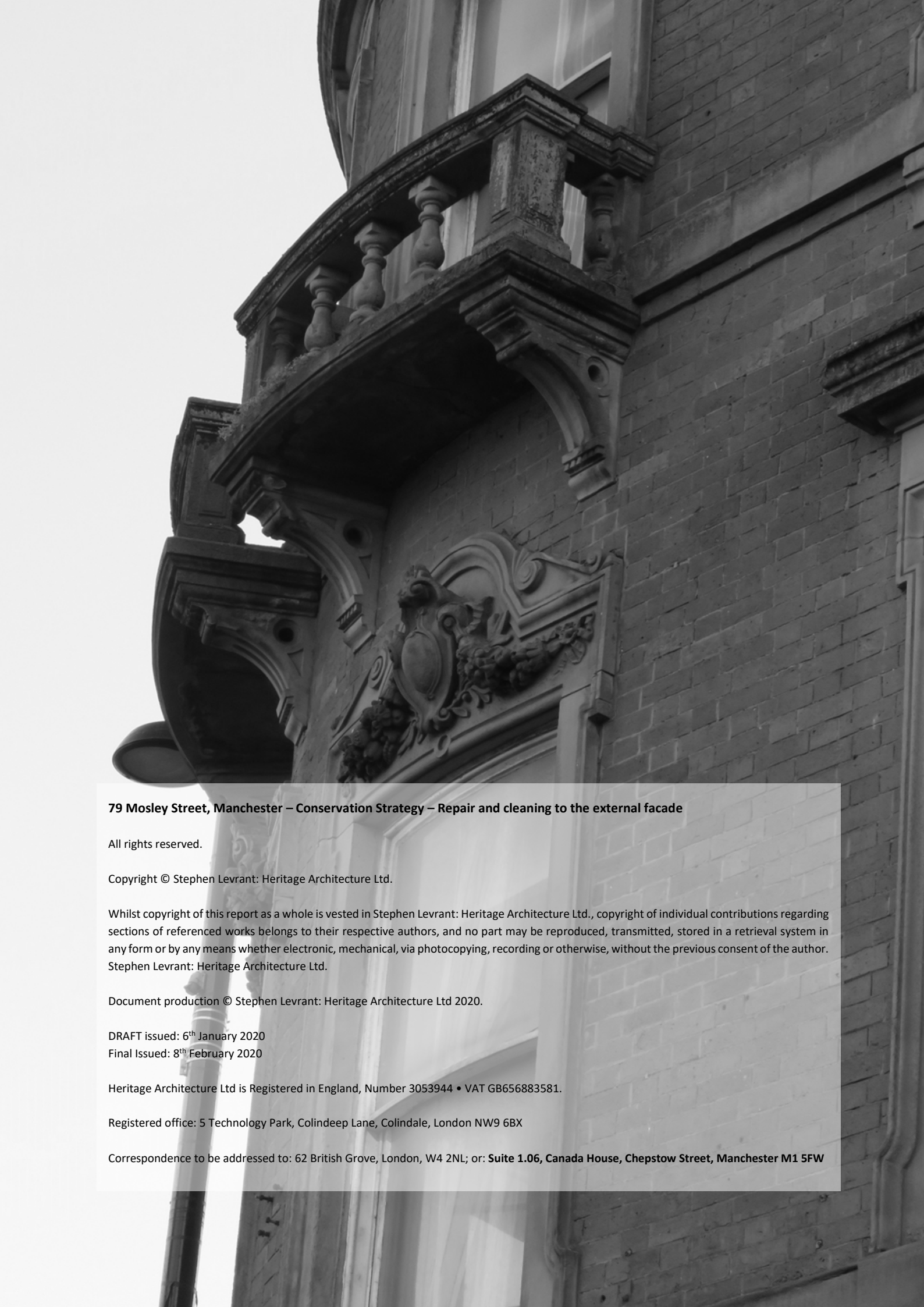


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8th February 2020



79 Mosley Street, Manchester – Conservation Strategy – Repair and cleaning to the external facade

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1 EXECUTIVE SUMMARY

Stephen Levrant : Heritage Architecture Ltd. have been commissioned by OBI Property on behalf of Boulton Brooks (79 Mosley Street) Ltd. to prepare a '**Conservation Strategy**' to support the repair works to the retained façade of the grade II listed 79 Mosley Street into an office development. The proposal comprises of the retention of the three external facades of the building, whilst the structure, floors and roof behind are all removed to enable the construction of a new structure behind. The development will provide new grade A office accommodation whilst largely retaining the external appearance.

This framework and quality assurance document was requested by Manchester City Council in order to satisfy the pre-commencement condition 4 of the listed building consent (ref: 118399/LO/2017).

The purpose of the **Conservation Strategy** is, therefore, to provide a framework for specifying, implementing and repairing the historic fabric during the development. The structure is that the strategy primarily outlines the general conservation principles and guidance, defining terms used and the context of the works to a statutory protected building. It then goes on to provide standard conservation specifications regarding protection, workmanship and general conservation works. It then provides conservation strategies specific to the historic fabric of 79 Mosley Street.

By providing a framework for the works to the retained façade of 79 Mosley Street, the development will be able to prepare for and apply a scheme of best practice conservation repair to the historic fabric in the context of the proposed development. The strategy will also enable a record of information to be produced of the trials and successful maintenance and repair works undertaken, thus informing future works and ensuring that the remaining historic fabric can be sustainably conserved into the future.

2 INTRODUCTION

2.1 Aim of this report

- i) This document sets out to provide a guiding conservation led methodology and outline specifications for the repair and cleaning works to the retained facade of the Grade II listed 79 Mosley Street.
- ii) The building was constructed as a combined warehouse, office and shop accommodation in c1870. The building is owned by Boulton Brooks (79 Mosley Street) Ltd. The purpose of this document is to outline the parameters which will inform the proposed repair and cleaning works necessary to retain the building's original facade. The proposed development provides new office accommodation whilst retaining the facade of the listed building, which will include the cleaning and repair of the original facade, whilst constructing a new structure behind that also provides an additional floor of accommodation above the original facade.
- iii) Reference should be made to the planning stage drawing pack from PRP Architects submitted in the January 2018 planning and listed building consent permission.
- iv) The development of the site and facade retention scheme were granted planning permission (ref: 118398FO/2017) and listed building consent (ref: 118399/LO/2017) by Manchester City Council (MCC) in August 2018 and is referred to in this document as the 'consented development' or 'consented scheme'.
- v) The repair, alteration and cleaning works to be undertaken to the elevations are to be authorised by Manchester City Council as per the requirement of **condition 4** of the Listed Building Consent. This strategy forms part of the submission documents for discharging this condition of the listed building consent. Please see Appendix B for the full text of the planning permission decision notice and Appendix C for the full text of the listed building consent decision notice.
- vi) This report provides guidelines on the specifications for the repair and cleaning works to the retained facade. In particular, the conservation repair and cleaning strategies for the following:
 - Stone masonry
 - Brick
 - Mortar
 - Windows and doors
 - Pavement lights
 - Metallurgy
 - Internal wall surfaces
 - Other external features: Ventilation grills, pipework, shop frontage, doorways etc.
- vii) The proposed development of the building to facilitate new use will retain the original facade, which this strategy aims to ensure the appropriate treatment of during the development. The report should be read in conjunction with the approved drawings by the project architects PRP (as listed in appendix B and C) and schedule of work by the specialist contractor Quadriga. The Quadriga schedule of repair is a baseline document that will be reviewed on erection of the access scaffolding. The Conservation Strategy is to take supersede this document at present but the schedule of repair is included as a statement of intent by the client to proceed with the development.

- viii) **The fundamental requirement is that the proposed repair and cleaning works are carried out according to good conservation methods and practice based on Historic England’s guidelines set out in the *Practical Conservation series*.**
- ix) The key purpose of this **Conservation Strategy** is, therefore, to clarify the appropriate implementation methodology and specifications to secure the future of the retained facade, according to the accepted best standards.
- x) This document informs the conservation and repair documents package for the retained façade to 79 Mosley Street by PRP Architects, Tier Consult Engineers and the Quadriga External Façade Survey Report, (October 2019), which act as the baseline repair specification documents as follows:
- PRP Proposed drawing package
 - Tier consult structural engineers drawing package
 - Quadriga schedule of repair
- xi) This Conservation Strategy has a dual purpose of providing additional information to the Local Planning Authority as to the details of the type of repair work being proposed, alongside acting as a framework to help the contractor develop their proposals.
- xii) The statutory listing entry for the building is provided at Appendix A below, for information.
- xiii) The project contacts include:
- Project Manager: Martin Gizzie, OBI Property
 - Project Architect: PRP Architects
 - Conservation Consultant: Declan Cahill, Stephen Levrant Heritage Architecture
 - Local Planning Authority Contacts: Angela Leckie, Casework Officer
Paul Mason, Conservation Manager

2.2 Authorship

- i) This report has been prepared by Stephen Levrant : Heritage Architecture Ltd., a practice of conservation architects, chartered building surveyors and historic building consultants specialising exclusively in the historic cultural environment. The authors were:

- Declan Cahill [BSc (Hons); SPAB Lethaby Scholar] Historic Building Surveyor
- Stephen Levrant [RIBA, AA Dipl, IHBC, Dip Cons (AA), ACArch, FRSA] Principal Architect

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3 CONSERVATION PRINCIPLES AND GUIDANCE

3.1 Introduction – the purpose of repair

- i) The over-arching policy which defines the proposed works to the retained façade retention scheme is one of **minimum intervention** in the repair and/or replacement of the significant components of the historic building. This principle applies across the individual items of fabric, with the important caveat that the objective is to achieve a long-term, sustainable preservation of the individual components and the façade.
- ii) As a façade retention scheme, the project is not a traditional conservation project, however the objectives should not differ in regard to the works to the historic fabric. The retained façade becomes non-structural, but is retained as an envelope against the weather and to retain the streetscape appearance of the area. Therefore, the same attention to detail should be applied to the individual components to ensure that the façade is retained as authentic historic fabric.
- iii) When assessing individual components, it is important to look beyond the immediate need for action, to understand the reasons for the need for repair. The objective to make safe and, where appropriate, useable needs to be considered as the basis for all interventions. Therefore, it is necessary to plan for the long-term consequences of inevitable change and decay. While sufficient work should be undertaken to achieve a lasting repair, the extent of the repair should normally be limited to that necessary to make failing elements sound and capable of continuing to fulfil their intended functions.
- iv) However, the requirement for long-term repair means that severely damaged or decayed components should be subject to authentic and faithful replacement rather than consolidation and repair.
- v) This strategy should be read as an additional informative to the baseline specification and schedule of repair works prepared by Quadriga Ltd. , which will act as the construction specification document.
- vi) The following specifications have been adopted by Stephen Levrant : Heritage Architecture Ltd. for use only in this project.

3.2 Definitions of terms used in the repair/refurbishment

- i) **REMOVE** means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials.
- ii) **KEEP FOR REUSE** means, during removal, prevent damage to the stated components or materials, and clean off bedding and jointing materials. Then stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.
- iii) **REPLACE** means carefully remove the stated existing components, features and finishes, and hand to the Employer for their records. Provide and fit in place of new components, features or finishes which, unless specified otherwise, must match those which have been removed. Make good as necessary.
- iv) **REPAIR** means carry out local remedial work to components, features and finishes as found in the existing building. Re-secure or re-fix as necessary and leave in a sound and neat condition. It does not include the replacement of components or parts of components or redecoration.
- v) **MAKE GOOD** means carry out local remedial work to components, features and finishes which may have been disturbed by other, previous work and leave in a sound and neat condition. It does not include replacement of components or parts of components or redecoration.
- vi) **TO MATCH EXISTING** means use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to the approval of the architect.

2.3 Necessary approvals

- i) The contractor and all those implementing works to the fabric of the retained façade must be aware of the requirements to ensure the works are documented and authorised. This is because it is a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 if any person executes or causes to be executed:

any work for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest unless the works are authorised.

- ii) The listed building consent decision notice (ref: 118399/LO/2017) placed a number of conditions on the scheme in order to ensure that the retained façade is repaired to conservation best practice. This included the preparation of a Conservation Strategy written and implemented prior to commencing on site as a 'quality control measure' sufficient to satisfy the planning requirements and inform potential contractors.
- iii) This strategy forms part of the documents required to ensure appropriate samples and specifications are submitted in accordance with conditions 4 and 7 of the listed building consent and conditions 4 and 20 of the planning permission. Condition 7 of the LBC (condition 20 of the PP) requires: details of the following elements to be submitted prior to commencement:
- (a) Details of how windows would be removed, repaired and reinstated;
 - (b) Details of secondary glazing including its position within the retained window opening;
 - (c) Details of the proposed method of external cleaning;
 - (d) Details of the proposed method of external repair; and
 - (e) Final method statement for facade retention.
- iv) This Conservation Strategy provides the necessary parameters for specifying and implementing repair to the retained façade, it is not a construction Task Method Statement. The strategy will, therefore, be used initially to review the Quadriga repair schedule, and then utilised once access has been constructed to finalise the repairs to be undertaken to the façade.
- v) Individual work items will need to be carefully detailed by the contractor primarily in a schedule of work and specification, as well as **Task Method statements**. This will enable the cumulative impact of the cleaning and repair works to be easily recorded, and understood by all involved including the Local Planning Authority and in sufficient detail to discharge the planning conditions.
- vi) Written confirmation of consent to proceed with the specific tasks, on the basis of the '**Task Method Statements**', will be required from the Local Planning Authority before starting on site.
- vii) The individual Task Method Statements shall be of sufficient clarity to fully inform the project architect, conservation officer and conservation consultant, as well as other relevant parties of the extent of the required works.
- viii) Once authorised the collection of repair specifications, schedule of works and **task method statements** will be appended to the project documentation (specifically the Health and Safety File provided to the client at completion) to provide a detailed, accessible record of the works undertaken during this development project.

4 STANDARD CONSERVATION SPECIFICATION ITEMS

3.1 Survey and task method statements

- i) Prior to the erection of scaffolding, a proposed schedule of work and specification will be submitted to the Council that meets the requirements outlined in this Conservation Strategy and the requirements of the planning permission (ref: 118398FO/2017) and listed building consent (ref: 118399/LO/2017).
- ii) On erection of the access scaffolding to the facades, the repair schedule and specifications will be reviewed, revised and amended (where required) to provide a detailed report on the repair and cleaning works to be undertaken. This will be submitted to the council for their approval.
- iii) Detailed Task Method Statements will also be submitted to the project architect, conservation consultant and conservation officer for their written approval, prior to commencing with preparing samples.
- iv) Alongside the submission of this schedule of repair and specification, a range of sample materials and repairs will be undertaken for approval by the conservation consultant and / or project architect. Details of these samples will also be presented and submitted to the Council for their approval.
- v) The Task Method Statement should define the extent of cleaning and repair interventions to and cover all relevant matters listed below and, in the instructions, provided by PRP Architects.
- vi) The schedule of work, specification and method statement shall detail:
 - The exact areas proposed to be repaired and / or cleaned.
 - The form, condition and any repair and or replacement methods to be used on the areas affected.
 - The form, location and removal methods of any toxic or hazardous materials.
 - The identification and location of services.
 - If a divergence from best practice is proposed, justification and details of why this approach is required.
 - The management of health and safety of operatives and the public during the works.
 - Adherence to the relevant HSE regulations such as Working from Height.
 - Adherence to the Construction (Design and Management) regulations.

3.2 Protection

- i) Temporary protection will be installed to protect the fabric of the façade from the erection of scaffolding and construction work throughout the construction phase.
- ii) Protection shall preferably be strapped to the building not utilising any fixings. Adhesives should in no circumstances be used. If fixings are required, these should only fix into mortar joints and should be no larger than 50% of the size of the mortar joint.
- iii) The scaffolding contractor should define the proposed protection measures in accordance with ensuring that protection is non-abrasive, malleable to mould around the building, and should not place any pressure on the building fabric or trap moisture / debris.
- iv) Protection shall be maintained throughout the construction phase or until it is safe to remove.
- v) Protection that encloses significant elements shall be labelled to identify what is behind the protection.

3.2 Workmanship generally

- i) All operatives working on site will be inducted and trained in regard to the need to strictly comply with the approved documents and understand the consequences of undertaking unauthorized works.
- ii) All cleaning, repair and replacement works shall be completed in the most careful manner preventing unnecessary damage or destruction of adjacent surfaces and materials.
- iii) The site staff responsible for carrying out conservation cleaning works are to be suitably trained and evidence of training is to be available on request.
- iv) Where the Stonehealth DOFF conservation cleaning system is in use the operatives are to be specialist sub-contractors trained, approved and recommended by Stonehealth whose contact details follow in the general specification below. Where an alternative system of conservation cleaning is proposed, the same operative accreditation shall be presented.
- v) The site staff responsible for carrying out any repair / replacement works to historic fabric including masonry, brickwork, joinery, glazing, metallurgy, railings and other original features shall be suitably trained and experienced and under the supervision of a suitably experienced foreman / supervisor. Evidence of credentials and CSCS cards shall be available for inspection.
- vi) On completion of the works all areas shall be left thoroughly clean and free of debris, builder's rubble, dust, grime and dirt to the entire satisfaction of the project architect and conservation consultant.

3.3 Material and Workmanship Samples

- i) **Masonry shelter coat samples:** Contractor to provide details of stone dust, binder and ratios (inc. water content) before preparing 5no. samples on cleaned redundant sandstone (taken from back George street entrance steps) for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- ii) **Masonry mortar / plastic repair samples:** Prepare 5no. mortar sample biscuits utilizing stone dust and lime putty with different ratios of stone dust for inspection by the conservation consultant / conservation officer. Once a mortar has been chosen / refined from the samples, undertake an in-situ mortar repair for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- iii) **Masonry indent repair samples:** Provide a sample of new / replacement stone for the indent, undertake an in-situ sample of fixing an indent for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- iv) **Masonry replacement stone samples:** Provide samples of replacement masonry blocks prior to placing any orders for purchasing replacement stone for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- v) **Brick replacement sample:** Provide samples of replacement brick units (new and reclaimed) prior to placing any orders for purchasing replacement bricks for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- vi) **Mortar samples for masonry:** On receipt of the mortar analysis results, prepare 5no. pointing sample mortar biscuits based on the original mortar and any justified need of the masonry for inspection by the conservation consultant and / or conservation officer. Once inspected, allow for re-pointing 1 linear meter of masonry for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- vii) **Mortar samples for brickwork:** On receipt of the mortar analysis results, prepare 5no. pointing sample mortar biscuits based on the original mortar and any justified need of the brickwork for inspection by the conservation consultant and / or conservation officer. Once inspected, allow for re-pointing 1m² of brickwork for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- viii) **Paint removal sample (external):** Undertake paint removal trials to the black masonry paint that is applied to the brickwork and masonry along back George street for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.

Paint removal trials are to be undertaken to the area of masonry and brickwork that is to be removed under the consented scheme.

- ix) **Burnt sand mastic samples:** Provide 3no. samples of burnt sand mastic to the junction between brickwork / masonry and windows for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- x) **Sample cleaning:** Prior to commencing the contractor will undertake sample cleaning to establish the necessary pressure to be applied and at what distance from the surface is required to successfully remove soiling but not cause saturation. The sample cleaning will be undertaken to an inconspicuous area of masonry and begin using the least amount of pressure starting from a distance of 1m for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- xi) **Window joinery splice repairs sample:** Undertake a splice repair to the window frame / sashes as required for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- xii) **Window joinery fill sample:** Where damage / fixings have left holes within windows, undertake a sample repair to fill, finish and re-decorate the area to make good to match the surrounding timber for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- xiii) **Window decoration samples:** On receipt of the paint analysis, undertake a sample treatment (sanding / removal of failing paint) and re-decoration of a window for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- xiv) **Pavement light repair sample:** Undertake a sample repair to the metal frame of the surviving pavement light and new glazing inserts for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- xv) **New pavement lights:** Provide a sample of new proposed glazing units to the pavement lights for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.
- xvi) **Ventilation grills:** Where ventilation grills penetrate the façade, there are to be of clay or cast iron depending on the size of the opening. The contractor is to source and supply samples of new ventilation grills for consideration by the conservation consultant and / or conservation officer.

- xvii) **Removal sample of internal wall finishes:** Carry out a workmanship sample as to how the internal wall finishes will be removed without causing damage to the underlying brick / stone substrate for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.

3.4 Raking out and mortars

- i) Raking out shall be undertaken with hand tools only, the use of mechanical means to remove mortar (air chisels, angle grinders etc.) is not appropriate as they risk irreversible damage to masonry and brick.
- ii) Chisels should be no more than 50% of the width of the mortar joint in thickness to prevent accidental damage to the arisses of the brick and stone.
- iii) Generally, where cement mortars have been used, an attempt to remove them should only be made if they have de-bonded from the stone or brick. Attempting to remove well adhered cement mortar can result in damage to the arisses of the surround masonry and brick. In the circumstance that the cement mortar is causing an increased rate of erosion shall its removal be permitted when well adhered.
- iv) Pointing mortar is intended to be a sacrificial element of the building that act to preserve the masonry and brickwork from premature decay.
- v) Where possible, all new mortars should be lime based and replicate the ingredient of the original materials. Where this is not possible, an authentic replication of the original mortar shall be acceptable where it can be demonstrated that the new material is functionally appropriate
- vi) Mortar analysis should be undertaken across the three facades to include pointing mortars for both stone and brickwork. The number of samples required should be agreed with the conservation consultant and the information required to accurately understand the mortars used.
- vii) Mortar analysis should be undertaken in a laboratory that is UKAS accredited and meets the internationally recognized standard of ISO/IEC 17025 to the approval of the project architect / conservation consultant.
- viii) Each mortar sample analysed should provide the following details:
 - a) Visual observations of the mortar received (Macroscopic and Microscopic)
 - b) Carbonation of received sample
 - c) Breaking Strength
 - d) Friability
 - e) Colour (Using Munsell Soil Colour Chart or similar)
 - f) Water droplet test for indication of permeability / absorption rate
 - g) Weight ratios of binder to aggregate
 - h) Observations during acid digestion
 - i) Aggregate size distribution by weight
 - j) Hydraulicity and inclusions (tested by X-ray Diffraction (XRD))
 - k) Indication of source of a matching aggregate
 - l) Mix proportions
- ix) In some circumstances thin section analysis may be required to assess the mortar for the original mixing method and actual porosity, but this is not at present seen to be required.
- x) The adopted specifications for new mortars should demonstrate appropriate compatability with the existing mortar, including the appropriateness of the original mortar and its apparent success. It should also meet the new function of of the façade as imposed by the requirements of the

surrounding masonry / brickwork, the requirements of the building component, any change in the function / behavior of the mortar, any change in environmental conditions and any requirements of the project which may impact on the function of the mortars.

- xi) Pre-1918 mortars were predominantly based on non-hydraulic quicklime-based binders. Where necessary, the contractor and operatives should be adequately trained in mixing, using and protecting this type of mortar, otherwise known as hot-mixed mortars. Details of previously undertaken works should be provided and / or adequate training undertaken.
- xii) Quicklime and other lime binders are volatile, reactive materials that can have serious health and safety implications if not handled and used with due care. The contractor will present method statements for: the handling, storage, mixing, and application of these mortars to protect all operatives against avoidable harm to the project architect / conservation consultant prior to commencing on site.
- xiii) Aggregates should be as close a match to the original mortar as possible and sourced from a local sustainable source. The contractor shall ensure that the aggregate is suitable for purpose and is not contaminated with anything that would adversely impact the mortar's performance or durability. The aggregate should be well-graded and generally the largest aggregate should be no larger than 2/3 the width of the mortar joint.
- xiv) Cement for mortar is not acceptable for use on the retained facade.
- xv) Admixtures / Pozzolans: Do not use in mortar unless specified or approved. Pozzolans should be based on any inclusions identified in the mortar analysis, or justified to the needs of the new mortar being placed. Pozzolans should be used sparingly and not impede the function of the mortar as a sacrificial element. Do not use calcium chloride or any admixtures containing calcium chloride. Admixtures, if specified, to be to BSEN 934-3:2003.

3.5 Cleaning of masonry / brickwork: general

- i) Weathering and soiling provides a patina of age to a building, adding character to the façades of buildings that can only be achieved with time. Therefore, to avoid diminishing the historic character of the retained façade, cleaning should only be undertaken where highly unsightly or soiling / staining that is damaging the substrate is present.
- ii) It is essential to ensure that no irreversible damage results from cleaning. The limitations of the façade cleaning will therefore be accepted by the project client and that not all soiling / staining will be able to be removed.
- iii) The method of cleaning masonry depends upon the degree and cause of the soiling. Cleaning should only be undertaken having determined the cause and implementation of a method appropriate to the material on the facades of 79 Mosley Street. In addition:
 - a. Contractors must be experienced in cleaning historic buildings.
 - b. Present details of soiling and proposals for cleaning to the project architect and conservation consultant for approval before commencing any work.
 - c. Proposals must include details of collection of run-off and disposal/recycling of dirty water.
 - d. All cleaning methods should comply with BS 8221:2000 Parts 1 and 2 in respect of:
 - e. Protection of operatives, building users and public;
 - f. Means of access;
 - g. Protection of building fabric, external and decorative fixtures.
 - h. Algae and Lichens: Following cleaning of algae or lichens treat worst affected areas using an approved biocide following the manufacturer's recommendations.
 - i. Plant growth: Following removal of plant growth treat former root locations using an approved biocide following the manufacturer's recommendations.
 - j. Inspect the underlying masonry / brickwork core for any requirement to deep pack point or grout voids.
 - k. Biocide for Algae and Lichen and for plant growth: apply a biocide as approved by the Advisory Committee on Pesticides following Health and Safety Executive guidelines and COSHH Regulations.
- iv) All cleaning shall avoid saturation of the masonry or brickwork, and if necessary multiple passes of cleaning will be undertaken to carefully remove soiling.
- v) No cleaning will be undertaken where temperatures (daytime and nighttime) within seven days following cleaning are at 5°C or below. This is to ensure that the masonry / brickwork is not at risk from frost damage.

3.6 Use of the DOFF conservation cleaning system or similar and equal approved

- i) The DOFF cleaning system is a non-abrasive high-pressure steam cleaning system developed for conservation applications. A data sheet for the system is provided at Appendix 2 below.
- ii) Contractors and sub-contractors should provide details of their previous successful use of DOFF on comparable projects involving listed buildings and similar surface types, providing evidence of training in the use of the system.
- iii) The system is adjustable in respect of both pressure and temperature. Operators should begin using the system at the lowest available settings and increase the pressure and temperature only if this is required to achieve an acceptable clean that does not cause damage to the building fabric.
- iv) In all cases, cleaning is to be subject to agreement of a sample area in an inconspicuous location in the first instance. The conservation officer, architect and conservation consultant must agree a sample for each new material / condition to be cleaned.
- v) Use of TORC (the equivalent mildly abrasive cleaning system) is not anticipated to be required in this instance and there is a risk that this system could damage the soft sandstone and brick finishes of the exterior of the building.
- vi) Proprietary alternatives to the DOFF system (e.g. Thermatech) are available and may be used with the agreement of the architect and conservation consultant. Any proposal to use an alternative system should be justified and the same protocol as the items above followed.
- vii) DOFF can be obtained from, and technical queries directed to, the following:

Stonehealth Limited
G4/5, Draycott Business Park, Cam, Dursley, GL11 5DQ
info@stonehealth.com
www.stonehealth.com
01453 540 600

4 CONSERVATION STRATEGIES

Photographs of the locations with which the following strategies are concerned are provided at Appendix 3 below.

4.1 Stone masonry

- i) The aim of project will be to conserve as found, and therefore interventions to stabilise the façade masonry should see dismantling and reconstruction as a final resort. Details of structural repair should be submitted to the conservation consultant and structural engineer for their consideration.
- ii) On erection of the access scaffold, the contractor will assess each masonry unit and provide a report recording the condition and proposed repairs, updating the current Quadriga Ltd schedule of repair report for submission to MCC.
- iii) Masonry that is decaying does not necessarily require repair or treatment. Only where a masonry unit is at risk of an increased rate of decay that intervention may be required.
- iv) Redundant fixtures and fittings should be carefully removed but only when further damage to the stone can be avoided.
- v) Stone with light soiling staining does not require any cleaning or treatment.
- vi) Masonry that has suffered soiling / staining will be primarily cleaned using fresh clean water and a non-abrasive sponge, ensuring that the masonry is not saturated in softly cleaning the surface.
- vii) Where manual cleaning is unsuccessful in removing soiling / staining, the contractor will utilize steam cleaning as outlined in sections 3.5 and 3.6.
- viii) Masonry that has a friable surface is to be 'shelter coated' to consolidate the surface of the stone. A shelter coat should be a microfilm coat that does not alter the colour or appearance of the underlying stone. The aim is to consolidate the surface of the masonry unit without altering the appearance. Multiple thin coats are preferred over a single thick layer. An appropriate sample shall be produced for confirmation as per the general requirements in section 3.3.
- ix) Masonry that has slightly eroded or has been damaged (including drill and fixing holes) that causes issues with the weathering or making the stone increasingly vulnerable to decay may be treated with a mortar / plastic repair. A mortar repair can be utilized to areas where water traps are present. The aim of this repair is to be a sacrificial element that prolongs the life of the stone unit. The mortar therefore has to be softer (have greater functional porosity) than the stone. The sandstone of 79 Mosley street therefore requires a lime putty or quicklime-based mortar repair to be utilized. Mortar samples and workmanship samples should be undertaken as per section 3.3. The minimum amount of tooling should be undertaken to provide a good key and armatures should be using sparingly and be of stainless steel.
- x) Where heavy erosion or damage has occurred (30-60% of the stone eroded) a stone indent may be required to provide structural integrity of the area is maintained and to efficiently repair the area of masonry. New stone and workmanship samples shall be undertaken as per section 3.3. Stone indents are to be formed to fit into the area of erosion, minor tooling may be required to ensure a good key

between the existing and new stone. Mortar to be as per section 3.4 and 4.3 and subject to the approval of the conservation consultant.

- xii) Where a masonry unit is beyond 60% eroded or damaged, replacement of the stone may be considered where this erosion impacts the structural integrity or weathering capability. New stone and workmanship samples shall be undertaken as per section 3.3. New stone should match the existing stone in regard to form and should be tooled to provide a key to the bedding mortar and to ensure that the stone naturally sheds water.
- xiii) New stone is to be dated on one of the faces bedded into the wall.
- xiv) Where carved masonry is heavily eroded, but non-structural, the approach should be to consolidate rather than replace the component. Where carved masonry is to be replaced, consultation shall be sought with the conservation consultant and / or conservation officer to what approach is made to the new stone.
- xv) The contractor will provide a record of all new masonry and indent repairs inserted into the façade during the project and will be included in the health and safety file. Details of successful cleaning methods, repair mortars and pointing mortars are also to be included.
- xvi) A detailed survey of the parapet will be carried out on erection of the access scaffold. The results will be used to specify the necessary approach to its repair and retention in situ.
- xvii) In the circumstance that the parapet balusters are unstable, recording and dismantling may be necessary to insert stainless steel dowels to the balusters. The structural engineer should be consulted for the required detail. Dowels should not be set in resin or any impermeable material. Dowels should only be used where the stone is in good condition and drilling would not risk fracturing the stone. Where this is a concern, other methods of stabilization should be designed that does not require drilling the stone.
- xviii) Where movement has occurred, it should be established whether this movement is at risk of continuing or it has ceased before any intervention is designed. Cracks and / or larger than normal mortar joints may simply require re-pointing.

4.2 Brick

- i) The aim of project will be to conserve as found, and therefore interventions to stabilize the façade brickwork should see dismantling and reconstruction as a final resort. Details of structural repair should be submitted to the conservation consultant and structural engineer for their consideration.
- ii) On erection of the scaffolding, the brickwork will be surveyed for defects and the Quadriga Ltd. Schedule of repair will be revised and updated for submission to MCC conservation officer.
- iii) Brick that is decaying does not necessarily require repair or treatment. Only where brick is at risk of an increased rate of decay that intervention may be required.
- iv) Redundant fixtures and fittings should be carefully removed but only when further damage to the brick can be avoided.
- v) Brickwork with light soiling staining does not require any cleaning or treatment.
- vi) Brickwork that has suffered soiling / staining will be primarily cleaned using fresh clean water and a non-abrasive sponge, ensuring that the brick is not saturated in softly cleaning the surface.
- vii) Where manual cleaning is unsuccessful in removing soiling / staining, the contractor will utilize steam cleaning as outlined in sections 3.5 and 3.6.
- viii) Bricks that are only slightly damaged at the arrisses do not require treatment.
- ix) Bricks which have been drilled for fixings and are still structurally stable, will have the holes filled using a lime putty or quicklime-based mortar with a brick dust to colour match the brick. Material and workmanship samples will be required as per sections 3.3, 3.4 and 4.3.
- x) Bricks which are cracked but retain a sound face are to be pointed as per the mortar joint.
- xi) Bricks which have been mechanically damaged but retain their integrity are to be retained.
- xii) Bricks that have an eroded surface are to be replaced as generally the loss of the fire skin will result in an increased rate of decay. Sample replacement bricks are to be presented as per section 3.3.
- xiii) All new bricks shall match the dimensions, colour and texture of the existing brickwork as closely as possible. Bricks from the demolished section of back George Street, or another part of the demolished area of the building, reclaimed or new will be utilised as replacements where functionally practical.
- xiv) All new bricks are to be dated on one of their faces that is to be bedded into the wall.
- xv) The contractor will provide a record of all new bricks inserted into the façade during the project and will be included in the health and safety file. Details of successful cleaning methods, repair mortars and pointing mortars are also to be included.
- xvi) Where movement has occurred, it should be established whether this movement is at risk of continuing, or it has ceased before any intervention is designed. Cracks and / or larger than normal mortar joints may simply require re-pointing.

4.3 Mortar

- i) Bedding mortars require different characteristics to the mortar outlined below due to the requirement of compressive strength. Where bedding mortar is being replaced the contractor is to consult the conservation consultant and structural engineer.
- ii) Pointing mortars are a sacrificial element of the façade and enable the masonry and brick to survive for future generations by drawing moisture and salt from the wall.
- iii) The mortar needs to be robust enough to be able to carbonate through exposure to the weather, whilst not impeding its functionality.
- iv) All mortars should follow the standards outlined in section 3.4 and samples to be produced in section 3.3.
- v) Mortar to the masonry will need to utilize a fine aggregate due to the thin joints and also be a close as possible colour match to the sandstone as is the existing mortar unlike the patch cement pointing that has been used to isolated areas.
- vi) Mortar to the brickwork needs to be a good colour and texture match to the original surviving mortar, unlike the patch cement pointing that has been used to isolated areas.

4.4 Windows and doors

- i) The windows are to be repaired and re-instated on completion of the façade retention works as the window openings will be utilized to enable the support structure to be installed.
- ii) The contractor is to clarify whether the whole window units or whether just the sashes are to be removed to enable the scaffolding and support structure to be installed.
- iii) All windows and / or sashes are to be recorded and tagged prior to removal. The contractor will clarify where the windows are to be repaired and stored throughout the construction phase.
- iv) Removal of the whole window unit or just the sashes should be undertaken carefully as not to cause damage to the timber or glazing. The contractor is to provide a written Task Method Statement for review by the conservation consultant and submission to the conservation officer at MCC.
- v) Sample materials and repairs are to be provided as per section 3.3.
- vi) The approach is to retain as much of the original timber and glazing as possible in repairing the windows and frames.
- vii) All windows will generally require cleaning, overhauling and re-decoration. Cleaning should be with fresh clean water and a non-abrasive cloth. Where paint is flaking this is to be removed (heat guns are not to be utilized unless previously agreed) and the timber prepared prior to re-decoration. Re-decoration will be with an appropriate linseed oil based paint or similar alternative approved by the project architect and / or conservation consultant.
- viii) Where fixing wholes are present these should be filled with an appropriate timber filler and re-decorated.
- ix) Decayed timber should be removed back to sound timber and new timber introduced to match the existing in species, form and moisture content. Generally new timber will be seasoned to prevent shrinkage.
- x) In the rare circumstance that full section of timber require replacement, a section of the existing timber shall be taken to provide the basis of the form of the new timber.
- xi) New timber is to be well seasoned, cut to fit the form of the existing window and frame and finished to match the existing windows.
- xii) New glazing will be single glazed and be of plate glass to match the existing. Samples of new glazing will be presented as per section 3.3.
- xiii) The original doors are to be retained through re-hanging them to allow for the lowered entrances to provide level access.
- xiv) Where the doors have been damaged, they will be repaired using timber splice repairs. The timber splice repair will utilize the same species of timber, carved to align and take the form of the rest of the door and finished to match the rest of the door.

4.5 Pavement lights

- i) Where the original iron frame pavement lights survive, these are to be repaired.
- ii) Where the glazing sections have been filled, lost or are broken, these are to be removed and replaced with new glazing units. Samples of new glazing are to be presented as per section 3.3.
- iii) Where the iron sections of the pavement lights have deformed, corroded or are missing, new iron sections are to be cold stitched to the surviving pavement light to take the glazed units and meet loading requirements. The structural engineer should be consulted regarding these repairs.
- iv) Where pavement lights have been replaced or are beyond repair, new pavement lights to match the original pavement lights in form, design and appearance are to be manufactured.
- v) A record of the surviving pavement lights, repairs and new pavement lights will be produced by the contractor and included in the health and safety file along with details of the new glazing.

4.6 Metallurgy

- i) Modern steel railings are installed to the lower ground floor window openings.
- ii) These are to be replaced with new railings under the proposed scheme.
- iii) All new railings should utilise the existing fixing holes and be set using a lime-based mortar as per section 4.3.
- iv) The cast iron columns uncovered to the Mosley street elevation are to be retained in situ and the shopfront restored as part of the scheme.
- v) The minimum work will be to clean down, remove any flaking paint and re-decorate the columns using an appropriate paint system. The contractor is to submit details of the proposed decoration system to the project architect and conservation consultant for their review.
- vi) Where the metal has corroded, this is to be removed prior to re-decoration.
- vii) Where splits or corrosion has occurred to the columns causing gaps in the column surface, the proposal will be to cold stitch cracks or new iron that matches the profile of the piece that it is replacing. All new metalwork is to be date stamped and recorded on completion of the project for inclusion in the health and safety file.

4.7 Internal wall surfaces

- i) The method of carrying out the façade retention scheme and construction of the new building structure behind will cause exponential damage to the internal wall finishes through the temporary support and exposure to the weather over a 12 month period. The consented scheme therefore by default allows for the loss of the internal wall finishes back to brick / masonry substrate.
- ii) As per item 3.3, the contractor will undertake a sample removal of the internal wall finishes to ensure that no unnecessary damage is caused to the underlying substrate.
- iii) The internal wall finishes are to be removed back to expose the brick / masonry.
- iv) The removal will ensure all loose, flaking finishes are removed. Where paint / plaster residue is well adhered to the brick / masonry, this can be left in situ.
- v) The mortar joints of the internal side of the wall may require re-pointing which shall be undertaken in accordance with item 4.3. The aim of this exercise will be to consolidate the internal wall surface.
- vi) All fixings and raw plugs are to be removed or cut off flush with the face of the brick / masonry, avoiding any damage to the surrounding fabric.
- vii) The internal wall surface will be left consolidated ready to take the new internal surface finish.

4.8 Other External Features: Ventilation grills, pipework, shop frontage, doorways etc.

- i) Modern ventilation grills will not be accepted as they detract from the building's retained façade. The contractor will source samples of cast ventilation grills to match the existing decorative grills to the Mosley Street elevation for consultation with the conservation consultant and conservation officer as per section 3.3.
- ii) The majority of the rainwater and foul drainage pipes are internal however there are a number of pipes externally to the Back George Street elevation.
- iii) All plastic pipework is to be replaced with new cast iron and any new pipework will be cast iron. Details of the new cast iron pipework and fixing methods are to be submitted to the project architect and conservation consultant for their consideration.
- iv) The shop frontage to the ground floor of the Mosley Street elevation is to be restored as part of the redevelopment scheme. The aim will be to repair the surviving components of the shop frontage and facilitate its use by inserting a new shop front that is respectful to the surviving elements. A detailed design is to be developed based on design guidance by SLHA and submitted to MCC for their consent prior to implementation of this part of the development.
- v) The entrances to the building will be altered due to the access requirements necessitating the lowering of the ground floor. This will involve lowering of the existing doors. A detailed design is to be developed based on design guidance by SLHA and submitted to MCC for their consent prior to implementation of this part of the development..

6 CONCLUSION

- i) This Conservation Strategy is intended to guide the delivery of the retained façade as a ‘best practice’ project. It therefore:
- Identifies the principal components of the façade retention.
 - Outlines robust conservation strategies for the treatment of each element of fabric, identifying the key conservation concerns in each instance and providing a suitable approach.
 - Confirms that conservation repairs to the external envelope of the building will be carried out with suitable sensitivity and in accordance with the consented development and conservation best practice.
 - Outlines conservation methods as guidance for the architect / contractor to enable them to provide detailed repair schedules, specifications and Task Method Statements.
 - Makes provision for the external envelope of the building to be suitably conserved to retain its authenticity as the only surviving historic fabric component.
 - Provides a quality control framework for the repairs for both Planning authorization and contract stage design purposes.
 - Provides outline guidance on the information to be recorded and retained within the health and safety file on completion of the redevelopment of the project, in order to facilitate its future maintenance, cleaning and repair.

APPENDIX A – STATUTORY LISTING ENTRY

77 AND 77A, MOSLEY STREET, 14 AND 16, PRINCESS STREET

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1271097

Date first listed:
03-Oct-1974

Statutory Address:
14 AND 16, PRINCESS STREET

Statutory Address:
77 AND 77A, MOSLEY STREET

Location

Statutory Address:
14 AND 16, PRINCESS STREET

Statutory Address:
77 AND 77A, MOSLEY STREET

The building or site itself may lie within the boundary of more than one authority.

District:
Manchester (Metropolitan Authority)

National Grid Reference:
SJ 84017 97998

Details

MANCHESTER

SJ8497NW PRINCESS STREET 698-1/32/322 (South West side) 03/10/74 Nos.14 AND 16

GV II

Includes: Nos.77 AND 77A MOSLEY STREET. Offices and home trade warehouse, now bank and offices. c.1860-70, altered. Red brick with sandstone dressings (roof concealed). Rectangular plan parallel to street, on end of block site, with curved corners. Four storeys over basements, 4:2:4 windows, plus 3-window corners; stone plinth, pilaster strips framing the centre, sill-bands to all floors with saw-tooth courses below the windows, bracketed cornice and balustraded parapet. Arcaded ground floor with panelled pilasters, moulded imposts and stilted segmental arches with keystones, square-headed doorway to 4th bay and sashed windows to the other bays (but 2 bays at right-hand end, and the corner, now have C20 bank front). All upper floors have windows with moulded architraves, those at 1st floor with cornices, those at 2nd floor segmental-headed with keystones and cornices, and those at 3rd floor with keystones; but windows at 1st and 2nd floors of centre and corners have more elaborate treatment, those at 1st floor with swagged cartouches and masks on the heads, and those at 2nd floor with balustraded balconies. Most windows sashed without glazing bars. Five-bay returned ends similar.

Listing NGR: SJ8401797998

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

456070

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

APPENDIX B – PLANNING PERMISSION DECISION NOTICE

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

BBRE (79 Mosley Street) Ltd
C/o Agent

Agent (if used)

Mrs Diane Ellis
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Creation of 1 x basement unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments), B1 (offices) and 1 x ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the facade and windows and exposure / reinstatement of original shop frontage (77a Mosley Street) and associated works

Location: 79 Mosley Street, Manchester, M2 3LQ

Date of application: 22 January 2018

Application number: 118398/FO/2017

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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of 18 months beginning with the date of this permission.

Reason - To ensure delivery of the development before the condition of the building deteriorates further 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:

(a) Dwg AA5751_2100;

(b) Dwg AA5751_2110 D Proposed Plans Basement & Ground, AA5751_2111 C Proposed Plans First & Second
AA5751_2112 C Proposed Plans Third & Fourth, AA5751_2113 - Proposed Plans Roof, AA5751_2120 - Proposed Context Elevations
AA5751_2122 - Proposed Elevations North, AA5751_2123 - Proposed Elevations West, AA5751_2124 - Proposed Elevations East
AA5751_2125 E Proposed Section A-A and C-C, AA5751_2128 D Proposed Section D-D, AA5751_2210 - Demolition Plan Basement & Ground, AA5751_2211 - Demolition Plan Mezzanine & First, AA5751_2212 - Demolition Plan Second & Third, AA5751_2213 - Demolition Plan Roof, AA5751_2222 - Demolition Elevation North, AA5751_2223 - Demolition Elevation West, AA5751_2224 - Demolition Elevation East
AA5751_2227 - Demolition Section A-A and C-C, AA5751_2228 - Demolition Section D-D, AA5751_2241 - Proposed Bay Study Existing Window, AA5751_2242 - Proposed Bay Study Dormer;

(c) M0594/M/001 P3 Mechanical Services Roof Top Plant Layout prepared by REDS and M0594/M/002 P1 Mechanical Services Basement Plant Room prepared by REDS;

(d) Red's Ventilation Strategy Statement 21/11/2017

(e) Swept path analysis dwg 2066- SP01, SP02, SP03 and SP04

(f) Brief Commentary on Proposed Structural Works by Tier, Russell Construction Logistics Strategy

(g) Recommendations in Energy Standards Statement by Red's dated 07-06-18;

(h) Recommendations in AIR QUALITY Assessment by Temple Rev V1 dated 30-11-17

(i) Sections 3, 4 and 5 of the Crime Impact Statement Version A dated 26-11-17; and

(j) Waste Management Proforma received on 06-03-18.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) (a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

(b) In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by

the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

6) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents, which for the avoidance of doubt should include;

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles; and
- *Details of how access to adjacent properties would be maintained.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how the development would seek to achieve secure by design accreditation, 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 or agreed any elements of non compliance and the reasons for these.

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

8) The development hereby approved shall achieve a post-construction BREEAM Refurbishment and Fit Out (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) 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, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The

Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

9) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

10) Before any A3 (restaurants/cafes), A4 (drinking establishments) use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before the unit is first occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

11) (a) Prior to the commencement of the development, details of a local labour agreement in order to demonstrate commitment to recruit local labour for both the construction and operations element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of the development. (b) Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

12) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Croft Framework Travel Plan of December 2017. In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

13) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

14) Final details of the method of extraction of any fumes, vapours and odours from the ground floor and basement units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / ground floor A3 / A4 unit The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

15) Before any use hereby approved commences, within each of the ground floor and basement units details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

16) The development hereby approved shall include for full disabled access to be provided to all areas of the building and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

17) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - a Historic England Level 3 historic building survey
 - a watching brief during stripping out work to record historic fabric
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
3. Dissemination of the results commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

GMAAS will monitor the implementation of the archaeological works on behalf of Manchester.

18) If during works to convert the building to the use hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

19) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the facade 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.

20) Notwithstanding the details as set out in condition 2 above and the submitted 77-79 Mosley Street, Manchester - Schedule of External Conservation Repairs by Grade 2 Structural Repairs Ltd. Revision: 1.1 Dated: November 2017 no development shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Details of how windows would be removed, repaired and reinstated;

- (b) Details of secondary glazing including its position within the retained window opening;
- (c) Details of the proposed method of external cleaning;
- (d) Details of the proposed method of external repair; and
- (e) Final method statement for facade retention.

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.

21) Prior to the installation of any plant on the roof final details of the following shall be submitted and approved in writing by the City Council:

- (a) Evidence of options considered for achieving a maximum plant height of 2m and if possible and reasonable, a maximum plant height of 2m shall be achieved.
- (b) A design for a screen to the roof top plant

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

22) Prior to commencement of development a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

23) Within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall be submitted to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1.

24) Prior to occupation of any of the commercial units details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

25) Prior to the commencement of the development a detailed temporary (during construction works on 3 St Peter's Square and Landmark (Oxford Road) and permanent servicing strategy for the building outlining how servicing and site traffic access will be maintained to adjacent buildings shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

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.

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement via an off-site highways condition, to be funded by the applicant

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 during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

Date: 20 August 2018

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, they may appeal to the 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 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 A



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2017 until 31st December 2018

APPENDIX C – LISTED BUILDING CONSENT DECISION NOTICE

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

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

Listed Building Consent

Applicant

BBRE (79 Mosley Street) Ltd
C/o Agent

Agent (if used)

Mrs Diane Ellis
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal and external works associated with the Creation of 1 x basement unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments), B1 (offices) and 1 x ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the facade and windows and exposure / reinstatement of original shop frontage (77a Mosley Street) and associated works

Location: 79 Mosley Street, Manchester, M2 3LQ

Date of application: 22 January 2018

Application number: 118399/LO/2017

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 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of 18 months beginning with the date of this permission.

Reason - To ensure delivery of the development before the condition of the building deteriorates further. 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:

(a) Dwg AA5751_2100;

(b) Dwg AA5751_2110 D Proposed Plans Basement & Ground, AA5751_2111 C Proposed Plans First & Second
AA5751_2112 C Proposed Plans Third & Fourth, AA5751_2113 - Proposed Plans Roof, AA5751_2120 - Proposed Context Elevations
AA5751_2122 - Proposed Elevations North, AA5751_2123 - Proposed Elevations West, AA5751_2124 - Proposed Elevations East
AA5751_2125 E Proposed Section A-A and C-C, AA5751_2128 D Proposed Section D-D, AA5751_2210 - Demolition Plan Basement & Ground, AA5751_2211 - Demolition Plan Mezzanine & First, AA5751_2212 - Demolition Plan Second & Third, AA5751_2213 - Demolition Plan Roof, AA5751_2222 - Demolition Elevation North, AA5751_2223 - Demolition Elevation West, AA5751_2224 - Demolition Elevation East
AA5751_2227 - Demolition Section A-A and C-C, AA5751_2228 - Demolition Section D-D, AA5751_2241 - Proposed Bay Study Existing Window, AA5751_2242 - Proposed Bay Study Dormer;

(c) M0594/M/001 P3 Mechanical Services Roof Top Plant Layout prepared by REDS and M0594/M/002 P1 Mechanical Services Basement Plant Room prepared by REDS;

(d) Reds Ventilation Strategy Statement 21/11/2017

(e) Swept path analysis dwg 2066- SP01, SP02, SP03 and SP04

(f) Brief Commentary on Proposed Structural Works by Tier, Russell Construction Logistics Strategy

(g) Recommendations in Energy Standards Statement by Reds dated 07-06-18;

(h) Recommendations in AIR QUALITY Assessment by Temple Rev V1 dated 30-11-17

(i) Sections 3, 4 and 5 of the Crime Impact Statement Version A dated 26-11-17; and

(j) Waste Management Proforma received on 06-03-18.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - a Historic England Level 3 historic building survey
 - a watching brief during stripping out work to record historic fabric
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
3. Dissemination of the results commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible. GMAAS will monitor the implementation of the archaeological works on behalf of Manchester

6) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the facade 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.

7) Notwithstanding the details as set out in condition 2 above and the submitted 77-79 Mosley Street, Manchester - Schedule of External Conservation Repairs by Grade 2 Structural Repairs Ltd. Revision: 1.1 Dated: November 2017 no development shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Details of how windows would be removed, repaired and reinstated;
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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.

8) Prior to the installation of any plant on the roof final details of the following shall be submitted and approved in writing by the City Council:

- (a) Evidence of options considered for achieving a maximum plant height of 2m and if possible and reasonable, a maximum plant height of 2m shall be achieved.
- (b) A design for a screen to the roof top plant

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

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Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

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: 20 August 2018

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 Secretary of State in accordance with sections 20 and 21 of the Act 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 their 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 D – PHOTOGRAPHS



1. Mosley Street Elevation (North West)



2. Example of damaged sandstone.



3. Example of algae growth and salt efflorescence to parapet.



4. Partially uncovered shop frontage with cast iron columns.



5. Example of sandstone balcony.



6. Example of an original metal ventilation grill.



7. Example of carved sandstone window head.



8. Granite cladding to the corner of Mosley Street and Princess Street.



9. Example of scarring to façade from earlier fixings.



10. Example of scarring to granite from earlier fixings.



11. Princess Street Elevation (North East)



12. Example of algae / moss growth to sandstone window head and erosion of stone.



13. Example of patch repointing in cement.



14. Example of staining to granite cladding.



15. Example of paint to sandstone.



16. Example of masonry paint and eroding sandstone to the ground floor with modern rails either side.



17. Example of flaking paint to window frame and sash.



18. Example of in-filled original pavement light.



19. Example of modern pavement light.



20. Example of wear and damage to the timber doors.



21. Back George Street



22. Example of inappropriate ventilation grill.



23. Example of erosion to brickwork and cement pointing.



24. The application of masonry paint and erosion of sandstone at ground level.



25. Example of moss growth to window cill.



26. Example of failing paint system to window.



27. Example of early railings to lower ground floor window.

APPENDIX E – DOFF SYSTEM DATA SHEET



The method of cleaning using superheated water/steam in a unique way - chemical free

Will Remove:

Most types of paint
 Algae, Moss & Lichens
 Moulds & Fungi etc
 Bitumen, Oil & Grease
 Chewing Gum
 Grime
 Asbestos Preparation
 And many other problems solved
 ... without damage

Use DOFF on:-

Most surfaces e.g. brick, stone, concrete, tiles (glazed, encaustic etc), faience, roof tiles, slates, terracotta, wood, stucco, cast stone, and render etc. Removal of soiling from floors, walls, machinery, appliances etc. Removal of barnacles from boat hulls. Cleaning and sterilising kitchens, toilets, wash-rooms, swimming pools, abattoirs, factories, asbestos and roofing, pigeon lofts, farm buildings, drains etc.

For use in:- Building restoration, Industry, Food production, Hygiene control, Hospitals, Factories, Transport & vehicle depots, Workshops etc.

How the DOFF works: A normal water supply is taken through the pump into the Hotbox, where a range of temperatures of up to 150° C can be achieved. The low volume of super heated water and steam (5 litres per minute) is then fed through heat resistant hoses to special nozzles where a genuine 150° C is delivered. The surface being cleaned does not suffer any damaging pressure, thermal shock or deep saturation and dries within minutes. A range of different lances and nozzles are available. Please ask for advice on specific applications.



Technical Specification

Power supply consumption

Water Consumption

Maximum operating pressure

Temperature range

Maximum water input temp.

Dry Weight Kg.

Measurement mm

Pump

Hotbox

Export packing:

DOFF Integra

230 volt 50 hz 13 amp or 6.0 Kva (generator)

50 hz 30 amp or 6.0 Kva (generator)

115 volt 60 hz 30 amp or 6.0 Kva (generator)

Min 3, max 5 litres per minute

Use only clean water supply – if bowser or other, consult our technical team for advice

100 bar 1450 psi

30°C to 150 °C

30 °C

89 (hotbox) + 34.5 (pump) = when loaded 123.5

length width height

500 282 310

680 630 1030

When pump loaded length = 960

1020 820 1150





Stephen Levrant Heritage Architecture Ltd
CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS
London. 62 British Grove, Chiswick, 0208 748 5501 (Tel)
Manchester. Canada House, 3 Chepstow Street, M1 5FW
0161 247 8335 (Tel)