Location: Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Proposal: Elevational alterations relating to repair and refurbishment of existing external mosaic tiling.

Application No. 139026/FO/2024

Approval Date: 29th May 2024

INFORMATION TO SUPPORT THE DISCHARGE OF THE FOLLOWING CONDITIONS

Planning Condition 3: Flashing and Cills – Samples and Specifications

"Prior to the commencement of the development hereby approved, samples and specifications of the replacement flashing detail and cills shall be submitted for approval in writing by the City Council as Local Planning Authority."

1. Samples Provided:

Flashing: Sample of proposed flashing material provided.

Cills: Sample of proposed cill material provided.

2. Specifications:

Flashing Material: GRP
Dimensions: 100mm face depth. 2.5mm thick
Finish: Black
Profile highlighted on attached technical Information.

Cill Material: Powder Coated Aluminium
Dimensions: 3mm thick
Finish: White to match existing window frames.

Planning Condition 4: Mosaic Tiles, Cills, and Flashings – Method Statement

"Prior to the works to the mosaic tiled areas commencing, details of a method statement for the repair/replacement of the mosaic tiles and associated works in relation to cills and flashings shall be submitted to and approved in writing by the City Council as Local Planning Authority."

1. Scope of Works:
This method statement covers the repair and partial replacement of damaged mosaic tiled areas on the stair core.

There is no planned work to the cills and flashings where the existing mosaic tiles are being repaired and replaced.

2. Existing Condition:
Small sections of mosaic tiles are missing where the concrete backing has failed.

3. Proposed Method of Work:
A hammer test will be carried out to identify the location where any mosaic tiles are loose.

All loose tiles will be carefully removed using non-invasive tools. They will be cleaned by hand ready for reapplication.

Concrete repairs will be carried out to the substrate with the surface prepared to receive the existing mosaic tiles.

Existing tiles will be installed where the concrete repairs have been carried out. The tiles will be applied using a high-performance cementitious tile adhesive and will match the existing bond and spacing.

Where additional mosaic tiles are required, these shall be sourced from other areas of the building that are not visible from street level.

Reinstallation using manual placement to match original design and spacing.

4. Protection Measures:
Mask and protect adjacent finishes during all works.

Works to be conducted in dry weather where possible.

Waste and debris to be removed promptly; working area to be kept clean.

Proposed Render Colour to Penthouse

- RAL 7016 – Anthracite Grey