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Lucy Harrison
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

**RE: Discharge of Planning Conditions attached to Application 117115/FO/2017**

Dear Lucy,

**Application Number**: 117115/FO/2017
**Proposal:** Change of use of the buildings from a solicitor's office (A2) to residential (C3) to comprise subdivision to form two separate houses (one three bedroom and one four bedroom) including the demolition of staircases and a single-storey element to the rear of the properties and construction of a part two-storey part single-storey extension with roof terraces.
**Location**: 39-41 Liverpool Road, M3 4NQ

**List of Conditions For Discharging**

**Condition 01 –** Work has begun on site, exposing the original fabric of the building, which has been visited and inspected by planning and conservation officers. We aim to start the main works in mid-August 2018.

**Condition 02** – The development shall be carried out in accordance with the drawings as per planning submission. Please note we have made a minor amendment to the layout in No. 39, which I have discussed with planning and conservation staff, the details of which will be included in a separate amendment application as requested.

**Condition 03 – *Relating to the acoustic scheme***
We have had an acoustic survey as required by planning and submitted with the original application. I attach it again to this application for convenience - *"1166PB - Noise Survey - NOVA Acoustics Ltd".* Please refer to drawing set *"2117_Liverpool-Road_Construction-Drawings-1-6"* submitted with this application for details of our proposed acoustic insulation. This had been approved in principle pending exact buildup details which are now contained within these drawings. The proposals exceed the requirements as advised by building control while still remaining sympathetic to the historic nature of the building (Acoustic insulation is essentially only proposed either side of the chimney breasts in both properties as the walls here are only 1 brick thick)

**Condition 04** – We have appointed an archaeological contractor, as recommended by Norman Redhead. We have all met on site to discuss the proposals and and coordinate the requirements of the planning condition including all survey requirements and watching briefs as the development is underway. Attached to this application for discharge of conditions is a 'Written Scheme of Investigation' – *"WSI_210218".* This covers all the 5 points as listed in this condition.

**Condition 05** – ***Relating to external materials***
The original brick the elevations are built out of is to be retained cleaned up and reused. The existing roof slates are all to be retained and reused. Cast iron downpipes are to be used as per originals. This is all detailed on the drawings submitted with this application, *"2117_Liverpool-Road_Construction-Drawings-7-15"*

Please find enclosed with this application a document with images of the elements/product that have we are specifying – this includes images of the materials we propose to use on the new extension at

the rear of the properties, *"Specification images- No.39_41 Liverpool Road".* We have requested a meeting on site where we can show these samples in person.

**Condition 06** – I can confirm that the scheme for waste storage and disposal as per approved drawings within original submission is to be implemented and will remain in situ whilst the development is in operation.

**Condition 07 -** I had coordinated with Nasr Ul Haque from secure By design, prior to the original planning submission. I have not yet been forwarded the recommendations from the planning department. I can confirm that these will be implemented, and that we will receive confirmation of secured by design accreditation before the properties are occupied.

**Condition 08 -** There will be no air intake other than at roof level. An "Air Quality Management Assessment" has been submitted with the original submission.

**Condition 09 -** I can confirm that the first floor rear window will be obscured to no less than level 5 of the Pilkington scale prior to occupation, and shall remain so in perpetuity.

**Condition 10**

**(a)** We have appointed a company who will be installing the tanking and the details of this system are included within this submission. We are aiming to have this installed during the strip out works period. We had proposed to leave the chimneys exposed brick in No. 41, however, we have been advised that in order to make this a habitable space, they should be tanked fully. We have selected a tanking system which is completely reversible and has been used on many Grade II listed restorations. While we had wanted to expose the chimney breast, it seems that in this case it is not feasible. In early discussions with John Whyard, we were told that if the strategy was to cover up the original fabric, then it should be able to be fully reversed in the future - this will be the case. It has also been documented thoroughly by the archaeologists and a 3D scan has been taken of the space for archive (which gives a highly detailed digital model with photographs mapped to this)
We have proposed only to tank up to 1 metre height where we can (see drawings) We are proposing to carefully dismantle the fireplaces and chimney breast buildup, tanking behind this, and then rebuilding using the same bricks.

Please see the following documents submitted with this application, "*Typical Section detail", "Delta Heritage - project refs", "Heritage situations"* which contain all the information on the proposed tanking system.

**(b)** Please see drawings, specifically, "*2117/CD/Floor Types"*, "*2117/CD/Wall Types",* within the drawing set *"2117_Liverpool-Road_Construction-Drawings-7-15"* attached to this application. Generally, we will only be acoustically insulating within the original building on the party wall sections either side of the fireplaces and chimney breast buildup (wall only 1 brick thick here).

**(c)** Following our meeting on site while stripping the properties out, with John Whyard and Lucy Harrison, all original walls apart from the eastern party wall in both properties have been stripped back to brick. All original walls to be plastered over with traditional lime plaster . This will be the final finish. The eastern party walls will be left with plaster as it is, skimmed over with lime plaster, and finished with a distemper paint finish. The chimney breast buildup in the basements, as stated previously, will be left exposed. Exposed brickwork in the basements. Fireplaces on first and second floor to be framed with new traditional lime plaster. See drawings.

**(d)** The proposal here is for a folded feature steel stair , going over the original stair. Detailed drawings of these to be submitted at a later date.

**(e)** We are proposing to replace the stair between basement and ground floor in No. 41 due to rot. The stair will be documented in detail by ourselves and archaeologists for archive (they have carried out a detailed 3D scan of the basements)

**(f)** We are proposing to replace the stair between basement and ground floor in No. 41. The stair will be documented in detail by ourselves and archaeologists for archive (they have carried out a detailed 3D scan of the basements)

**(g)** Replacement windows are all as per Georgian style circa early 1800s. Our drawings show the number of panes and type of each window. This was also discussed when we presented to the conservation panel in December 2017. Please see photos included within our specification document and the document "*Historic window replacements"*

**(h)** Please see proposed roof buildup detail in new drawing 2117/CD/Pr/D01. We will be thermally and acoustically insulating the roof, leaving the existing purlins exposed.

**(i)** Please refer to the rear elevation drawing within the drawing set *"2117_Liverpool-Road-Construction-Drawings -7-15"* submitted with this application. We are retaining as much of the original window as possible, making it obvious that this was an original window opening.

**(j)** Door to second floor terrace as per specification attached. Bronze finished simple design door – the idea is that the new elements completely contrast with the original, respectful of the listed properties, no copying/mock/pastiche elements in the new design.

**(k)** Design as per specification attached, "*Specification images- No.39&41 Liverpool Road"*

**(l)** Design as per specification attached, "*Specification images- No.39&41 Liverpool Road"*

**(m)** There were no original floorboards found that we can retain. Ground floor at the front of No. 39 is the only area we found originals (approx. 4sqm) – These are rotten and in a state beyond repair and reuse. Throughout the whole of the original properties we will be installing reclaimed timber flooring. In the basements we will be cleaning and relaying the stone & brick original flooring that was found during the stripout.

**(n)** Design as per specification attached to include reinstatement of original coping stone found when excavating out the front steps

**(o)** The DOFF method uses high temperature steam to clean. Whilst the temperature in the system is high, the pressure on the surface being cleaned is very gentle and the volume of water is low. Ideal for cleaning brick.

**(p)** All external rainwater good will be black as per specification. Replacement downpipes will all be cast iron.

**(q)** Recommendations from our structural engineer has led us to propose the careful dismantling and rebuilding of the front elevation (up to first floor only). The front wall of the properties is in a dangerous state of disrepair and needs urgent repair! We await a detailed methodology statement and design for temporary works (propping) to the front elevation.

**(r)** Please see structural engineers report and our drawings for details of the proposed repair work to the. We are retaining the original slates; replacing the existing (rotten) battens and rafters with like for like timbers. The roof will need insulated thermally and acoustically to ensure the longevity and comfort of the building and to meet current regulations. We are retaining the original/existing purlins which will be left exposed.

Please get in touch if you require any additional information or have any questions.

Kind regards,

Chris Mulholland
(Butterfield Architecture)