Dantzic Building, NOMA, Manchester

Supplementary note to application for planning permission: Courtyard glazed brick repairs

Background

This revised supplementary note follows an application in August 2017 for planning permission (ref. 117384/FO/2017) and listed building consent (ref. 117385/LO/2017) for the refurbishment and reuse of the Grade II listed Dantzic Building (also within the Shudehill Conservation Area) which is part of the NOMA campus of former Cooperative buildings in Manchester City Centre. Planning permission and listed building consent were granted on 19th January 2018.

Existing situation

The submitted *Externals Conservation Strategy*, part of the original planning and listed building submission pack for the Dantzic building, notes in *Strategy 6 – Glazed Brick to Courtyard* that additional works are likely to be required on completion of access and opening up to the principal lift tower facing the courtyard between the Dantzic Building and the adjoining (unlisted) Federation Building. This access and inspection has now been completed and proposals for the repairs developed as per the attached Russells Construction methodology.

Proposed approach

Following steelwork treatment / repairs in compliance with the structural engineer's methodology, it is proposed that the facing brickwork should be reinstated on a like for like basis in glazed white brickwork, either reclaimed from other works within the site or from specialist reclaim providers. The new brickwork is to be a carefully checked match with the existing agreed with the architect and conservation consultant and is to be toothed in to the existing brickwork bond.

To the right-hand side of the tower (as viewed from the courtyard) the return of the structure is formed of bullnose bricks and in the majority of cases these have been cracked by the structural movement within the tower whilst leaving the bullnose detail itself largely intact. As a result, it is proposed to leave the bullnose sections in place and to create a new straight-line detail adjoining the retained bullnose detail, from which point the reclaimed glazed brickwork section will commence to the left hand side.

Repairs will be in conventional cement-based mortars in consideration of the age of the building and its modern methods of construction, as discussed in the wider external repairs strategy.

Justification

The proposed approach to the replacement glazed brickwork will allow for the retention of the largest possible amount of original fabric and remove the requirement to source a very large number of reclaimed white glazed bullnose bricks. The new straight-line detail will be carefully and neatly detailed under close supervision of the project architect and structural engineer and conservation consultant.

Summary and conclusion

The foregoing note summarises necessary brickwork repairs to the glazed brick façade of the courtyard of the Dantzic Building where this has been damaged by expanding steelwork within the principal lift overrun tower. Brickwork repairs will be carried out using reclaimed glazed white bricks to closely match the originals. A variation from the original brickwork arrangement is proposed with a new straight-line detail in order to retain the surviving bullnose brick detail and to minimise the extent of replacement necessary, as detailed above and in the attached Method Statement.

Heritage Architecture Ltd June 2018

Appended:

Russells Construction: Dantzic Methodology for Atrium Cracking Repairs