

DESIGN & ACCESS DOCUMENT

FEBRUARY 2020

# **DESIGN & ACCESS STATEMENT SMITHFIELD MARKET WALL – PROPOSED REPAIR WORKS**

MARKET BUILDINGS  
THOMAS STREET  
MANCHESTER, M4 1EU

URBAN BUBBLE LIMITED

## **Prepared By**

Tony Leishman  
Rider Levett Bucknall  
1 King Street  
Manchester M2 6AW  
**0044 161 868 7732**

## AUTHORISATION

This specification has been prepared by:

Tony Leishman MRICS



and authorised for issue by:

Louise Hollis MRICS



## Contents

|                                  |          |
|----------------------------------|----------|
| <b>1.0 INTRODUCTION</b>          | <b>3</b> |
| <b>2.0 USE</b>                   | <b>3</b> |
| <b>3.0 Site Context</b>          | <b>3</b> |
| 3.1 The Site                     | 3        |
| 3.2 Photographs                  | 4        |
| <b>4.0 OVERVIEW OF THE WORKS</b> | <b>6</b> |
| <b>5.0 Brief and Objectives</b>  | <b>6</b> |
| <b>6.0 Design</b>                | <b>8</b> |
| <b>7.0 LAYOUT</b>                | <b>8</b> |
| <b>8.0 Heritage Statement</b>    | <b>8</b> |
| 8.1 Conservation Area            | 8        |
| 8.2 Architectural Significance   | 8        |
| <b>9.0 SCALE</b>                 | <b>9</b> |
| <b>10.0 LANDSCAPING</b>          | <b>9</b> |
| <b>11.0 APPEARANCE</b>           | <b>9</b> |
| <b>12.0 Access</b>               | <b>9</b> |
| 12.1 Access to the Site          | 9        |
| 12.2 Access Within the Site      | 9        |
| 12.3 Access to the Buildings     | 9        |
| <b>13.0 Security</b>             | <b>9</b> |

## **1.0 INTRODUCTION**

The site was historically used as a fish market; formally known as 'Smithfield Fish Market'. The site now comprises of residential apartment buildings, built within the perimeter of the retained Grade II listed feature wall. The site has an open courtyard area with the feature listed wall to the Salmon Street and High Street elevations. The wall resides within the Smithfield conservation area. Rider Levett Bucknall has been appointed by Urban Bubble to prepare a proposal for the repair and maintenance of the wall.

This application accompanies Listed Building Consent for 'Old Smithfield Market Wall, High Street & Salmon Street' for repair works in order to keep the wall in good repair.

The Wall is Grade II listed. Entry no: 1282996

National Grid Reference: SJ 84337 98694

This statement has been prepared by Rider Levett Bucknall and should be read in conjunction with the application form and supporting documents.

## **2.0 USE**

The walls were originally constructed circa 1873 and used as part of the external envelope to a wholesale fish market building. The building occupied a range of shops and offices; some of which still remain to Thomas street. Over the years part of the building was demolished and now a residential apartment complex resides within the perimeter of the retained walls. The walls now serve as a gated secure perimeter to the apartments as well as a substantial architectural feature of Manchester's rich history.

## **3.0 SITE CONTEXT**

### **3.1 THE SITE**

The site comprises of two apartment buildings sat within the perimeter of the wall. The wall faces High Street to the south east elevation and Salmon street to the north west facing elevation. The site has access from both Salmon street and High street via Thomas Street.

The surrounding buildings are of a mixed-use comprising retail, restaurant, residential and office use.

### 3.2 PHOTOGRAPHS



High Street Elevation.



Spalled masonry.



Vegetation and open joints.



Corroded stone column.



Damaged stone and dropped stone to arch.



Worn stonework to arches.



Worn/blistered face to stone arches.



Corroded masonry and open joints.



Spalled masonry and worn stone column.



Arch – slipped stonework.

## 4.0 OVERVIEW OF THE WORKS

The works proposed works comprise of brick and stone repairs, re-pointing, removal of vegetation and redundant metal fixings. Repairs to the 2nr arches to prevent from further movement with stonework repairs. Replacement steel beam to the High Street elevation. Redecorations of metal gates and railing with repairs and cleaning in order to maintain and preserve the wall. Re-bedding of coping stones. Installation of netting to arches on Salmon Street to protect features from vermin. No alterations are proposed, and the materials used are to be sympathetic to that of the buildings original construction.

## 5.0 BRIEF AND OBJECTIVES

The Client wishes to undertake repairs and carry out general maintenance to the wall. the works are limited to:

**Removal of redundant metal fixings and vegetation** – The contractor shall allow for all necessary protection of the wall in advance of removal and cutting out. No power tools permitted. Removal of vegetation by hand with an appropriate herbicide applied following removal.

**Re-pointing of brickwork** – Mortar joints between brickwork has corroded and or is missing is to some areas, this is to be raked out by hand and repointed with a non hydraulic lime mortar to match the existing in colour and style. A test panel is to be provided for approval from the conservation officer prior to commencement of work.

**Stonework repairs** – Specialist stone repair and replacement to match all original features, where necessary allow for doweling existing stonework to facilitate rebuilding new stonework details. The contractor is to allow to undertake isolated sectional repairs to stonework arch stones (extrados/ vousoir/ crown/) and columns as identified on drawings. Defective areas are to be carefully cut out using hand tools only. Care to be taken not to damage the remaining elements. Where stonework encases steel, the Contractor is to allow for rubbing back steel and application of a suitable inhibitor is required prior to installation of new stone. Contractor to match existing stonework colour and type. Sample of replacement stone to be approved by the conservation officer prior to installation on site.

**Brickwork repairs** – There are various instances of spalled and missing bricks noted to the wall. Damaged bricks will be carefully cut out and replaced with reclaimed bricks of matching colour, type and size. Replacement brick sample to be provided for the approval from the conservation officer prior to works being undertaken.

**Re-bedding of coping stones** – The Contractor is to carefully remove coping stones and finial details, clean off all old mortar and re-bed/set on new mortar to be approved by the conservation officer. The extent of the re-bedding works are subject to inspection by the Contract Administrator prior to commencement once the contractors access is provided. A few existing coping stones are damaged, these are to be replaced with new of same, size, type and colour to match existing.

**Lead detailing/flushing** – The wall has a top coping detail with an additional lower coping detail to the internal surface of the wall. The lower coping has a lead flashing detail to the upstand to the internal surface of the walls. To some areas the Lead will require repair/replacement. This is to be determined by the Contract Administrator once the Contractors access has been provided to allow investigation of the existing.

**Repairs to metal gates and railings** – metal gates have missing decoration type elements and corroded brackets to some railings and gates. The works include for fabrication of elements to replace damaged to match existing.

**Redecoration of gates and railings** – The works comprise of stripping back paint finish/cleaning of metal gates and railings in preparation to receive new decorations. The Contractor is to allow a paint sample analysis to determine original colour and type. Result to be submitted to the conservation officer and Employer for consideration prior to new colour being determined.

**Cleaning (DOFF system)** – To heavily soiled areas predominantly to the sandstone. The DOFF cleaning technique is a high temperature low pressure steam based system. The temperature can be controlled to a maximum of 150 degrees. It can remove various different types of biological matter, algae, moss and general dirt build up without the use of chemicals. The DOFF system is considered gentle approach to cleaning buildings as it utilises the combination of a very high heat however keeping the pressure of the water making contact with the facade low, this system is ideal for bringing out the natural colouring of the stonework beneath the dirt. It is an approved technique by English Heritage. A Test panel of cleaning is to be provided for conservation officer approval prior to commencement of cleaning.

## 6.0 DESIGN

The repairs will be undertaken by a competent conservation contractor, materials used will be sympathetic to the original construction. Lime mortar will be used for re-pointing and the DOFF system will be used for cleaning. Care is to be taken to protect architectural details.

The proposed works have been discussed with Paul Mason - local conservation officer for Manchester City Council.

## 7.0 LAYOUT

The layout of the building will not be changed by the proposed works.

## 8.0 HERITAGE STATEMENT

### 8.1 CONSERVATION AREA

The retained walls of the former wholesale fish market site reside within the Smithfield conservation area which lies on the north-eastern edge of Manchester city centre. The conservation area is one of three in the vicinity designated by the City Council in February 1987; the others are Shudehill and Stevenson Square, which lie to the north-west and south-east respectively.

The area is bounded by Swan Street, Oldham Street (a common boundary with the Stevenson Square Conservation Area), Market Street, High Street and Shudehill (a common boundary with the Shudehill Conservation area).

### 8.2 ARCHITECTURAL SIGNIFICANCE

Includes: No.79 HIGH STREET. Includes: Nos.9 TO 19 THOMAS STREET. Wholesale fish market with front range of shops and offices; the market building now reduced to its outer walls. Dated 1873 on High Street facade; partly demolished. Red brick in Flemish bond with sandstone dressings, slate roof (front range only). Large rectangular plan with front range at west end, site of market to rear of this. Romanesque style. The High Street (south) facade of the former market consists of 4 wide gables, each gable a symmetrical 3-bay composition, with rusticated stone plinth, stone sill-bands and imposts, and stepped gable with Lombard frieze and pitched stone copings with apex finial: a large round-headed archway flanked by round-headed windows, all with slender stone shafts which have foliated caps and stone surrounds to the heads, the central arches with wrought-iron gates and segmental lintels with inscriptions, and carved tympana depicting different episodes of a fishing voyage. One lintel inscribed "OPENED:14:FEB:1873:BOOTH:MAYOR" and the others "WHOLESALE:FISH:MARKETS". North side similar.

The proposed works to the walls fronting High Street and Salmon Street only. The works will not affect the architectural significance, or the setting of the area of which the wall resides. The purpose of the works is to repair, restore and maintain to the wall to it protect from further deterioration and to conserve for future generations to enjoy.

## **9.0 SCALE**

The scale of the works is in keeping with the principles set out within the National Planning Policy Framework for the conservation and enjoyment of the historic environment and Manchester's Local Development Framework Core Strategy Policy EN 3. The wall is not proposed to be changed as part of this application. Furthermore the construction details to which the listing refers will also remain unaffected by the works.

The works set out within this application will not affect the significance of the wall, furthermore it is felt that these works will rejuvenate and conserve the wall maintaining their prominence among Manchester's heritage for future generations to enjoy.

## **10.0 LANDSCAPING**

There are no amendments to the landscaping of the site.

## **11.0 APPEARANCE**

There is no design changes proposed to the external appearance of wall.

## **12.0 ACCESS**

### **12.1 ACCESS TO THE SITE**

The Site is accessed from Hight Street or Salmon Street Manchester. Access to the site will not be altered as part of this project.

### **12.2 ACCESS WITHIN THE SITE**

Scaffold will be required to the perimeter of the wall to provide a safe working area. Depending on the Contractor selected the works may be phased. No alterations or changes to access are proposed.

### **12.3 ACCESS TO THE BUILDINGS**

Not required.

## **13.0 SECURITY**

The tendering Contractors are to submit proposals for access including security measures. This can be confirmed once a Contractor has been selected.

