

RE: APP REF NO CDN/25/0760

From Steve Kendall <SKendall@buttresearch.net>
Date Fri 10/10/2025 08:53
To Angela Leckie <angela.leckie@manchester.gov.uk>

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Hi Angela

Apologies for not getting back to you sooner, I had drafted the response below and hadn't sent it.

We can agree to an extension of time if required, especially given the roof has not been stripped yet due to leadworker delays, unless there is another way of dealing with that part of the condition.

Regards

Steve

Steve Kendall
Senior Architect
Buttress
Direct: 07709 712960



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From: Angela Leckie angela.leckie@manchester.gov.uk
Sent: 19 September 2025 14:13
To: Steve Kendall SKendall@buttresearch.net
Subject: APP REF NO CDN/25/0760

Hi Steve

Some comments below on the above for you to address before we can discharge:

Condition 4 - We would like to understand the approach in a bit more detail to using resin in the repairs and the appropriateness considering the nature of the materials and softness of the stone. This doesn't seem to be a material that is generally compatible with historic material. Can we discuss this and the extent of the repairs and the use of no-resin approaches and techniques such as nano-lime if appropriate. Lime mortar repairs will be used generally for filling all cracks, however where stone indent repairs are required, these are needed to be secured with stainless steel dowels and bonded in with resin to avoid debonding. We don't envisage moulded or visible epoxy resin surface repairs in built up material. As per the submitted drawing notes, resin is to be kept back from the mortar joint positions by 25mm to facilitate later lime grout pointing.

We have seen and agreed the proposed new stone and pointing sample. This was based on a visual inspection but we don't recall having the sand, lime breakdown at that point. It would be good to have a record of the mortar analysis for our records as this should have informed the sample. An NHL 3.5 could be considered too hard and it would be good to know how compatible it is in respect of the original pointing and analysis. Mortar analysis has been requested from the contractor, however that said the sand used is 1.5 Part Waddington fell sand to 1.5 Part Sherbourne yellow sand. Whilst we appreciate the relatively soft composition of the sandstone, however a lime mix weaker than NHL3.5 such as feebly hydraulic NHL2 is considered too soft for the exposed location and nature of the tall chimney set within the damp microclimate of the internal courtyard setting. Furthermore the recent heavy rainfall events suggests that the NHL2 pointing would not have carbonised in time for the pointing to survive, which is set within relatively wide joints. Re-pointing work undertaken is available to see onsite.

The retention rather than replacement of the well stone is welcomed.

Cleaning methods have not been specified and there's reference to dwell times which is more associated with chemical use. Can we get an understanding of exactly what is being used to clean the stone and when agreed look at a sample as we can't recall seeing a sample of the cleaning on site. This is something that we will need to see and agree. The method does in part refers to chemicals which should not be used - it later states that chemicals should not be used. No chemicals have been used, the stone has simply been defrassed with stiff natural haired churn brush, work undertaken is available to see onsite.

We will need to agree the areas to be cleaned in detail and the techniques and equipment being used. Work undertaken is available to see onsite.

We'll need to inspect the roof when available. We will give 5 days notice as stated in the initial approval.

Happy to meet up with them again on site to review

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 5th -16th Sept

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 10 October 2025 08:15
To: Steve Kendall <SKendall@buttress.net>
Subject: Re: APP REF NO CDN/25/0760

Hi Steve

Any update on below please as conscious that we have no passed the 8 week target date and need to make a decision either way by 30/10 which is the fee return date

Best Wishes

Angea

Angela Leckie
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Upcoming Leave 30th Oct-11th Nov

From: Angela Leckie
Sent: 19 September 2025 14:12
To: Steve Kendall <skendall@buttress.net>
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Hi Steve

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We have seen and agreed the proposed new stone and pointing sample. This was based on a visual inspection but we don't recall having the sand, lime breakdown at that point. It would be good to have a record of the mortar analysis for our records as this should have informed the sample. An NHL 3.5 could be considered too hard and it would be good to know how compatible it is in respect of the original pointing and analysis.

The retention rather than replacement of the well stone is welcomed.

Cleaning methods have not been specified and there's reference to dwell times which is more associated with chemical use. Can we get an understanding of exactly what is being used to clean the stone and when agreed look at a sample as we can't recall seeing a sample of the cleaning on site. This is something that we will need to see and agree. The method does in part refers to chemicals which should not be used - it later states that chemicals should not be used.

We will need to agree the areas to be cleaned in detail and the techniques and equipment being used.

We'll need to inspect the roof when available.

Happy to meet up with them again on site to review

Best Wishes

Angela

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Upcoming Leave 5th -16th Sept

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