



**Lambert
Smith
Hampton**

www.lsh.co.uk

Discharge of Condition Listed Building Consent 124967/LO2019

For

**Whitworth Park Mansions
366-372 Moss Lane East
Manchester**

On behalf of

Prosperity Land

Prepared by
Lambert Smith Hampton
3 Hardman Street
Spinningfields
Manchester
M3 3HF

Tel: 0161 228 6411
Fax: 0161 228 7354
Date: January 2020
Ref: PDR

EXISTING CONDITION	PROPOSED WORKS	METHODOLOGY
AREA OF WORKS: WINDOWS—FRONT AND SIDE • All windows are timber vertical hung sash windows. • Single glazed. • 2nd floor are 3 over 3 pane sash. • 1st floor is 6 over 6 pane sash • Ground floor are 1 over 1 pane sash set within canted bay windows.	➤ A program of repair and replacement has been undertaken by the previous owner. The windows are all in a good state of repair and are appropriate in style and materials for the period of the property. ➤ The timber jambs of the bay windows to Flat 1 and Flat 2 have witnessed previous repair, this repair might need replacing with new timber splicing in. ➤ Cords and window furniture to be fitted. ➤ Paint scheme to be white—as existing	The lower areas to be worked on will be accessed by aluminum towers. A scissor lift with boom will be used for high level access. Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. Mostly hand tools to be used and extra care taken when working on the window sash. Repairs and replacements to be hand crafted where practical. Painting to follow and matched to existing.
AREA OF WORKS: WINDOWS—REAR • All windows are timber vertical hung sash windows. • Single glazed. • 2nd floor are 3 generally over 3 pane sash. • 1st floor are generally 6 over 6 pane sash • Ground floor are generally 6 over 6 pane sash windows. • Stair windows are fixed glazed and not historic—likely to be 20th century / 1970s replacements	➤ A program of repair and replacement has been undertaken by the previous owner. The windows are all in a good state of repair and are appropriate in style and materials for the period of the property. ➤ Windows to be painted white as per existing color.	The lower areas to be worked on will be accessed by aluminum towers. A scissor lift with boom will be used for high level access. Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. Mostly hand tools to be used and extra care taken when working on the window sash. Repairs and replacements to be hand crafted where practical. Painting to follow and matched to existing

AREA OF WORKS: DOORS—FRONT • Timber 4 panel 19th-century panel. • Modern door furniture and door closers • Painted black with white panels to outside and white to inside.	➤ Retain doors and repair where necessary by splicing in new timber and beading. ➤ Paint: Black externally and white to interior. ➤ New door furniture	Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. Doors to be retained but may require re-adjustment. New door furniture to be CE marked. Mostly hand tools to be used and extra care taken when working on the panels.
AREA OF WORKS: DOORS—REAR • No original doors survive. • Existing doors are just temporary plywood for security.	➤ New 4-panel timber doors. ➤ Paint: Colour—black. ➤ New door furniture ➤ Fan light to be clear single glazed. ➤ Doors to be certified to suitable fire regulations	Doors to be fitted using manual handling techniques and hand tools New door furniture to be CE marked. FIRAS Registered door installers with Test Certification.
AREA OF WORKS: RENDER / STUCCO • To front and side elevations only. • Lime and sand based—scored. • Painted in cream colour with an unknown paint specification. • Evidence that it has been painted numerous times. • Generally, in good condition.	➤ Very little required in terms of repair. Where repair is required the following will be carried out. ➤ Cut out defective render with slight undercut and flush with water. ➤ Dub out any deep holes with haired lime mortar. ➤ Scratch Coat (3mm)—unhaired NHL 3.5: Sand at 3:1 mix.	The lower areas to be worked on will be accessed by aluminum towers. A scissor lift with boom will be used for high level access. Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. Mostly hand tools to be used and extra care taken on finishing coats.

	➤ Float Coat (8-12 mm) haired NHL 3.5: Sand at 3.5:1 mix. ➤ Finishing Coat (7mm)- unhaired NHL3.5 : Sand at 3.5:1 mix. ➤ To prevent rapid drying cover with hessian and damp down when required. ➤ Score to match existing where necessary. ➤ Paint to match existing.	Painting to match existing.
AREA OF WORKS: BRICKWORK • Brick is used only on the rear elevation only and below stucco line. • Brickwork is generally good condition with evidence of previous repairs	➤ The brickworks is generally in good condition with only minor repointing required in small areas. ➤ Where repointing is required a lime mortar will be used to a mix of NHL 2: 3 Sand. 1:3 mix. ➤ Mortar will be finished flush.	Pointing carried out at high level using scissor lift. Lime mortar to be used as specified.
AREA OF WORKS: ROOM LAYOUT / PROPORTION • A number of room in the flats have been subdivided to create additional rooms (i.e. ensuites) and ceilings have been lowered to accommodate mechanical and electrical works. The partitions and new ceilings have been constructed from timber framing and plasterboard.	➤ Partitioning walls will be removed in accordance with the submitted plans. ➤ Inserted lowered ceilings will be removed where they are not required to conceal mechanical or electrical work (see submitted plans). ➤ Wall plaster will be repaired along with cornicing and skirting (see relevant sections in the Schedule).	Internal works will be undertaken by specialist tradesmen. Electrical specialist Contractor (NICEIC) to be appointed. Fire rating for partitions to be included in H&S File. Limit the use of power tools.

AREA OF WORKS: INTERNAL WALLS / PLASTER Walls are solid brick with plaster finish and have been internally insulated / dry lined with a plasterboard and gypsum plaster finish.	➤ Plaster board and battens to be removed and plaster beneath to be patch repaired or replaced where completely failed. ➤ Remove areas of existing failed plaster ➤ Where evident that lime plaster exists: ➤ Scratch Coat / Floating Coat (15 mm or less) : 1 part Lime Putty/ NHL 2: 2.5 parts of sharp sand. Allowed to dry. ➤ Finishing Coat (approx. 2-5mm) 1 part lime putty / NHL 2 to 1 part fine sharp sand. ➤ Wall to be suitably moistened prior to each coat to control suction. ➤ Where it is evident that walls have been plastered previously with gypsum plaster and a full re-plaster is not required like for like patching will be carried out	Mostly hand work or battery operated tools. Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. The lower areas to be worked on will be accessed by aluminum towers. Mostly hand tools to be used and extra care taken when working on the finishing coats. Repairs and replacements to be hand crafted where practical.
AREA OF WORKS: INTERNAL DETAILS— ARCHITRAVES, SKIRTINGS, SHUTTERS AND WINDOW CASINGS - Historic joinery of interest survives in the following rooms only and is generally in good condition. GROUND FLOOR - Flat 1 Front Room: Double height skirting. & Window Shutters - Flat 2: Front Room: Double height skirting & Window Shutters	➤ Retain and repair, sand down all existing historic timberworks and repaint white. ➤ Introduce new ogee profile skirting and architraves to rooms that lack any historic skirting or architraves	Mostly hand work or battery operated tools. Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. The lower areas to be worked on will be accessed by aluminum towers. Mostly hand tools to be used and extra care taken when working on the finishing coats.

• Flat 8 Front Room: Double height skirting. • Flat 13 Front Room: Double height skirting. • Flat 14 Front Room: Double height skirting. • Flat 14 Front Room: Double height skirting. • Flat 19: Front room window casing. • Flat 20 Front and Rear—Window casings STAIR AND HALLWAYS • Door architraves to all Flat entrances		Repairs and replacements to be hand crafted where practical.
AREA OF WORKS: CORNICING PLASTER CORNICING SURVIVES IN FOLLOWING AREAS GROUND FLOOR: • Flat 1—front room (egg and dart) and rear room (cyma recta/reversa) only. • Flat 2 - front room only (cyma recta/reversa). • Flat 7 —front room (cyma recta/reversa) rear (cyma recta/reversa) • Flat 8 —Front room (egg and dart) • Flat 9—front room only (cyma recta/reversa) • Flat 10—front room only cyma recta/reversa) • Flat 13 - Front room only (egg and dart) • Flat 14—front room (cyma recta/reversa)	➤ Historic plaster cornicing will be exposed, retained and repaired like for like. Where new sections are needed this will match the exiting profiles, either through pre-moulded sections or on site moulding with a timber mold runner. ➤ In rooms where there is no evidence of historic cornicing, cornicing will not be installed.	Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. The lower areas to be worked on will be accessed by aluminum towers.

• Flat 19—front room only (cyma recta/reversa) • Flat 20—front (egg and dart) rear room (cyma recta/reversa) FIRST FLOOR: • Flat 4 —front room only (cyma recta/reversa) • Flat 9 - front room only (cyma recta/reversa) • Flat 10—front room (cyma recta/reversa) rear (cyma recta/reversa) • Flat 15—front room only (cyma recta/reversa) • Flat 16—front room only (cyma recta/reversa) • Flat 21—front room only (cyma recta/reversa) • Flat 22 front room (cyma recta/reversa) rear (cyma recta/reversa) SECOND FLOOR: • No cornicing. HALLWAY • Cornicing (egg and dart) to ground floor, (cyma recta/reversa) to first floor. N.B.: All other Flats have either no cornicing or modern cornicing of no interest. This is consistent with the previous approved Cons		
AREA OF WORKS: DOORS—INTERNAL • Original doors do not survive and had been replaced with plain plywood fronted fire doors. The doorway	➤ Install 6-panel traditional style timber doors to rooms within the flats (as currently on site).	Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades.

openings had also been reduced to accommodate the plywood doors. Only the entrances to the flats from the hallways survive in terms of historic location and architraves.	➤ Install 4-panel traditional 19th century style timber doors, painted, to all flat entrances from the hallways. Doors to be to fire safety standard.	The lower areas to be worked on will be accessed by aluminum towers. FIRAS Registered installers with Certification for Fire Doors.
AREA OF WORKS: HALLWAY / STAIRCASE • Open string staircases with fluted stick balusters (the balusters were boxed in previously) • Ornate (egg and dart) cornicing • Plaster corbels. • Lozenge pattern timber fanlights above entrance doors with single piece plain glazing	➤ Repair damaged, missing nosing to stair treads and expose balusters. ➤ Lightly sand staircase and repaint (white) ➤ Repair plasterwork (see earlier schedule 'Cornicing')	Mobile Elevated Work Platform for Hallway and Staircase Work Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. Floor protection used.
AREA OF WORKS: ENTRANCE FANLIGHTS • Lozenge pattern timber fanlights above entrance doors with single piece plain glazing set behind the glazing bars. Original glazing appears to have been removed but not in recent years. • Some are in poor condition with glazing bars missing.	➤ Restore fanlights by reinstating lost timber glazing bars to match original lamb's tongue profile and reinstate single glazing to the lozenges affixed by putty. ➤ Alternatively, if the original glazing bars are incapable of being re-glazed (a reason why the fixed single light was installed behind previously perhaps) then in order to preserve historic fabric as much as possible the historic fanlights will be repaired and retained in situ and a new single pane of clear single glazing will be installed behind the fanlight and affixed with sprigs and putty. ➤ Repaint fanlight timber (white) .	Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades.

AREA OF WORKS: FLAT ENTRANCE THRESHOLD The entrances to the flats from communal areas are at different levels and present a minor hazard.	➤ Use nosings or threshold strips in contrast to the flooring to heighten visibility.	
AREA OF WORKS: BRICK BOUNDARY WALL ➤ The brick wall is generally in good condition with limited areas of vegetation growth in the mortar joints	➤ Treat vegetation with herbicide and remove carefully with hand held tools. ➤ Any areas of repointing following removal of vegetation will be carried out with a lime mortar with pointing finish to match existing. No mechanical grinders will be used	Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. Hand tools used
AREA OF WORKS: TIMBER LINTEL The existing timber lintel to the far left front entrance is failing from rot of infestation and has had to be propped for stability	➤ As a structural element the timber will be replaced with a hardwood lintel to match the original dimensions. ➤ The new lintel will be treated with a preservative and counter battened in preparation to receive new render. ➤ Damage to the dentil course above will be minimised, any unavoidable damage will be repaired to match the original of which there are examples to follow on the other three entrances	Adaptation will be in strict accordance with planning restrictions and all works undertaken by specialist trades. Hand Tools to be used

Lambert Smith Hampton

6th Floor

3 Hardman Street

Spinningfields

Manchester

M3 3HF

+44 (0)161 228 6411

lsh.co.uk

**Lambert
Smith
Hampton**

lsh.co.uk