



PRIVATE AND CONFIDENTIAL

FLAT ROOF WORKS CONDITION 7

48 King Street
Manchester

REV 1 – October 2025



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1. Brick & Stonework Repairs

1.1. CONDITION 7 142606-LO-2025

7) The brickwork repairs shall be carried out in accordance with the submitted document FLAT ROOF WORKS SUMMARY FOR LBC/PLANNING REV 3 dated 'May 2025' and received 21/05/2025 subject to a sample of the proposed brickwork and mortar being signed off on site and submitted for approval in writing by the City Council, as Local Planning Authority prior to commencement of these works.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

1.2. METHODOLOGY:

Brickwork Repairs:

Fixing holes for the A/C units will be repointed as follows:

- Repoint in lime mortar (NHL 3.5).
- Allow to carefully rake out loose and friable mortar to joint to minimum depth of 10mm.
- Repoint with lime mortar – Conserv NHL3.5/GL1.
- Care should be used to colour match surrounding pointing.

NB Re-pointing to brickwork with lime mortar only

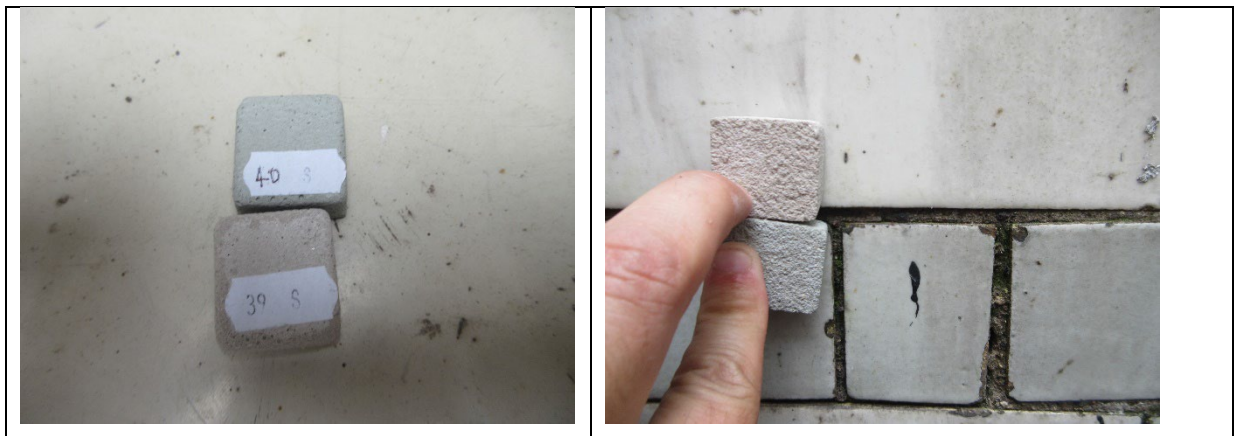
Colour Matching:

Brackets for the A/C units are fixed into the glazed bricks. There are two different colour bricks – white and pale grey. Colour references for each as follows:

White – Ref 39S

Pale grey – Ref 40S

Please see photos below showing colour match and brackets fixings through the glazed bricks.



Colour references	Colour match to glazed tiles
	
Colour match to pale grey tile	Colour match to white tile
	
Example of fixing through glazed brick	Example of fixing through glazed brick

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Cushman & Wakefield