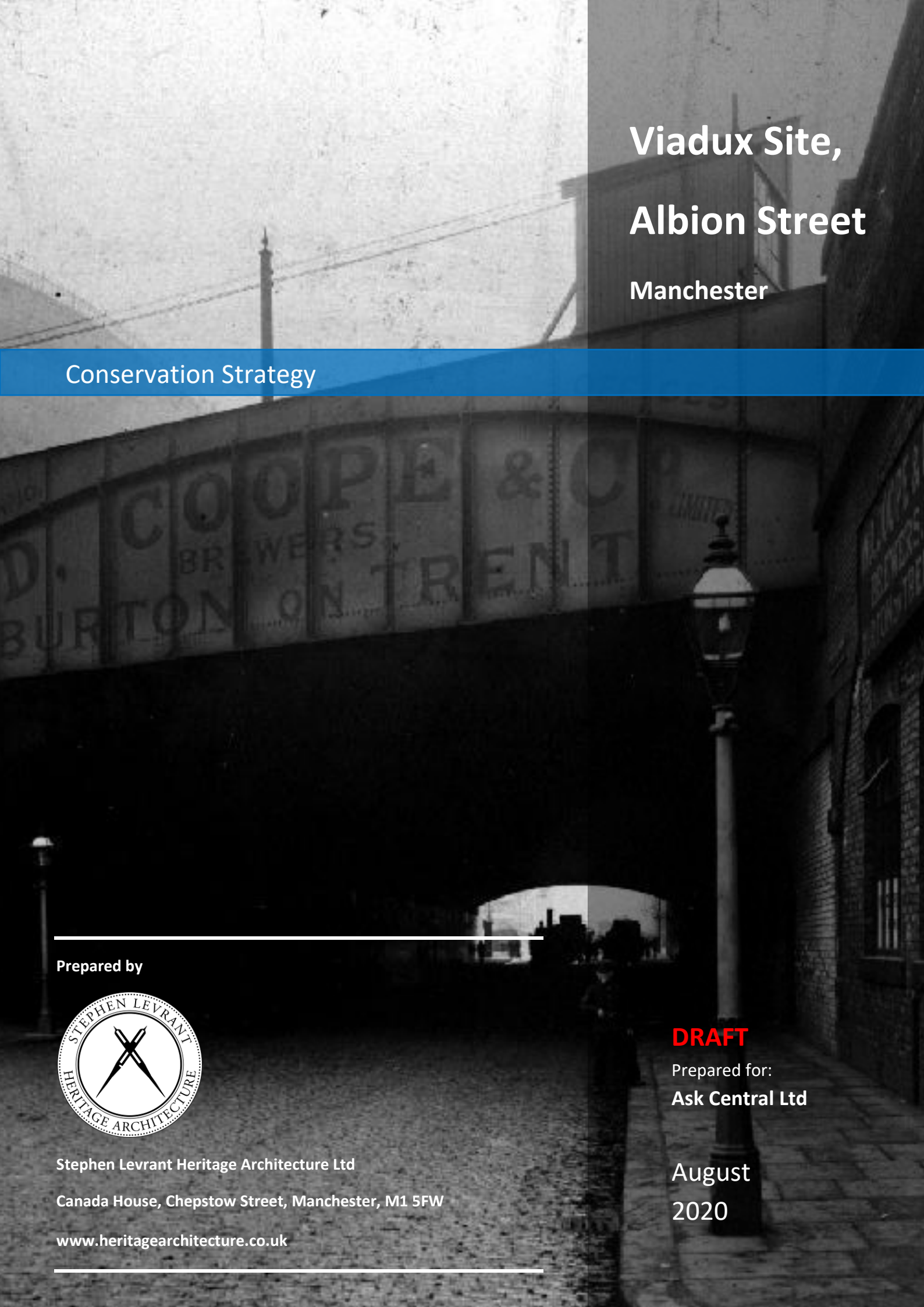


Viadux Site, Albion Street

Manchester

Conservation Strategy

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Prepared for:

Ask Central Ltd

August 2020

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VIADUX SITE, MANCHESTER – CONSERVATION STRATEGY

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EXECUTIVE SUMMARY

i) Stephen Levrant : Heritage Architecture Ltd. Have been commissioned by Ask Central Ltd. to prepare a **'Conservation Strategy'** to outline the repair works to the retained historic fabric of the Grade II listed Castlefield Viaduct (referred to as 'the Site' within this report) that is to be converted to for mixed retail / residential and office use.

ii) The proposals would result in some loss of historic fabric (principally to historic brickwork and the Great Bridewater Street bridge) to enable the scheme to be implemented. It will be clear that the remaining fabric is to be retained and showcased as a principal feature of the development, which will provide new residential accommodation whilst retaining the ground and lower ground floor areas for flexible, retail use.

iii) This framework and quality assurance document is to be submitted to Manchester City Council as part of the planning (ref: 115871/FO/2017), section 73 amendment (ref: 126868/JO/2020) and listed building consent (ref: 126869/LO/2020) discharge of conditions to provide further detail on how the scheme will be implemented. Most importantly, in outlining how retained historic fabric will be treated and how fabric will be removed without damaging the surrounding historic fabric that is to be retained.

iv) The purpose of the **Conservation Strategy** is, therefore, to provide a framework for specifying, implementing, and repairing the historic fabric during the development. The structure is that the strategy primarily outlines the general conservation principles and guidance, defining terms used and the context of the works to a statutory listed building. It then goes on to provide a range of strategies for the protection, workmanship, removal, conservation, and introduction of new works to the building. The conservation strategy provides specific guidance to the historic fabric of the section of the Grade II listed Castlefield Viaduct situated around Great Bridgewater Street, Manchester.

v) By providing a framework for the works to the retained historic fabric of the Site, the development will be able to prepare for and apply a scheme of best practice conservation repair in the context of the proposed development. The strategy will also enable a record of information to be produced of the trials and successful maintenance and repair works undertaken, thus informing future works and ensuring that the remaining historic fabric can be appropriately conserved into the future.

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Part 1: Introduction



1 INTRODUCTION

1.1 Context of the Conservation Strategy

i) The Conservation Strategy (CS) was commissioned by Ask Central Ltd. in June 2020 to inform the required conservation-led standards for the proposed development at the Viadux Site, Albion Street, Manchester. This document sets out to provide a guiding conservation led methodology and outline specifications for the repair and cleaning works to the Grade II listed Castlefield Viaduct, which is proposed to be altered / redeveloped to enable the wider scheme.

ii) The development scheme received conditional Planning and Listed Building Consents on 27th July 2017 (Ref. 115871/FO/2017 and 115872/LO/2017).

iii) The proposals have since been developed to help safeguard the existing historic listed structure and seek to **reduce the degree of direct heritage impact upon the Castlefield viaduct.** Following on from the 2017 consent, a Section 73 application (ref 126868/JO/2020) for a Minor Material Amendment to the approval was made and approved on 20th August 2020. A revised Listed Building Consent Application was also consented (Ref: 126869/LO/2020) as follows:

> *"Listed Building Consent for alterations to viaduct structure including insertion of columns and circulation cores, creation of shop fronts to Great Bridgewater Street, stair case to Great Bridgewater Street and alteration and removal of cast iron ribs to Great Bridgewater Street bridge in association with the erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including car and cycle parking, landscaping and other associated works"*

iv) The following report has thus been written in line with the existing conditions attached to the approved LBC (2020), in particular conditions 4-10. Please refer to Appendix A for the full list of conditions.

v) The Castlefield Viaduct was built in c.1877 to carry twin railway tracks from ground level at Cornbrook Junction (to the south west of the city centre) into the area of the new Central Station. The Viadux site is multi-layered above street level, on top of the Castlefield Viaduct, arches and Great Bridgewater Bridge is a service yard for the Manchester Central Convention Centre and high-level vehicle access west along the Castlefield Viaduct. There is also pedestrian access to the Deansgate-Castlefield Metrolink tram stop. The arches below, at street level, are currently in partial use as a car park and include a recently vacated car sales room. The brick arches underneath and the Great Bridgwater Street bridge are integral parts of the viaduct and are included under the listing. These components are referred to in this document as ***retained historic fabric.***

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vi) The building gained statutory protection in 1988 as a grade II list building, the full entry is provided at Appendix A below, for information.

vii) The proposed development will provide new office and residential accommodation above the listed viaduct, whilst altering the brick undercoft below to accommodate new shop fronts. The cast iron bridge to Great Bridgewater Street is also included within the development scheme; localised sections of the bridge are proposed to be removed to allow for light onto the overcovered streetscape below.

viii) The purpose of this document is to outline the parameters which will inform the proposed repair, cleaning and protection works necessary to retain the viaduct whilst enabling the development proposals.

ix) Reference should be made to the planning stage drawing pack from Simpson Haugh Architects submitted in May 2020 Planning and Listed Building Consent permission.

x) The repair, alteration and cleaning works to be undertaken to the listed viaduct are to be authorised by Manchester City Council as per the requirement of Conditions 4 to Condition 10 of the Listed Building Consent.

xi) This strategy forms part of the submission documents for discharging this condition of the listed building consent. Please see Appendix A for the full text of the listed building consent decision notice.

xii) The key purpose of this Conservation Strategy is, therefore, to clarify the appropriate implementation methodology and specifications to secure the future of the Grade II listed viaduct, according to the accepted best standards.

xiii) **The fundamental requirement is that the proposed repair and cleaning works are carried out according to good conservation methods and practice based on Historic England's guidelines set out in the Practical Conservation series.**

xiv) This Conservation Strategy has a dual purpose of providing additional information to the Local Planning Authority as to the details of the type of repair work being proposed, alongside acting as a framework to help the contractor develop their proposals.

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1.2 Purpose of the Conservation Strategy

i) The purpose of the following baseline specifications is simply to provide detachable guidance to enable future building interventions to be based on a standardised approach to basic fabric repairs. The following outlines the minimum conservation expectations and standards required by Manchester City Council which are specific to the Viadux Site.

ii) The baseline specifications conform to **Historic England's Advice Note 2, *"Making Changes to Historic Assets"* (2016)** and should inform the preparation of detailed specifications to be tailored to the requirements of the individual intervention tasks.

iii) The over-arching conservation policy requirement guiding the repair of the significant historic fabric is defined as one of minimum intervention, limiting in the repair and/or replacement of the significant components of the historic building. This principle applies with the important caveat of achieving long-term, sustainable preservation of the individual components and the site as a whole.

iv) This report has been prepared for submission as part of the application documentation and to facilitate the discharge of **Conditions 4 – 10 (See appendix A for full text):**

- Condition 4 – Mechanical and Electrical Installation
- Condition 5 - Installation of the proposed shop front
- Condition 6 – Interface between new concrete and steel columns and historic fabric
- Condition 7 – Removal of brick piers and alterations to openings to Great Bridgewater Street
- Condition 8 – Removal of the two sections of the Great Bridgewater Street Bridge
- Condition 9 – Excavation, demolition, alterations and repair of the floor
- Condition 10 – Excavation, demolition, alteration and repair of the service yard.

v) The primary purpose of the Conservation Strategy is to guide the design team and confirm to the local authority (MCC) that the development will be implemented using careful conservation-led standards and to act as the baseline for the detailed Schedule of repairs and specification required by Condition of the above consent.

vi) This document consequently sets the framework in which (following detailed fabric investigations, sampling and trailing) relevant Specifications and Schedules of Works will be drafted and implemented. The delivery method and proposed programme is set out below in Section 4.

vii) This Conservation Implementation Strategy thus outlines the generic conservation specifications so that all relevant parties are fully informed of the constraints and expectations for the implementation of the approved development. The purpose is to ensure works will be carried out to an appropriate conservation-led standard and confirm that appropriate resources are in place to monitor and maintain such conservation standards.

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viii) The audience for the Conservation Strategy is the: client, project architect, project team, appointed contractors and Manchester City Council. The strategy will therefore:

- frame the scope and required standard of necessary conservation repairs;
- act as the preamble to the more detailed Specifications;
- assist in identifying suitable resources, such as specialist conservation skills and materials.

ix) This Conservation Strategy has been informed by initial fieldwork undertaken between June and August 2020. Data was collected using field surveying, note taking and digital photography.

x) The Conservation Implementation Strategy also has been informed by: Historic England's technical guidance series, other technical literary sources and professional judgement.

xi) The specification notes and advice included in the Conservation Strategy should inform the adopted NBS Specification prepared by the project architect, and all other appointed specification consultants.

xii) The information contained within the conservation strategy is provided solely for use in respect of the Viadux Site, Manchester (which includes a Grade II listed building) and should not be re-used or adopted elsewhere.

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1.3 Reference to other documentation

i) Throughout the planning process, investigation and enabling phase, and the construction phase, the CS should be read in conjunction with the project architects drawings, the general specification and the design materials of other consultants, such as M&E consultants and structural engineers (Renaissance Associates Ltd).

ii) The specific remit of the CS is the conservation of the historic fabric within the building which will require confirmation by MCC to discharge the conditions prior to commencing works on site.

iii) The CS should be read in conjunction with the following documentation and drawings:

a. The proposed stage 3 design package by Simpson Haugh Architects

b. Heritage Significance Appraisal by Stephen Levrant Heritage Architecture Ltd. (Issued 01.05.2020)

c. Heritage Impact Assessment(s) by Stephen Levrant Heritage Architecture (Issued 22.03.2017; 01.05.2020)

d. The proposed stage 3 structural and civil engineering report and listed buildings structural report by Renaissance Associates Ltd. Structural Engineers.

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1.4 Authorship

i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment. The authors were:

- Sarah Stirling [BA (Hons); MA] Historic Building Consultant
- Declan Cahill [BSc (Hons); SPAB Lethaby Scholar] Historic Building Surveyor
- Stephen Levrant [RIBA, AA Dipl, IHBC, Dip Cons (AA), ACArch, FRSA] Principal Architect

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1.5 Limitations

i) This CS should not be understood as a construction stage specification, and, no design liability is accepted in the production of this document.

ii) The CS applies to the general conservation and restoration of the Grade II listed Castlefield Viaduct (which forms part of the proposed development Site).

iii) Products or services referred to within the specification advice are included for information and it is the intention that either these products or services or an equal approved product or service should be used in the actual works, subject to the approval of the project architect, conservation consultant and local authority if necessary.

iv) Reference should be made to the relevant specifications and drawings prepared by the project architect (Simpson Haugh).

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1.6 Definition of terms used in the Conservation Strategy

i) ***REMOVE*** means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials.

ii) ***KEEP FOR REUSE*** means, during removal, prevent damage to the stated components or materials, and clean off bedding and jointing materials. Then stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.

iii) ***REPLACE*** means carefully remove the stated existing components, features and finishes, and hand to the Employer for their records. Provide and fit in place of new components, features or finishes which, unless specified otherwise, must match those which have been removed. Make good as necessary.

iv) ***REPAIR*** means carry out local remedial work to components, features and finishes as found in the existing building. Re-secure or re-fix as necessary and leave in a sound and neat condition. It does not include the replacement of components or parts of components or redecoration.

v) ***MAKE GOOD*** means carry out local remedial work to components, features and finishes which may have been disturbed by other, previous work and leave in a sound and neat condition. It does not include replacement of components or parts of components or redecoration.

vi) ***TO MATCH EXISTING*** means use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to the approval of the architect.

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1.7 Review and updating of the Conservation Strategy

i) The CS will be reviewed and updated throughout the development project to update the content with the relevant information that is gained as investigation, analysis and sampling is undertaken (i.e. through brick and mortar testing).

ii) On completion of the development the CS should be reviewed to ensure the information within reflects the specification and design of works completed on site.

iii) The CS should then become a reference document in the future to guide the design and implementation of repairs works to the listed building.

iv) If the use and / or context of the building changes the CS should be reviewed to reflect the requirements of these changes to the building and ensure that it is maintained as a relevant document.

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2 CONSERVATION OBJECTIVES AND PRINCIPLES

2.1 Location and summary description of the Site (Castlefield Viaduct, Grade II)

i) The Site is located from the northern side of Great Bridgwater Street, close to its junction with Albion Street to the east, in Manchester city centre. The Site is bounded to the north by the grade II* listed former Manchester Central Railway Station (now Manchester Central Convention Centre), a redundant open car sales forecourt and Albion Street to the east, the rear service courtyard to the Beetham Tower (Hilton Hotel) to the west, and the Grade II Listed Castlefield Viaduct and Trafford Street to the south (see **Figures 1 – 2 below**).

ii) Historical information is provided in the submitted Heritage Statement prepared by Heritage Architecture Ltd (see **References** above)



Figure 1: The Site, aerial view (2020).



Figure 2: Photo of the easternmost part of the listed viaduct, looking east from Great Bridgewater Street. The Great Bridgewater Street bridge is glimpsed into view to the left.

2.2 Summary description of surviving historic fabric

i) The Castlefield Viaduct structure is listed from its start at Manchester Central to Dawson Street, where it crosses the Mancunian Way/ A57.

ii) The Castlefield Viaduct was built in c.1877 to carry twin railway tracks from ground level at Cornbrook Junction (to the south west of the city centre) into the area of the new Central Station. As can be seen from the south side of the structure, along Whitworth Street West, it consists of arches of wire-cut red brick and in the areas where track needed to be carried over roads, canals and dock basins.

iii) Following the opening of Central Station in 1880, and the increase in train traffic into the station, the Viaduct was widened to five tracks in c.1893. The widening was accomplished by constructing a virtually identical brick viaduct adjacent to the original and knocking down the dividing parapet. The presence of blue bricks to the north side of the structure is testament to this phase of works. It appears that the bridge over Deansgate was replaced when the widening works took place although elsewhere along the viaduct, where space permitted, the additional tracks were carried on twin parallel bridge structures.

iv) Following the decline of the railways and the closure of the Central Station, the viaducts and undercrofts fell into disuse. By the 1980s the track beds had been removed and the area to the south of the former train station was in use as an open car park, with covered car parking within the undercrofts. Later in the 1990's the open space to the east of the arches, fronting Albion Street, became a car sales forecourt, with some of the arches fronting Great Bridgewater Street becoming enclosed showrooms.

v) We have outlined below components of the buildings original design and fabric that we are aware of that survive to date (which are of relevance to the Viadux Site):

- Original brickwork (red and blue) to vaulted brick undercroft, brick piers and segmental brick arched openings;
- Stone quoins; stone copings and padstones;
- Stone stringcourses;
- Cobbles underneath modern concrete overlay;
- Cast iron pipework;
- Glazed white brick to Great Bridgewater Street elevations;
- Cast iron arched girder bridge (The Great Bridgewater Street Bridge);
- Brick and mortar fill to the top side of the undercroft / viaduct structure

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Figure 3 (left): Photo of the interior of the listed viaduct c.2019, comprising original vaulted brick undercroft complete with stone quoins and stringcourse. **Figure 4 (right):** Photo of the cast iron girders to the Great Bridgewater Street Bridge.

2.3 Statutory protection and necessary approvals

i) The contractor and all those implementing works to the fabric of the listed viaduct must be aware of the requirements to ensure the works are documented and authorised prior to commencement. This is because it is a criminal offence under **Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990** if any person executes or causes to be executed:

> *"any work for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest unless the works are authorised"*

ii) The Listed Building Consent decision notice (126869/LO/2020) placed a number of conditions on the scheme in order to ensure that the existing fabric is retained to best conservation standards. This included the preparation of detailed method statements and specification for works. The aim of the Conservation Strategy is to support these various conditions and method statements, including ongoing advice, reviewing samples and specifications and site visits. Thereby ensuring 'quality control measure' sufficient to satisfy the planning requirements and inform potential contractors.

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iii) This strategy forms part of the documents required to ensure appropriate samples and specifications are submitted in accordance with the listed building consent. Conditions 4 – 10 of the LBC requires details of the following elements to be submitted prior to commencement:

i. Condition 4: Details of how mechanical and electrical (M&E) is to be installed with regards to intervention to original fabric;
ii. Condition 5: Details of installation of how proposed shop fronts are to be installed within the arches;
iii. Condition 6: Details of the proposed method for the installation of concrete and steel columns and subsequent historic fabric repair;
iv. Condition 7: Details of the proposed method of brick pier removal and openings to Great Bridgewater Street, including method of repair;
v. Condition 8: Details of the proposed method of dismantling and removing two sections to the Great Bridgewater Street Bridge; and
vi. Condition 9: Detail of the proposed method and specification for the demolition, alteration and repair of the floor;
vii. Condition 10: Detail of the proposed method and specification for the demolition, alteration and repair of the service yard.

iv) This Conservation Strategy provides the necessary parameters for specifying and implementing repair to the masonry viaduct and bridge structure, it is **not a construction Task Method Statement.**

v) Individual work items will need to be carefully detailed by the contractor primarily in a schedule of work and specification, as well as ***Task Method Statements*****.** This will enable the cumulative impact of the cleaning and repair works to be easily recorded and understood by all involved including the Local Planning Authority and in sufficient detail to discharge the planning conditions.

vi) Written confirmation of consent to proceed with the specific tasks, on the basis of the **'Task Method Statements'**, will be required from the Local Planning Authority before starting on site.

vii) The individual Task Method Statements shall be of sufficient clarity to fully inform the project architect, conservation officer and conservation consultant, as well as other relevant parties of the extent of the required works.

viii) Once authorised the collection of repair specifications, schedule of works and **task method statements** will be appended to the project documentation (specifically the Health and Safety File provided to the client at completion) to provide a detailed, accessible record of the works undertaken during this development project.

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2.4 Conservation objectives & principles of implementation

i) The approach taken in the Conservation Strategy is one of minimum intervention in repair and this accords with conservation best practice as set out by the Society for the Protection of Ancient Buildings (SPAB), Historic England (HE) and others. This principle applies across all the individual items of historic fabric, with the important caveat that the conservation objective is to achieve a long-term, sustainable preservation of the retained site components, where feasible.

ii) Accordingly, the adopted philosophical approach to the necessary conservation-led interventions at the Viadux Site is essentially one of minimum intervention and maximum retention of significant historic fabric. This philosophy essentially follows an ethos of prioritising conservation over replacement where feasible as defined by the below British Standard.

iii) The conservation principles used to guide the consented are encapsulated in British Standard, BS7913, *"Guide to the conservation of heritage assets",* and relate to the following principles:

Basic Principle in BS7913	Explanation
Minimum Intervention	'Each intervention should be in proportion to the safety objectives set, thus keeping intervention to the minimum to guarantee safety and durability with the least harm to heritage values.'
Maximum retention of fabric	'Conservation should involve the greatest respect for, and involve the least possible loss of, material of cultural heritage value'.
Reversibility	Where possible, any measures adopted should be "reversible" so that they can be removed and replaced with more suitable measures when new knowledge is acquired. Where they are not completely reversible, interventions should not limit further interventions.'
Legibility	'Replacements of missing parts must…be distinguishable from the original so that restoration does not falsify the artistic or historic evidence.' This does not mean that new work has to be radically different from that existing, which is elaborated in paragraph 7.4.4 of BS 7913.

iv) However, where the retained historic fabric or its individual components have been damaged beyond repair, replacement will be undertaken on a **like-for-like** basis, using the closest available match to the original materials.

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v) It is also accepted that certain traditional building components have a natural lifespan and require periodic replacement. In other cases (such as masonry pointing in lime mortar) a component may have a sacrificial function, to protect surrounding features which are of greater importance, and again in this instance periodic replacement on a like-for-like basis is required.

vi) The selective replacement of severely deteriorated or eroded elements will be prescribed only if / when it is deemed important either to reinstate the original architectural function (e.g. rainwater goods) or the aesthetic merit and appreciation of the listed building is diminished by the condition of the particular component. However, the requirement for long-term repair means that severely damaged or decayed components should be subject to authentic and faithful replacement where necessary.

vii) The significance of the components within the building are defined by the following definitions, which are adapted from Historic England Guidance and adhered to within the Heritage Statement report.

Fabric significance status	Description of component significance
High	Original fabric – largely intact / authentic
Considerable	Original fabric – altered but appears authentic
Low	Original fabric that is significantly altered or later alterations that help us to understand the buildings evolution.
No-significance	Non-original fabric that does not contribute to the buildings interest.
Detrimental	Non-original fabric and repairs that detract from the buildings interest.

viii) It is also accepted that certain building components have a natural lifespan and require periodic replacement. In other cases (such as mortars) a component may have a sacrificial function, to protect surrounding features which are of greater importance, and again in this instance periodic replacement on a like-for-like basis is required.

ix) All necessary conservation repair work will be preceded by **trials/tests** prior to full implementation. It will be noted that cement-based mortar will not be an acceptable replacement in this instance. This is damaging to both the aesthetics and potentially the performance of the building and may be removed during the development, with the joints repointed in lime-based mortar. Allowance should, therefore, be made for trial test-panels to determine the viability of such an intervention.

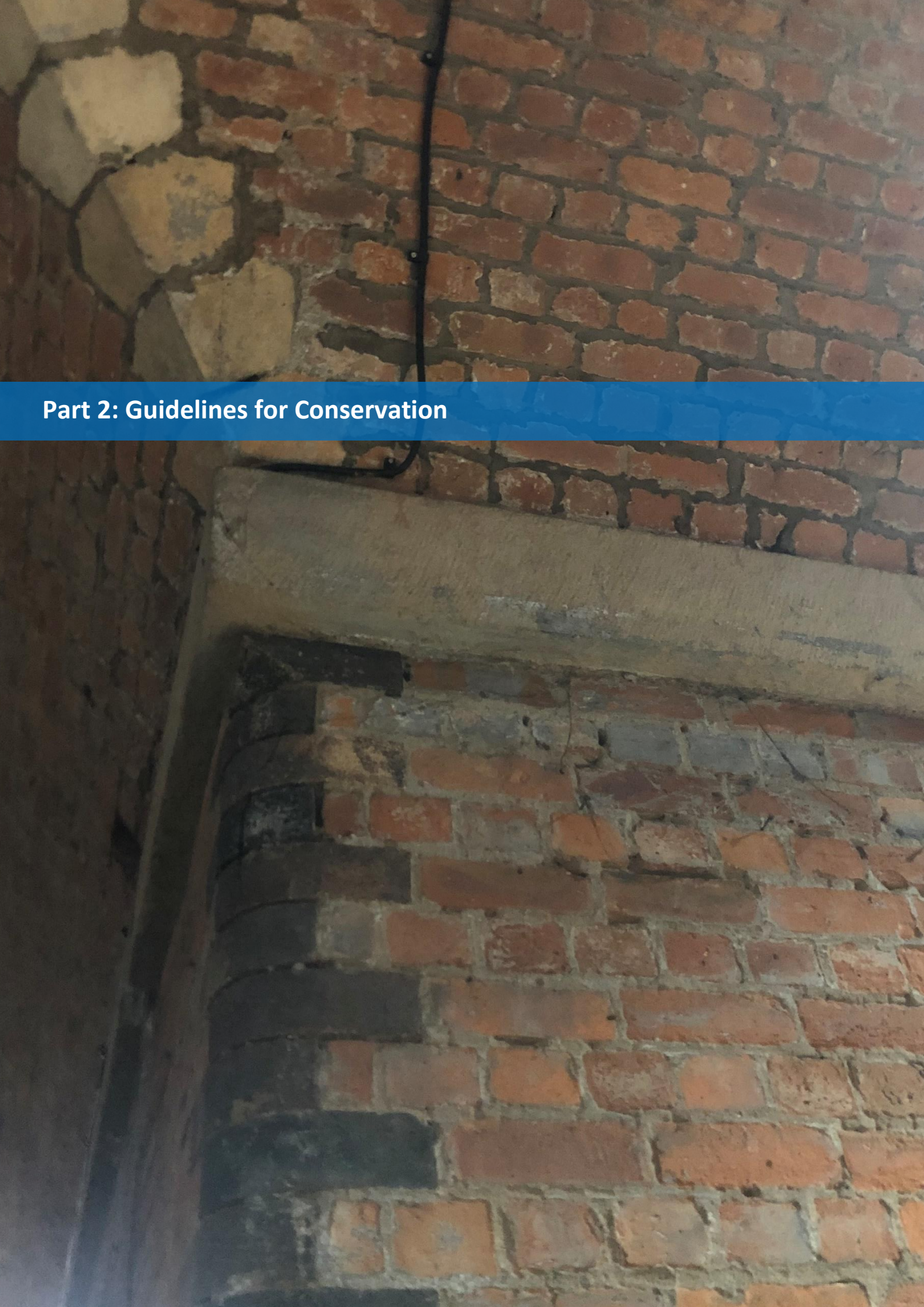
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x) Throughout any programme of consented conservation works, the work undertaken should be informed by an understanding of the significance of the building fabric concerned. This understanding should reach both the project architect and design-team and the contractors carrying out the work, in the form of access to the Conservation Strategy and attendance at heritage inductions on site.

xi) However, the requirement for long-term repair means that severely damaged or decayed components should be subject to authentic and faithful replacement rather than consolidation and repair. This principle will be applied in respect of significantly damaged sections of brick piers and or/ original cast iron rainwater goods affected by water ingress.

xii) The below outline specifications have been adopted by Heritage Architecture Ltd for use only in this project. This Conservation Strategy should be read as the framework for Specification and Schedule of repair works prepared by the project architect/main contractor/individual contractors which will act as the construction specification document.

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Part 2: Guidelines for Conservation

3 FABRIC CONSERVATON

3.1 Introduction to the fabric of the Viadux Site

i) As outlined in section 2.1, there is a significant proportion of the original fabric externally and internally surviving to the viaduct structure that will be addressed in this CS.

ii) Reference should be made to the architects (Simpson Haugh) proposed specifications and drawings packages and the SLHA heritage statement to place this conservation strategy in context.

iii) The below guidance has been written in the context of the fabric condition as of July 2020 following a site inspection by the author. The site inspection was limited to external and internal areas accessible without the means of special access equipment and without undertaking any opening up works. As outlined in section 1.7, a review of the strategy will be necessary as further information and understanding of the buildings condition comes to light in the future.

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3.2 Further Investigation / survey / task method statements

i) Following the initial Site Visit (July 2020) which has informed the present report, any proposed works will be preceded by a series of further investigations to fully understand the fabric condition and the extent of surviving fabric.

ii) The aim of further investigations will be outlined prior to commencing, with a method statement assessing any potential impact on historic fabric. Where historic fabric is expected to be disturbed, please refer to section 3.4.

iii) All further investigations will be undertaken in line with the agreed soft strip method statement (issued to MCC on the 13/08/2020) to remove non-significant fabric as agreed with the local authority.

iv) The use of temporary access may be required to undertaken further investigation or survey work, the installation of access equipment must not damage historic fabric or as such place it at risk. Please refer to section 3.3 in regard to protection.

v) The installation of temporary access externally will require the necessary consents from the local authority.

vi) Where access scaffold is to be installed please refer to section 3.6.

vii) All survey work is to be non-intrusive unless prior consent is granted by the local authority, please refer to section 3.4. The aim of survey work should be to provide a detailed and comprehensive understanding of the building and its components, where defects or the condition of historic fabric is so poor that it is at risk of being lost, this must be brought to the attention of the project architect and conservation consultants attention immediately.

viii) Where surveys highlight where non-consented works have been undertaken in the past, this must be brought to the attention of the project manager and conservation consultants' attention immediately.

ix) Prior to commencing any survey work or temporary works (such as temporary access or enabling works) a task method statement should be produced that includes (as a minimum) the following information and assessment:

- A description and marked up site plan of the location and task being undertaken, whether it be non-intrusive, intrusive investigations or enabling works.
- The identification and location of services within the areas to visit.
- Confirm whether the task will impact historic fabric, if no, no further detail is required, if yes further details are required as outlined below.

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x) Where construction work (such as maintenance, repair, alterations or new work) is being undertaken, a more detailed task method statement is to be produced, please refer to section 4.4 for further detail.

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3.3 Protection

i) The need for temporary protection should be assessed prior to undertaking any task on site.

ii) During the conservation and repair works all surrounding areas shall be carefully protected.

iii) Areas surrounding the work location shall be protected by rigid plastic sheeting or plywood enclosure as appropriate.

iv) Measures shall be put in place to minimize dust and debris circulating around the site during the works.

v) All exit and entrance routes and other walkways shall be clearly marked, made secure and protected if necessary during the site works.

vi) Internal work spaces shall be kept clean and tidy and all materials and tools removed at the end of the working day to reduce the risk of accidental damage, trip hazards etc.

vii) Protection that encloses significant elements shall be clearly labelled to identify what is behind the protection. Before commencement of any repair works all fixed architectural features identified as being of heritage significance will be protected by the contractor to the satisfaction of the project architect and/or conservation consultant.

viii) All protection (including to brickwork) should be non-abrasive and free of any substances.

ix) Protection shall be fixed in place without the need for fixing into the building. Where this cannot be avoided, fixings should only go into mortar joints and should be no larger than 50% of the size of the mortar joint width.

x) Adhesives should in no circumstances be used.

xi) Protection should be installed not to trap moisture.

xii) The contractor must also ensure the provision and maintenance of special protective measures throughout the implementation of the contract (such as boarding, screens and barriers) to keep the site location and building secure. The adopted means of protection shall be self-supporting and avoid fixtures directly into the building's fabric.

xiii) Ensure that any areas to be opened up (i.e. arches to Great Bridgewater Street) are protected from wind and if necessary, temporarily weatherproofed to prevent further degrading of existing fabric prior to remedial repairs during the works.

xiv) Temporary works to the brick undercroft to allow for the Tower Crane will have to be co-ordinated with the installation of temporary protection as necessary to prevent water ingress. Details are to be submitted to the project architect for confirmation.

xv) All scaffolding is to be designed and erected in line with section 3.6.

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xvi) The scaffolding contractor should define the proposed protection measures in accordance with ensuring that protection is non-abrasive, malleable to mould around the building, and should not place any pressure on the building fabric or trap moisture / debris.

xvii) Protection of all identified features shall also be maintained throughout the construction phase or until it is safe to remove.

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3.4 Intrusive investigation / opening up works generally

i) All intrusive investigation should be consulted to the local planning authority (Manchester City Council) before commencing.

ii) Details of locations, sizes of openings, method of opening up and method of repairing should be provided to the project architect and conservation consultant.

iii) The opening up works principally relate to the opening of the arches to Great Bridgewater Street and to the service yard / brick undercroft to enable the installation of the Tower Crane. Please refer to section 4.5 for further information regarding this area of works.

iv) Intrusive investigations require a clear and reasoned justification, as well as an explicit aim of what information is to be gained, all of which should be outlined ahead of commencement.

v) The consultant / contractor should use their experience and professional judgement to minimise the number of investigations required and locate the opening up works in the most sensitive areas.

vi) Opening up works should be undertaken by a competent operative who has been inducted to the building's heritage significance prior to commencement.

vii) Opening up works should aim to be only partially destructive, by being able to reinstate the fabric removed on completion of the investigation.

viii) Opening up works are to be carried out with hand tools only, where this is deemed not possible, additional protection and detailed method statements will be required to prevent damage to the surrounding historic fabric.

ix) Where this is not possible, repairs shall be undertaken on a like for like basis and finished to match the existing fabric. The project architect and conservation consultant should be consulted with regards to replacement options. Details of such will need to be developed in conjunction with the project architect, conservation consultant and issued to the local authority for their approval.

x) Detailed schedules will be required to identify the fabric to be removed, their locations, assessment of significance and extent of removal.

xi) The schedules will be supported by practical task method statements that outline how the items will be removed and how surrounding fabric will be protected from damage.

xii) Where possible, historic fabric removed will be retained, stored and labelled for reuse.

xiii) In line with Condition 3 (Appendix A); Salford Archaeology are undertaking a Level 3 Historic Building Survey, capturing any of the historic fabric which will be removed from site.

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3.5 Access scaffolding

i) To avoid any damage to historic fabric, the erection and support of necessary scaffolding to enable the temporary works (including the removal of fabric to Great Bridgewater Street) and implementation of the repair works must be carefully detailed.

ii) Scaffold access arrangements should be designed to protect masonry features from accidental damage especially during the erection and striking of scaffolding. Scaffold caps to be used throughout and direct contact between scaffold structure (especially ends of scaffold poles) and masonry to be minimized.

iii) Scaffolding to be designed to safely accept the use of the Stonehealth "DOFF" cleaning system including appropriate hoist mechanisms to allow the cleaning unit to be brought to higher levels (where relevant), suitable platform loading strength to support the unit whilst in use, and sheeting / temporary drainage arrangements to contain and dispose of surplus water without allowing runoff back into the masonry walls.

iv) General enquiries relating to the use of the system and regarding local approved specialist sub-contractors may be directed as follows:

Stonehealth Ltd
G4/5, Draycott Business Park
Cam, Dursley
GL11 5DQ

Tel: 01453 540600
Web: www.stonehealth.com

v) The design of all scaffolding will be the responsibility of the scaffolding contractor, subject to the below Conservation Strategy requirements and in accordance with the recommendations of BS 5973: 1990 *"Code of Practice for access and Working Scaffold and special scaffold staircases in Steel"* or as updated. Compliance with the various Acts and regulations listed in BS 5973 is the responsibility of the Contractor. The following minimum requirements will be met. Compliance with all aspects of Health and Safety during erection, using and dismantling is the responsibility of the Contractor.

vi) The scaffolding contractor's task method statement will include proposals which include clear drawings and structural calculations in duplicate sufficient to prove the stability of the proposed temporary structures in accordance with BS 5973: 1990. Drawings will be provided to the project architect, structural engineer, conservation consultant.

vii) These drawings will clearly indicate positions and methodology where any scaffold is to be tied back to the fabric of the building. Fixings should aim to either align withmortar joints, previous fixing holes or where cementitious repairs have been undertaken. Where it is necessary to brace

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the scaffold from the building's structural frame then timber packing and hessian of a minimum thickness of 25mm is to be placed between the scaffolding and the masonry.

viii) All vulnerable historic surfaces are to be suitably protected to prevent the scaffold damaging existing external and internal finishes.

ix) Ensure any architectural features (such as the glazed white brick to Great Bridgewater Street) or areas prone to damage are suitably protected. Where protection measures are considered inadequate the contractor will at his own expense provide additional protection as directed by the architect.

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3.6 Workmanship generally

i) All operatives working on site will be inducted and trained in regard to the need to strictly comply with the approved documents and understand the consequences of undertaking unauthorized works.

ii) All cleaning, repair and replacement works shall be completed in the most careful manner preventing unnecessary damage or destruction of adjacent surfaces and materials.

iii) The site staff responsible for carrying out conservation cleaning works are to be suitably trained and evidence of training is to be available on request.

iv) The site staff responsible for carrying out any repair / replacement works to historic fabric including masonry, brickwork and joinery and other original features shall be suitably trained and experienced and under the supervision of a suitably experienced foreman / supervisor. Evidence of credentials and CSCS cards shall be available for inspection.

v) On completion of the works all areas shall be left thoroughly clean and free of debris, builder's rubble, dust, grime, and dirt to the entire satisfaction of the project architect and conservation consultant.

vi) Workmanship samples will be required as per section 3.7.

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3.7 Materials and workmanship samples

i) We have outlined below the minimum expected material and workmanship samples that are currently anticipated, as the project develops it may become necessary to develop further trials to ensure an appropriate level of sampling is undertaken prior to commencement.

ii) All samples will be reviewed by the project architect and conservation consultant, and where required inspection and / or submission may be necessary by the local planning authority for approval.

iii) **Mortar analysis.** Mortar analysis has been undertaken and if further sampling is required in the future this should be undertaken to in line with section 3.11.

iv) **Sandstone masonry shelter coat samples**. The appointed contractor will provide details of stone dust, binder and ratios (including water content) before preparing 5no. samples on cleaned sandstone (to an inconspicuous location) for inspection by the project architect and / or conservation consultant for confirmation that the proposed sample meets the requirements of the 'consented development'.

v) **Sandstone masonry mortar / plastic repair samples.** The appointed contractor will prepare 5no. cured mortar sample biscuits utilising buff yellow sandstone dust and lime putty with different ratios of stone dust for inspection by the project architect and/or conservation consultant. Once a mortar has been selected and/or refined from the samples, the contractor will undertake an in-situ mortar repair for inspection by the project architect and / or conservation consultant for confirmation that the proposed sample meets the requirements of the 'consented development'.

vi) **Masonry indent repair samples.** The appointed contractor will provide a sample of new / replacement stone where required for any indents, and undertake an in-situ sample of fixing an indent for inspection by the project architect and / or conservation consultant for confirmation that the proposed sample meets the requirements of the 'consented development'.

vii) **Masonry replacement stone samples.** The appointed contractor will provide samples of replacement masonry blocks prior to placing any orders for purchasing replacement stone for inspection by the project architect and / or conservation consultant for confirmation that the proposed sample meets the requirements of the 'consented development'. This will include how the stone will be tooled and finished.

viii) **Brick replacement samples.** The appointed contractor will provide samples of replacement brick units prior to placing any orders for purchasing replacement bricks for inspection by the project architect and / or conservation consultant for confirmation that the proposed sample meets the requirements of the 'consented development'. This will include, red, blue, specials and glazed bricks. Where possible brick replacement will be undertaken from dismantled areas of brickwork elsewhere on site.

ix) **Paint removal sample (external).** Undertake paint removal trials to the grey paint that is applied to the glazed white brickwork to the Great Bridgewater Street elevations for inspection by the

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project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'. Paint removal trials are to be undertaken to an inconspicuous area of brickwork or areas which have graffiti. Refer to section 3.14 for further details on the appropriate use of steam cleaning systems and other appropriate methods of removal.

x) **Mortar samples for masonry**. On receipt of the mortar analysis results, prepare 5no. pointing sample mortar biscuits based on the original mortar and any justified need of the masonry for inspection by the conservation consultant and / or conservation officer. Once inspected, allow for re-pointing 1 linear meter of masonry for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.

xi) **Mortar samples for brickwork.** On receipt of the mortar analysis results, prepare 5no. pointing sample mortar biscuits based on the original mortar and any justified need of the brickwork for inspection by the conservation consultant and / or conservation officer. Once inspected, allow for re-pointing 1m^2 of brickwork for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.

xii) **Sample cleaning.** Prior to commencing the contractor will undertake sample cleaning to establish the necessary pressure to be applied and at what distance from the surface is required to successfully remove soiling but not cause saturation. The sample cleaning will be undertaken to an inconspicuous area of masonry and begin using the least amount of pressure starting from a distance of 1m for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.

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3.8 Cast Iron Bridge / intrusive investigation and opening up works

i) The bridge over Great Bridgewater Street is an arched girder bridge, formed of two girders, bolted together on the centreline by a flange that is formed of cast in panels. The arches of the bridge are connected with wrought iron plates that are themselves connected by t-iron cover plates riveted in place. At the base of the arch are cast-iron springback plates fixed to the red brick viaduct either side.

ii) The strategy principles outlined in Section 3.4 (above) applies to the intrusive investigation / opening up works of the Cast Iron Bridge to Great Bridgewater Street.

iii) The consented scheme removes two large sections of the bridge at Great Bridgewater Street to enable the design of the proposed scheme. Refer to the Simson Haugh demolition drawings for the full extent of removal.

iv) Condition 7 of the LBC (Appendix A) states that prior to commencement, a detailed method statement and specification for the demolition, alteration and repair of the exterior of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for dismantling the sections of the bridge to avoid damaged to the historic fabric and details, including materials, how the bridge will be repaired. The demolition must be carried out in accordance with this method statement and specification.

v) Opening up works should be carefully undertaken, with particular care and protection to the surrounding cast iron girders and stonework.

vi) Any fabric that is removed should be stored on site or in an agreed, safe location until the completion of the scheme. This is to ensure a suitable and authentic replacement is available if necessary.

vii) The removal of all tarmac and hardcore from the top side of the bridge will be undertaken to prevent avoidable damage to the top side of the wrought iron plates.

viii) On completing the removal of the top deck an assessment of condition is to be made by the project team to inform the removal and repair strategy for the bridge.

ix) Cleaning of cast and wrought iron should generally be undertaken by hand using warm water and brushes. If unsuccessful, high-pressure steam can be utilised as outlined in section 3.14. The use of pressure washing or ultra high-pressure water jetting may be suitable but will require evidence to be submitted of the operatives training and experience of using this method. Chemical cleaning is not appropriate.

x) Where splits or extensive corrosion has occurred to the bridge causing gaps or excessive loss of section, firstly consult the structural engineer to confirm the method of repair

xi) There are minor areas of corrosion to the bridge that will require removal, attempts shall first be made by hand with a sandpaper. Beginning with the lightest grade, trials will be undertaken to assess the effectiveness of the sandpaper.

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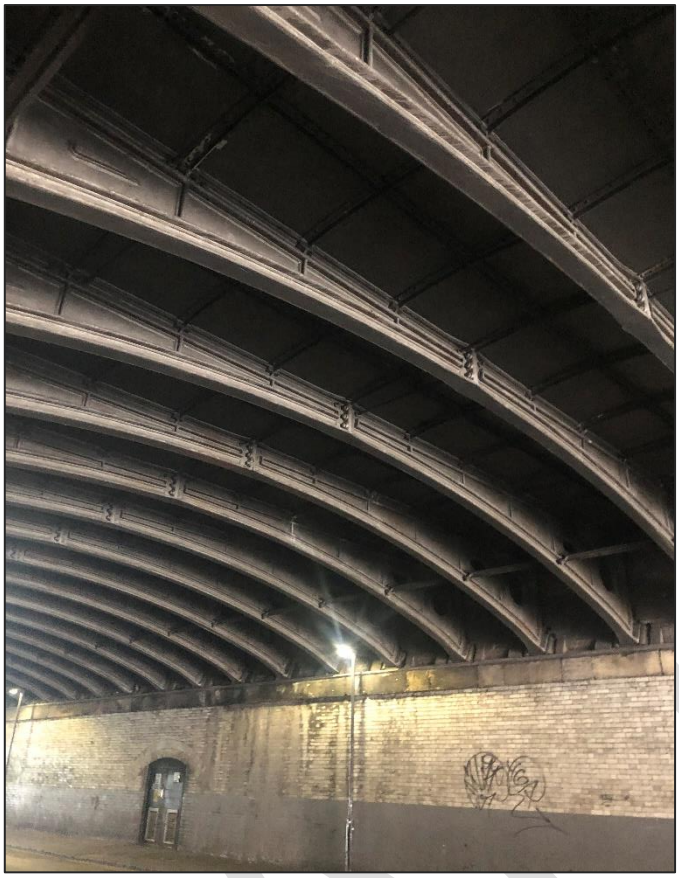


Figure 5: Photo of the underside of the cast iron bridge to Great Bridgewater Street.

xii) Where removal is unsuccessful using sandpaper, corrosion should be removed using scrapers and wire brushes by hand. All other methods are presumed to be deemed inappropriate unless otherwise confirmed by the project architect and / or conservation consultant.

xiii) Where extensive corrosion has occurred to ironwork, cast iron should be repaired using cold repair techniques and fractures can be cold stitched. Wrought iron can be repaired using welding or soldering techniques.

xiv) Where extensive corrosion has occurred and the element is beyond repair, replacement parts are to be salvaged from the demolished sections of the bridge.

xv) Once the corrosion is removed, ensure that the metal is dust free and completely dry before priming and re-decorating.

xvi) When re-coating existing paint, linseed oil based paints are most appropriate in the context of historic ironwork as they do not create an impermeable barrier that can cause the iron to rust. Alkyd-based paints can create issues when re-coating existing paints and trials should be undertaken and left to weather to test their compatibility.

xvii) Flaking paint is to be removed by hand, the use of heat guns or abrasive shot blasting methods are not recommended.

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xviii) Exposed metal should be re-primed using a zinc-rich primer before painting with a linseed oil-based paint or other alkyd-based paint. This should be applied in multiple thin coats.

xix) The use of modern paints can cause corrosion issues with cast iron as they can create a non-breathable film, they are therefore deemed to be inappropriate.

xx) Spare sections of the bridge will be retained on completion of the project for future use if required.

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3.9 Stone masonry

i) Stone masonry can be found throughout the Viadux Site, both internally and externally. Masonry that is decaying does not necessarily require repair or treatment. Only where a masonry unit is at risk of an increased rate of decay that intervention may be required.

ii) Masonry that has suffered soiling / staining will be primarily cleaned using fresh clean water and a non-abrasive sponge, ensuring that the masonry is not saturated in softly cleaning the surface.

iii) Where manual cleaning is unsuccessful in removing soiling / staining, the contractor may utilise steam cleaning. Refer to sections 3.7 and 3.14 for further details.

iv) Masonry cills and lintels that have a friable surface are to be 'shelter coated' to consolidate the surface of the stone. A shelter coat should be a microfilm coat that does not alter the colour or appearance of the underlying stone. The aim is to consolidate the surface of the masonry unit without altering the appearance. Multiple thin coats are preferred over a single thick layer. Samples are to be provided as per section 3.7.

v) Masonry that has slightly eroded or has been damaged (including drill and fixing holes) that causes issues with the weathering or making the stone increasingly vulnerable to decay may be treated with a mortar / plastic repair. A mortar repair can be utilised to areas where water traps are present. The aim of this repair is to be a sacrificial element that prolongs the life of the stone unit. Therefore, the mortar has to be softer (have greater functional porosity) than the stone which it is repairing. The minimum amount of tooling should be undertaken to provide a good key and armatures should be used sparingly and be of stainless steel or porcelain. Samples are to be provided as per section 3.7.

vi) Any replacement stone should be as close a match as possible to existing stone. Replacement sections should match the original in texture, strength, grain, colour and other petrological characteristics as far as reasonably possible. A sample should be agreed on site with the architect and conservation advisor, following an enquiry to the British Geological Survey (BGS) stone characterisation and matching service if so authorised by the client.

vii) In particular, care should be taken to ensure that any identifiable grain of the stone runs perpendicular to the face of the masonry wall so as to reduce the potential for future delamination of the new stonework.

viii) The contractor will provide a record of all new masonry and indent repairs inserted into the listed structure during the project and will be included in the health and safety file. Details of successful cleaning methods, repair mortars and pointing mortars are also to be included.

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Figure 6: Example of stone quoins, external withlight erosion to the surface.



Figure 7: Example of stonework in poor condition due to water ingress.

3.10 Brickwork

i) Exposed brickwork is to be cleaned and re-pointed where required. Figure 8 below illustrates one of the many areas which would benefit from suitable mortar infill and repair.

ii) Care is to be taken in removing modern cementitious mortar repairs, as use of mechanical tools can damage the brick arises (refer to Figure 9 below for example). New mortar is to be breathable lime mortar without waterproofing agents, so that over time the brickwork will be able to dry out.

iii) It is likely that white salts will appear on the surface as this occurs, which will be unsightly, but can be brushed off. Cleaning the brickwork to remove paint must be undertaken carefully to avoid abrasion or damage to the adjoining stone banding.

iv) Replacement facing bricks should closely resemble the retained existing bricks in colour, texture and overall form, and be of exactly the same dimensions (Figure 10). A sample should be agreed on site by the architect and conservation advisor.

v) All new bricks are to be dated on one of their faces that is to be bedded into the wall.



Figure 8 (left): Example of internal brickwork where lime mortar infill would be required. **Figure 9 (centre):** Example of concrete mortar infill to be carefully removed and repaired. **Figure 10:** example of missing brickwork (blue brick) needed to be replaced like-for-like.

vi) Where movement has occurred, it should be established whether this movement is at risk of continuing, or it has ceased before any intervention is designed. Cracks and / or larger than normal mortar joints may simply require re-pointing (see Figure 11 below).

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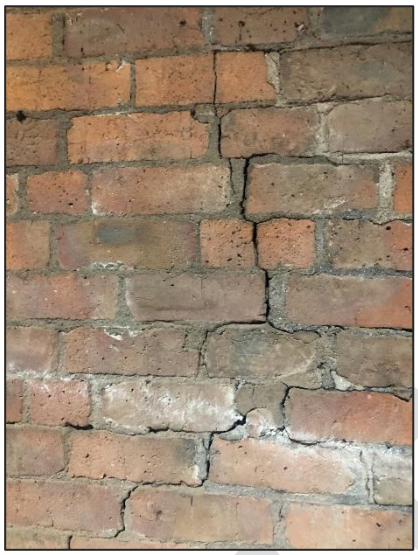


Figure 11: Example of a large crack in existing brick wall (west side).

vii) All repair works should be preceded by monitoring and investigation as cracks may be historic and the brickwork stable, therefore not requiring any intervention.

viii) Primarily, cracks should be re-pointed as per section 3.11 and monitored to see if movement is ongoing or stable.

ix) The use of helical bar may be appropriate to prevent further movement but consultation with the project structural engineer shall be required to establish the need for stitching cracks.

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3.11 Mortar

Raking out and Mortars generally

i) Raking out shall be undertaken with hand tools only, the use of mechanical means to remove mortar (air chisels, angle grinders etc.) is not appropriate as they risk irreversible damage to masonry and brick.

ii) Chisels should be no more than 50% of the width of the mortar joint in thickness to prevent accidental damage to the arisses of the brick and stone.

iii) Generally, where cement mortars have been used, an attempt to remove them should only be made if they have de-bonded from the stone or brick. Attempting to remove well adhered cement mortar can result in damage to the arisses of the surrounding masonry and brick. Only in the circumstance that the cement mortar is causing an increased rate of erosion shall its removal be permitted when well adhered.

iv) Pointing mortar is intended to be a sacrificial element of the building that acts to preserve the masonry and brickwork from premature decay.

v) Where possible, all new mortars should be lime based and replicate the ingredients of the original materials. Where this is not possible, an authentic replication of the original mortar shall be acceptable where it can be demonstrated that the new material is functionally appropriate.

vi) Mortar analysis should be undertaken across the building to include pointing mortars for both sandstone and brickwork. The number of samples required should be agreed with the conservation consultant and the information required to accurately understand the mortars used.

vii) Mortar analysis should be undertaken in a laboratory that is UKAS accredited and meets the internationally recognized standard of ISO/IEC 17025 to the approval of the project architect / conservation consultant.

viii) Each mortar sample analysed should provide the following details:

a) Visual observations of the mortar received (Macroscopic and Microscopic)
b) Carbonation of received sample
c) Breaking Strength
d) Friability
e) Colour (Using Munsell Soil Colour Chart or similar)
f) Water droplet test for indication of permeability / absorption rate
g) Weight ratios of binder to aggregate
h) Observations during acid digestion
i) Aggregate size distribution by weight
j) Hydraulicity and inclusions (tested by X-ray Diffraction (XRD))
k) Indication of source of a matching aggregate

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l) Mix proportions in weight and volume

ix) In some circumstances thin section analysis may be required to assess the mortar for the original mixing method and actual porosity.

x) The adopted specifications for new mortars should demonstrate appropriate compatibility with the existing mortar, including the appropriateness of the original mortar and its apparent success. It should also meet the new function of the façades as imposed by the requirements of the surrounding masonry / brickwork, the requirements of the building component, any change in the function / behaviour of the mortar, any change in environmental conditions and any requirements of the project which may impact on the function of the mortars such as the time of year the mortar is being placed.

xi) Where necessary, the contractor and operatives should be adequately trained in mixing, using and protecting the type of mortar to be used. Details of previously undertaken works should be provided and / or adequate training undertaken.

xii) Quicklime and other lime binders are volatile, reactive materials that can have serious health and safety implications if not handled and used with due care. The contractor will present method statements for: the handling, storage, mixing, and application of these mortars to protect all operatives against avoidable harm to the project architect / conservation consultant prior to commencing on site.

xiii) Aggregates should be as close a match to the original mortar as possible and sourced from a local sustainable source. The contractor shall ensure that the aggregate is suitable for purpose and is not contaminated with anything that would adversely impact the mortar's performance or durability. The aggregate should be well-graded and generally the largest aggregate should be no larger than 2/3 the width of the mortar joint.

xiv) Cement for mortar is not acceptable for use on the brickwork and limestone cladding unless otherwise specified.

xv) Admixtures / Pozzolans: Do not use in mortar unless specified or approved. Pozzolans should be based on any inclusions identified in the mortar analysis or justified to the needs of the new mortar being placed. Pozzolans should be used sparingly and not impede the function of the mortar as a sacrificial element. Do not use calcium chloride or any admixtures containing calcium chloride. Admixtures, if specified, to be to BSEN 934-3:2003.

Mortar (general)

i) Bedding mortars require different characteristics to the mortar outlined below due to the requirement of compressive strength. Where bedding mortar is being replaced the contractor is to consult the conservation consultant and structural engineer.

ii) Pointing mortars are a sacrificial element of the structure and enable the masonry and brick to survive for future generations by drawing moisture and salt from the wall. The profile of any re-pointing should therefore be agreed on site to match that of the surviving mortar. Pointing

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should generally be in a non-hydraulic lime mortar in a precise mix to be agreed in response to mortar analysis of the existing mortar and to match the existing mortar in respect of colour.

iii) The mortar needs to be robust enough to be able to carbonate through exposure to the weather, whilst not impeding its functionality.

iv) All mortars should follow the standards outlined above.

v) Mortar to the brickwork needs to be a good colour and texture to match to the original surviving mortar.

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3.12 Rainwater goods

i) Generally, the **rainwater goods** have been replaced with plastic and so will be entirely replaced with contemporary hopper-heads, gutters and down-pipes. Details of the pipework and fixing methods are to be submitted to the project architect and conservation consultant for their consideration and approval.

ii) The plastic pipework is to be rationalised, removing all redundant pipework where necessary.

iii) There are some remaining cast-iron rainwater sections within the viadux site (see Figure 12, below). Where sections of pipe are considered to be detrimental to the future sustainability of the surrounding brickwork, the pipework is to be replaced on a like for like basis with new cast iron pipe of the same dimensions.

iv) Analysis of paint for lead content should be undertaken prior to any works commencing.

v) All pipework is to be recorded prior to removal using metal tags.

vi) All cast iron pipes are to be cleaned out using a jet wash.

vii) Flaking paint is to be removed by hand, the use of heat guns or abrasive shot blasting methods are not recommended.

viii) Where surface corrosion is present, this will be removed by hand with a sandpaper. Beginning with the lightest grade, trials will be undertaken to assess the effectiveness of the sandpaper. Once the corrosion is removed, ensure that the metal is dust free and completely dry before priming and re-decorating.

ix) Cracked sections of pipe are to be replaced on a like for like basis with new cast iron pipe of the same dimensions.

x) Exposed metal should be re-primed using a zinc-rich primer before painting with a linseed oil-based paint or other alkyd-based paint. This should be applied in multiple thin coats.

xi) The use of modern paints can cause corrosion issues with cast iron as they can create a non-breathable film, they are therefore deemed to be inappropriate.



Figure 12 (right): Example of cast iron pipe set into brickwork. Where replacement is required, new pipes should be like-for-like (cast iron).

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3.13 Floor finishes

i) The floor to the viadux site is currently overlaid in concrete screed, which is of no heritage interest. There is, however, evidence of original cobbles below the concrete overlay which appear to be in good condition where visible. Sections of concrete will be removed as part of the proposed new reception space and retail units to the ground floor. The flooring required to be removed is to be carefully taken up, in whole sections wherever possible, minimizing damage to any cobbles below.

ii) All excavation works should be undertaken in line with the Archaeologists watching brief and if deemed necessary with an archaeologist on site.

iii) Where possible, the original cobbles which are to be removed to facilitate the scheme will be retained for reuse as an external finish on site. The retained cobbles will be recorded, clearly labelled and stored during the construction phase in a safe, dry, secure location to be agreed prior to the commencement of removal.

iv) The removal of the concrete screed will be undertaken to minimize risk to the underlying fabric, using a mechanical pecker to break the concrete but stopping short of the underlying fabric. The concrete will then be scraped and lifted away. The contractor is to provide a method statement for the review and approval by the conservation consultant.

v) On removal of the concrete screed, the floor will be subject to a re-inspection by the architect and conservation consultant alongside the contractor. This will assess the extent of damage from the removal of the concrete overlay and determine the extent and quality of the original fabric below.

vi) Prior to removal all areas of cobbles and historic floor finishes will be recorded on a site plan and with a full photographic schedule.

vii) A proposal and methodology will then be developed for agreement by the conservation officer, architect and conservation consultant for the careful removal of such materials and the potential to repurpose the cobbles.

viii) Cobbles will be marked with chalk prior to being photographed and removed.

ix) Any cement / mortar from between the cobbles will be removed with hand tools only.

x) Cobbles will be loaded by hand onto pallets.

xi) The cobbles may be cleaned with a churn brush and water to remove any earth / debris from the bedded surfaces, cobbles should be re-marked with chalk after cleaning.

xii) The location of cobbles to be re-used will be agreed with the local planning authority as well as any details of the finish (e.g. bedding mortar).

xiii) A plan and photographic record of the cobbles reinstatement will be produced on completion of this work and included in the archaeologists building record.

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xiv) The details of the cobbles original locations and re-instatement will be submitted to the HER.

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3.14 Cleaning of fabric and removal of vegetation: general

i) All cleaning, both externally and internally, should be preceded by trials.

ii) Weathering and soiling provides a patina of age to a building, adding character to the façades of buildings that can only be achieved with time. Therefore, to avoid diminishing the historic character of the retained façade, cleaning should only be undertaken where highly unsightly or soiling / staining that is damaging the substrate is present.

iii) It is essential to ensure that no irreversible damage results from cleaning. The limitations of the façade cleaning will therefore be accepted by the project client and that not all soiling / staining will be able to be removed.

iv) The use of abrasive cleaning methods are not suitable for masonry, brick and historic fabric generally, steam cleaning systems as outlined in 3.15 are to be used if required.

v) The method of cleaning masonry and brickwork depends upon the degree and cause of the soiling. Cleaning should only be undertaken having determined the cause and implementation of a method appropriate to the material of the viaduct and bridge. In addition:

a. Contractors must be experienced in cleaning historic buildings.
b. Present details of soiling and proposals for cleaning to the project architect and conservation consultant for approval before commencing any work.
c. Proposals must include details of collection of run-off and disposal/recycling of dirty water.
d. All cleaning methods should comply with BS 8221:2000 Parts 1 and 2 in respect of:
e. Protection of operatives, building users and public;
f. Means of access;
g. Protection of building fabric, external and decorative fixtures.
h. Algae and Lichens: Following cleaning of algae or lichens treat worst affected areas using an approved biocide following the manufacturer's recommendations.
i. Plant growth: Following removal of plant growth treat former root locations using an approved biocide following the manufacturer's recommendations.
j. Inspect the underlaying masonry / brickwork core for any requirement to deep pack point or grout voids.
k. Biocide for Algae and Lichen and for plant growth: apply a biocide as approved by the Advisory Committee on Pesticides following Health and Safety Executive guidelines and COSHH Regulations.

vi) In removing vegetation damage to the underlying stone or brick shall be avoided through trimming back the vegetation and slowly prizing the plant and roof from the joint.

vii) Where roots have grown deep into the masonry, the vegetation is to be cut back and the root treated as per the above methodology.

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viii) The surrounding brickwork and masonry to the application area of biocide should be protected and all excess solution removed immediately. Protection and storage of the biocide will also ensure no accidents occur of spillage of the biocide.

ix) Details of the proposed biocide shall be submitted to the project architect prior to commencement.

x) Only where extensive root growth has caused structural instability would localised dismantling and reconstruction may be appropriate.

xi) All cleaning shall avoid saturation of the masonry or brickwork, and if necessary multiple passes of cleaning will be undertaken to carefully remove soiling.

xii) No cleaning will be undertaken where temperatures (daytime and nighttime) within seven days following cleaning are at 5°C or below. This is to ensure that the masonry / brickwork is not at risk from frost damage.

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3.15 Steam cleaning: DOFF conservation cleaning system or similar and equal approved

i) The DOFF cleaning system is a non-abrasive high-pressure steam cleaning system developed for conservation applications. Similar and alternative steam cleaning systems are available and the contractor should submit proposals of the alternative system where desired.

ii) Contractors and sub-contractors should provide details of their previous successful use of DOFF on comparable projects involving listed buildings and similar surface types, providing evidence of training in the use of the system.

iii) The system is adjustable in respect of both pressure and temperature. Operators should begin using the system at the lowest available settings and increase the pressure and temperature only if this is required to achieve an acceptable clean that does not cause damage to the building fabric.

iv) In all cases, cleaning is to be subject to agreement of a sample area in an inconspicuous location in the first instance. The conservation officer, architect and conservation consultant must agree a sample for each new material / condition to be cleaned.

v) Use of TORC (the equivalent mildly abrasive cleaning system) is not anticipated to be required in this instance and there is a risk that this system could damage the soft sandstone and brick finishes of the exterior of the building.

vi) Proprietary alternatives to the DOFF system (e.g. Thermatech) are available and may be used with the agreement of the architect and conservation consultant. Any proposal to use an alternative system should be justified and the same protocol as the items above followed.

vii) DOFF can be obtained from, and technical queries directed to, the following:

Stonehealth Limited
G4/5, Draycott Business Park, Cam, Dursley, GL11 5DQ
info@stonehealth.com
www.stonehealth.com
01453 540 600

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4 IMPLEMENTATION OF THE CONSERVATION STRATEGY

4.1 Limitations

i) As stated in section 1.5, the CS is a high-level guidance document and **not a detailed schedule of work** but is intended to provide a set of parameters to inform the repair and conservation of the building. The parameters are based on best practice, limited site inspection and the professional experience of the authors of what are the foreseeable repairs to the fabric of the building.

ii) Therefore, prior to the implementation of any work, the guidance outlined in this document needs to be developed into detailed repair schedules and specifications to provide a comprehensive record of the necessary repairs.

iii) In implementing the CS, limitations need to be accepted in what level of finish can be achieved without negatively impacting the heritage asset.

iv) In undertaking repairs, an assessment needs to be made on the repair required, and the heritage benefit of retaining historic fabric against the spectrum of repairs that may be implemented.

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4.2 Survey prior to commencement

i) Prior to the commencement of any works, a survey is required to understand the route to and work areas that will be encountered.

ii) A review of the protection and access arrangements should be undertaken, and where necessary additional protection installed as per section 3.3.

iii) The survey is to also record the condition of the historic fabric, identify any defects present (e.g. water ingress and where it seems to be coming from) and report on the full extent of repair works required with an associated schedule of repairs and detailed specification (covering materials and workmanship).

iv) The survey will then inform the production of a task method statement as outlined in section 4.4.

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4.3 Workmanship generally

i) Refer to section 3.7 regarding workmanship generally.

ii) All works are to be undertaken by fully trained and experienced craftspeople / operatives.

iii) Where necessary, membership of professional societies, craft bodies or guilds may be appropriate to show competence of working on the historic fabric that requires repairing.

iv) The institute of conservation (ICON) holds a list of professional members and should be referred to in finding skilled conservators for delicate and fragile conservation work, for example in the repair and conservation of stonework.

v) The use of trained and certified operatives in regard to the use of certain works such as steam cleaning (DOFF, JOSS or similar) is to be upheld and all operative's certification checked prior to commencing on site.

vi) On assessing the required works on site, an assessment should be made of whether the anticipated works have changed whether the works required are within the operative's experience and skill set prior to commencement.

vii) Where appropriate, training and mentorship of site operatives may enable the work to be undertaken to the required standard whilst also upskilling.

viii) Continual quality assurance and training should be undertaken throughout the construction phase to uphold a high level of conservation work in both materials and workmanship.

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4.4 Task Method Statement – typical content and example format

i) Before starting construction work, examine all available information, carry out a detailed site survey of the affected areas of the site, and submit a survey report describing the existing fabric conditions relating to the area of work to be addressed by individual contractors.

ii) All appointed contractors must be fully acquainted with the building condition and status before commencement of any works and take all reasonable steps to ensure a safe working environment for their operatives.

iii) It is important to ensure that the workforce is aware of the historic value of the building and its fabric. If necessary, this should include a specific heritage briefing to include a 'guided tour' of the building provided to the trades and craftsmen who will perform work on the building, so that they have a good understanding of the special interest and potential physical fragility of the site components prior to commencement of works.

iv) Therefore, before starting any works, the contractor should examine all available information and carry out a survey of the structure, site and surrounding area there works are associated with, to prepare a brief survey report to inform the task method statement. This must be submitted to the project architect and cover all relevant risk items and the Health and Safety Executive Guidance Note.

v) The contractor must make suitable allowance in the required task method statements and programme for appropriate presentation of any survey results and agreement of proposed methodologies with the project architect (Simpson Haugh).

vi) Confirmation should be sought from the project architect that any survey material presented is suitable to inform the proposed implementation prior to programming the implementation of the works. Any photographs, sketches and drawings should be appropriately annotated to describe, in easily-understood (non-technical) terms, the results of the investigations and catalogued to retain a record for the implementation of the conservation repairs.

vii) Each task method statement should include a comprehensive description of any investigation works, and where appropriate sample photographs of the implementation of similar works, to enable the client team to fully understand the extent and impact of the conservation-repair works to be undertaken.

viii) The site Survey shall be used to inform the task method statement.

ix) The task method Statements will subsequently form the briefing component of the contractor's report, enabling the results to be simply understood and recorded by the client team, the Local Planning Authority and any other third parties. The task method statements should include, as a minimum (this is not a comprehensive list):

- The specific location of the conservation-repair works. These will be identified using marked-up drawings of the work locations. Where possible annotated photos of the actual work area, suitably marked up should also be provided.

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- A description of the conservation-repair works to be undertaken, including a statement of whether materials/components need to be removed as part of either investigations or repairs. This should identify how the materials are to be: recorded, transported from the work area (if required), and the area reinstated.

- The equipment to be used during the conservation-repairs, identifying power and safe-working requirements, as well as relevant access required to undertake necessary survey works (identifying any testing equipment).

- The site attendances required to undertake both site investigations and conservation-repairs, to include lighting, power, ventilation and access requirements.

x) The following outlines an EXAMPLE FORMAT, which is intended to standardise the required task method statements. The text in BLUE simply indicates the type/level of information that may be required for individual methodologies. The task method statements will be issued to the client team for approval and to the Planning Authority for information in support of the discharge of relevant planning conditions. The example is not comprehensive and should be adapted as required, to the conservation-repair task.

Example format for Contractors' Task Method Statements [Specify site address].
i) Introduction/context a. [Name of lead contractor] has been commissioned by [Client] to undertake [description of interventions/work], which may be informed by intrusive investigations/survey works, within the [site location]. The extant building group includes a grade-II listed structure, which is [describe the listed building/fabric]. b. The investigations and subsequent conservation-led repairs will enable the future use of the building group in accord with the approved Planning Permission and Listed Building Consent. The detailed Specifications and implemented works will secure the future performance and lasting repair of the structural components of the building to facilitate its sustainable use. c. The works may require some intrusive investigations to better understand the condition and the physical dimensions of some of the building components which are to be repaired. Where possible non-destructive means will be used to gain a full understanding of the building's structure, to confirm the proposed conservation repairs. d. Prior to works being carried out on site, Methodologies will be prepared in consultation with the appointed specialists to provide full details of the extent of works and the working methods to be utilised.

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ii) Overview

a. A general, descriptive overview of the required conservation-led repair works shall be provided, specifying their location within the building group.

b. The name of the Contractor that will be undertaking the works should be provided.

iii) Design Team Information

a) The investigation works shall reference the project architect's drawings and relevant structural reports, which notes the survey locations for each proposed investigation and survey

b) The extent of works being carried out within the above document should be noted within this section together with any agreed changes.

iv) Implementation Methodology

a) Prior to any works commencing the client team will brief all operatives on the approved Task Method Statements. All site operatives will be made aware of the Heritage significance of the building group and specifically those elements affected by their planned works. This aspect will also be covered in the pre-start induction and relevant activity briefings

b) Individual Task Method Statements should include a detailed description (if necessary, including sample photographs of typical / similar works) to enable the client team to fully understand the extent of works to be undertaken. This should include:

1. Location of the works – marked up drawings to be provided of the work locations. Where possible photos of the actual work area suitably marked up should be provided as part of the Contractor's Methodology.

2. Description of the works to be undertaken, including whether material is to be removed as part of the investigations and how this will be recorded and transported from the work area.

3. The materials and specification of the repair/reinstatement works.

4. Equipment – details of the equipment required to undertake the survey works included where necessary proof of calibration of testing equipment.

5. Attendances required – to include lighting power, ventilation, communications and access.

v) Recording

a. The Task Method Statement should allow for all works undertaken on [site address] to be fully documented by the appointed Contractor, to show the condition of the area before and after works are completed.

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b. In addition, during the execution of the works the contractors will undertake additional recording including photographs of the works being carried out and any findings discovered during the preliminary survey works.

vi) Protection

a. The Task Method Statement should record the method for fabric protection in the areas of the building where significant fabric is required, to be avoid any damage to original, retained features.

b. The task method statement shall identify potential risks/concerns relating to potential damage to adjacent finishes and fabric and provide proposals for the effective management of the protection system.

vii) Re-instatement Proposals

a. The Task Method Statement should (where necessary) provide details of fabric re-instatement proposals, following either intrusive investigations or temporary removal. These details will be in line with one of the following options:

- No re-instatement where it is considered detrimental to the original fabric to undertake this.
- Full re-instatement with a like-for-like material to match the original.
- Partial re-instatement in a new material with enhanced properties appropriate to the location.

b. It should be assumed that No-re-instatement will only be undertaken where such re-instatement works would be detrimental to the significant, retained fabric of the listed building. Full proposals including materials and application techniques should be provided.

viii) Programme

a. The programme of implemented conservation-repair works should be recorded, including dates of initial surveys and site attendance etc.

ix) Competency of those involved

a. All operatives working on the project will be required to attend a site induction led by the lead contractor before starting work. All operatives will be required to hold a valid current CSCS card and competence cards suitable to their trade and the equipment they are using.

b. Where additional competence is required this should be noted accordingly.

x) Technical Compliance

a. The Task Method Statement should refer to the relevant technical compliance required by, for example, the following.

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b. Scaffolding erection as per the lead contractor's temporary works design and sign-off procedure. The temporary works procedures and the temporary works design for this element will be made available on request.

c. The [insert name of lead contractor] Health and Safety Document.

d. Preparation and re-instatement of material to be undertaken to comply with Manufacturers Specifications.

e. Plant & Equipment, for example:

- Access scaffold, mobile tower – to comply with [lead contractor] works procedures.
- Power tools – to [lead contractor] works procedures.

xi) Management of Heritage Risks

a. The task method statement should note identified heritage risks associated with the specific task and how they shall be managed throughout the duration of the works.

b. This section of the task method statement should be focused on the retained significant fabric and refer to the general Risk Management of the site.

xii) Supervision and monitoring of work.

a. The task method statement should specify the site supervision to be provided by [insert lead contractor] under the direction of Project Architect.

b. All specialist contractors will also provide supervisors for each of their teams.

c. Specify the inspection and Test Plan to ensure the required quality standards are met.

xiii) Environmental

a. Detail the environmental protection for all operatives, noting the potential hazards. This will include a minimum of 5-point Personnel Protective Equipment (PPE): Hard Hat, Hi-Viz, Gloves, Safety boots and Glasses.

b. Any additional PPE specific to the specific tasks (e.g. harnesses) should be also highlighted in the Task Method Statements.

c. In addition, contractors must wear disposable coveralls and Part 3 dust masks at all times within the building.

xiv) Dust

a. Specify where operations will create airborne dust and the requirement for localised extract

b. Any requirements for extract ventilation should be fully noted.

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xv) Temperature & Humidity

a. The environmental conditions within the building are not known at this time. However, upon inspection localised measures may be taken to provide ventilation if these are required.

xvi) Approval, Review & Briefing

a. Activity specific Health & Safety method statements for each works operation will be prepared by the sub-contractor appointed to carry out the works. These will be reviewed for approval by the lead contractor. Only once approved will the sub-contractor be permitted to commence works operations.

b. Where relevant and applicable to a Planning Condition or Listed Building Condition the sub-contractor's Task Method Statements will be submitted to Manchester City Council for approval. This could result in some delay in sign-off for commencement of particular tasks.

c. All operatives working with the Task Method Statement will be fully briefed on the document and will sign a briefing sheet to confirm their understanding.

d. Regular activity briefings will be issued to the operatives by the Specialist Contractors Supervisors and [insert lead contractor's name] Managers to identify any changes from the previous day and health and safety issues or any changes to the heritage considerations.

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4.5 Temporary works (including Tower Crane Strategy)

i) Temporary Demolition works are outlined in the proposed demolition drawings provided by Simpson Haugh. The contractor is to provide detailed method statements of the protection to be installed and the method of removal without causing damage to surrounding historic fabric and reinstatement works.

ii) All temporary works will be preceded by schedules and further guidance on removing historic and modern fabric, however for avoidance of doubt some general guidelines are provided here in undertaking any removal works.

iii) All brickwork is to be recorded prior to removal and stored in an agreed secure, dry, ventilated area for the duration of the construction phase before being reinstated.

iv) All temporary removal works should be performed by a contractor with proven experience with the material substrates affected during removal of sensitive fabric (brickwork).

v) All removals shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable, allowing for future re-installation of materials.

vi) All irreversible damage occasioned at any time is to be completely repaired to the conservation consultant's satisfaction.

vii) All removals of waste materials off site shall be to commercial waste sites licensed by the local authority.

viii) If in doubt, contact the project architect and / or conservation consultant to confirm that the item and method of removal is acceptable.

ix) The brickwork is to be reinstated on completion of the project using mortars as outlined in section 3.11 and where required new bricks are to be supplied as per section 3.10. Bricks are to be reinstated to their original locations.

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4.6 Method Statement Review

i) Activity specific method statements for each works operation will be prepared by the sub-contractor appointed to carry out the works. These will be reviewed for approval by the lead contractor. Only once approved will the sub-contractor be permitted to commence works operations.

ii) Where relevant and applicable to a Planning Condition or Listed Building Condition the sub-contractor's Task Method Statements will be submitted to Manchester City Council for approval. This could result in some delay in sign-off for commencement of particular tasks.

iii) All operatives working with the Task Method Statement will be fully briefed on the document and will sign a briefing sheet to confirm their understanding.

iv) Regular activity briefings will be issued to the operatives by the Specialist Contractors Supervisors and Contract Managers to identify any changes from the previous day and health and safety issues or any changes to the heritage considerations.

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4.7 Mechanical and Electrical Strategy

i) Refer to the new mechanical and electrical services to be installed as supplied by Ridge. This document refers to how the visual impact of the new installation will be minimised.

ii) All new M&E equipment will utilise existing routes where possible.

iii) The new M&E installation will work to the existing building to prevent avoidable loss of historic fabric.

iv) The M&E design will avoid historic fabric where possible and utilise modern interventions and partitions where possible.

v) When new routes or chasing has to be undertaken, historic fabric should be repaired in line with the guidance set out in section 3.

vi) Where chasing is inappropriate, utilise an inconspicuous route (such as behind downpipes or above the string course) to minimise the visual impact.

vii) Cables and lightning tapes / cables externally should be coloured to match the surface behind; samples are to be provided by the contractor to the project architect and / or conservation consultant for review and confirmation.

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4.8 Fixing new work to historic fabric

i) In implementing the consented scheme, new work will have to be fixed to historic fabric. In particular the new shop fronts to the arched openings of the viaduct, this area is of particular concern as it is identified in condition 5 of the listed building consent.

ii) All new work should be formed and scribed to take the shape of the existing, historic fabric, historic fabric will not be cut or altered to allow new work to be inserted.

iii) Fixings should align with mortar joints and avoid fixing into brick or stone.

iv) Fixing to glazed bricks is not acceptable.

v) Fixings are to be smooth where possible to enable them to be easily removed at a later date, shank nails or screws should be avoided where possible.

vi) Adhesives are generally not acceptable as they leave difficult to remove residues.

vii) Minimising the number of fixings is advised to reduce the impact on historic fabric.

viii) Any gaps between new work and historic fabric can be sealed using a linseed oil putty or lime plaster filler.

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4.9 Interface between the steel and concrete columns and historic brickwork

i) The interface between historic fabric and the new steel and concrete columns requires a detailed methodology to be provided to meet the requirements of condition 6 of the listed building consent.

ii) Demolition and dismantling of historic fabric should be undertaken in line with section 4.10 below.

iii) It would be preferable to provide a gap between historic fabric and the new steel and concrete columns where possible.

iv) The interface between historic fabric and the new steel and concrete columns will be lined with a breathable membrane to provide clear separation between the two where they have to directly abut each other.

v) Temporary fixing steel and concrete columns to historic fabric is to be avoided.

vi) Where the steel and concrete columns have to be directly fixed to historic fabric permanently, further details are to be provided by the project structural engineer.

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4.10 Demolition and dismantling works generally

i) Protection to surrounding historic fabric is to be installed as per section 3.3 prior to commencing any demolition or dismantling works.

ii) When demolishing areas of brickwork this shall be undertaken through dismantling rather than demolition that will prevent the re-use of the historic fabric.

iii) When dismantling brickwork, this will be preceded by fully recording the area by the archaeologist prior to commencement.

iv) Cutting out of the first brick shall be undertaken using hand tools to remove the pointing and bedding mortar and prizing out the brick.

v) Temporary propping is to be installed as per the structural engineers design where necessary but protection will be installed as per section 3.3 between the historic fabric and prop.

vi) Removal of brickwork will then be undertaken by hand.

vii) All bricks are to be carefully piled and stored in a dry, well ventilated location for use as repair materials in the project.

viii) Demolition is to be undertaken in a careful and controlled manner.

ix) Demolition methods into unknown substrates (such as the use of core drilling), is generally unacceptable as it has the potential to harm underlying layers of historic fabric.

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5 CONCLUSION

5.1 Summary

i) This Conservation Strategy (CS) is submitted to help secure discharge of Conditions 4 - 10 of the consented scheme: Ref.126868/JO/2020 and 126869/LO/2020, and frame the parameters for the detailed designs and Contractors' specifications and schedules of work to deliver the consented scheme (see Appendix A for relevant LBC conditions).

ii) Reference should be made to the project architects' detailed drawings and the programme for the submission of samples and specifications which describes the responsibility and programme for delivery of the information necessary to discharge the aforementioned conditions of the Listed Building Consent.

iii) Support scaffolding will be required to ensure the stability of Grade II listed viaduct (during the temporary Tower Crane works). This will need to be altered to improve access to undertake further condition surveys, prior to submission of final details in accordance with this Conservation Strategy.

iv) This Conservation Strategy is intended to guide the delivery of the redevelopment of the Grade II listed arches whilst enabling the proposed scheme.

v) The CS, therefore, outlines robust conservation strategies for the treatment of each key element of the surviving building fabric, identifying the key conservation concerns in each instance and providing the parameters for implementation. It also confirms that the conservation-led repairs to the external and internal fabric of the building will be carried out with suitable sensitivity and in accordance with the consented development and best practice.

vi) The CS outlines conservation methods as guidance for the architect / contractor to enable them to provide detailed repair schedules, specifications and Task Method Statements, ensuring that the surviving fabric of the building will retain its authenticity as the key historic fabric component. It thus provides a quality control framework for the repairs for both Planning authorisation and contract stage design purposes in order to facilitate its future maintenance, cleaning and repair.

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REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2019). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England (2008). Conservation Principles. Policies and Guidance.
6. Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
7. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
8. Historic England. (2013). *Practical Building Conservation*.
9. Historic England (2012). *Practical Building Conservation: Mortars, Renders and Plasters*
10. BS 5973: 1990 *"Code of Practice for access and Working Scaffold and special scaffold staircases in Steel"*
11. Renaissance Ltd. (June 2020). Stage 3 Report: Structural & Civil Engineering. Ref: VIA-REN-00-XX-RP-S-00003
12. Renaissance Ltd. (April 2020). Listed Building Structural Report. Ref: VIA-REN-00-XX-RP-S-00001

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APPENDICES

Appendix A – Listed Building Consent Conditions 2020

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant	Agent (if used)
	Mr Niall Alcock
Ask Central Ltd	Deloitte Real Estate
C/o Agent	2 Hardman Street
	Manchester
	M3 3HF

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for alterations to viaduct structure including insertion of columns and circulation cores, creation of shop fronts to Great Bridgewater Street, stair case to Great Bridgewater Street and alteration and removal of cast iron ribs to Great Bridgewater Street bridge in association with the erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including car and cycle parking, landscaping and other associated works

Location: Former Bauer Millett Site , Albion Street, Manchester, M2 5QA

Date of application: 8 July 2020

Application number: 126869/LO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the changes. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

10053-MP-A-B5D9-F000-P-AL-001 Rev 02, 10053-MP-A-B5D9-JC20-P-00-001 Rev 02, 10053-MP-A-B5D9-JC20-P-01-001 Rev 03, 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03, 10053-MP-A-B5D9-G100-P-01M-001 Rev 03, 10053-MP-A-B5D9-G100-P-02-001 Rev 02, 10053-MP-A-B5D9-G100-P-03-001 Rev 02, 10053-MP-A-B5D9-G100-P-04-001 Rev 02, 10053-MP-A-B5D9-G100-P-14-001 Rev 02, 10053-MP-A-B5D9-G100-P-20-001 Rev 02, 10053-MP-A-B5D9-G100-P-RF-001 Rev 02, 10053-MP-A-B5D9-G200-E-N-001 Rev 03, 10053-MP-A-B5D9-G200-E-S-001 Rev 03, 10053-MP-A-B5D9-G200-E-E-001 Rev 01, 10053-MP-A-B5D9-G200-E-W-001 Rev 02, 10053-MP-A-B5D9-G100-S-AA-001 Rev 03, 10053-MP-A-B5D9-Z200-3-AL-001 Rev 02, 10053-MP-A-B5D9-Z200-3-AL-002 Rev 01, 10053-MP-A-B5D9-Z200-3-AL-003 Rev 01, 10053-MP-A-B5D9-Z200-3-AL-004 Rev 02, 10053-MP-A-B5D9-Z200-3-AL-005 Rev 02, 10053-MP-A-B5D9-Z100-AS-002 Rev 02, 10053-B2-A-B5D9-G200-P-00-001 Rev 02, 10053-B2-A-B5D9-G200-P-01-001 Rev 02, 10053-B2-A-B5D9-G200-P-01M-001 Rev 02, 10053-B2-A-B5D9-G200-P-02-001 Rev 03, 10053-B2-A-B5D9-G200-P-03-001 Rev 02, 10053-B2-A-B5D9-G200-P-04-001 Rev 02, 10053-B2-A-B5D9-G200-P-19-001 Rev 02, 10053-B2-A-B5D9-G200-P-20-001 Rev 02, 10053-B2-A-B5D9-G200-P-40-001 Rev 01, 10053-B2-A-B5D9-G200-P-RF-001 Rev 01, 10053-B2-A-B5D9-G200-E-N-001 Rev 04, 10053-B2-A-B5D9-G200-E-S-001 Rev 03, 10053-B2-A-B5D9-G200-E-E-001 Rev 03, 10053-B2-A-B5D9-G200-E-W-001 Rev 03, 10053-B2-A-B5D9-G200-S-AA-001 Rev 03, 10053-B2-A-B5D9-G251-D-02-001 Rev 01, 10053-B2-A-B5D9-G251-D-19-001 Rev 01, 10053-B2-A-B5D9-G251-D-40-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY1-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY2-001 Rev 01, 10053-B2-A-BD59-Z100-AS-001 Rev 03, 10053-B3-A-B5D9-G200-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-02-001 Rev 01, 10053-B3-A-B5D9-G200-E-N-001 Rev 03, 10053-B3-A-B5D9-G200-E-S-001 Rev 03, 10053-B3-A-B5D9-G200-E-E-001 Rev 01, 10053-B3-A-B5D9-G200-E-W-001 Rev 01, 10053-B3-A-B5D9-G200-S-AA-001 Rev 03, 10053-B3-A-B5D9-G200-S-EE-001 Rev 01, 10053-B3-A-B5D9-G200-S-FF-001 Rev 01, 10053-B3-A-B5D9-G200-S-PP-001 Rev 01, 10053-B4-A-BD59-G200-E-NS-001 Rev 03, 10053-B4-A-BD59-G200-E-EW-001 Rev 03, 10053-B4-A-BD59-G251-D-N-001 Rev 01, 10053-B4-A-BD59-G251-D-N-002 Rev 02, 10053-B4-A-BD59-G200-S-KK-001 Rev 01, 10053-B4-A-BD59-G251-D-TY-001 Rev 02, 10053-B4-A-BD59-Z100-AS-001 Rev 01, 10053-B5-A-BD59-G200-E-S-001 Rev 01 and 10053-B5-A-BD59-G310-XRCP-00-001 Rev 01 stamped as received by the City Council, as Local Planning Authority on the 7 May and 8 July 2020.

stamped as received by the City Council, as Local Planning Authority on the 7 and 14 May 2020

10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9-G000-XP-01-001 Rev 00, 10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9—JC20-P-00-001 Rev 00, 10053-B3-A-B5D9-G200-XS-EE-001 Rev 00, 10053-B3-A-B5D9-G200-XS-FF-001 Rev 00, 10053-B3-A-B5D9-G200-XS-HH-001Rev 00, 10053-B3-A-B5D9-G200-XS-PP-001 Rev 00, 10053-B3-A-B5D9-G200-XS-QQ-001 Rev 00, 10053-B3-A-B5D9-G200-P-03-001 Rev 00, 10053-B3-A-B5D9-G200-P-TYP-001 Rev 00, 10053-B3-A-B5D9-G200-P-14-001 Rev 00, 10053-B3-A-B5D9-G200-P-RF-001 Rev 00, 10053-B3-

A-B5D9-G200-E-AL-001 Rev 00, 10053-B3-A-B5D9-G200-S-HH-001 Rev 00, 10053-B3-A-B5D9-G200-S-QQ-001 Rev 00, 10053-B3-A-B5D9-G200-S-RR-001 Rev 00, 10053-B3-A-B5D9-G251-D-T1-001 Rev 00, 10053-B3-A-B5D9-G251-D-T2-001 Rev 00, 10053-B3-A-B5D9-G251-D-T3-001 Rev 00, 10053-B3-A-B5D9-G251-D-T4-001 Rev 00, 10053-B3-A-B5D9-G251-D-T5-001 Rev 00, 10053-B3-A-B5D9-G251-D-T6-001 Rev 00, 10053-B4-A-B5D9-G200-E-NS-001 Rev 00, 10053-B4-A-B5D9-G200-E-EW-001 Rev 00, 10053-B4-A-B5D9-G251-D-N-001 Rev 00, 10053-B4-A-B5D9-G200-D-N-002 Rev 00, 10053-B4-A-B5D9-G200-S-KK-001 Rev 00, 10053-B4-A-B5D9-G200-S-LL-001 Rev 00, 10053-B4-A-B5D9-G200-S-MM-001 Rev 00, 10053-B4-A-B5D9-G251-D-TY-001 Rev 00 and 10053-B5-A-B5D9-G200-S-MM-001 Rev 00 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017

10053-MP-A-B5D9-G200-P-20-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 June 2017

10053-MP-A-B5D9-G200-P-E-N-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, 13 July 2017

Supporting Information

Design and Access Statement prepared by SHP, dated March 2017, Heritage Assessment comprising Heritage Significance Appraisal and Heritage Impact Assessment prepared by Stephen Levrant Heritage Architecture and Structural Alterations Report prepared by Renaissance stamped as received by the City Council, as Local Planning Authority on the 7 and 14 May 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The development shall not commence until a programme of archaeological works has been submitted. The works are to be undertaken in accordance with Written Schemes of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- a Historic England Level 3 historic building survey

- archaeological evaluation through trial trenching

- informed by the above, more detailed targeted excavation and historic research (subject of a new WSI)

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds

- production of a final report on the significance of the archaeological and historical interest represented.

3. Dissemination of the results commensurate with their significance.

4. Provision for archive deposition of the report and records of the site investigation.

5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

4) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting), detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

5) Prior to the installation of the proposed shop front to the commercial units within the arches, as indicated on drawings 10053-B2-A-B5D9-G200-E-N-001 Rev 04 stamped as received by the City Council, as Local Planning Authority on the 14 May 2020 a detailed method statement detailing how the shop front shall abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

6) Prior to the installation of the concrete and steel columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 02 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 14 May 2020, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the columns will be inserted into the historic fabric, what historic fabric (if any needs to be removed/altered) and how the historic fabric will be repaired once the columns have been inserted.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to insert the columns into the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) Prior to the removal of sections of the brick piers and altering of the openings to Great Bridgewater Street, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the historic structure will be removed, altered and repaired.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to create the opening is appropriate and minimise any damage to the listed structure and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

8) Prior to the removal of the two sections of the Great Bridgewater Street Bridge (central and western outer section) as indicated on drawing 10053-MP-A-B5D9-JC20-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 14 May 2020, a detailed method statement and specification for the demolition, alteration and repair of the exterior of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for dismantling the sections of the bridge to avoid damaged to the historic fabric and details, including materials, how the bridge will be repaired. The demolition must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) Prior to the excavation/removal of the floor, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 02 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 14 May 2020, a

detailed method statement and specification for the demolition, alteration and repair of the floor of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the removal of the structure (including use of appropriate equipment), details of how to avoid damaged to the historic fabric and details, including materials, how the historic fabric will be made good. The demolition/removal must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the excavation/removal of areas of the service yard to facilitate works/installing columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 02 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 14 May 2020, a detailed method statement and specification for the demolition, alteration and repair of the service yard of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the removal of the structure (including use of appropriate equipment), details of how to avoid damaged to the historic fabric and details, including materials, how the historic fabric will be made good. The demolition/removal must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 20 August 2020

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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Appendix B – Historic England List Description

Name: CASTLEFIELD RAILWAY VIADUCT FROM G-MEX TO DAWSON STREET
List entry Number: 1292315

CASTLEFIELD RAILWAY VIADUCT FROM G-MEX TO DAWSON STREET, DEANSGATE

Grade: II

Date first listed: 14-Feb-1988
Date of most recent amendment: 06-Jun-1994

SJ8297NW DEANSGATE 698-1/18/115 Castlefield Railway Viaduct from 04/02/88 G-Mex to Dawson Street (Formerly Listed as: DEANSGATE Castlefield Railway Viaduct from Central Station, dividing into 2, rejoining an)

GV II

Railway viaduct. c.1880. Cast iron and wrought iron (?); red brick to east of Duke Street. Runs south-west from former Central Station, then westwards, dividing into two over Castlefield and rejoining west of River Medlock. Cast iron drum piers rising to square castellated towers supporting metal lattice parapet. Castellated brick piers with stone dressings to Gothic style skew bridges over River Medlock and roadways. To east of Duke Street viaduct is of brick with segmental arches and castellated brick piers. At western end a blue brick bridge over Dawson Street.

Listing NGR: SJ8287397542



Stephen Levrant Heritage Architecture Ltd

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0161 247 8335 (Tel)