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Architects & Designers

8 Withington Road
Manchester M16 8AA

Planning Condition Report
A1163

Oct 2019

Planning Ref:
122498/LO/2019

Planning Approval Details

Proposal: LISTED BUILDING CONSENT for works including restoration of external windows, repair work to the external facade, single storey rear extension, internal remodelling, new single storey garden room outbuilding and associated landscaping

Location: 8 Withington Road, Manchester, M16 8AA

Date of application: 25 February 2019

Date of approval: 17 July 2019

Application number: 122498/LO/2019

Conditions to discharge: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13

Condition No. 03

STAIRCASE BALUSTRADES

CONDITION 3:

Before the works to the stairs hereby granted by this listed buildings consent are commenced plans and particulars of how the baluster is to be uncovered and the staircase restored to its original condition including finishes, and appearance based on evidence and research shall be submitted to and approved in writing by the City Council as local planning authority. The approved plans and particulars shall be implemented as part of the development and shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - BALUSTRADES

Existing staircase consists of timber square section posts, rounded timber handrails and timber spindles. Between ground floor and first floor landing the spindles have been covered up with 2-3mm plywood sheets. On all upper floors the original spindles are exposed.

ALL SOUND HISTORIC JOINERY IS TO BE RETAINED UNLESS OTHERWISE SPECIFIED

Location and condition of existing staircase should be recorded prior to removal for repair and items clearly marked and referenced to a location plan.

Contractor to carefully remove plywood sheets from either side of staircase using hand tools only by prying open the edge without damaging the stair treads or the handrail.

Contractor to carefully inspect and repair all other joinery elements of the staircase including treads, handrail and spindles.

Repairs are to be conservative in nature, retaining ALL sound material. Materials, method of jointing and fixing must match the original in all respects.

Any repairs to the building must be executed to a high standard using appropriate materials and techniques. Where important historic fabric remains, this must be properly protected from further harm. Any replacements must match in all respects.

Wood filler (very small defects only) Dry Fix

All new and existing timber to be abraded to a smooth even finish, all loose flaking or blistered paint to be removed and any defects repaired to provide a sound surface ready for coating.

Apply two coats of knotting solution to knots and exposed resinous areas. One coat of primer undercoat and two coats of eggshell paint to be applied to all new and existing surfaces.

Condition No. 04

WINDOWS

CONDITION 4:

No works, including repair to existing windows shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority.

(i) The large canted bay window to the front elevation should be returned to its original appearance and design including the reinstatement of weighted sashes to the both side windows. A detailed specification/methodology is required that would confirm that the original built fabric that remains would be retained as the basis for the restoration. This restoration should also include the associated internal shutters and timber panelling. This window would remain as a single glazed window retaining original/historic glass.

(ii) All the other windows on the ground, first and second floors appear to have been inappropriately replaced. Where this replacement has entailed the alteration of the window opening itself the original proportions of the windows needs to be accurately established using evidence at both the proposal house and adjoining house at No. 10. The original window head and stone cill details need to be reinstated as originally detailed. The windows themselves need to be replaced using existing original windows on the listed building as a template including, for example, for the frame size/profile and window furniture. These would have been weighted timber sashes. They would also have been single glazed although there may be an opportunity to consider the use of the thinnest available double glazed units provided this does not affect the design of the frame and with the outer leaf of glass using glass that replicates historic glass.

(iii) It is unclear if the basement windows are original/historic. If so they should be retained with appropriate repair. If not, appropriately designed replacement windows would be sought.

(iv) The partly boarded main front door should be restored to its original condition/appearance to an appropriate specification/ methodology. Any remaining original/historic door furniture should be retained in situ. Any non-original/non-historic door furniture that is not to an appropriate design for the listed building would need to be replaced with a design to be 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 in accordance with saved policy of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - WINDOWS

ALL SOUND HISTORIC JOINERY IS TO BE RETAINED UNLESS OTHERWISE SPECIFIED

Window frames, panelling and shutters should be carefully repaired using timber to timber repair techniques.

Location and condition of all existing windows should be recorded prior to removal for repair and items clearly marked and referenced to a location plan.

Local repairs are to be carried out retaining the maximum amount of original timber. Sash box frames are not to be removed unless entire window is to be replaced.

Temporary plywood protection is to be fixed in place whilst the window or surrounding areas are being repaired.

All historic glazing is to be retained and reused.

Carefully remove sashes from frames, remove sash cords and all face putty using sharp chisels or a 'Putty Lamp'

Carefully remove any glazing sprigs and set aside for re-use any historic glass.

Clean out all bedding putty back to glazing rebate.

Small areas of decay not exceeding one CM3 to be filled with 'Dry Flex' two part resin in accordance with manufactures instructions.

Minor opening up at the joint between the stiles and rails should be opened up to 5mm using an electric die grinder. Brush or vacuum the joint clear and fill with Dry Flex filler, finish flush with surround face.

More extensive areas of decay or damage should be cut back sufficiently to allow new timber to be spliced in to match the surrounding.

Replacement timber to be slow grown softwood to match existing as closely as possible. Good Quality Reclaimed nineteenth century softwood, free from knots and other defects will be acceptable, alternatively slow grown Scandinavian Redwood or Douglas Fir can be used.

Historic glass to be fitted into original locations, missing glass to be replaced with restoration glass – Goethe 4.5 mm or De-Rest 3 mm supplied by https://www.tatra-glass.co.uk/

Bedding and face putty to be linseed oil putty or 'Dry Seal' supplied by https://www.repair-care.co.uk/product/dry-seal-mp-2/

Old pulleys to be removed and refurbished, any that do not run smoothly should be discarded and replaced with matching items.

Sash boxes to be thoroughly cleaned using appropriate brushes and or Vacuum cleaner.

Seriously decayed sills to be removed and replaced with matching hardwood.

Parting and staff beads to be removed and routed to accept brush seals, brush or compression seal to be fitted to meeting rails and bottom rail of lower sash. Or, subject to approval by CA and CO fit new matching beads incorporating carrier tracks and brush seals.

New polyester or nylon sash cords to be fitted and existing weights to be reattached ensuring sashes are properly balanced and running freely, unbalanced sashes to have new weights fitted.

Existing catches should be thoroughly cleaned and reused where possible, otherwise fit new catches to match existing style and materials.

The style and detail of the original windows is to be replicated in all respects.

New windows should be constructed from treated softwood with hardwood sills. The sashes and box frames should be an exact copy of the original in every respect apart from the inclusion of draft seals.

Junction between the box frame and the openings should be neatly pointed with Burnt Sand Mastic refer to section 4

For further details regarding the repair and manufacture of traditional sliding sash windows consult, https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/

Paint for exterior woodwork, Farrow and Ball or other good quality manufacturer 'Exterior Wood Primer and Undercoat, Farrow and Ball Exterior Water Based Eggshell finish, colours TBC.

Wood filler (very small defects only) Dry Fix

Knotting to be Rustins Knotting Sealer Solution.

Mastic for pointing around window frames shall be Burnt Sand Mastic obtainable from www.masonsmortar.co.uk

Alternatively, linseed oil paints may be used on external joinery, supplied by www.oricalcum.co.uk.

All window hardware to be removed prior to painting and re-fixed on completion.

Excess paint to be carefully removed from architectural hardware and all necessary adjustments made to ensure their satisfactory operation prior to re-fixing.

Rust, mill scale, grease or other unwanted coatings are to be removed from ferrous metals prior to re-coating.

Non-ferrous fittings are to be cleaned using chemical strippers, abrasive materials such as wire wool and metal scrapers are not to be used on any important objects.

All new and existing timber to be abraded to a smooth even finish, all loose flaking or blistered paint to be removed and any defects repaired to provide a sound surface ready for coating.

Apply two coats of knotting solution to knots and exposed resinous areas. One coat of primer undercoat and two coats of eggshell paint to be applied to all new and existing surfaces.

Condition No. 05

FLOORS

CONDITION 5:

The existing timber floors should be restored to a detailed specification/ methodology which would include the careful removal of any non-original/non-historic coverings. The restored floors should remain exposed to view with rugs used where appropriate. If a greater area of carpeting is required in any rooms this should leave a broad perimeter around the edge of the room of the timber floor exposed to view. The carpet would need to be installed in a manner that could be reversed without harm to the underlying restored timber floor.

Reason - To improve the appearance of the building in the interests of visual amenity and because 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 in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - FLOORS

ALL SOUND HISTORIC JOINERY IS TO BE RETAINED UNLESS OTHERWISE SPECIFIED

Location and condition of all existing timber floorboards should be recorded prior to removal for repair and items clearly marked and referenced to a location plan.

Local repairs are to be carried out retaining the maximum amount of original timber.

Carefully remove all non historical covering using hand tools only ensuring no damage is caused to the existing timber floor boards.

Clean and brush down exposed timber floor boards and inspect for defects.

Small areas of decay not exceeding one CM3 to be filled with 'Dry Flex' two part resin in accordance with manufactures instructions.

More extensive areas of decay or damage should be cut back sufficiently to allow new timber to be inserted in to match the surrounding.

Replacement timber to be slow grown softwood to match existing as closely as possible. Good Quality Reclaimed nineteenth century softwood, free from knots and other defects will be acceptable, alternatively slow grown Scandinavian Redwood or Douglas Fir can be used.

Wood filler (very small defects only) Dry Fix

The restored timber floor should be left untreated and remain exposed to view with rugs used where appropriate.

If a greater area of carpeting is required in any rooms this should leave a broad perimeter around the edge of the room of the timber floor exposed to view. The carpet would need to be installed in a manner that could be reversed without harm to the underlying restored timber floor.

Condition No. 06

CHIMNEY BREAST

CONDITION 6:

(i) All chimney beasts should be retained and retained as visible features.

(ii) No original fire places remain and their openings have been blocked. Ideally all the original fireplace openings should be identified and re-opened with new fire places and fire surrounds installed to an appropriate researched design. Alternatively it may be possible to consider fire places/fire surrounds to a contemporary design that is informed by the character/age of the house. Ideally this re-opening should be undertaken throughout the house but, as a minimum, it should be implemented on the ground floor level and elsewhere the fireplace openings could remain blocked but with the blocking recessed within the fireplace opening to enable the feature to be legible within the room spaces.

(iii) Hearthstones that remain in situ should be retained on view as exposed features. The locations of all remaining hearth stones should be confirmed.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - CHIMNEY BREAST

ALL CHIMNEY BREASTS TO BE RETAINED AS VISUAL FEATURES

Location of all ground floor fireplaces to be identified and re-opened.

Carefully remove sections of covered plaster to identify the locaiton of historic fireplace and mark-out outline.

Carefully remove masonry blockwork to re-open fireplaces without damaging surrounding original brickwork.

Repair and restore surrounding brickwork.

Openings to be replaces with new contemporary design fireplaces.

On upper floors, fireplace openings to remain blocked. Recess created within the fireplace opening to identify locaiton of historic fireplace.

Hearthstones that remain in situ should be retained on view as exposed features.

Condition No. 07

CEILINGS

CONDITION 7:

(i)The ceilings would have been in lath and plaster and these should remain in situ. Where the original ceilings are covered over (such as with modern ceiling tiles or wall paper) such covering needs to be carefully removed the original ceilings exposed and retained on view. Any existing damage to ceilings or damage caused by the removal of coverings would need to be made-good to an agreed specification/methodology.

(ii)Original/historic decorative plasterwork such as cornices needs to be retained with appropriate repair to an agreed specification/ specification. This repair would make good damage and remove excessive paint that is concealing the original detailing. Where elements of decorative plasterwork are missing from where they used to be located they should be replaced to match the existing elsewhere in the same room. It is noted that the cornice in the south-western room has a break in the cornice demarcating the location of a now removed bay window, and this break should be retained to continue to retain the legibility of the original room layout.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - CEILINGS

ALL SOUND HISTORIC CEILINGS IS TO BE RETAINED INCLUDING CORNICES AND DECORATIVE DETAILS UNLESS OTHERWISE SPECIFIED

All existing undamaged Lath ceilings and partitions are to be retained.

All ceiling covering to be carefully removed using hand tools without damaging the existing ceiling.

Areas of detached plaster are to be carefully removed and the perimeter of the remaining plaster secured using countersunk stainless steel washers secured to the laths and or joists at 150 mm centres using suitable stainless steel screws.

If laths are sound but detached from the supporting joists or studs these are to be reaffixed using stainless steel annular ring nails.

Decayed or damaged laths are to be cut out and replaced with new riven laths. Where plaster has become detached due to incorrect spacing of the laths these should be carefully removed and re-fixed to leave a 7 mm gap between each lath.

All plaster on lath to be executed in three coats or to match surrounding work where patching in. The final coat to be worked to a matt eggshell type finish free from cracks ridges or trowel marks.

Existing tightly bonded undercoats or areas containing multiple shallow cosmetic defects can be over-skimmed using 'Finelime' supplied by Anglia Lime.

All historical decorative details such as cornices to be retained and repaired to match the profile of existing design.

Special care to be taken around any remaining plaster ceiling mouldings.

Damaged and missing plaster ceiling mouldings are to be reinstated to match surrounding work, in all respects including removal of paint.

The ceiling cornice in the south-western room has a break in the cornice demarcating the location of a now removed bay window, and this break should be retained to continue to retain the legibility of the original room layout.

Condition No. 08

PLASTER

CONDITION 8:

(i) Any non-original/non-historic wall coverings on the wall surfaces should be carefully removed to re-expose the original plasterwork. The plasterwork should be retained on view with appropriate repair to an agreed specification/methodology. Any features such as original/historic dado or picture rails need to retained with appropriate repair.

(ii) The existing toilet/bathroom accommodation in the rear outrigger has non-original/non-historic wall tiling that should be removed. It is unclear if this was applied to an original wall finish (such as plaster) or to exposed brickwork and this would need to be understood before a specification/methodology for appropriate restoration can be agreed.

(iii) Any wall areas previously replastered in more recent times in a plaster that does not match the original (in terms of composition, colour and/or texture) should be identified. Ideally these should be replastered in a plaster that matches the original but this could be given further consideration once the extent and nature of the past replastering is more fully understood.

(iv) A schedule of skirtings should be submitted to identify where original/historic skirting remain in situ. This should also identify the particular skirting design used in particular rooms as a part of a hierarchy of decoration and architectural features used to signify their relative status. This schedule should then be used to inform a proposal to be submitted for the appropriate replacement of any missing lengths of skirting or where skirtings have been inappropriately replaced in the past.

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PROPOSED WORKS - PLASTER

ALL SOUND HISTORIC PLASTER IS TO BE RETAINED UNLESS OTHERWISE SPECIFIED

ALL HISTORIC DADO OR PICTURE RAILS TO BE RETAINED

Carefully remove all wall coverings including wallpaper and tiles using hand tools only. Care should be taken to avoid any damage to the existing paster substrate.

Exposed plasterwork should be inspected for damage and repaired.

Areas where Gypsum based plaster has been used must be identified, raked out and replaced with lime-based plaster.

Internal plasters to be supplied by www.anglialime.com use the following for three coat work 'Base Coat', 'Second Coat' and 'Top Coat, alternatively use 'Thermaline' insulating plaster in place of base and second coats.

Plastering laths to be riven timber 6 mm x 32 mm species to match existing work, new work to be Oak or Scots Pine.

Nails for fixing laths to be stainless steel annular ring 30 mm x 2.65 mm

Scrim to be cotton minimum 75 mm wide.

Plastering hair to be white goat's hair

Expanded metal lath to be 304S15 stainless steel @1.15KG/M2

Alternative to plastering laths use 15 mm 'Savolit Plus Wood Wool Boards, fix according to manufactures instructions.

Workmanship to comply with BS 8481:2006

All existing sound salt free lime plasters and renders are to be retained.

Ensure all solid backgrounds are stable, free from defects, well brushed down to remove any loose material and sufficiently dampened prior to plastering. Variations in thickness should be dubbed out before applying first coat. Each coat is to be applied evenly and firmly in order to achieve good adhesion, and be free from hollows ridges or cracks. If plaster extends over timber use expanding metal mesh to provide key.

Dubbing and scratch coats to contain animal hair/ fibres, second undercoat and finish coat to be free from hair. All undercoats to be provided with a suitable key. This should be a minimum 5 mm deep but not extend right through the plaster.

Finished plaster should be free from hollows, ridges, trowel marks or sudden changes in level. Plaster thickness should be uniform and follow the general character of any existing historic plaster.

Chalk lime plasters have little to no shrinkage but ensure each coat is green hard before applying subsequent coats

Plaster should not be over polished and should have a smooth eggshell type appearance free from cracks. Sharp metal beads should not be used, external angles should be rounded or fitted with timber bead to suit.

Overall thickness of plaster to suit location, no single coat to exceed manufacturers recommendations.

Paint for interior walls to be Earthborn Clay Paints. Paints containing vinyl should not be used in any areas that have been previously affected by damp, or in areas where laterally penetrating damp is likely

PROPOSED WORKS - SKIRTING

ALL SOUND HISTORIC SKIRTING IS TO BE RETAINED UNLESS OTHERWISE SPECIFIED

There are two types of skirting identified within the property.

1. The living room on the ground floor (North-East) has extended Victorian stepped skirting board 300mm high profile.
2. The remaining house has 120mm timber skirting with Torus profile design

All skirting boards to follow the above skirting profile.

Location and condition of all existing skirting boards should be recorded prior to removal for repair and items clearly marked and referenced to a location plan.

Local repairs are to be carried out retaining the maximum amount of original timber.

Carefully remove all non historical covering using hand tools only ensuring no damage is caused to the existing wall.

Small areas of decay not exceeding one CM3 to be filled with 'Dry Flex' two part resin in accordance with manufactures instructions.

More extensive areas of decay or damage should be cut back sufficiently to allow new timber to be spliced in to match the surrounding.

Replacement timber to be slow grown softwood to match existing as closely as possible. Good Quality Reclaimed nineteenth century softwood, free from knots and other defects will be acceptable, alternatively slow grown Scandinavian Redwood or Douglas Fir can be used.

Wood filler (very small defects only) Dry Fix

Condition No. 09

DOORS

CONDITION 9:

(i) A schedule of doors should be submitted to identify age and type of internal doors.

(ii) Original doors should be retained with repair. Original doors that remain but have been unsympathetically altered - such as by over-boarding - need to be restored. These works would need to be to an agreed specification/methodology. The original door to the north-eastern ground floor room (with its very particular embellishment design to the room side) should be restored to an agreed detailed specification/methodology including to remove the excessive layers of previous paintwork.

(iii) Any non-original/non-historic replacement doors that are not to an appropriate design for the listed building would need to be replaced with a design of door to be agreed.

(iv) Any remaining original/historic door furniture should be retained in situ. Any non-original/non-historic door furniture that is not to an appropriate design for the listed building would need to be replaced with a design to be agreed.

(v) The non-original/non-historic doorway formed between the north-eastern and north-western (kitchen) rooms on the ground floor should be closed and the wall and skirting made good to an agreed detailed specification/methodology.

(vi) Other than for (v), the door surrounds are all thought to be original/historic and this should be confirmed. Any that have been unsympathetically altered (notably the door to the south-eastern ground floor room) should be identified and reinstated to their original form/appearance using matching timber. Any that are missing should be identified and replaced to an appropriate design informed by the existing surrounds elsewhere and the relative status of the room concerned.

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 in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - DOORS

ALL SOUND HISTORIC DOORS ARE TO BE RETAINED UNLESS OTHERWISE SPECIFIED

Location and condition of all existing doors should be recorded prior to removal for repair and items clearly marked and referenced to a location plan.

Local repairs are to be carried out retaining the maximum amount of original timber.

Carefully remove all non historical covering using hand tools only ensuring no damage is caused to the existing timber floor boards.

Small areas of decay not exceeding one CM3 to be filled with 'Dry Flex' two part resin in accordance with manufactures instructions.

More extensive areas of decay or damage should be cut back sufficiently to allow new timber to be spliced in to match the surrounding.

Replacement timber to be slow grown softwood to match existing as closely as possible. Good Quality Reclaimed nineteenth century softwood, free from knots and other defects will be acceptable, alternatively slow grown Scandinavian Redwood or Douglas Fir can be used.

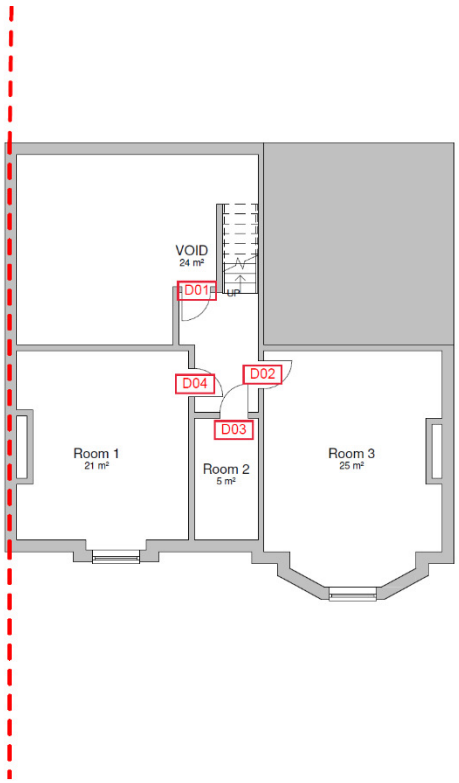
Wood filler (very small defects only) Dry Fix

REFER TO DOOR SCHEDULE FOR FURTHER DETAILS

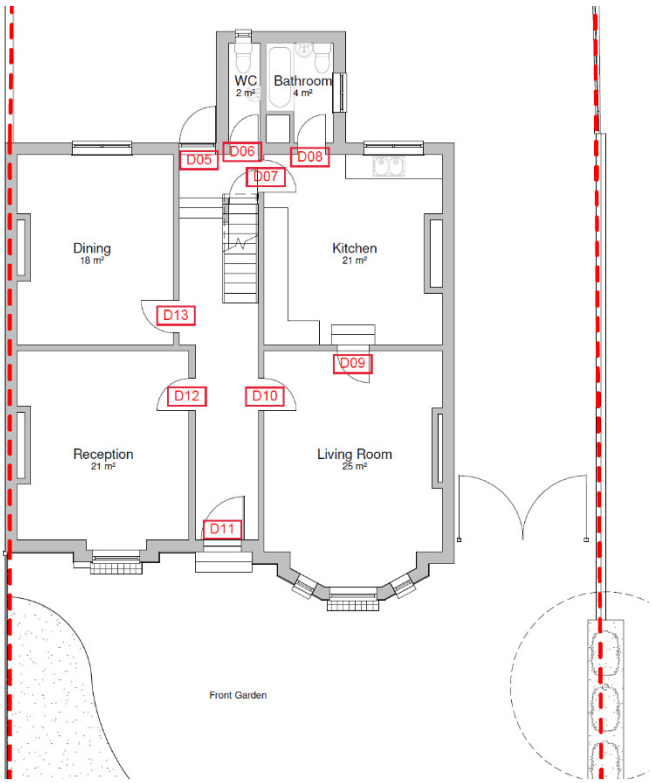
Door Schedule

Door No	Level	Location	Internal / External	Age	Type	Proposal
D01	Basement	Void	Internal	-	No Door	No work proposed
D02	Basement	Room 3	Internal	1980's	Hollow timber doors	No work proposed
D03	Basement	Room 2	Internal	1980's	Hollow timber doors	No work proposed
D04	Basement	Room4	Internal	1980's	Hollow timber doors	No work proposed
D05	Ground Floor	Hallway	External	Original	Solid panel door with high level vision glazing	Remove
D06	Ground Floor	WC	Internal	1980's	Hollow timber doors	Replace with new timber panel door
D07	Ground Floor	Kitchen	Internal	1980's	Hollow timber doors	Replace with new timber panel

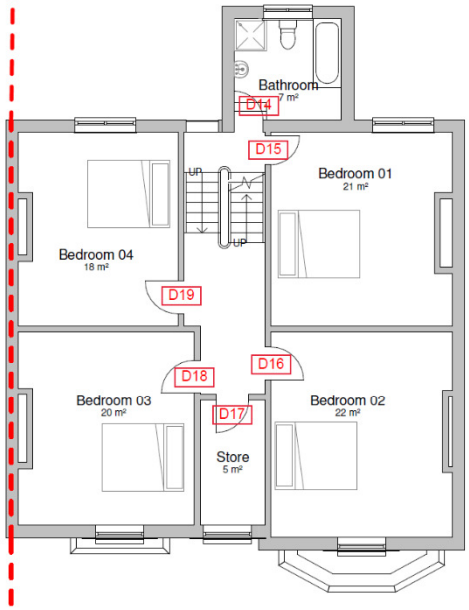
						door
D08	Ground Floor	Bathroom	Internal	1980's	Hollow timber doors	Remove
D09	Ground Floor	Living Room	Internal	1980's	Timber panel door with glazing panels	Replace with new timber panel door
D10	Ground Floor	Living Room	Internal	Original	Solid timber panel door	Retain and repair
D11	Ground Floor	Hallway	External	Original	Arched panel door type with vision panels	Retain and repair
D12	Ground Floor	Reception	Internal	Original	Solid timber panel door	Retain and repair
D13	Ground Floor	Dining	Internal	Original	Hollow timber panel door	Retain and repair
D14	First Floor	Bathroom	Internal	1980's	Hollow timber doors	Remove
D15	First Floor	Bedroom 01	Internal	1980's	Hollow timber doors	Replace with new timber panel door
D16	First Floor	Bedroom 02	Internal	1980's	Hollow timber doors	Replace with new timber panel door
D17	First Floor	Store	Internal	-	No Door	Reinstate wall
D18	First Floor	Bedroom 03	Internal	1980's	Hollow timber doors	Replace with new timber panel door
D19	First Floor	Bedroom 04	Internal	1980's	Hollow timber doors	Replace with new timber panel door
D20	Second Floor	Bedroom 05	Internal	1980's	Hollow timber doors	Replace with new timber panel door
D21	Second Floor	Study Room	Internal	1980's	Hollow timber doors	Replace with new timber panel door



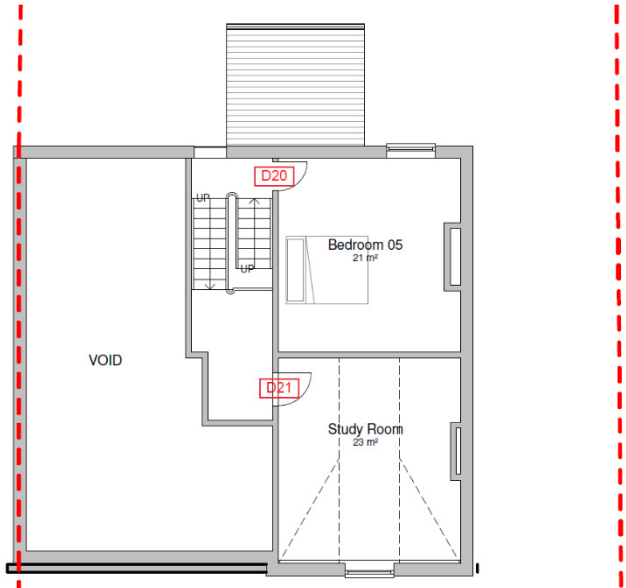
3 **Existing Basement**
1 : 100



1 **Existing Ground Floor Plan**
1 : 100



1 **Existing First Floor Plan**
1 : 100



2 **Existing Second Floor Plan**
1 : 100

Condition No. 10

CAST IRON PIPES

CONDITION 10:

(i) Where any original/historic cast iron pipework and rainwater goods have been inappropriately replaced (for example in uPVC) they need to be reinstated in cast iron to an agreed design.

(ii) The original means for draining rainwater from the roofs of features such as bay windows needs to be understood. The original means should be reinstated if it has been altered.

(iii) Other non-original/non-historic external piping (such as the pipework on the front elevation of the proposal house and immediately adjacent to the party wall with the adjoining house) should be removed and the elevation made good to an appropriate specification/methodology.

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 in accordance with saved policy DC19; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - CAST IRON PIPES

ALL SOUND HISTORIC RAINWATER & SVP ARE TO BE RETAINED UNLESS OTHERWISE SPECIFIED

Type(s) of pipework /gutter, existing box gutters to be retained and refurbished. Other gutters to be cast iron.

All existing cast iron down pipes to be inspected. Damaged sections to be removed and replaced with like-for-like black cast iron pipes of the same size.

All existing cast iron down pipes to be cleaned and brushed to remove paint flakes.

Where historic cast iron pipework and rainwater goods have been inappropriately replaced (for example in uPVC) they need to be reinstated in cast iron to an agreed design.

All non originalexternal pipes to be removed.

Condition No. 11

FITTED FURNITURE

CONDITION 11:

(i) Fitted furniture - principally cupboards in various rooms - that has been identified by the heritage statement as having elements of original/historic joinery should be retained in situ. A proposal for their refurbishment (which could involve the removal and appropriate replacement of non-original/non-historic elements) should be submitted for approval.

(ii) Confirmation should be provided that none of the existing building services (such as electrics, plumbing and heating system) are original/historic.

(iii) The careful removal of non-original/non-historic fittings such as bathroom and kitchen fittings and building services would not be an issue subject to understanding how these would be replaced and/or the affected retained fabric being made good.

(iv) The existing radiators are not to a design and not always located in a manner that is particularly sympathetic to the internal character of the affected rooms. This should be given reconsideration as a part of proposed new works to refurbish the property and, as a minimum, achieve at least a better location in the original high status ground and first floor rooms.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy 19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - FITTED FURNITURE

ALL SOUND HISTORIC FITTED FURNITURE ARE TO BE RETAINED UNLESS OTHERWISE SPECIFIED

ALL NON HISTORICAL FITTED FURNITURE (ie KITCHEN & BATHROOMS) TO BE REMOVED

Care to be taken not to damage walls when removing non historical fitted furniture, using hand tools only.

Location and condition of all existing doors should be recorded prior to removal for repair and items clearly marked and referenced to a location plan.

Local repairs are to be carried out retaining the maximum amount of original timber.

Carefully remove any doors, fixings, ironmongery and hinges and set aside before repair work.

Small areas of decay not exceeding one CM3 to be filled with ‘Dry Flex’ two part resin in accordance with manufactures instructions.

More extensive areas of decay or damage should be cut back sufficiently to allow new timber to be spliced in to match the surrounding.

Replacement timber to be slow grown softwood to match existing as closely as possible. Good Quality Reclaimed nineteenth century softwood, free from knots and other defects will be acceptable, alternatively slow grown Scandinavian Redwood or Douglas Fir can be used.

Wood filler (very small defects only) Dry Fix

Match design and profiles of existing furniture.

None of the existing building services (such as electrics, plumbing and heating system) are original/historic.

Radiators to be repositioned on external walls underneath window cills.

Condition No. 12

BRICK WASH

CONDITION 12:

Before the building is first occupied the external brickwork of the building shall be cleaned in accordance with plans and particulars previously approved in writing by the City Council as local planning authority.

Reason - To improve the appearance of the building in the interests of visual amenity and because 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 in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

PROPOSED WORKS - BRICK WASH

ALL EXTERNAL BRIACKWORK TO BE WASHED PRIOR TO OCCUPATION