

NOMA – Dantzic Building

Conservation strategy – Basement partitions



Supplementary information in support of a planning application for the proposed refurbishment and reuse of the building

Prepared by

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Prepared for NOMA (GP) Ltd

REV A: 24th October 2017

NOMA – Dantzic Building – Conservation strategy – Basement Partitions

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1 INTRODUCTION

1.1 Purpose of the report

i) This report outlines the proposed strategies for the repair and/or careful removal and storage of the retained original timber partitions within the basement of the Grade II listed Dantzic Building. The report outlines a series of repair scenarios, which require a range of interventions related to the significance and condition of the surviving timber partition and sliding door structures.

ii) For the avoidance of doubt, the timber doors and sliding mechanisms proposed for removal and storage are not to be disposed of.

iii) This report is submitted in support of an application for planning permission and listed building consent for the proposed refurbishment and reuse of the building.

iv) The report is intended to be read alongside the National Building Specification (NBS) General Reference Specification for the project prepared by Sheppard Robson Architects and submitted with this application, and the project drawings listed below also submitted with the present application for planning permission and listed building consent:

General Arrangement Plans:

5814-20- 801 / 802 / 803 / 804 / 805 / 806 / 807 / 808 / 809 / 810

Works to basement partitions and sliding doors:

5814-22-850 / 851 (attached as Appendix ii below for ease of reference)

1.2 Authorship

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:

- Nick Grimshaw [BA (Hons), BPL, MA, PgDipBldgCons, MRTPI, IHBC] – Senior Associate
- Matthew Williams [MA MSc PgDipSurv MRICS] Senior Conservation Surveyor

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2 CONSERVATION PRINCIPLES AND GUIDANCE

2.1 Introduction – the purpose of conservation

i) The over-arching policy which defines the proposed development 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 building as a whole.

ii) 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 useable and habitable the historic building's fabric and spaces 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.

iii) 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. This principle will be applied in respect of plaster finishes which have been significantly compromised by redundant fixings or mechanical impact damage.

iv) This specification is based upon the format of the NBS Specification, but should be read as an additional informative to the detailed specification prepared by the Project Architects, Sheppard Robson, which will act as the over-arching specification document.

v) The following specifications have been adopted by Stephen Levrant Heritage Architecture Ltd for use only in this project. This Specification must be read in conjunction with the detailed Specification, Schedules of Works and Drawings prepared by Sheppard Robson Architects.

2.2 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. It does not include removing associated pipework, wiring, ductwork or other services.

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 lieu new components, features or finishes which, unless specified otherwise, must match those which have been removed. Make good as necessary.

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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 have been disturbed by other, previous work under the Contract and leave in a sound and neat condition. It does not include replacement of components or parts of components or redecoration. The meaning of the term shall not be limited by this definition where used in connection with the defects liability provisions of the Contract.

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 approval of appearance.

2.3 Necessary approvals

i) The proposed repair works have been devised to be the minimum necessary in extent, and specified to ensure that they do not result in any harm to the building's significance, or cause any irreversible alteration of the historic fabric.

ii) It is a criminal offence under the Planning Acts if any person executes:

> *"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"*.

Consequently, it is essential to ensure that any scheduled works are confirmed as signed off by the Project Architect, Sheppard Robson Architects.

iii) However, the repair works to be undertaken to the elevations do not fall under the definition of *demolition*, *alteration* or *extension*, in terms of Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as they will not affect the character, architectural or historic interest of the listed building.

iv) Nevertheless, given the building's status and role in NOMA, individual task sheets will need to be carefully detailed by the contractor using a standard ***task method statement*.** This will enable the cumulative impact of the repair works to be easily recorded, and understood by all stakeholders.

v) Written confirmation of consent to proceed with the specific tasks, on the basis of the specific task method statements, must be secured from the Project Architect before starting on site.

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vi) The individual task method statements shall be of sufficient clarity to fully inform the Project Architect, Client and other relevant parties of the extent of the required works. This is necessary to confirm that the works are appropriately authorised and that they do not fall within the scope of Section 7, of the Planning (LB&CA) Act 1990.

vii) Once authorised the collection of **task method statements** will be appended to the site documentation to provide a detailed, accessible record of the works undertaken during this development project.

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3 STANDARD GUIDELINES FOR HERITAGE ITEMS

3.1 Limitations

i) The following applies to the repair and relocation / storage of the timber basement partitions and sliding doors within the basement of the Dantzic Building. These areas are considered to be of High Significance in terms of their importance to the original design for the building and as survivals of that original design scheme.

ii) Products or services referred to within the specification advice are included as indicative and it is the intention that either these products or services or an equal approved product or service should be used in the actual works, subject to the approval of the project architect and conservation consultant.

iii) Reference should be made to drawings prepared by Sheppard Robson Architects listed above and submitted with the present application for planning permission and listed building consent.

3.2 Survey and task method statements

i) Before starting work, examine all available information, carry out a detailed survey of the existing timber partitions and sliding timber doors, and submit a survey report and a brief but detailed **task method statement** to the Project Architect (as noted above 2.3 iv).

ii) The task method statement should define the extent of repair interventions to internal walls and cover all relevant matters listed below and in the Health and Safety Executive Guidance Notes provided by Sheppard Robson Architects.

iii) The survey and method statement should detail:

- The exact areas proposed to be cleaned.
- The form, condition and any repair and or replacement methods to be used on the white glazed brick areas.
- The form, location and removal methods of any toxic or hazardous materials.
- The identification and location of services.
- The management of health and safety of operatives and the public during the works.

3.3 Workmanship generally

i) All repair and replacement works shall be completed in the most careful manner preventing unnecessary damage or destruction of adjacent surfaces and materials.

ii) The site staff responsible for carrying out conservation repair works are to be suitably trained and evidence of training is to be available on request.

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iii) The site staff responsible for carrying out any repair / replacement works internal wall sections 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.

iv) 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 (CC).

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4 CONSERVATION IMPLEMENTATION STRATEGIES

4.1 Introduction

i) The majority of the surviving timber partitions and sliding doors appear sound, enabling confidence of repair and retention for future use.

ii) The implementation strategies are outlined below. Refer also to the existing and proposed internal wall layout plans, notably submitted drawings 5814-22-850 and 584-22-850. These two drawings are attached as Appendix ii, for ease of reference only. Refer to the full submitted planning drawing pack for full planning stage drawn details.

iii) Products or services referred to within the specification advice are included as indicative and it is the intention that either these products or services or an equal approved product or service should be used in the actual works, subject to the approval of the project architect and conservation consultant.

4.2 Decorations and cleaning

i) The existing timber tongue and groove panelling and sliding shutter door, and the existing pair of double sliding doors, have been decorated with a modern plastic based paint. As the paint finishes are in good condition and are not causing the timber to deteriorate, however, it is proposed that the paint should be left in situ at the present time pending further re-use of the doors and partitions.

ii) The justification for this proposed approach is to minimise intervention into the existing historic fabric until a scheme for its reuse has been agreed.

4.3 Timber repairs to joinery to walls generally

i) Where any timber repairs are required to joinery to walls such as architrave sections and skirtings, such repairs will be carried out on a like for like basis with indent repairs carefully jointed in to the existing timber using traditional joints in compliance with the relevant Historic England guidance.

ii) Cutting out of timber will be minimised and agreed in advance with the project architect and conservation consultant. Use of proprietary fillers and similar items will be minimised.

iii) Care will be taken to ensure that all new moulding sections match the existing and are fitted so as to ensure visual continuity between the two.

iv) Timber for these purposes shall be good quality non-structural softwood, to be the subject of a detailed NBS specification from the project architect and conservation consultant at construction stage.

v) **Justification**. Timber repairs to joinery will be required in order to return the building to good order and to complete the detailing of the approved scheme of development. Such repairs will be carried out on a like for like basis in accordance with best conservation practice, the extent of removal / set aside of existing skirtings and architraves to be as per the project architect's drawings.

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4.4 Removal and storage of sliding timber doors to facilitate reuse

i) Two original sliding timber doors (See Photograph 1 below) are proposed for careful dismantling and storage to enable the installation of a new means of escape stair.

ii) A third original sliding timber door (See Photograph 2 below) is also proposed for careful dismantling and storage, to enable the installation of a new fire lobby at the base of the existing principal stair.

iii) The new means of escape stair and the fire lobby are both essential to enable the safe and sustainable reuse of the building.

iv) The intention is that the sliding timber doors should be reused elsewhere within the building where possible and their respective sliding mechanisms will also be stored to enable this.

v) At this stage the intention is that the doors should be very carefully removed from their runners and stored within the basement. The runners will also be taken down and carefully stored in the same location.

vi) The doors and runners are to be protected by rigid plastic sheeting which is to be arranged to ensure that the timber elements are correctly ventilated and kept suspended from the floor. The doors are runners are to be clearly labelled and positioned in an area free from regular building materials / persons traffic during the works.

Justification: The proposed removal and storage of the sliding timber doors will enable the sustainable reuse of the space, including the repair of the retained sections of the screen.

4.5 Abutments between existing partitions and new partitions and linings generally

i) Any interfaces between existing timber and new partitions and linings look to minimise works to the original heritage material. Where possible, partitions and linings will stop short of the existing finish and sealed for fire containment using an intumescent joined positioned behind the lining (see architect drawings for typical conditions).

ii) Where possible all new linings will fix to the existing concrete slab at the base and head rather than fixing into the existing timber.

iii) The interface between new partitions and existing partitions in the Dantzic Building are to be sensitive to the existing material and to minimise fixings and potential damage to this material. These interfaces are to follow the principles set out in architect's drawings. All such interfaces are to be agreed with the architect and heritage consultant prior to commencement to ensure the final selection has the least possible impact on the existing features.

4.6 Protection of retained in situ timber screen

i) The retained in situ timber screen (Photograph 2 below) is proposed to be retained in situ and protected with rigid plastic sheeting. This is to be arranged to allow the timber to be adequately ventilated and should be clearly labelled to warn operatives to avoid collision with the timber panelling.

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5 PHOTOGRAPHS



1. Pair of sliding timber doors to the basement of the Dantzic Building, original to the building (1937). Proposed for careful removal and long term storage, and intended for eventual re-use (Of High Significance).



2. Timber partition with integral timber sliding door to the basement of the Dantzic Building, original to the building (1937). Door proposed for careful removal and long term storage, and intended for eventual re-use. Screen proposed for retention and conservation in situ. (Both of High Significance).

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6 CONCLUSION

i) The foregoing text has provided a distinct and standalone set of conservation strategies and guidelines in relation to the treatment of the surviving original timber tongue and groove partitions and sliding doors within the basement of the Grade II listed Dantzic Building, now proposed for refurbishment and reuse.

ii) The approach includes the removal and careful storage of a set of two sliding timber doors, and of a third single sliding timber door, and their intended reuse where possible within the refurbished building.

iii) For the avoidance of any doubt, none of the sliding doors and sliding door mechanisms concerned are proposed for disposal.

iv) Justification has been provided for this proposed approach namely that the doors currently occupy locations which are required for a new emergency exit stair, and for a new fire lobby at the base of the existing principal stair, which will enable the safe and sustainable ongoing use of the building.

v) The approach also includes the retention and protection in situ of the retained fixed timber partition.

vi) The proposed conservation strategy identifies and protects the remaining original features of the building and enables their sustainable storage and future reuse in line with national and local policy on the protection of heritage assets.

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7 APPENDICES

Appendix i: List Description

COOPERATIVE SOCIETY BUILDING

List Entry Summary

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

Name: COOPERATIVE SOCIETY BUILDING

List entry Number: 1200849

Location

COOPERATIVE SOCIETY BUILDING, 29, DANTZIC STREET

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

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Jun-1994

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 388083

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ8498 DANTZIC STREET 698-1/17/872 (West side) No.29 Co-operative Society Building

GV II

Offices. 1937-42. By W.A.Johnson, Chief Architect to CWS. Buff and blue/purple brick with stone dressings and flat roof. 7 storeys. Continuous window range to Dantzic Street of metal-framed casements in a slightly projecting front for 5 storeys, the front, including windows, curving at the corners. 5th floor has decorative cornice band and 6th floor is recessed and has vertical bands. Above is a small sevices block. Ground floor has entrance and windows separated by piers.

Listing NGR: SJ8419398865

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 84193 98865

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Appendix i: Sheppard Robson drawings 5814-22-850 / 851

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A3

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
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TITLE
HERITAGE PARTITIONS
LEVEL 2

PROJECT
DANTZIC BUILDING

SCALE@A3	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 :50	19.09 .2017	SS	SM	TOB

STATUS
PLANNING

DRAWING NO.
5814 - 22 - 850

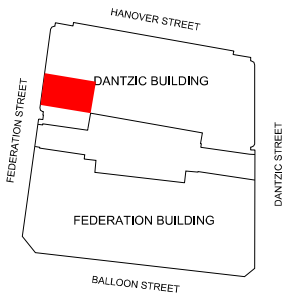
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CLIENT
NOMA

NOTES
Refer also to SLHA 'Conservation Strategy - Basement Partiitions' document

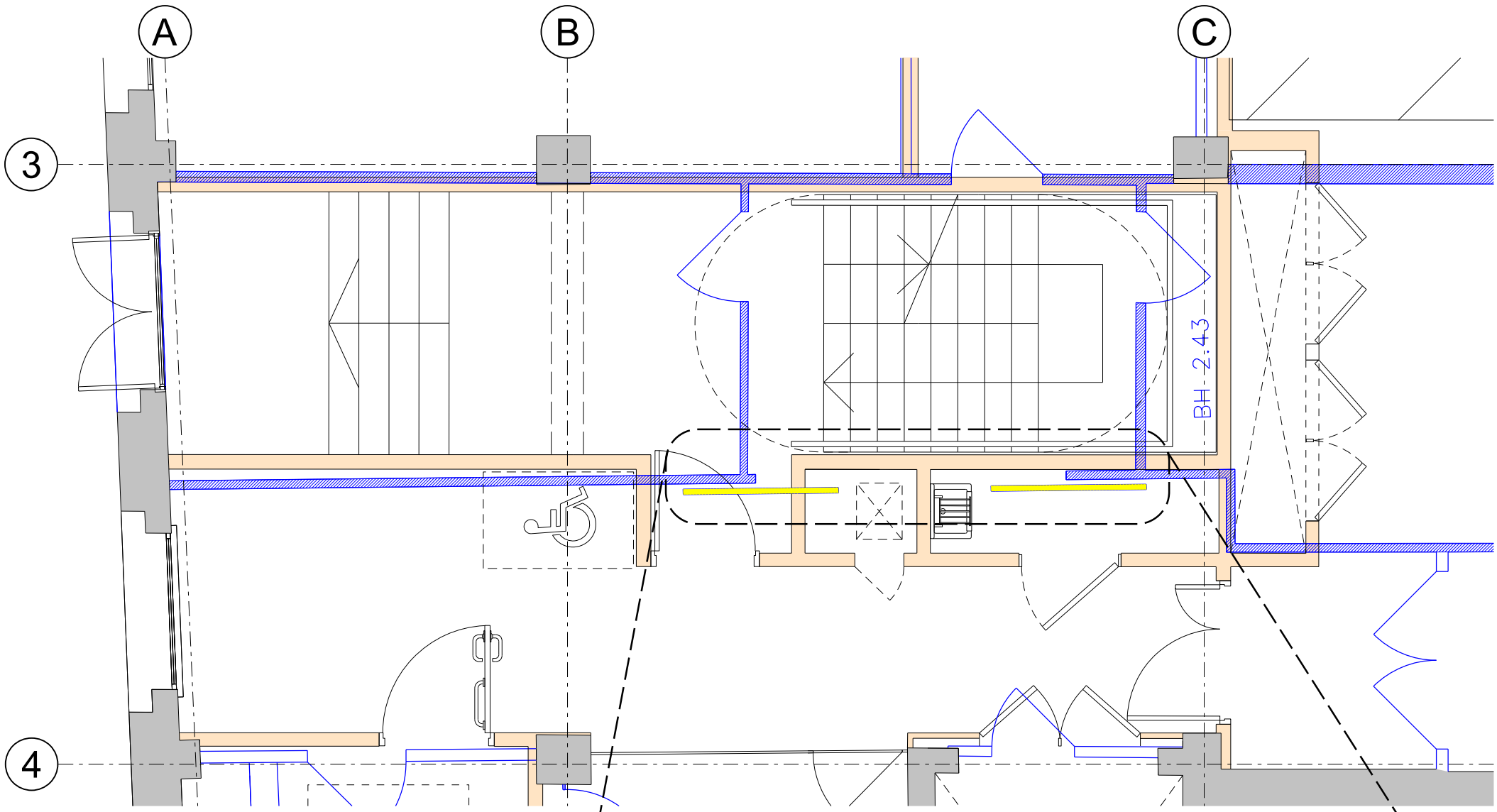
REV.	DATE	AMENDMENT
-	06/10/2017	First Issue

KEYPLAN

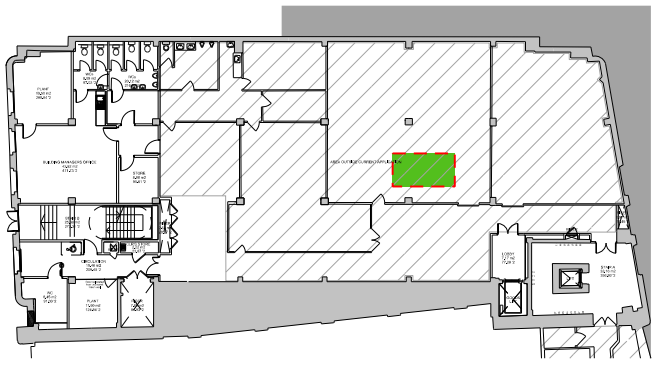


LEGEND/KEY:

- General Demolition
- Internal walls demollshed to allow new means of escape stair
- Timber sliding doors to be removed and re-used
- Existing walls to be retained
- Proposed walls



Existing L2 partitions/demolition overlay



Doors to be stored as per SLHA 'Conservation Strategy - Basement Partitions' document. Location indicated above in green.



Doors should be very carefully removed from their runners and stored within the basement. The runners will also be taken down and carefully stored in the same location.

FilenameP:\Projects\5800_etc\5814\CAD\plot\02_Planning\22-Internal Walls\5814-22-850.dgn

Plotted06/10/2017

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FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

SHEPPARD ROBSON

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NOTES

Refer also to SLHA 'Conservation Strategy - Basement Partitions' document

REV.	DATE	AMENDMENT
-	13/10/2017	First Issue

TITLE
HERITAGE PARTITIONS (DANTZIC ST END) LEVEL 2

PROJECT
DANTZIC BUILDING

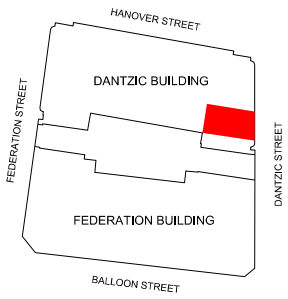
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STATUS
PLANNING

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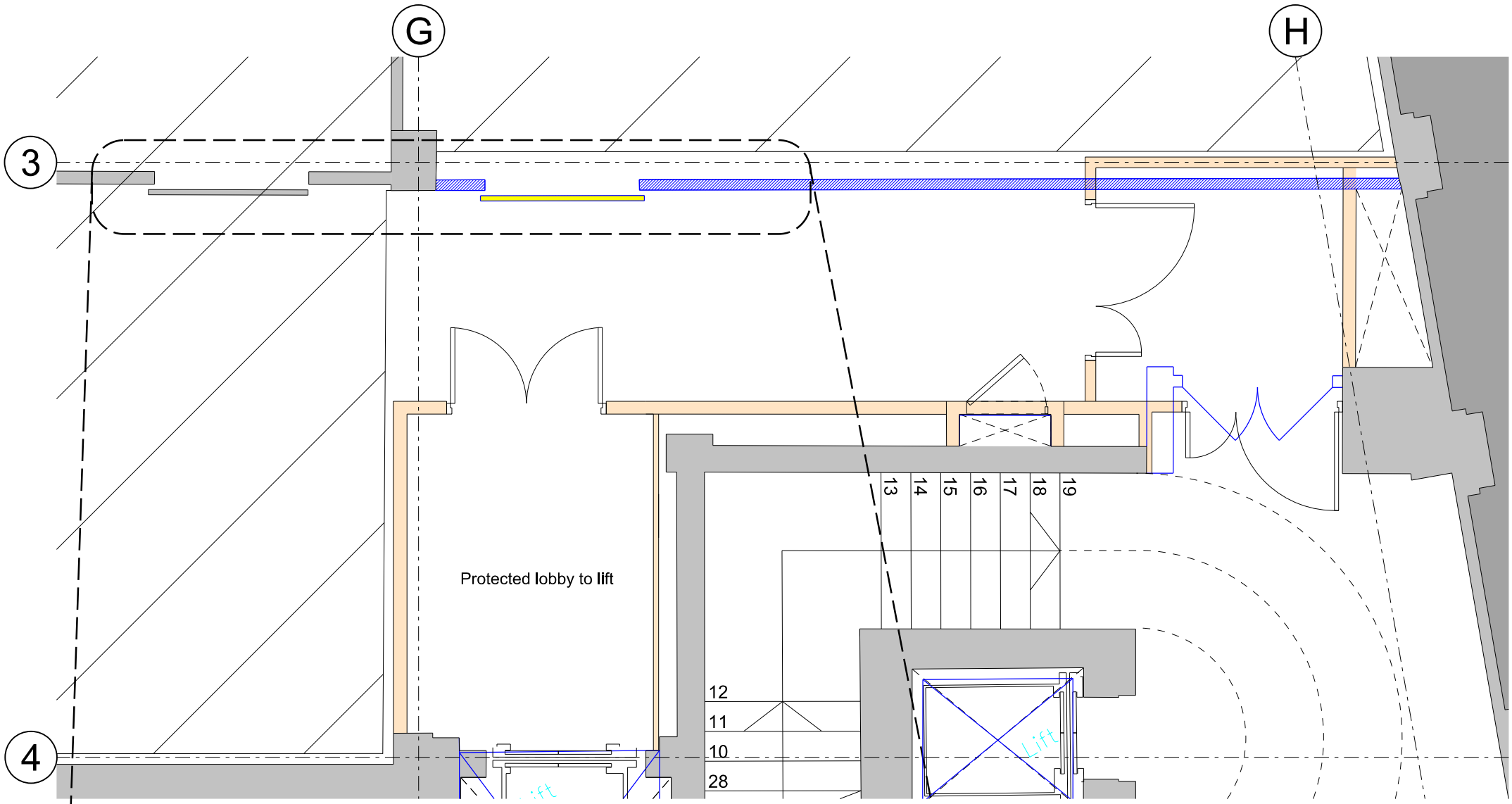
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KEYPLAN



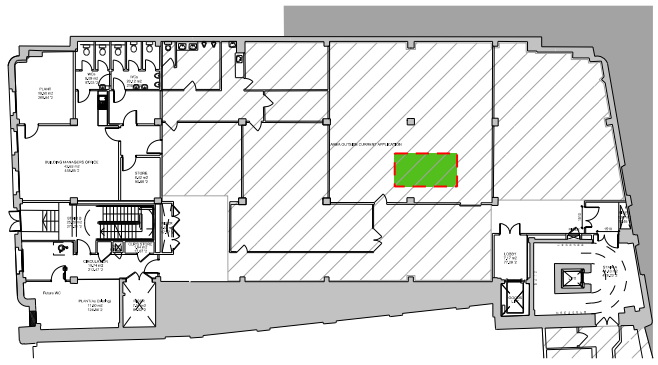
LEGEND/KEY:

- General Demolition
- Internal wall demolished to allow new protected fire lobby to exfsting stair following fire strategy review
- Timber sliding door to be removed and re-used
- Existing walls to be retained
- Proposed walls





Door (highlighted in yellow) should be very carefully removed from its runners and stored within the basement. The runner will also be taken down and carefully stored in the same location.



Door to be stored as per SLHA 'Conservation Strategy - Basement Partitions' document. Location indicated above in green.

FilenameP:\Projects\5800_etc\5814\CAD\plot\02_Planning\22-Internal Walls\5814-22-851.dgn

Plotted3/10/2017

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CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS

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