



24th April 2025

Maximillian Gibson
Planning Officer
Planning, Building Control and Licensing
Manchester City Council
P.O.Box 532
Town Hall
Manchester, M60 2LA

Dear Maximillian,

**Discharge of Condition Application for Listed Building Consent Application 142038/LO/2025
(Conditions 4 and 5)**

Planning Portal Ref: PP-13970717

I refer to the above Listed Building Consent application that was issued by your authority on 28th March 2025.

The applicant and I appreciate your advice during the consideration of that application and since, when we have discussed the matter of the discharge of the above conditions. Accordingly, I attach for your consideration a Discharge of Condition application that will allow for Trust Inns to be able to undertake the required work to the ground floor structure of The Brunswick.

As agreed, some initial works have taken place to remove asbestos from the ceiling of the basement level and as I write, these are due to be completed in the next few days. This has allowed for proper inspection of the failing elements in the ground floor. In light of this, your assistance in processing this application at your earliest convenience would be appreciated so that the contractors can proceed with the relevant works, thus minimising the period of time the public house is not trading.

I attach with this application, a Structural Inspection Report and Photo Record which confirms which elements of the ground floor structure needs to be removed and elsewhere, supported by additional steel beams. In the case of the latter, these steel beams will not replace anything but simply offer additional structural support to the historic timber fabric. This report addresses Part a.) of Condition 4.

Detailed drawings at 1:5 scale are provide at Drawing DR-001 EQ92 P06 to the rear of the above report which show repair/replacement works, joinery works, fixing and fittings and specification for materials. These details are required by Condition 4 part b.).



I also attach at **Appendix 1** of this letter a Method Statement for the works provided by the project contractor. This also includes throughout it, various measures and controls to protect the fabric of the heritage asset. Together, I trust this information is sufficient for you to discharge Condition 4. I understand as a Listed Building Consent application, you will need to undertake a statutory consultation process for 21 days but would appreciate early feedback on these matters when possible.

Finally, Condition 5 requires physical samples of any materials used to be submitted to your authority for approval. We agreed that it would be more appropriate if the applicant made these available for inspection on site. Please can you liaise with me and I will arrange for a suitable time for you to visit site?

As agreed, and in addition to submission through the Planning Portal, I will email this letter and the supporting information to you in order to expedite matters.

I look forward to hearing from you shortly.

Yours sincerely,



Paul Tunstall MRTPI
Managing Director

Appendix 1: Method Statement for Ground Floor Structural Works.

The Brunswick, Manchester

Drawing Reference: DR001 EQ92 (REV P06)

This method statement outlines the proposed works to the first-floor structure of The Brunswick. The works comprise floor replacement and installation of additional structural support where required. All interventions have been developed in accordance with best practices and in consultation with the project's Structural Engineer, Steven Holmes (SE) & Planning consultant Paul Tunstall (JWPC Ltd). Works are to be carried out in a careful, considered manner, with full respect to the historic fabric of the building.

The ground floor is divided into **seven distinct areas**, each requiring a tailored approach as outlined below.

Area 1 & Area 3 – Full Floor Replacement

In both areas, all existing floor timbers are to be removed and replaced in accordance with the structural engineer's drawings.

Proposed Methodology:

1. Initial Removal and Preparation:

- No load-bearing walls exist above these areas; removal of existing timbers can proceed without the need for temporary propping (as confirmed by SE).
- The bar structure situated directly above Area 3 will be carefully removed first with hand tools where possible.
- Floorboards will be removed using hand tools where possible to avoid unnecessary disturbance to surrounding fabric.
- Existing joists will be carefully extracted, taking particular care not to damage adjacent masonry, wall plates, or any timbers linked to other retained areas.

2. Installation of New Floor Structure (Area 1 & Area 3)

- New joists (as specified in the structural drawings) will be installed.
- At the **south end**, joists will bear on the existing wall plate. As per DR001 EQ92 (REV P06)

- At the **north end**, original joist pockets will be reused where structurally viable, to maintain historic alignment. As per DR001 EQ92 (REV PO6)

3. Interface with Steel Beam:

- A short section at the eastern end of Area 1 bears onto an existing east-west steel beam. This layout will be replicated.
- Additional packing (either timber or brick) will be introduced over the wall plate between the beer cellar and kitchen store to support joist spans as needed.

4. Fixings and Finishes:

- All joists will be securely fixed to wall plates using appropriately specified screws.
- New plywood floor decking will be installed atop the joists as per design.
- Throughout, work will be undertaken using hand tools wherever possible to minimise vibration and preserve adjacent historic elements.

Area 2 – Kitchen Store (Partial Retention & Levelling)

1. This area overlaps with Area 1 (specifically regarding the shared wall plate and packing detailed above).
2. Floorboards will be carefully lifted.
3. Existing joists will be retained; furring strips will be applied where necessary to achieve level flooring.
4. New plywood decking will be installed per specification.

Area 4 – Floor Retention

1. Floorboards in this area are to be retained.
2. The only intervention anticipated is localised levelling to tie into adjacent new flooring where required.
3. Any such work will be minimal and undertaken with full consideration of the historic fabric.

Storage Area (Below Ground Floor – West)

Installation of Supporting Steel Beam

1. Two new padstone pockets will be formed carefully into the existing brickwork, strictly in line with the SE's specification.

2. Padstones will be installed and allowed to fully cure prior to beam installation.
3. The steel beam will be installed flush with the underside of the existing floor structure and "nipped up" to provide direct support.
4. Brickwork will be carefully reinstated around the beam to match existing.
5. First-floor levels will be checked; furring strips and plywood may be introduced above if necessary for levelling.
6. No temporary propping is required as this beam is supplementary.

Bottle Store (Below First Floor – South-East)

Identical Methodology to the Storage Area:

1. Carefully form two padstone pockets in existing brickwork. As per drawing DR001 EQ92 P06.
2. Install and cure padstones.
3. Insert steel beam as per engineer's specification.
4. Reinstatement brickwork around beam with care.
5. Assess and address any floor level discrepancies above using furring strips and plywood where needed.
6. No propping required as this is a support beam only.

Glass Store – No Structural Works Required

- No intrusive works are proposed.
- Floorboards above will be inspected for level.
- If required, furring strips and plywood decking will be applied to ensure a consistent and safe floor level.

General Notes & Conservation Considerations

- All work will be undertaken with the utmost care to avoid damaging the building's historic fabric.
- Hand tools will be used wherever practical, especially for dismantling or removing original features.
- Any unforeseen issues affecting historic materials will be reported immediately to the Conservation Officer for further guidance.

- All new materials will be installed sympathetically, using methods that are reversible where feasible and clearly distinguishable from original fabric.