

Listed Building Consent for the works at:

58 Dale Street

Eleska House
Manchester
M1 2HM

September 2019

Repair work to be carried out to the existing pitched roof in accordance with Listed Building Consent and Conservation guidelines

architecture:m

RIBA 

a: Moravian College
14 Fairfield Square
Manchester
M43 6AD
t: +44 [0] 161 370 6166
e: mail@architecturem.co.uk
w: www.architecturem.co.uk

Contents

- 1.0 Introduction
- 2.0 Aerial Photographs
- 3.0 Site Photographs
- 4.0 Site Location Plan
- 5.0 Heritage Statement
- 6.0 Existing Drawing
- 7.0 Proposed Drawings

1.0 Introduction

This supporting planning document is submitted by architecture:m on behalf of our client in support of Listed Building Consent application. This document contains the following supporting information for your consideration:

- Drawings; illustrating the existing and proposed details of the works.
- Photography; illustrating the existing and Proposed details of the development.
- Heritage and Conservation statements as per the 19 February 2019 National Planning Policy Framework for the construction and repair work on Listed buildings and conservation areas.

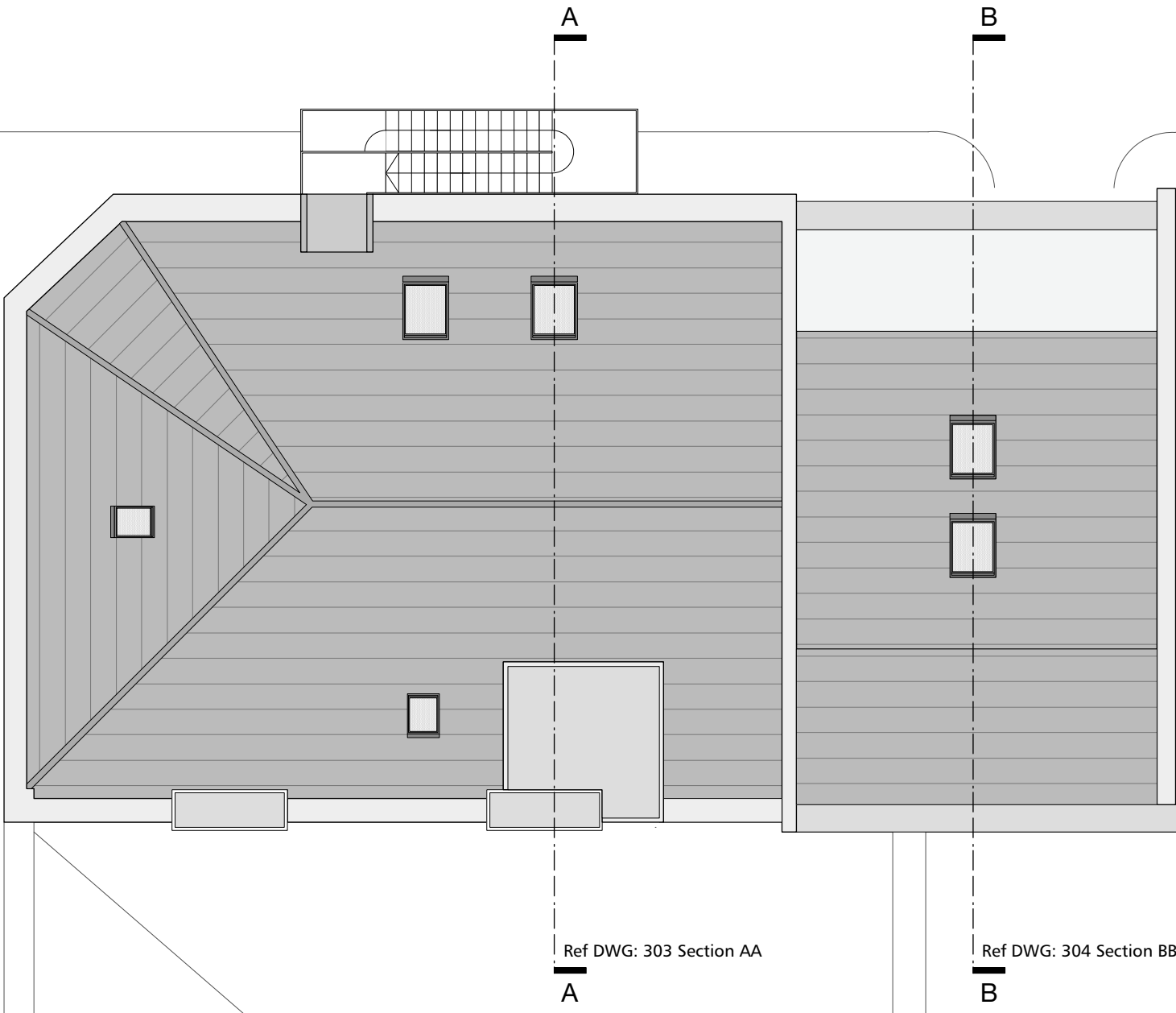
This application refers to the construction works to the roof at 56 Dale Street, Elleska House. The proposal includes the introduction of a 50mm ventilation gap to encourage natural airflow to the timber rafters to minimise damp and rotting. The proposal also includes the remedial repair works to any damaged slate tiles, ridge tiles, the re-pointing of any damaged or missing mortar within the brickwork and repairs to existing cast iron rainwater pipes/replacement of non-original rainwater pipes with original cast iron rainwater pipes. All repair work is to be carried out in accordance with the Listed Building consent and repairs are to include like for like replacements in all instances.

The proposal is to make relevant minor repairs to the Pitched and Flat roof's, ensuring the architectural character of the building is well retained, Removing any debris and ensuring the building is waterproof and insulated. The Proposed works intends to avoid harming the architectural features of the building.

6.0 Existing Drawings

China Lane

Dale Street



Ref DWG: 303 Section AA

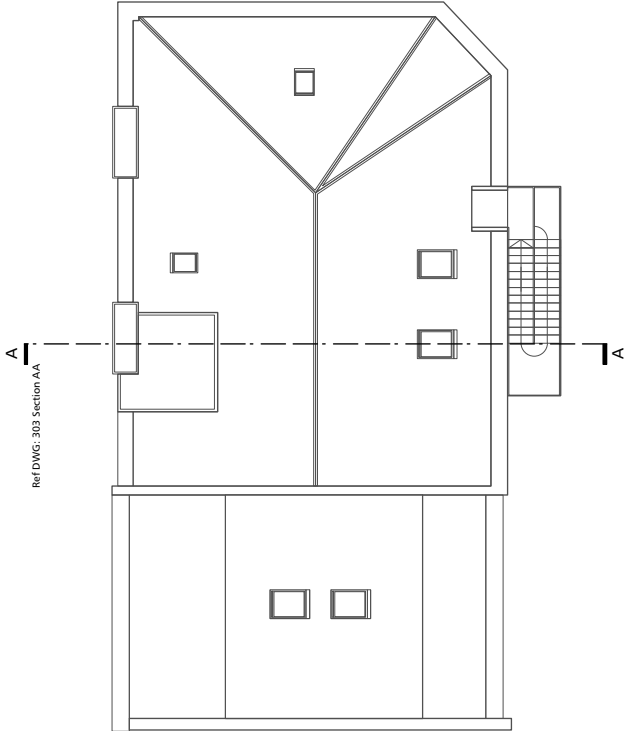
Ref DWG: 304 Section BB

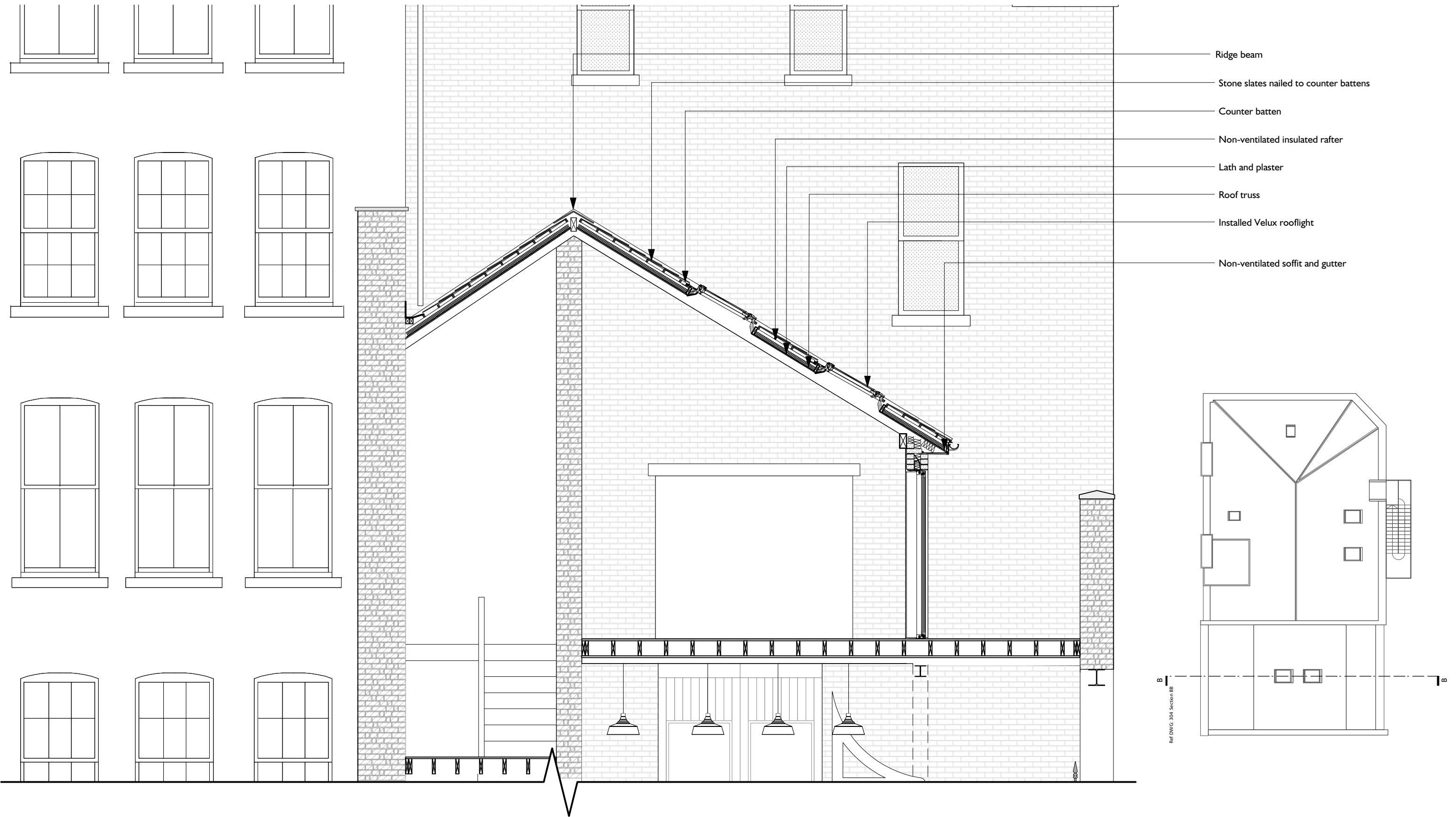


Eleska House



- Asphalt felt sheet
- Ridge beam
- Stone slates nailed to counter battens
- Counter batten
- Non-ventilated insulated rafter
- Lath and plaster
- Roof truss
- Installed Velux rooflight

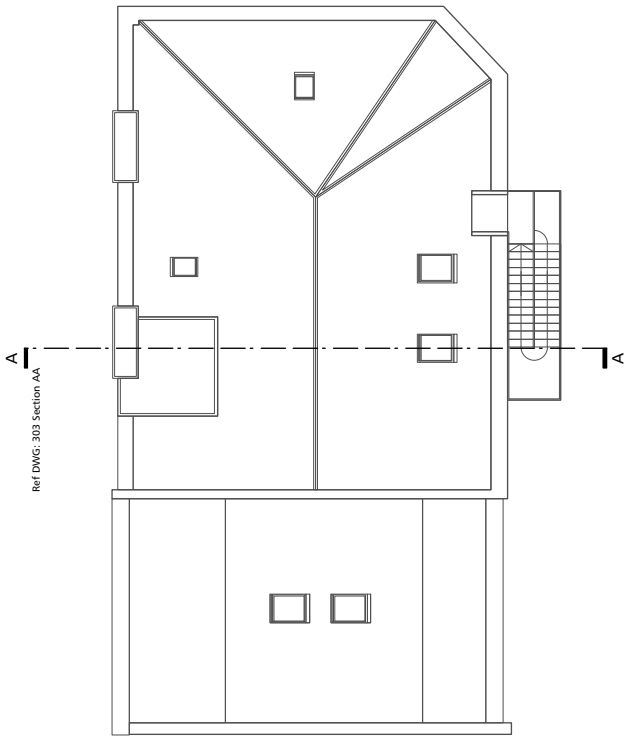
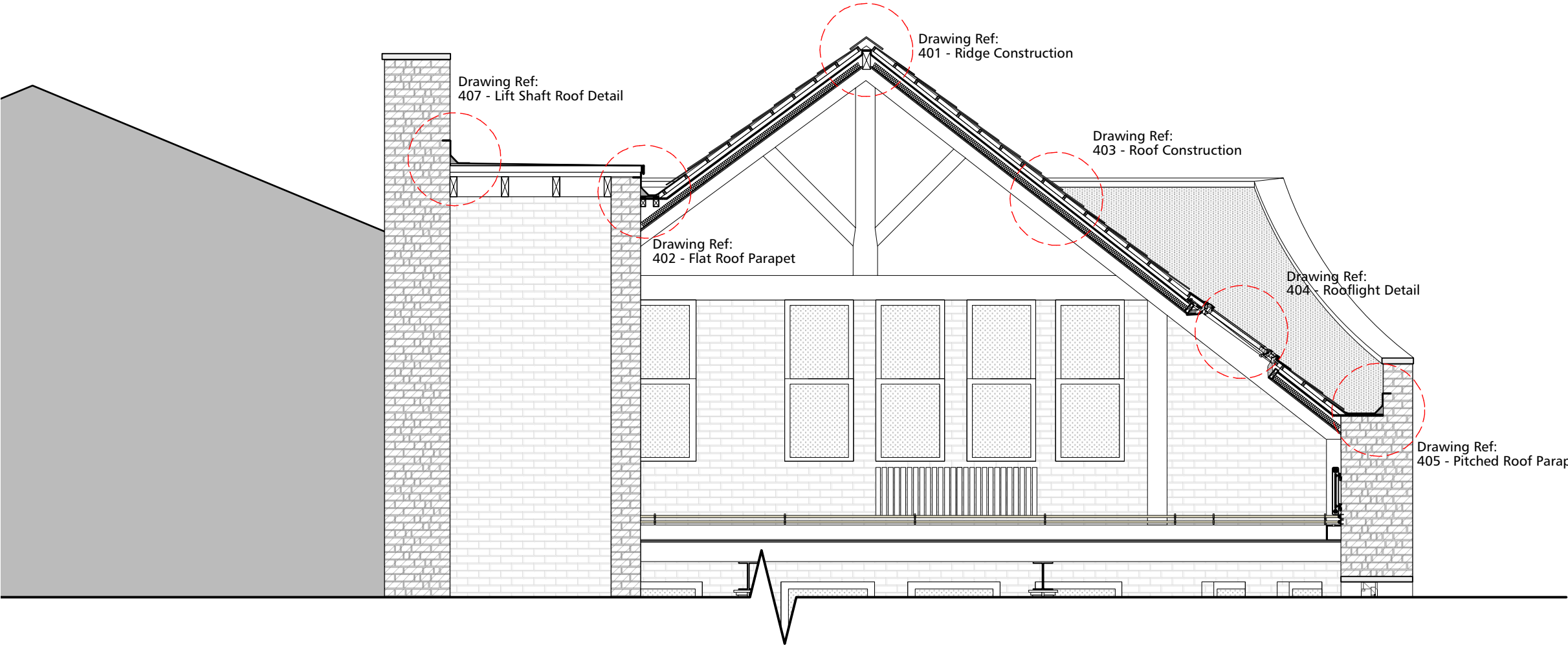


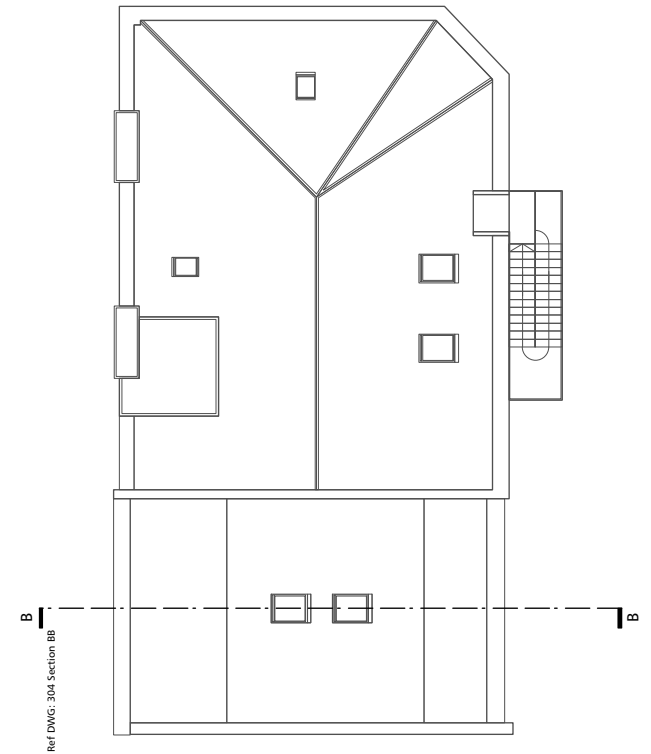
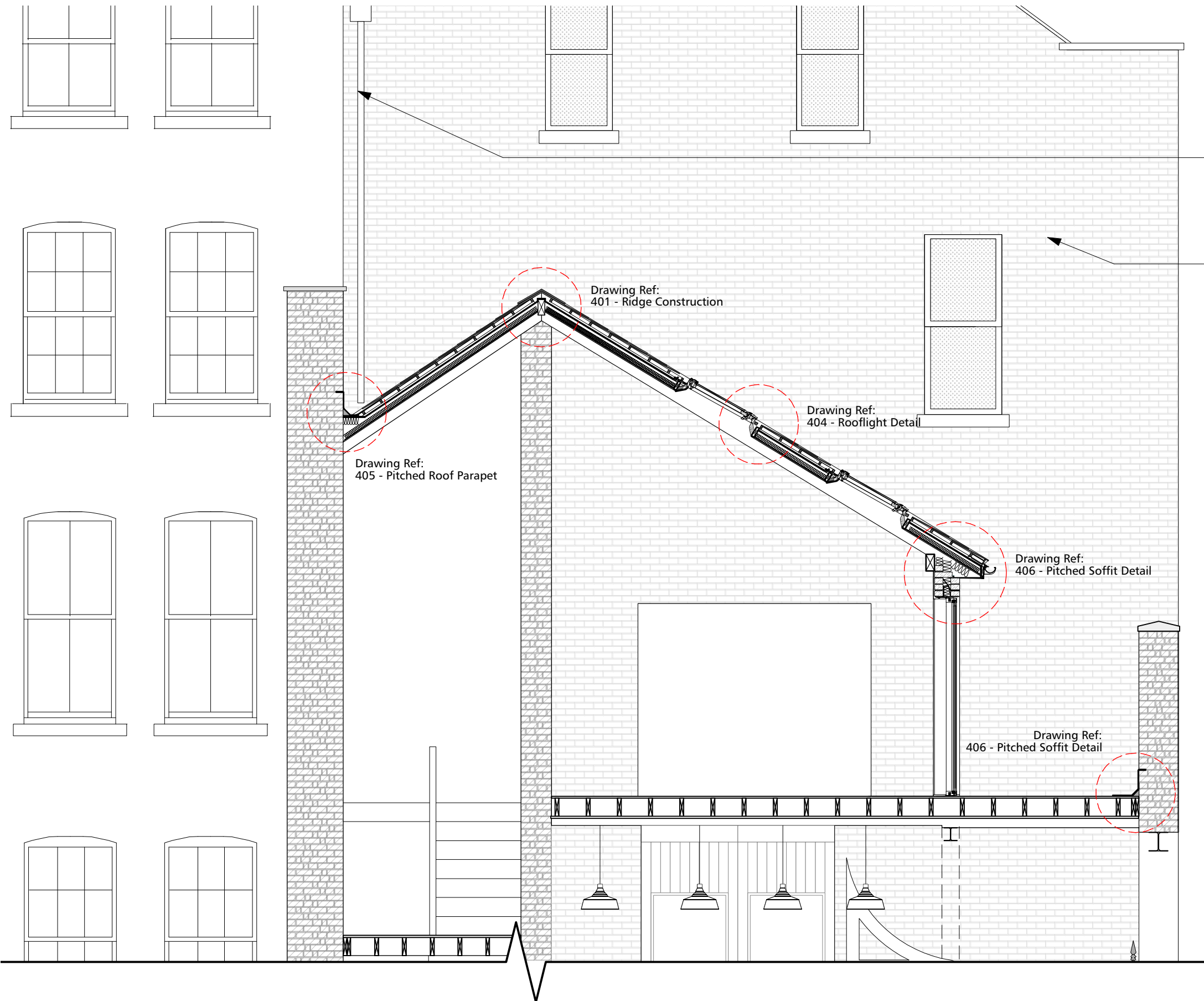


7.0 Proposed Drawings

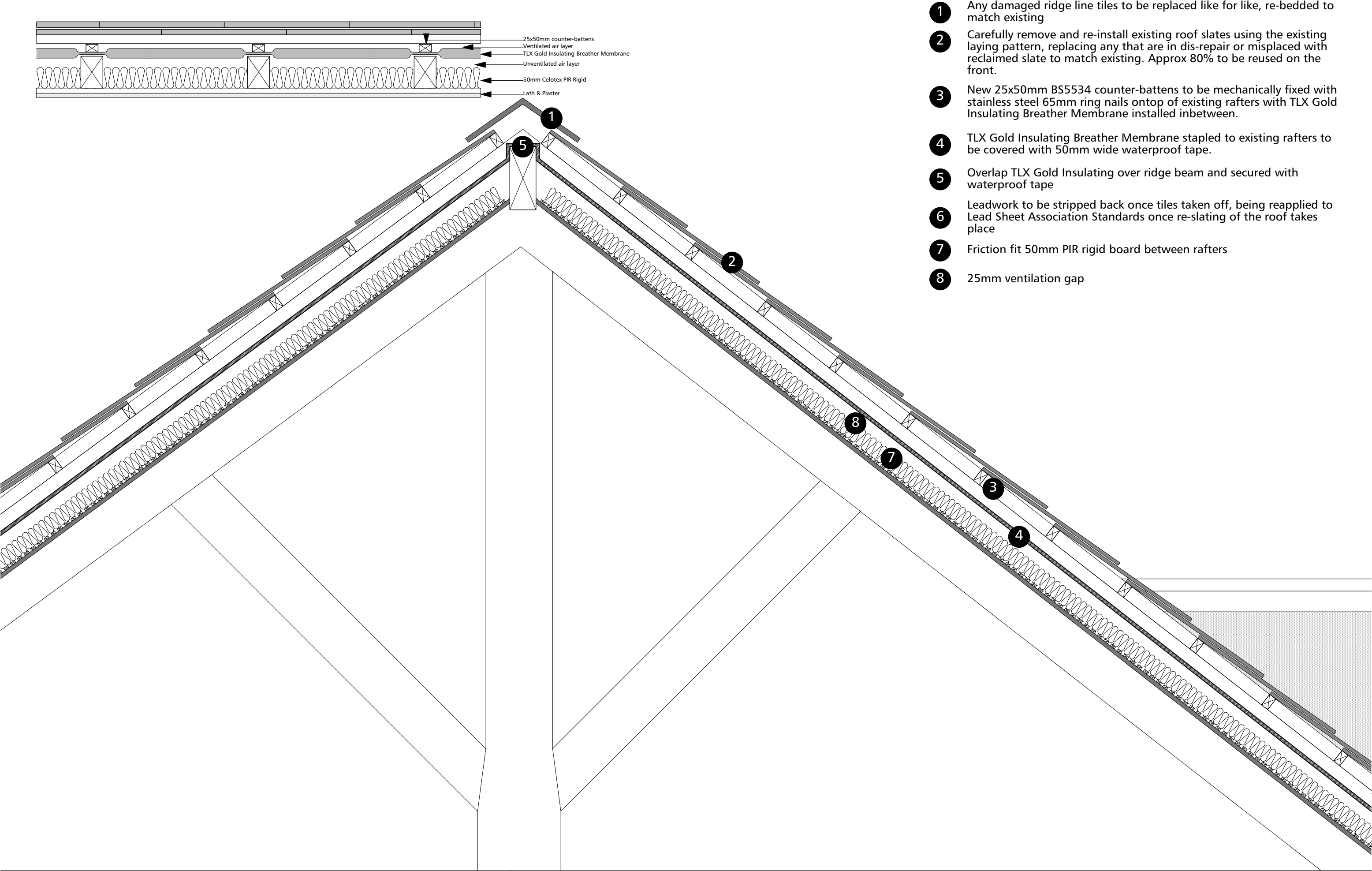


Eleska House

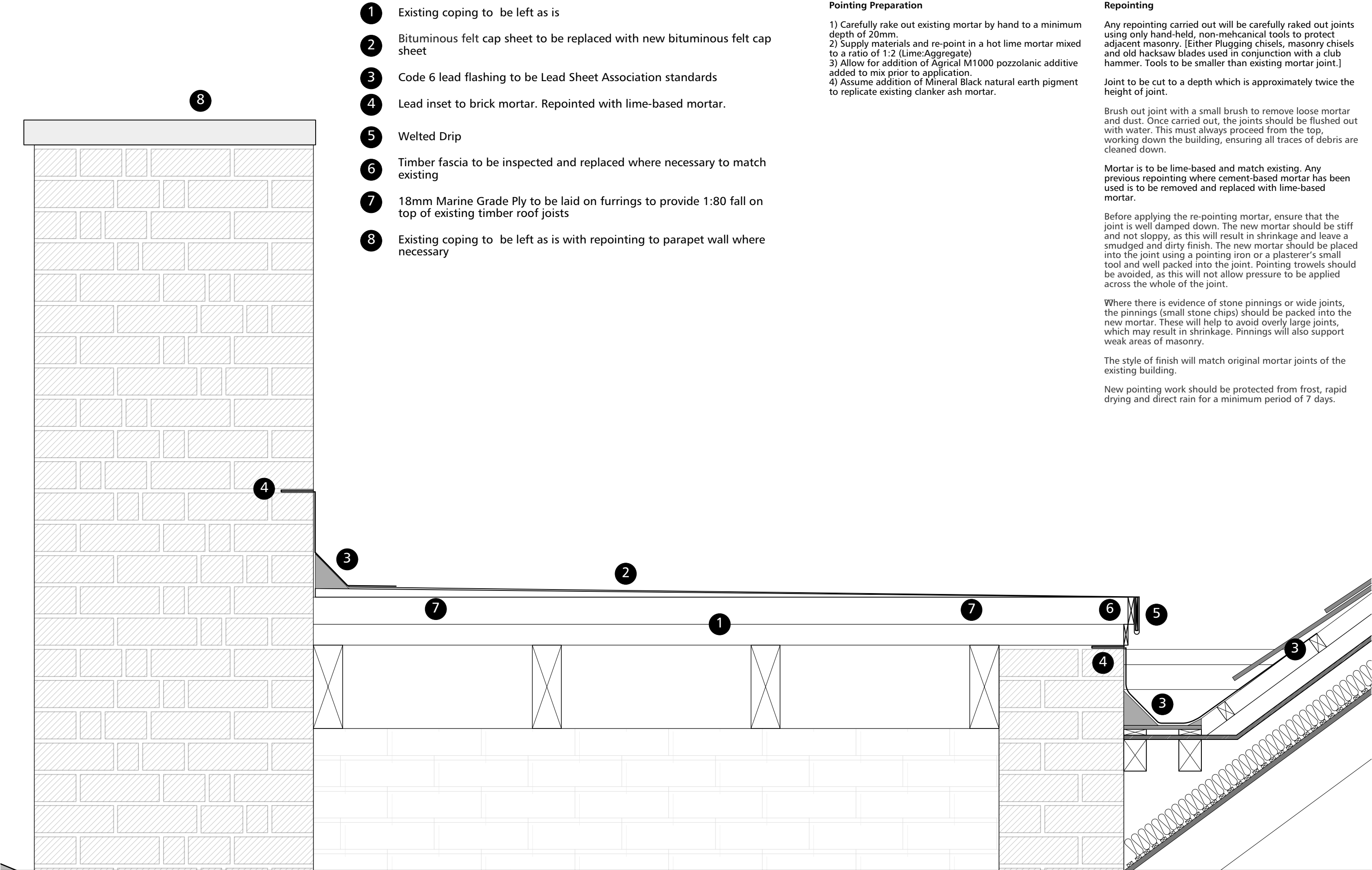




- Pointing Preparation**
- 1) Carefully rake out existing mortar by hand to a minimum depth of 20mm.
 - 2) Supply materials and re-point in a hot lime mortar mixed to a ratio of 1:2 (Lime:Aggregate)
 - 3) Allow for addition of Agrical M1000 pozzolanic additive added to mix prior to application.
 - 4) Assume addition of Mineral Black natural earth pigment to replicate existing clanker ash mortar.



- 1 Any damaged ridge line tiles to be replaced like for like, re-bedded to match existing
- 2 Carefully remove and re-install existing roof slates using the existing laying pattern, replacing any that are in dis-repair or misplaced with reclaimed slate to match existing. Approx 80% to be reused on the front.
- 3 New 25x50mm BS5534 counter-battens to be mechanically fixed with stainless steel 65mm ring nails ontop of existing rafters with TLX Gold Insulating Breather Membrane installed inbetween.
- 4 TLX Gold Insulating Breather Membrane stapled to existing rafters to be covered with 50mm wide waterproof tape.
- 5 Overlap TLX Gold Insulating over ridge beam and secured with waterproof tape
- 6 Leadwork to be stripped back once tiles taken off, being reapplied to Lead Sheet Association Standards once re-slating of the roof takes place
- 7 Friction fit 50mm PIR rigid board between rafters
- 8 25mm ventilation gap



- 1 Existing coping to be left as is
- 2 Bituminous felt cap sheet to be replaced with new bituminous felt cap sheet
- 3 Code 6 lead flashing to be Lead Sheet Association standards
- 4 Lead inset to brick mortar. Repointed with lime-based mortar.
- 5 Weltded Drip
- 6 Timber fascia to be inspected and replaced where necessary to match existing
- 7 18mm Marine Grade Ply to be laid on furrings to provide 1:80 fall on top of existing timber roof joists
- 8 Existing coping to be left as is with repointing to parapet wall where necessary

Pointing Preparation

- 1) Carefully rake out existing mortar by hand to a minimum depth of 20mm.
- 2) Supply materials and re-point in a hot lime mortar mixed to a ratio of 1:2 (Lime:Aggregate)
- 3) Allow for addition of Agrical M1000 pozzolanic additive added to mix prior to application.
- 4) Assume addition of Mineral Black natural earth pigment to replicate existing clanker ash mortar.

Repointing

Any repointing carried out will be carefully raked out joints using only hand-held, non-mehcanical tools to protect adjacent masonry. [Either Plugging chisels, masonry chisels and old hacksaw blades used in conjunction with a club hammer. Tools to be smaller than existing mortar joint.]

Joint to be cut to a depth which is approximately twice the height of joint.

Brush out joint with a small brush to remove loose mortar and dust. Once carried out, the joints should be flushed out with water. This must always proceed from the top, working down the building, ensuring all traces of debris are cleaned down.

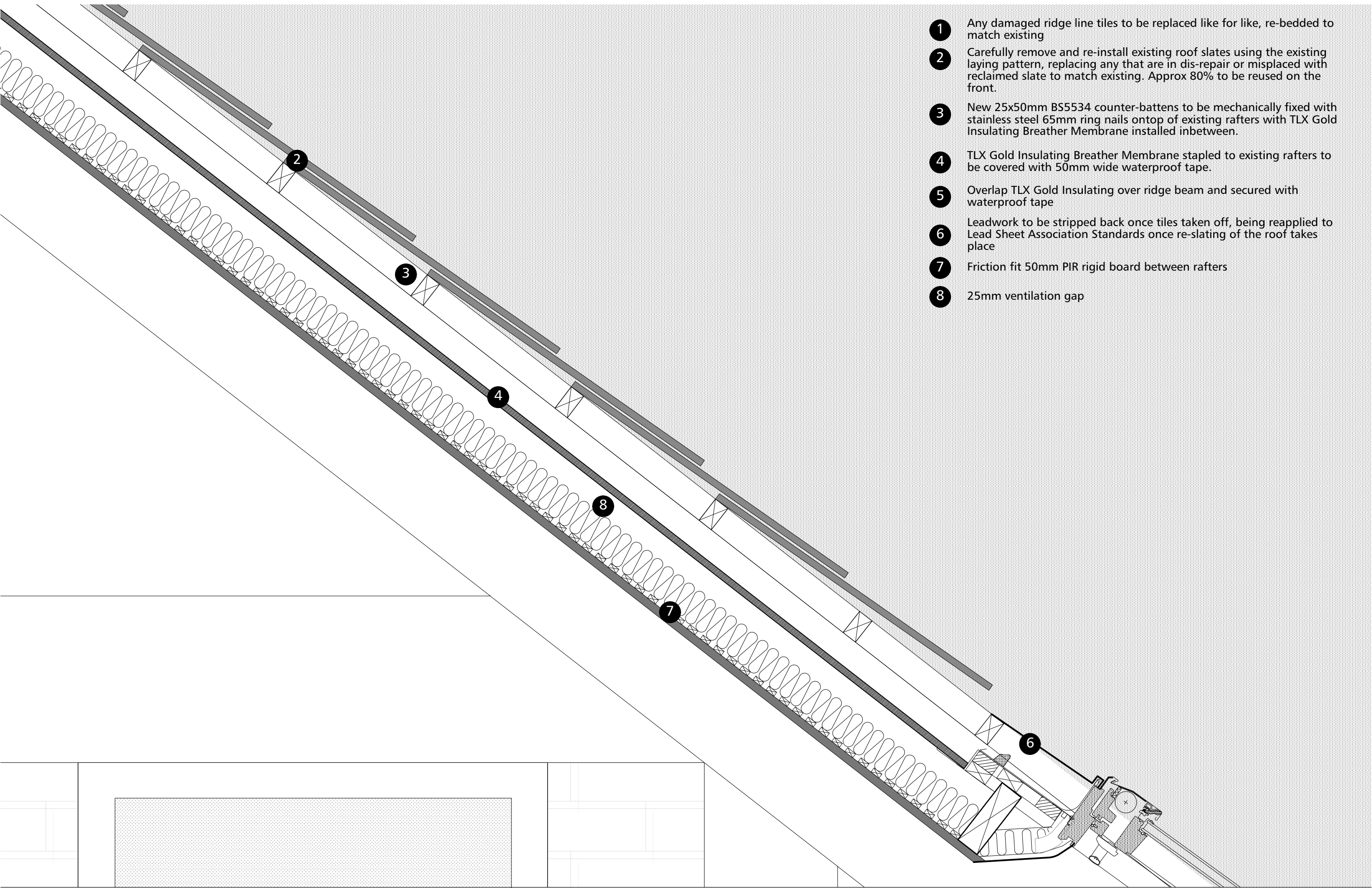
Mortar is to be lime-based and match existing. Any previous repointing where cement-based mortar has been used is to be removed and replaced with lime-based mortar.

Before applying the re-pointing mortar, ensure that the joint is well damped down. The new mortar should be stiff and not sloppy, as this will result in shrinkage and leave a smudged and dirty finish. The new mortar should be placed into the joint using a pointing iron or a plasterer's small tool and well packed into the joint. Pointing trowels should be avoided, as this will not allow pressure to be applied across the whole of the joint.

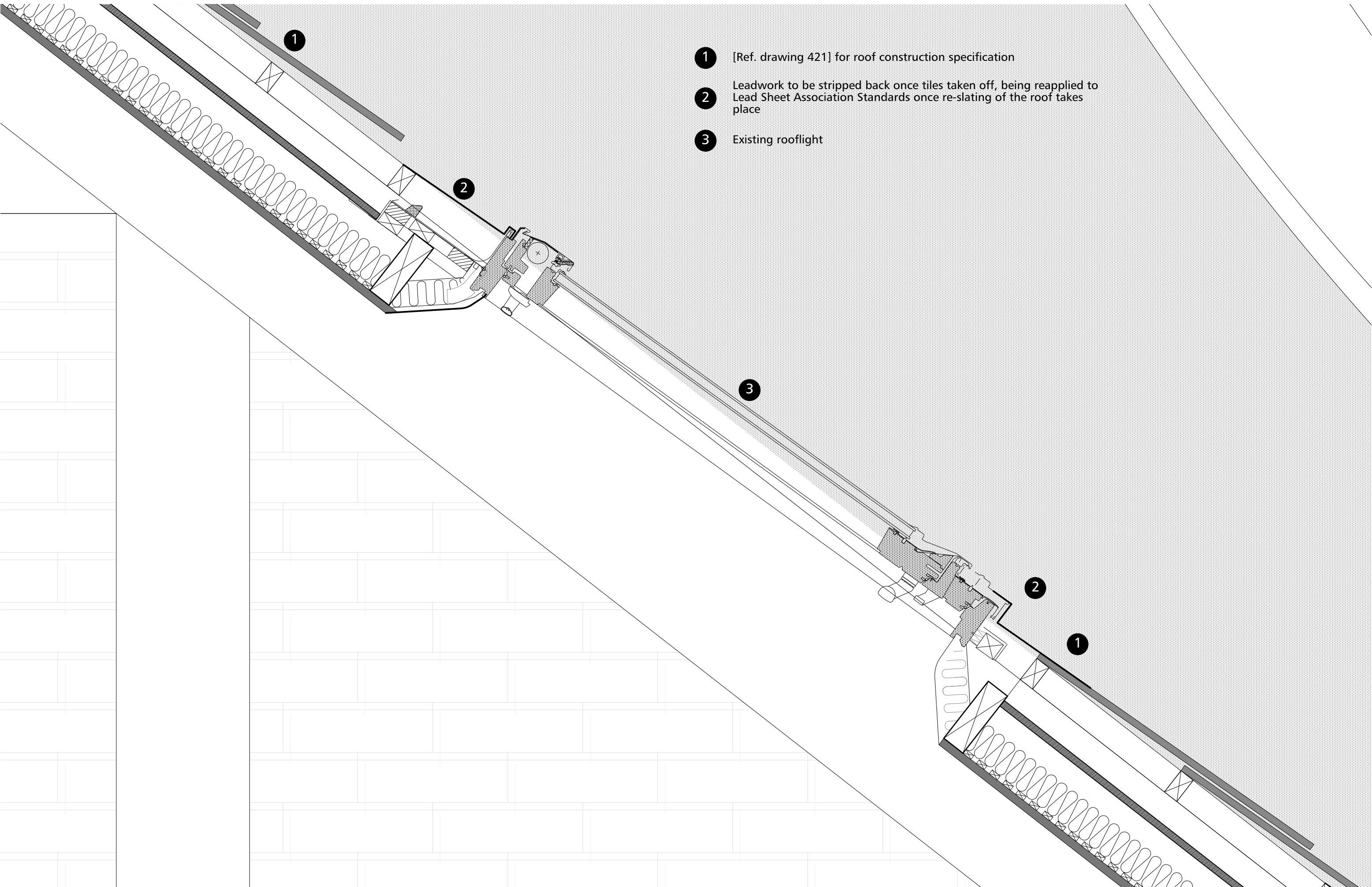
Where there is evidence of stone pinnings or wide joints, the pinnings (small stone chips) should be packed into the new mortar. These will help to avoid overly large joints, which may result in shrinkage. Pinnings will also support weak areas of masonry.

The style of finish will match original mortar joints of the existing building.

New pointing work should be protected from frost, rapid drying and direct rain for a minimum period of 7 days.

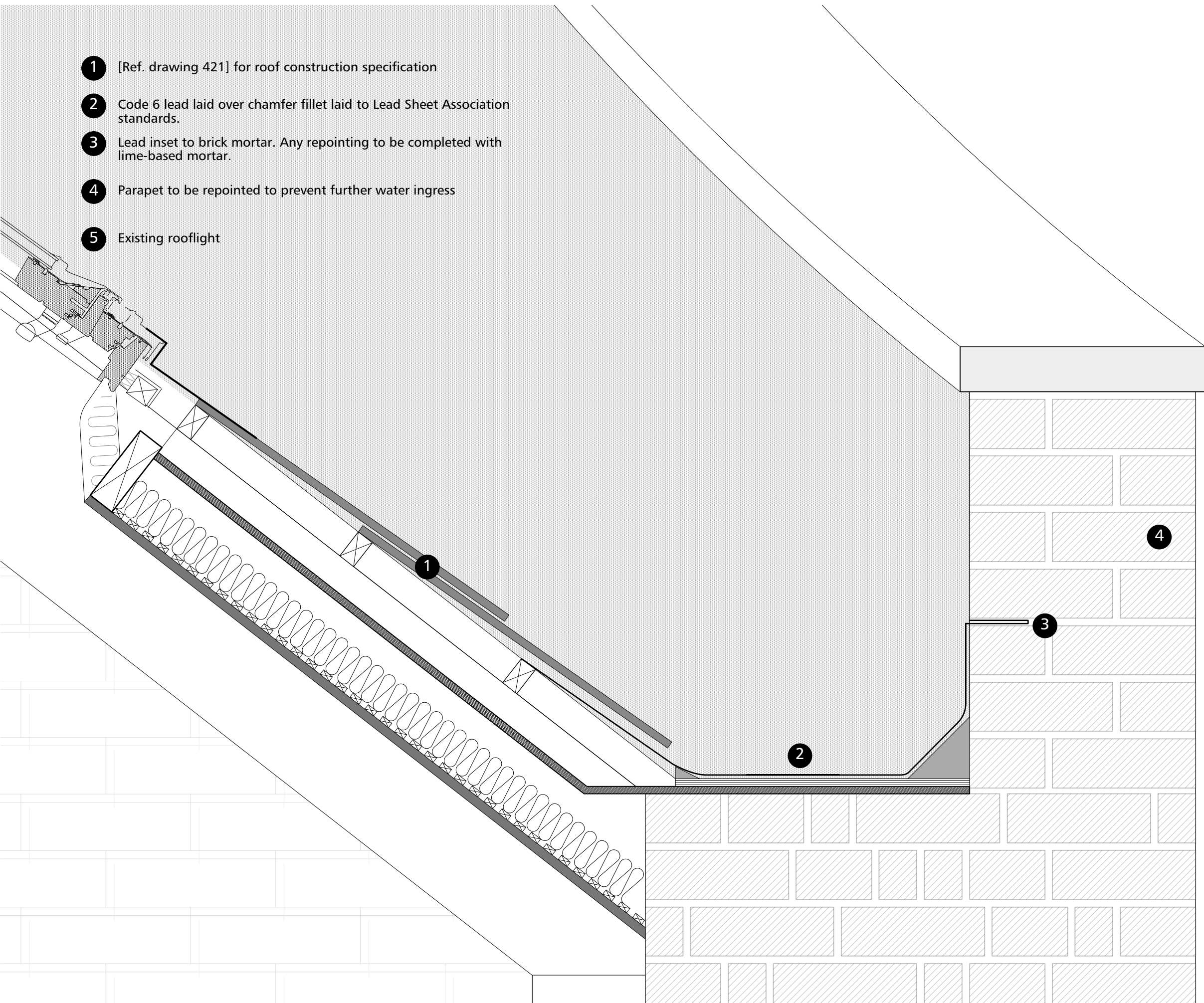


- 1 Any damaged ridge line tiles to be replaced like for like, re-bedded to match existing
- 2 Carefully remove and re-install existing roof slates using the existing laying pattern, replacing any that are in dis-repair or misplaced with reclaimed slate to match existing. Approx 80% to be reused on the front.
- 3 New 25x50mm BS5534 counter-battens to be mechanically fixed with stainless steel 65mm ring nails ontop of existing rafters with TLX Gold Insulating Breather Membrane installed inbetween.
- 4 TLX Gold Insulating Breather Membrane stapled to existing rafters to be covered with 50mm wide waterproof tape.
- 5 Overlap TLX Gold Insulating over ridge beam and secured with waterproof tape
- 6 Leadwork to be stripped back once tiles taken off, being reapplied to Lead Sheet Association Standards once re-slating of the roof takes place
- 7 Friction fit 50mm PIR rigid board between rafters
- 8 25mm ventilation gap



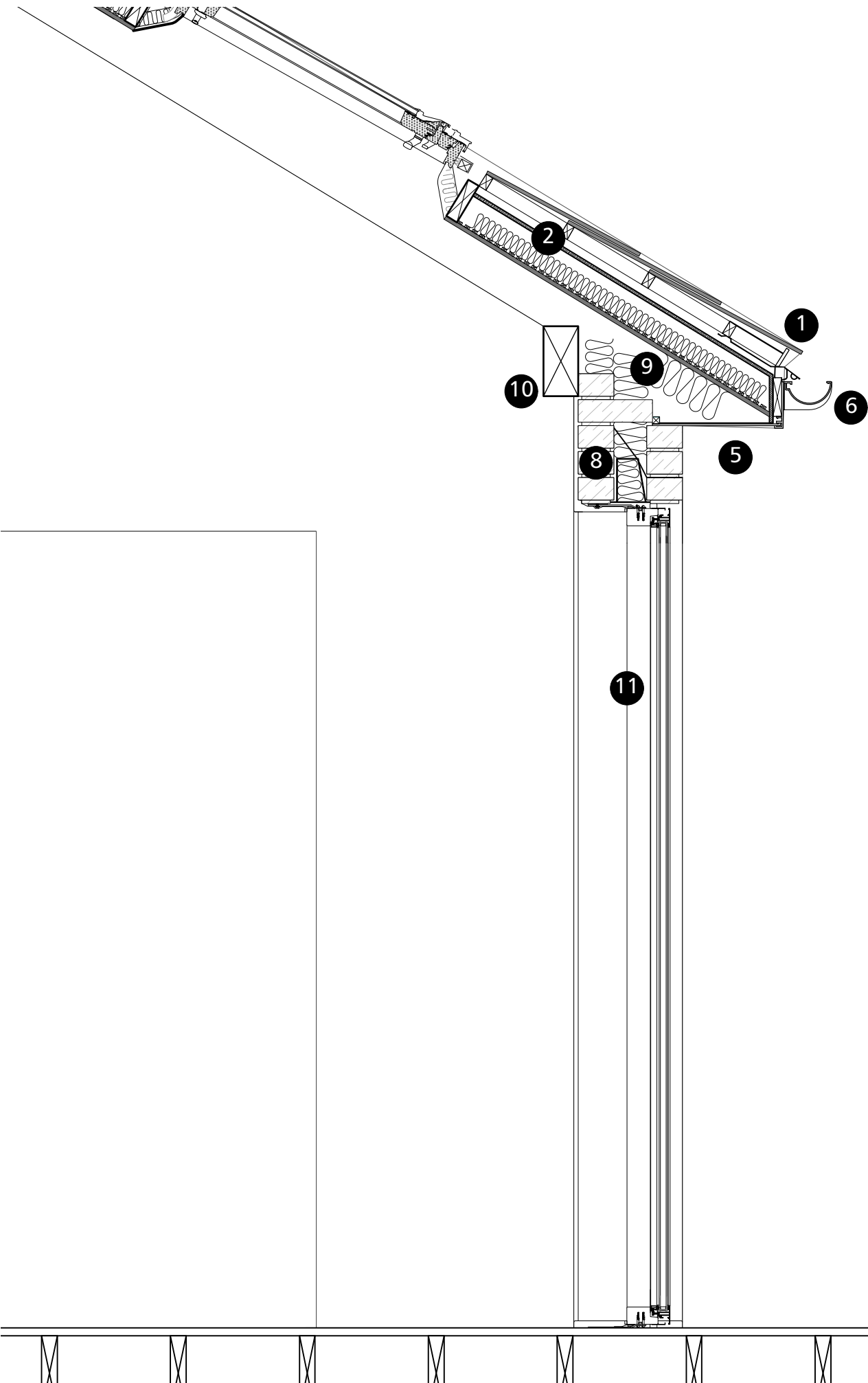
- 1 [Ref. drawing 421] for roof construction specification
- 2 Leadwork to be stripped back once tiles taken off, being reapplied to Lead Sheet Association Standards once re-slating of the roof takes place
- 3 Existing rooflight

- 1 [Ref. drawing 421] for roof construction specification
- 2 Code 6 lead laid over chamfer fillet laid to Lead Sheet Association standards.
- 3 Lead inset to brick mortar. Any repointing to be completed with lime-based mortar.
- 4 Parapet to be repointed to prevent further water ingress
- 5 Existing rooflight

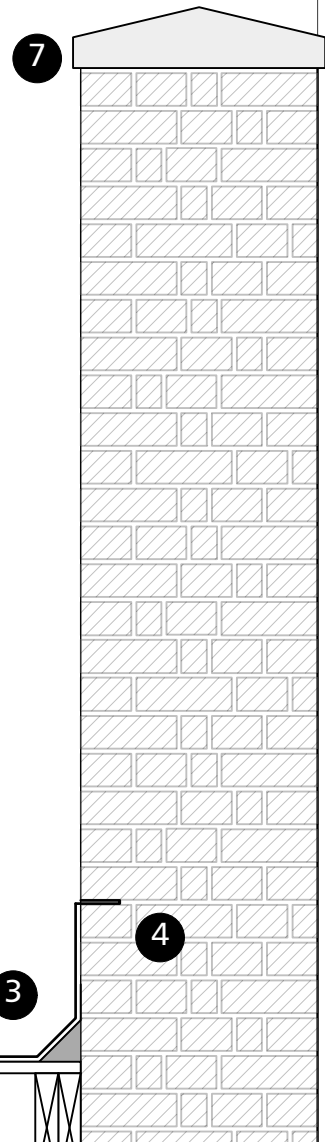


Pointing Preparation

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- 2) Supply materials and re-point in a hot lime mortar mixed to a ratio of 1:2 (Lime:Aggregate)
- 3) Allow for addition of Agrical M1000 pozzolanic additive added to mix prior to application.
- 4) Assume addition of Mineral Black natural earth pigment to replicate existing clanker ash mortar.



- 1 Natural air ventilation inlet
- 2 50mm Ventilation gap
- 3 Code 6 lead flashing to be Lead Sheet Association standards
- 4 Lead inset to brick mortar. Repointed with lime-based mortar
- 5 Existing soffit capping
- 6 Existing soffit drainage gutter
- 7 Existing stone coping to be left as is
- 8 Existing cavity wall junction
- 9 100mm cavity insulation
- 10 Existing timber header beam
- 11 Existing sliding glass terrace door



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