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Our Ref: PJM/PR/AD/E.18601 Your Ref: 098655/LO/2012

02 March 2012

For the attention of Jackie Armstrong

Manchester City Council
Planning Department
P.O. Box 532
Town Hall,
MANCHESTER, ,60 2LA

Dear Sirs,

13 Smedley Lane, Cheetham, Manchester, M8 8UJ – E.186010

Following our previous application discussions with your colleague Helen Hadgett and your recent correspondence dated 28th February 2012, we enclose in triplicate Certificate B following Notice One being serviced on the landowner of 11 Smedley Lane.

We understand that there is no requirement for a Design Access Statement in respect to rebuilding of the boundary wall. However, a brief Statement PPS5 relating to the Listed Building and wall dimensions are necessary.

Description of Listed Building (Main Superstructure)

13 Smedley Lane is a Grade 2 Listed three storey left handed semi-detached dwelling, constructed Circa 1840.

The building line equates to 95.118m²

The boundary line equates to 294.5m²

External loadbearing walls consist of solid red facing brickwork laid in Flemish bond with a 15mm wide flush mortar bed joint.

The clay brickwork is hand made imperial waterstruck measuring 230 x 110 x 70 and 230 x 110 x 75 containing no holes or frogs.

Dressed stone forms the single storey splay side bay, pediment and columns attached to the front elevation.

Attached to the rear elevation is a two storey outrigger which is part of the original house construction.

The main house and outrigger roofs are duo-pitched clad in Welsh blue roofing slates.

Front Curtilage

The original front 400mm thick stone retaining wall returns 90° to flank part of the sloping pathway.

There is a timber fence and concrete posts forming the boundary partition between No.'s 13 & 15 Smedley Lane.

The main subject of our application for Listed Building Consent is the half brick thick boundary wall between No.'s 11 & 13 Smedley Lane which has recently collapsed during adverse weather conditions. We have been informed by the owners of No. 11 Smedley Lane and their Architects that the wall was rebuilt approximately 2½ years ago.

The collapsed wall measures 14.340 metres in length and had been 1.460 metres in height. Our drawing No. E18601-1 shows the wall location and brick piers at equal centres. All salvageable brickwork including copings have been cleaned and placed in safe storage.

Trial hole investigations revealed shallow concrete strip foundations and the use of metric brickwork below ground level, thus confirming that the boundary wall in question has been rebuilt.

Rebuilding

To avoid structural failure re-occurring and ultimate collapse, the half brick thick boundary wall will need to be rebuilt true to line and perpendicular to a thickness of one brick, off foundations denoted on drawing No. E18601-3 previously issued.

The introduction of piers will not be necessary for structural purposes.

In order to keep and retain the appearance in keeping with the main house superstructure we have proposed the following:-

- Rebuild boundary wall using a combination of salvaged and matching imperial 230 x 110 x 70 or 225 x 110 x 75 facing brickwork.
- Source reclaim hexagonal copings, refer to drawing No. E18601-4 previously issued.
- Mortar ratio – 1 Lime, 2 Waddington to 1 Sharp sand.
- Joint width / finish - 15mm flush jointed.
- Finish to match main house gable elevation wall.
- Expansion joints will not be necessary using hydraulic lime mortar.

- Install movement joint in order to avoid cracking associated with constructional settlement. Refer to detail denoted on previously issued drawing No. E18601-4

Should you have any queries please do not hesitate to contact Paul Riley.

Yours faithfully
WILLIAM JONES & PARTNERS

