

Studio Maurice Shapero

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Condition 15 – External Materials Summary

Planning Ref: 131047/FO/2021

Address: 35 Liverpool Road, Manchester

This document is submitted in support of the discharge of **Condition 15**, which requires samples and specifications for all materials used on external elevations. The following drawings and notes provide full details of the materials proposed, including the rebuilding of the structurally unsound rear wall.

Materials Summary Table

Element	Specification	Drawing Reference(s)
Brickwork	Existing bricks cleaned using a pH-neutral gel-based system (non-caustic), applied by hand and rinsed with low-pressure steam or warm water (DOFF/Thermatech). Repointed with NHL 3.5 lime mortar , mixed 1:2.5–3 with washed sand to match existing. Sample panels to be agreed on site.	GA-013
Windows (front elevation)	Triple glazed hardwood sash windows, horizontal and vertical opening. Acoustic rating ≥ 42 dB Rw + Ctr. Painted externally, timber oiled internally. No trickle vents; background ventilation via MVHR.	GA-013, W-014

Windows (rear elevation)	Triple glazed units in aluminium frames, powder-coated (colour to be confirmed). Frames designed to be visually concealed behind the expressed concrete opening, as shown on GA-006. All window systems to achieve a minimum acoustic performance of 31 dB Rw + Ctr , in line with BS8233:2014 and WHO Guidelines.	GA-006, CONC-004
Doors	Hand-made 60mm hardwood tongue-and-groove external doors , Class 4 airtightness, painted externally and oiled internally. Stainless steel ironmongery.	GA-013
Roof	Existing slates removed, stored, and reused. New 25x50 treated timber battens. Breathable membrane (Ampatop Protecta), 50mm and 200mm Steico Flex wood fibre insulation, and Ampatex Eco 5 Extra air-tight membrane taped and sealed to junctions.	GA-013, W-014
Guttering / Fascia	Restored historic timber eaves and gutter ; cleaned, repaired, and repainted. New aluminium gutter installed where necessary.	GA-013, GA-007
Cladding (extension)	Aquarian Gebrick insulated brick slip panel system. 15mm brick slips on 135mm PUR insulation (0.024 W/mK), achieving overall U-value of 0.175 W/m²K. Brick type, mortar colour and texture to be approved by conservation officer prior to installation.	GA-007, GA-014
Railings / Gates	Georgian-style steel railings based on detailing from 69–77 Lever Street. 15mm square bar verticals with 40x15mm top/bottom rails. Galvanised and	GA-013

powder-coated matt black. Lockable basement access gates.

Balustrades / Light-well Guards	Steel balustrades (galvanised and powder-coated), formed with 50x10mm flats and 10mm tension rods, with 4mm steel rod infill grid at 100mm spacing.	GA-006, GA-007, GA-014
Rear wall (rebuild)	Due to significant bowing and structural failure, the rear wall will be carefully dismantled and rebuilt from ground floor to below second floor windows. All original openings, including soldier brick arches, to be reinstated to exact historic dimensions. Bricks will be cleaned and reused , supplemented by bricks salvaged from the demolished lean-to or matched reclaimed where needed. Lime mortar mix to match existing , using hand tools only for repointing. Rebuild will follow the structural design prepared by the engineer, including new steel support and integration with new basement elements.	ex-006, 2247 PR01, 2247 NC03
Concrete finishes	All exposed concrete surfaces to be formed using flat ply shuttering , as detailed in drawing CONC-005. Where noted, internal areas and selected "warm" sides of the frame will use rough-sawn pine board shuttering to provide a textured surface. Concrete frame build-up includes thermal breaks with Aerogel insulation and coordination with surrounding glazing and cladding details.	CONC-004, CONC-005

Please see the listed drawings for full details and specifications.

Notes:

Windows - Acoustic Performance -
all windows to the front (North) facade. The window system (including glazing, frame, and seals) must provide: Minimum acoustic performance of: 42 dB Rw + Ctr. This is to ensure compliance with internal noise targets for bedrooms under BS8233:2014 and WHO Guidelines, specifically: ≤ 30 dB LAeq,8h (average night noise) ≤ 45 dB LAMax,F (maximum noise from external events)

External maximum noise levels at the site are up to 87 dB L_{Amax,F}, based on the Noise Impact Assessment and pre-COVID ambient data. No trickle vents: MVHR is used for background ventilation. Windows must be well sealed when closed. Window frame, seals, and installation must not compromise acoustic performance of the glazing. Manufacturer to provide certification or third-party test data confirming compliance with $R_w + C_{tr} \geq 42$ dB.

Paint Removal
Paint shall be removed using a specialist chemical cleaning system appropriate for use on historic masonry. A non-caustic, pH-neutral, gel-based paint remover designed for traditional brickwork will be used. The product must be low-impact, biodegradable, and suitable for porous, soft clay bricks. All chemical cleaning products and methods must be approved by the Local Planning Authority (LPA) prior to commencement.

Apply the chemical by hand in accordance with the manufacturer's instructions. Dwell time and coverage will be carefully controlled to avoid overexposure. Remove residue using low-pressure warm water wash or gentle steam cleaning, such as a Thermatech or DOFF system. Mechanical scrubbing will be avoided to prevent abrasion of the brick surface.

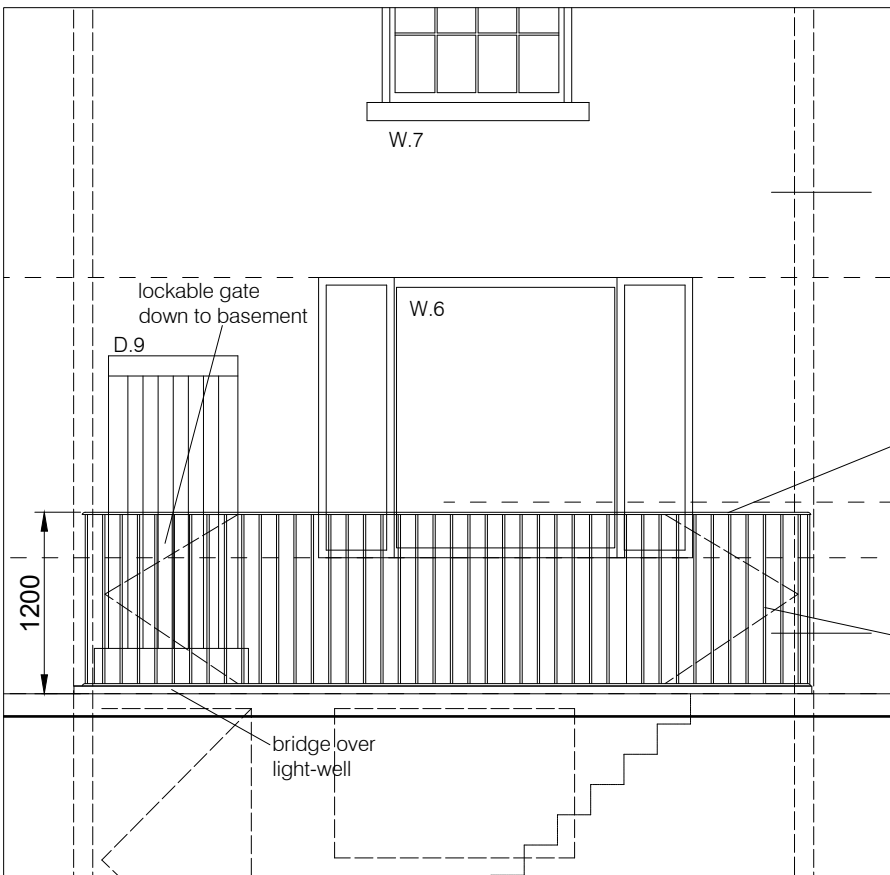
Lime Mortar Re-pointing -
 Rake out joints to a minimum depth of twice the joint width, or until sound mortar is reached (usually 20–25mm). Rake by hand only, using small hand tools like a plugging chisel, quoint, or mortar rake. Do not use angle grinders or power tools - these can damage bricks. Avoid damaging the arrises of the bricks. Remove all dust and debris from joints using a soft brush and light water spray.

Mortar Mix - Natural hydraulic lime - NHL 3.5.
Aggregate: Clean, sharp washed sand, well graded, a local sand to match colour/texture of existing. Make provision to add various types of brick dust to produce a number of colours / shades - for the client to choose. Once a few colours have been chosen sample areas of pointing 600mm square to be prepared for client approval.

NHL mix: 1 part NHL : 2.5–3 parts sand. Avoid additives.

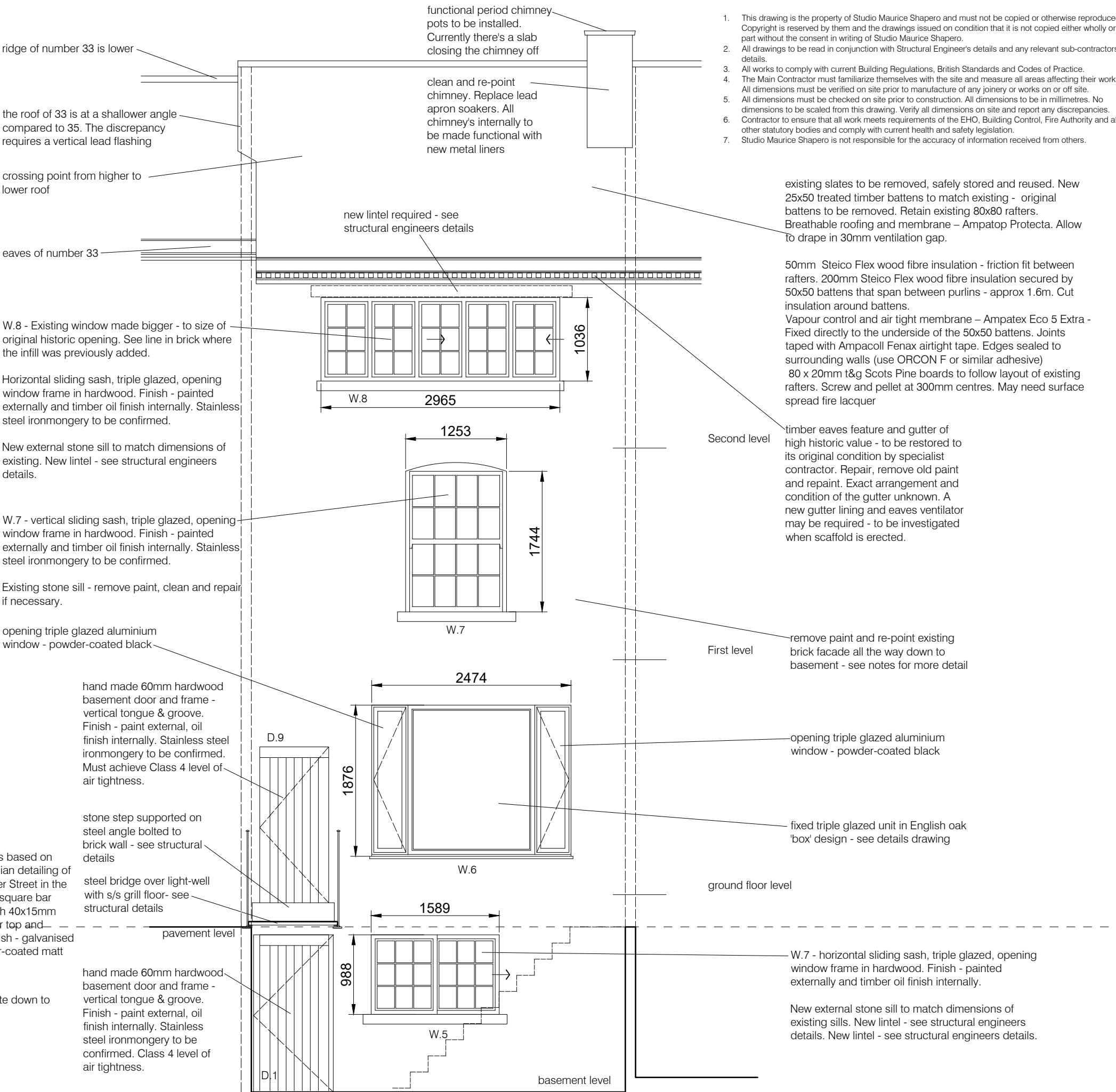
Pre-dampen joints (avoid saturation) just before pointing. Apply mortar in layers if joints are deep - allowing each layer to "firm up" before applying the next. Compact the mortar firmly into the joint using pointing irons or wooden tools.

Finish flush, not overfilled or smeared on the face of the brick. Texture and profile should match original historic style.

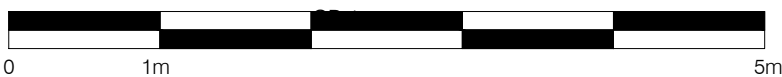


Front Elevation Showing Railings - 1:50

Studio Maurice Shapero 2H, Second Floor, Beehive Mill, Jersey Street, Ancoats, Manchester. M4 6JG. 07830 153 229. info@mauriceshapero.com



Front Elevation Section through light-well- 1:50



GA-013
35 Liverpool Road
Front Elevation
Scale 1:50 @ A3
2 June 25

Rear Wall Rebuild -

Red hatch indicates the extent of the rear facade wall to be taken down.

Existing rear wall bows and is structurally unsound. Wall to be carefully taken down and rebuilt. From ground level to first floor. Window openings and soldier brick arches to be reinstated with exact, existing dimensions.

Existing bricks to be retained, cleaned and reused. Reuse bricks from elsewhere (the lean too wall for example) if the same type and dimensions. Bricks that are damaged to be replaced with reclaimed to match colour texture and dimensions.

Cleaning bricks - method to be approved with the Conservation Officer. Remove old lime mortar, paint flakes, or dirt after dismantling the wall to prep the bricks for re-laying with new lime mortar.

Brick hammer or bolster chisel used to gently to knock off old mortar. Wire brush (not too stiff) for loose debris and dust. Masonry scraper or draw scraper - flat blade used to scrape faces. Do not use angle grinders or abrasive disks. Avoid damaging the arrises. Don't over-clean - slight soot or weathering is acceptable. Don't gouge into the face, cleaning should only remove loose surface material and mortar.

Sample bricks to be prepared for client approval before being reused.

internal party wall

number 37 neighbour's wall.
Do not disturb

remover single story lean to wall - retain bricks for use in the rebuild of the rear facade

red hatch shows removal of basement wall to accommodate the steel column that supports the 'picture frame' beam

Existing Basement Collapsed Brick Tunnel - Approximately 3.7m long. Excavate around the brick wall and arch. Only one side of the arch is intact - this will be rebuilt, as a historic feature, against the new concrete wall. Clean and reuse existing bricks. Contractor to document with photos and measuring sticks at each stage of the excavation, as sections of the wall are removed. MS will produce a drawing from this documentation for the rebuild.

number 37 neighbour's piles

Clean and re-point chimney. Replace lead apron soakers. All chimney's internally to be made functional with new metal liners. Functional period chimney pots to be installed. Currently there's a slab closing the chimney off.

retain existing slate roof covering for reuse

remove old fascia and any guttering

clean existing brick and lime mortar re-point - both sides of window

remove timber windows new lintel beam required - see engineers details

cut brickwork down to floor for new glazed doors

existing second level

internal party wall

remover single story lean to roof

existing first level

number 33 neighbour's wall. Do not disturb

existing ground level

existing basement level

red hatch shows removal of basement wall to accommodate the concrete tunnel

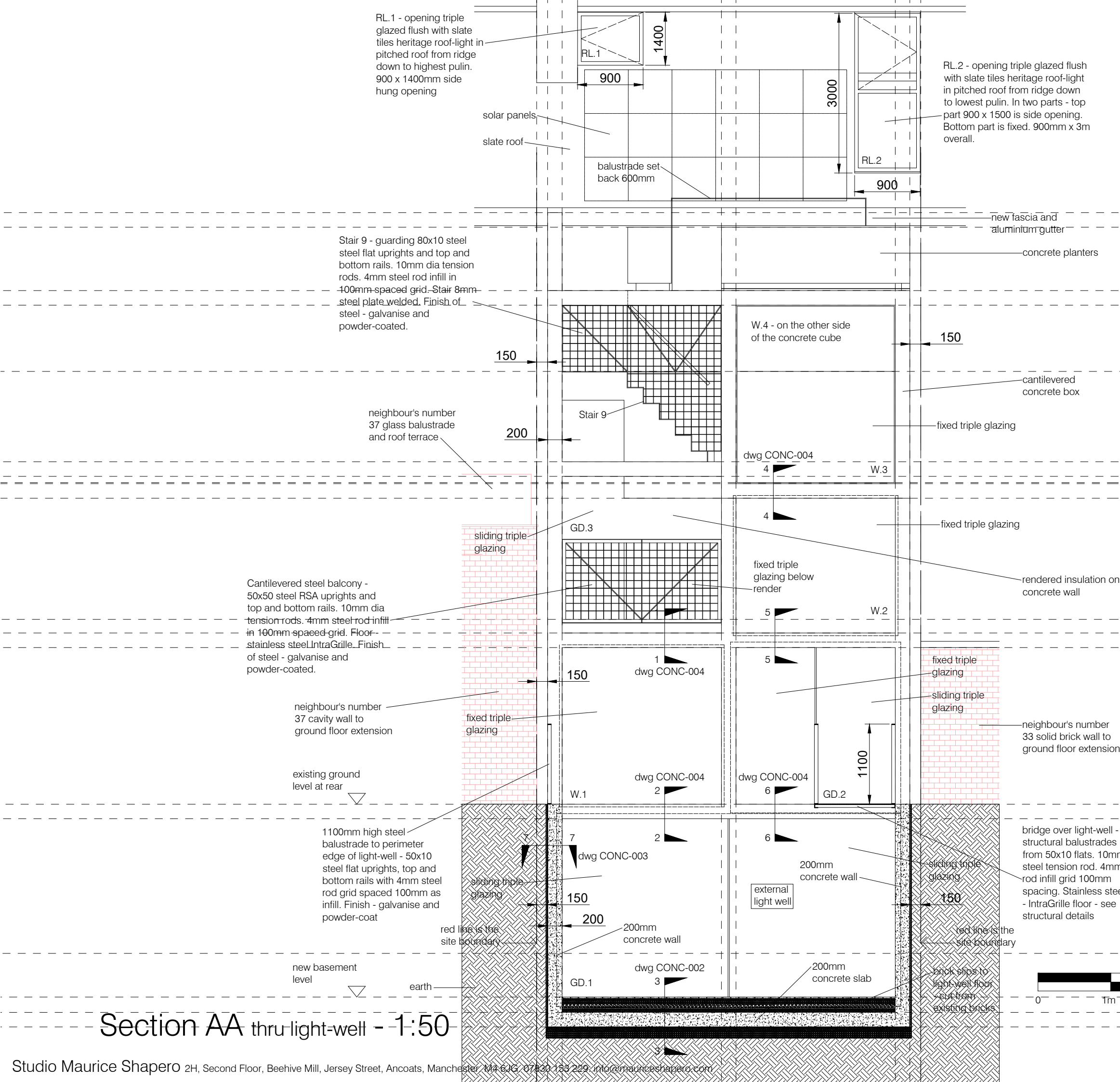
green area indicates the extent of the earth removal to form the new basement



Existing Rear Elevation, Section Cut Through Lean to - 1:50

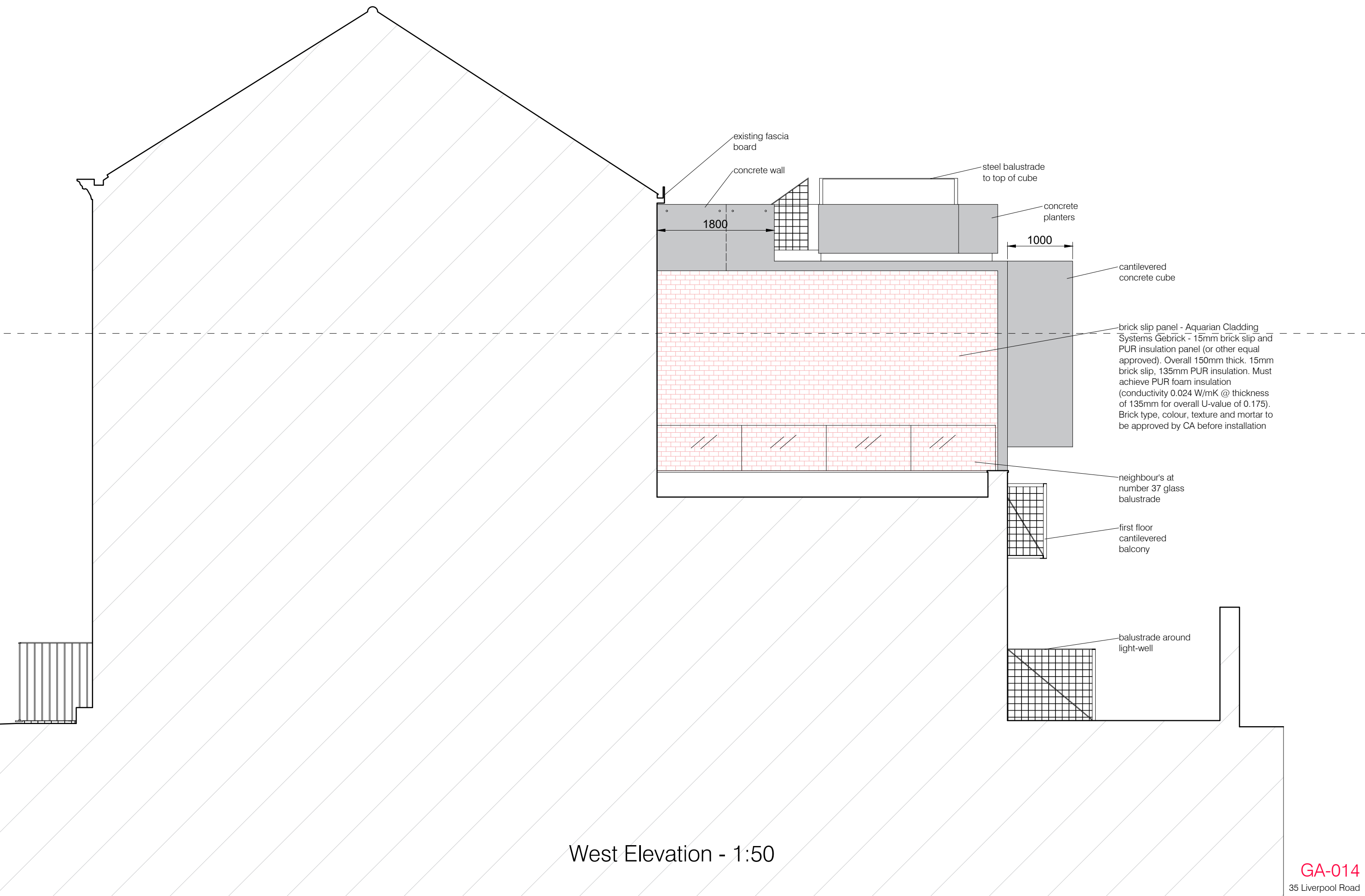
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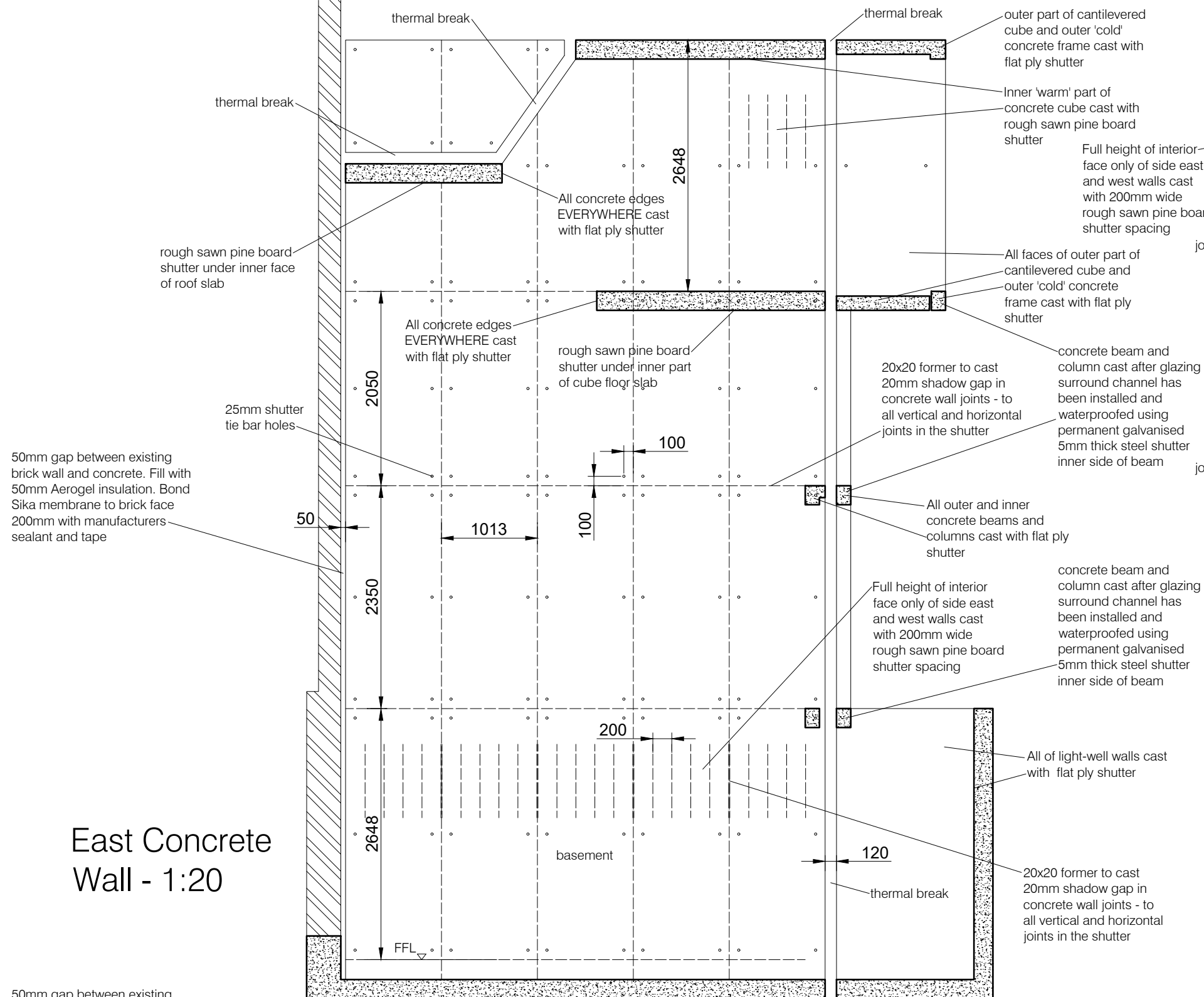
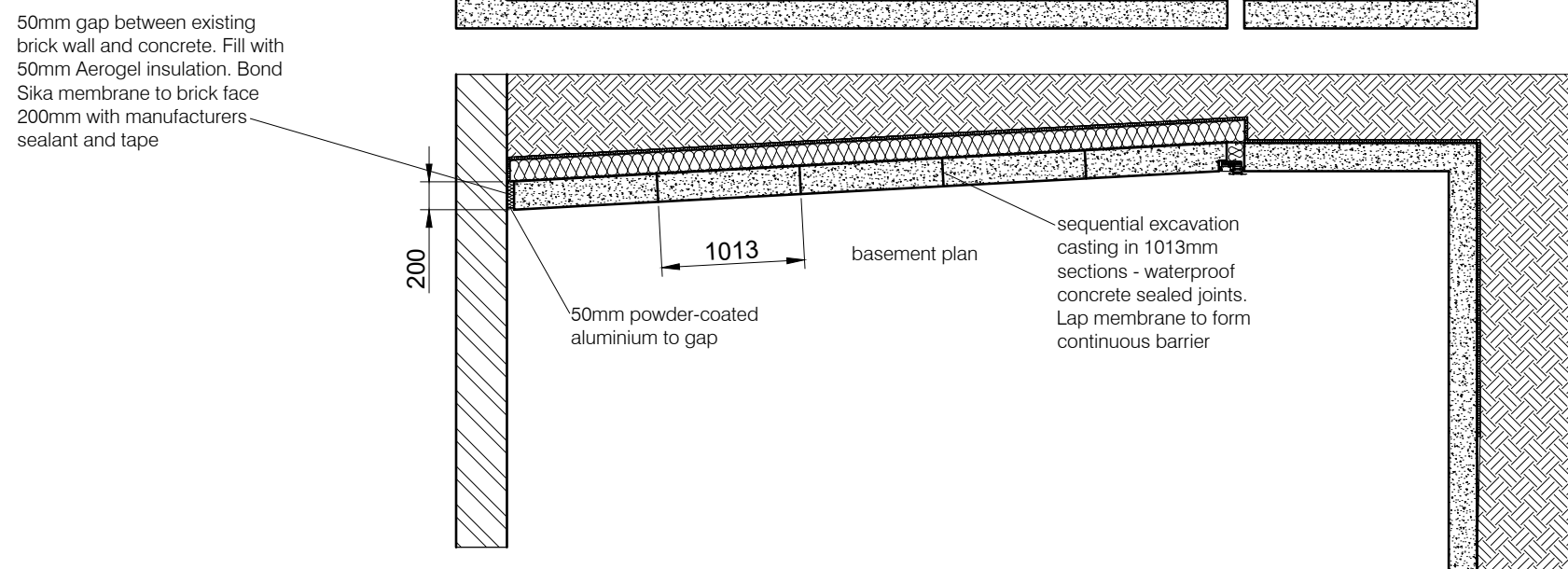
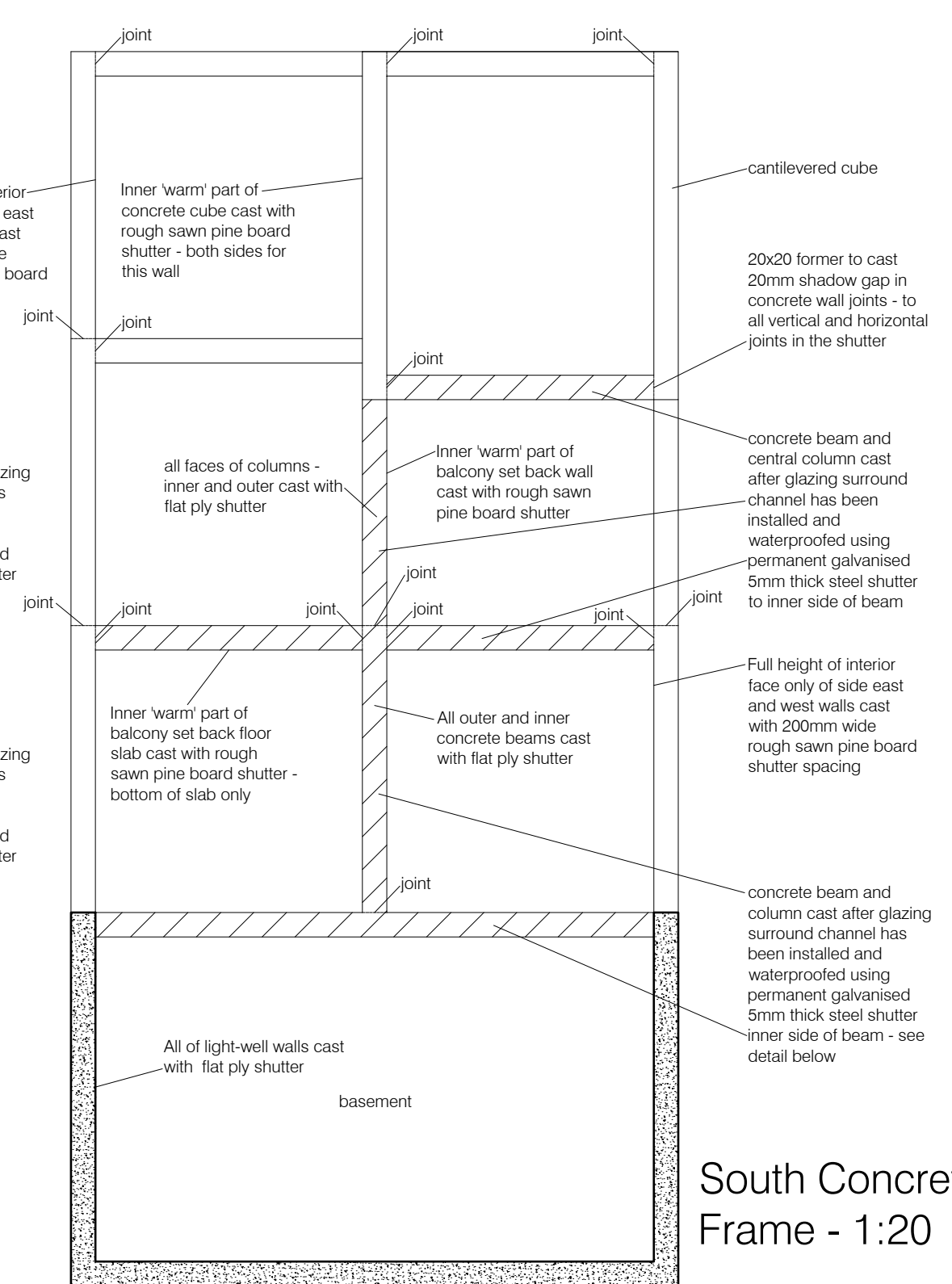
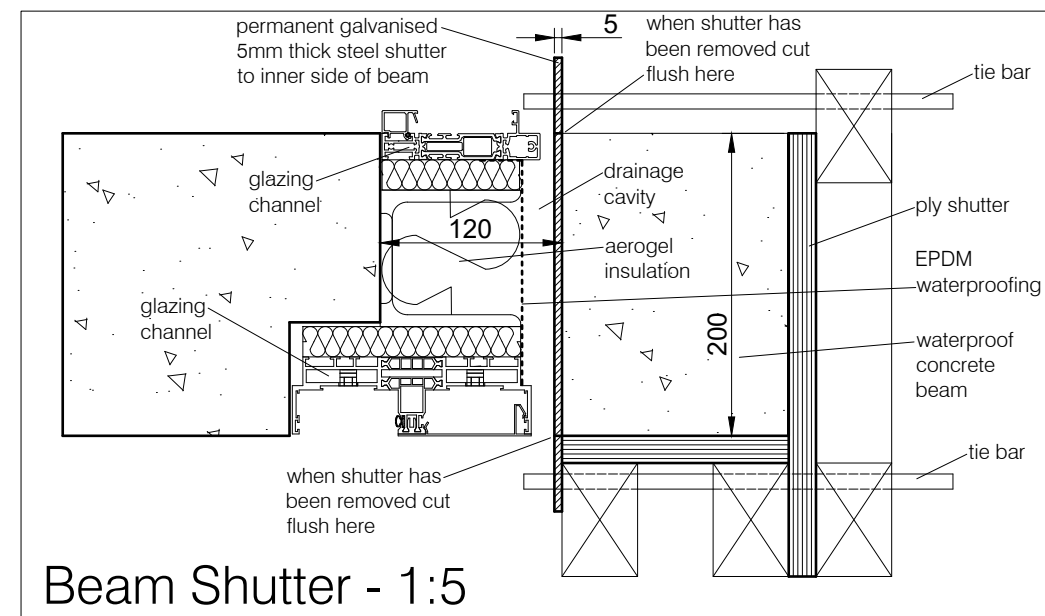
Acoustic Performance -
All window systems to achieve a minimum of 31 dB Rw + Ctr acoustic performance to comply with BS8233:2014 and WHO Guidelines.

Section AA thru light-well - 1:50



GA-014

35 Liverpool Road
West Elevation
Scale 1:50 @ A3
23 June 25

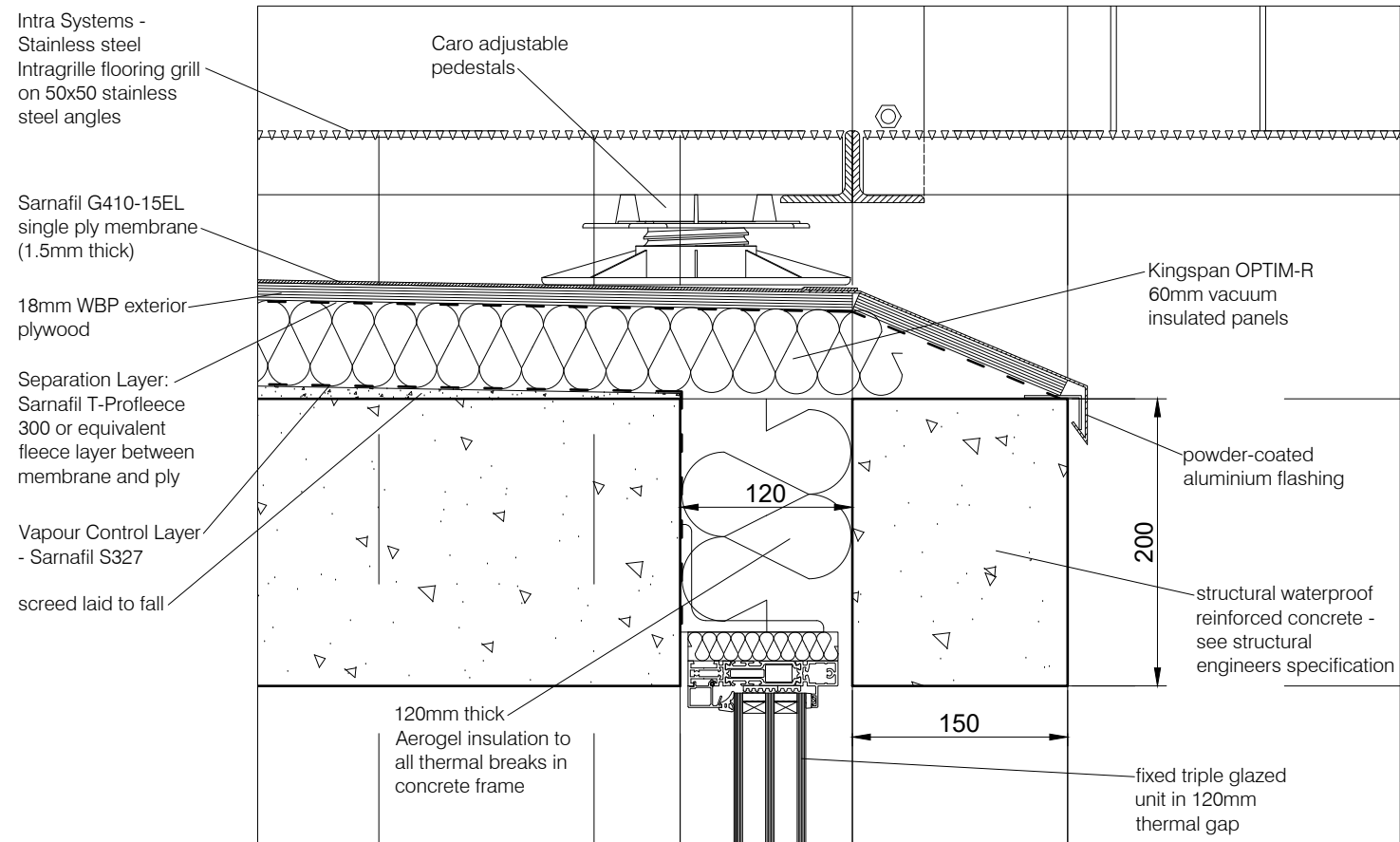


Revision B - Suggested shutter
detail added concrete

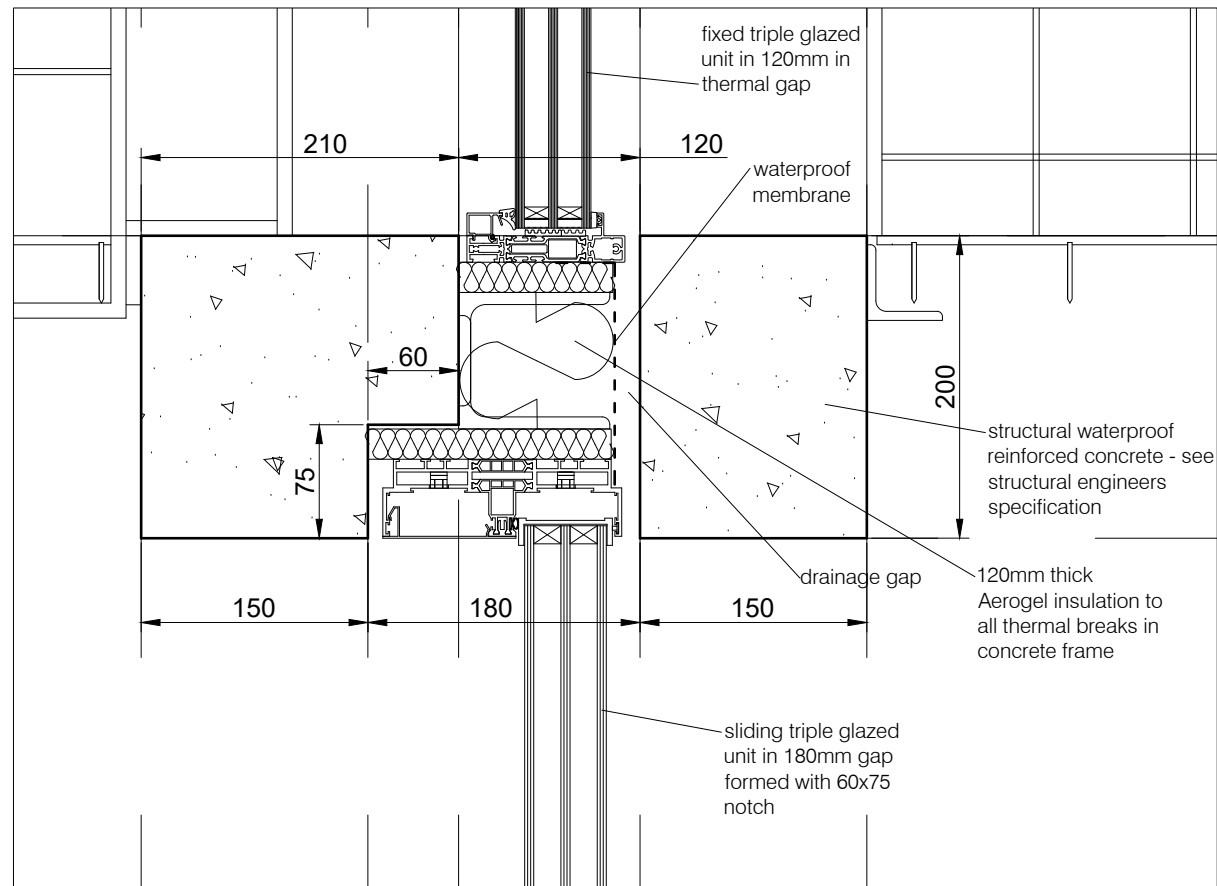
Revision A - Outer central concrete column added to those that need galvanised steel permanent shutter

CONC-005 Rev B

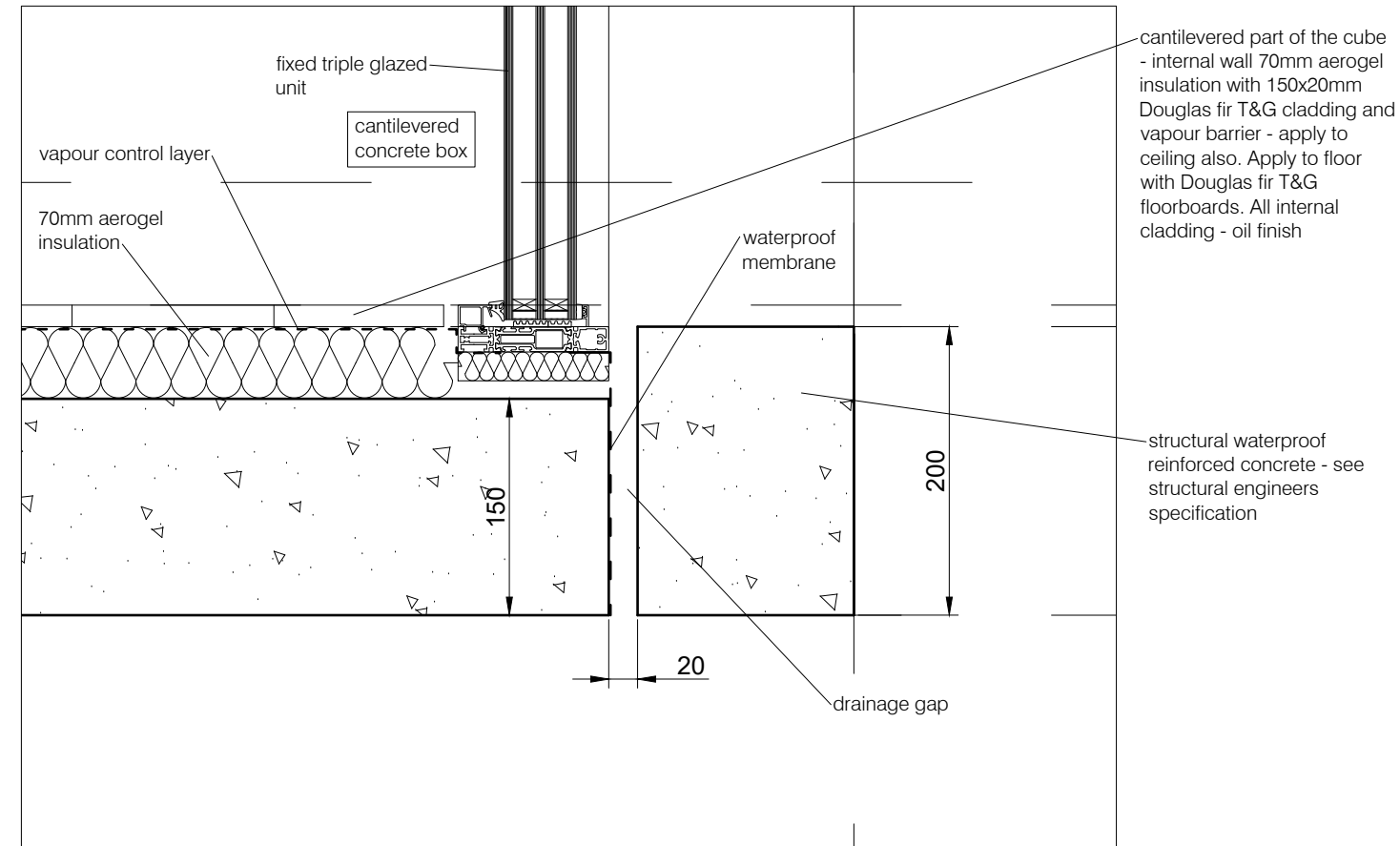
35 Liverpool Road
Concrete Shutter 1
Scale 1:50 @ A3
10 June 25



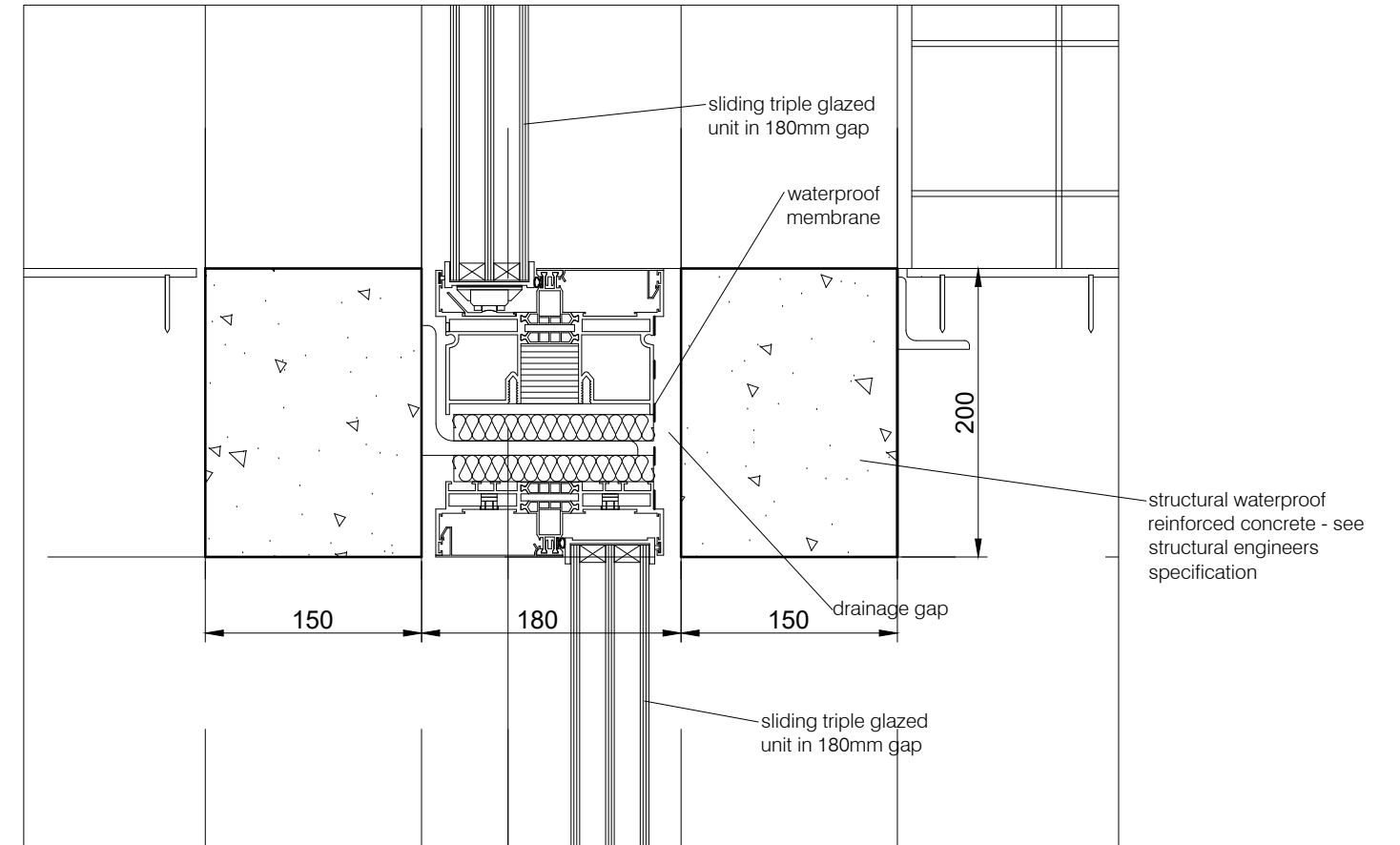
Section 1-1 first floor balcony



Section 2-2 ground level



Section 4-4 cantilevered cube



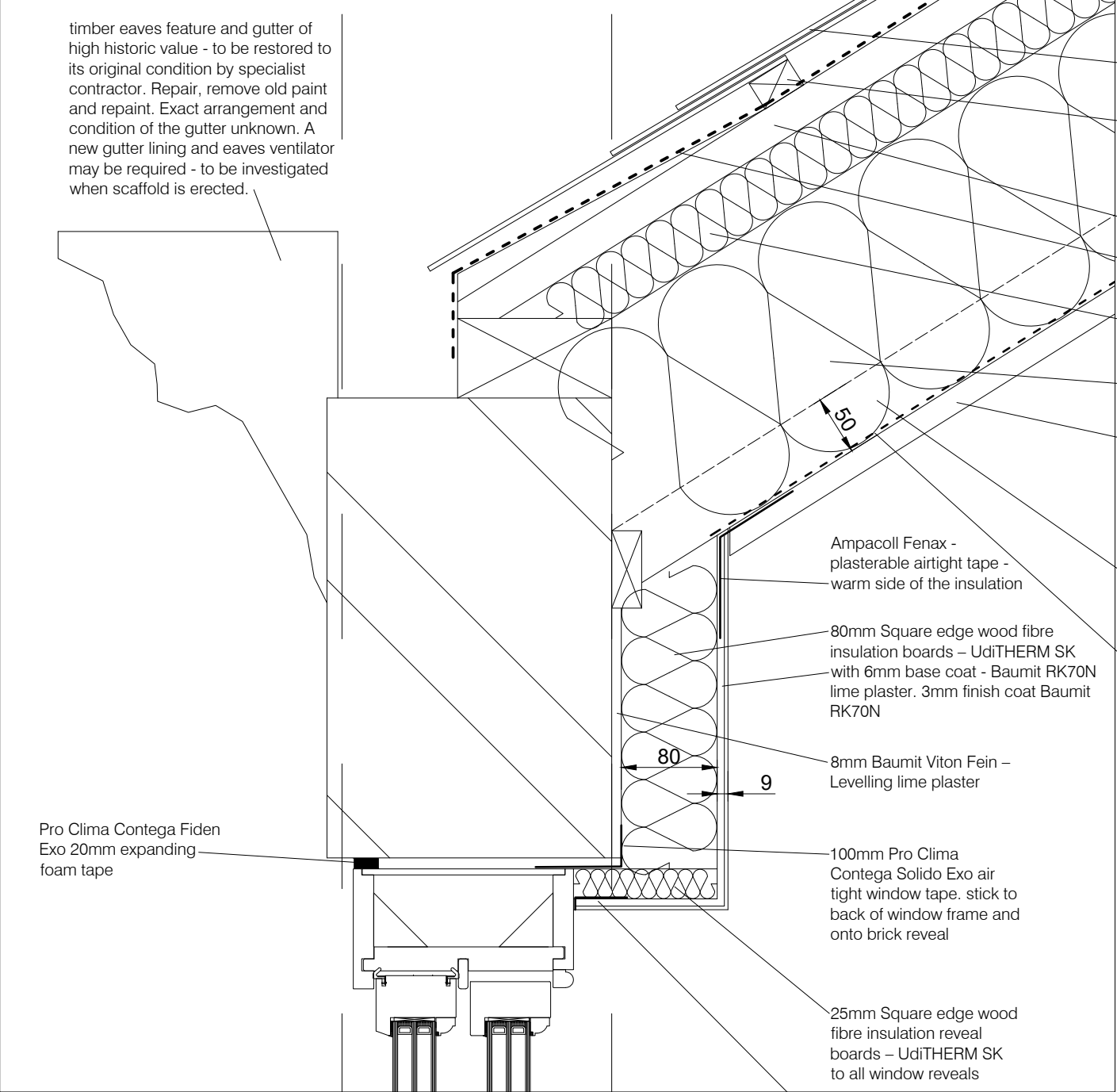
Section 6-6 ground level



Rev A - 70mm aerogel insulation to cube inside.
Roof build-up notes added

CONC-004 Rev A

35 Liverpool Road
Concrete Frame Details
Scale 1:5 @ A3
6 June 25



timber eaves feature and gutter of high historic value - to be restored to its original condition by specialist contractor. Repair, remove old paint and repaint. Exact arrangement and condition of the gutter unknown. A new gutter lining and eaves ventilator may be required - to be investigated when scaffold is erected.

existing slates to be removed, safely stored and reused

New 25x50 treated timber battens to match existing - original battens to be removed.

existing 80x80 rafters

Breathable roofing and membrane – Ampatop Protecta. Allow to drape in 30mm ventilation gap

50mm Steico Flex wood fibre insulation - friction fit between rafters.

200mm Steico Flex wood fibre insulation

80 x 20mm t&g Scots Pine boards to follow layout of existing rafters. Screw and Scots Pine pellet at 300mm centres. May need surface spread fire lacquer

50x50 battens span between purlins - approx 1.6m. to align with existing rafters. Cut insulation around battens.

Vapour control and air tight membrane – Ampatex Eco 5 Extra - Fixed directly to the underside of the 50x50 battens. Joints taped with Ampacoll Fenax airtight tape

There are lots of gaps, recesses, holes etc. where the party wall meets the purlins and rafters. Some beam ends from next door penetrate the party wall. All of these must be sealed for air tightness and fire compartmentation. Small gaps 5mm - seal with fire rated intumescent mastic. Medium holes 5 - 50mm expanding fire rated intumescent foam. Larger holes - cut to fit fire rated board with intumescent fire mastic sealant. All of this where not visible and covered up by roof insulation or sound wall. Where visible on chimney breasts etc. infill with reclaimed bricks and mortar.

Lime Plaster and Wood Fibre Insulation -

8mm Baunit Viton Fein – Levelling plaster for bare masonry walls.

80mm UdiTHERM SK wood fibre internal insulation boards.

Fischer Termoz insulation fixings – specialist insulated fixings to prevent thermal bridging through the fixings.

Ampacoll Fenax edging tape – plasterable airtightness tape used for sealing around any penetrations such as joists or vents.

Komprimax tape to seal the reveal insulation to the window

Corner beads and window edging strips – for forming neat edges to openings and around window/door frames.

6mm base mesh coat - Baunit RK70N lime plaster vapour regulating plaster - for plastering directly on to the wood fibre board.

3mm top finish coat - Baunit RK70N lime plaster.

To the base of the wall in the basement only - use a layer of Multipor mineral insulation boards bonded to the wall to avoid any issues with moisture.

Pro Klima Contega Fiden
Exo 20mm expanding
foam tape

Ampacoll Fenax -
plasterable airtight tape -
warm side of the insulation

80mm Square edge wood fibre
insulation boards – UdiTHERM SK
with 6mm base coat - Baunit RK70N
lime plaster. 3mm finish coat Baunit
RK70N

8mm Baunit Viton Fein –
Levelling lime plaster

100mm Pro Klima
Contega Solido Exo air
tight window tape. stick to
back of window frame and
onto brick reveal

25mm Square edge wood
fibre insulation reveal
boards – UdiTHERM SK
to all window reveals

Komprimax tape to seal
the reveal insulation to the
window

Air Tightness -

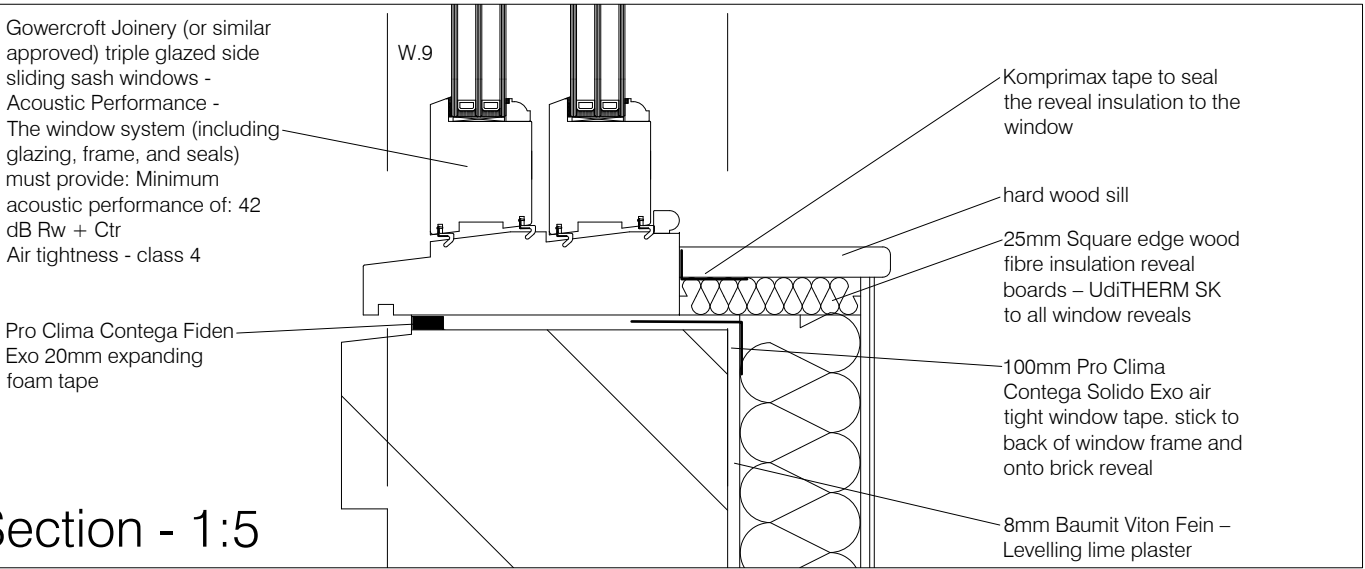
The completed building shall achieve an airtightness of ≤ 1.0 air changes per hour at 50 Pascals (ACH50) as measured by a blower door test.

All penetrations, joints, and junctions in the building envelope must be sealed to prevent uncontrolled air leakage. Use appropriate airtightness membranes, tapes, sealants, and gaskets as specified in the design documents. Special attention to: window and door reveals, party walls, service penetrations, roof-wall junctions, and other critical junctions. The contractor shall conduct regular inspections during installation to ensure continuity of airtightness layers. Any gaps or defects shall be remedied immediately.

Existing building - the lime plaster to the external walls will provide air tightness.

Vapour control and air tight membrane – Ampatex Eco 5 Extra will provide air tightness to the roof. The membrane is lapped at least 300mm down the walls behind the sound insulation on the party walls and glued to the brickwork with ORCON F adhesive. At the junction with the outer external walls - the membrane is taped against the wood fibre insulation with Ampacoll Fenax - plasterable airtight tape

All windows are sealed with 100mm Pro Klima Contega Solido Exo air tight window tape stuck to back of window frame and onto brick reveals and Pro Klima Contega Fiden Exo 20mm expanding foam tape.



Gowercroft Joinery (or similar approved) triple glazed side sliding sash windows - Acoustic Performance - The window system (including glazing, frame, and seals) must provide: Minimum acoustic performance of: 42 dB Rw + Ctr Air tightness - class 4

Pro Klima Contega Fiden
Exo 20mm expanding
foam tape

Komprimax tape to seal
the reveal insulation to the
window

hard wood sill

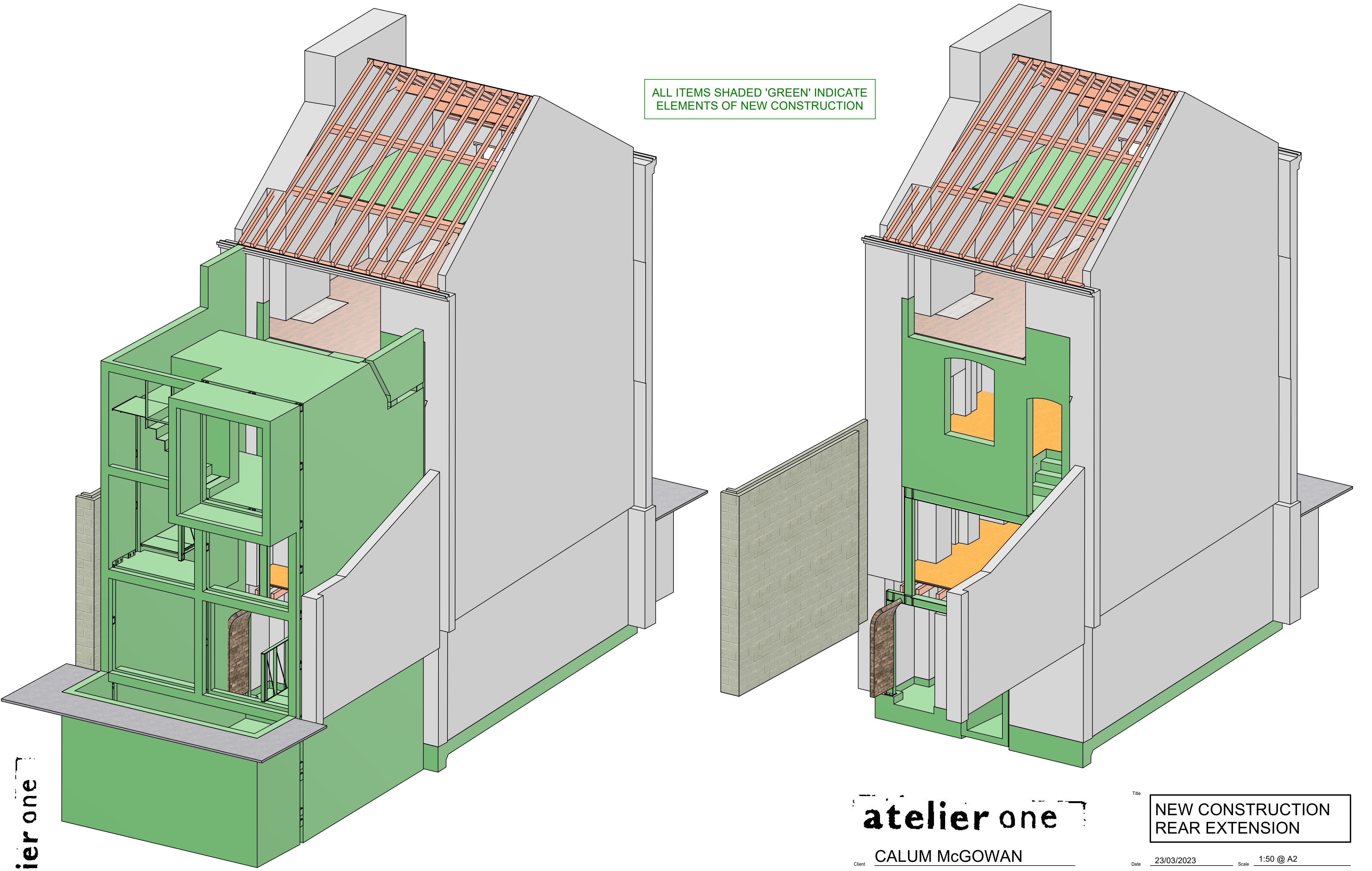
25mm Square edge wood
fibre insulation reveal
boards – UdiTHERM SK
to all window reveals

100mm Pro Klima
Contega Solido Exo air
tight window tape. stick to
back of window frame and
onto brick reveal

8mm Baunit Viton Fein –
Levelling lime plaster

Section - 1:5

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ALL ITEMS SHADED 'GREEN' INDICATE
ELEMENTS OF NEW CONSTRUCTION

atelier one

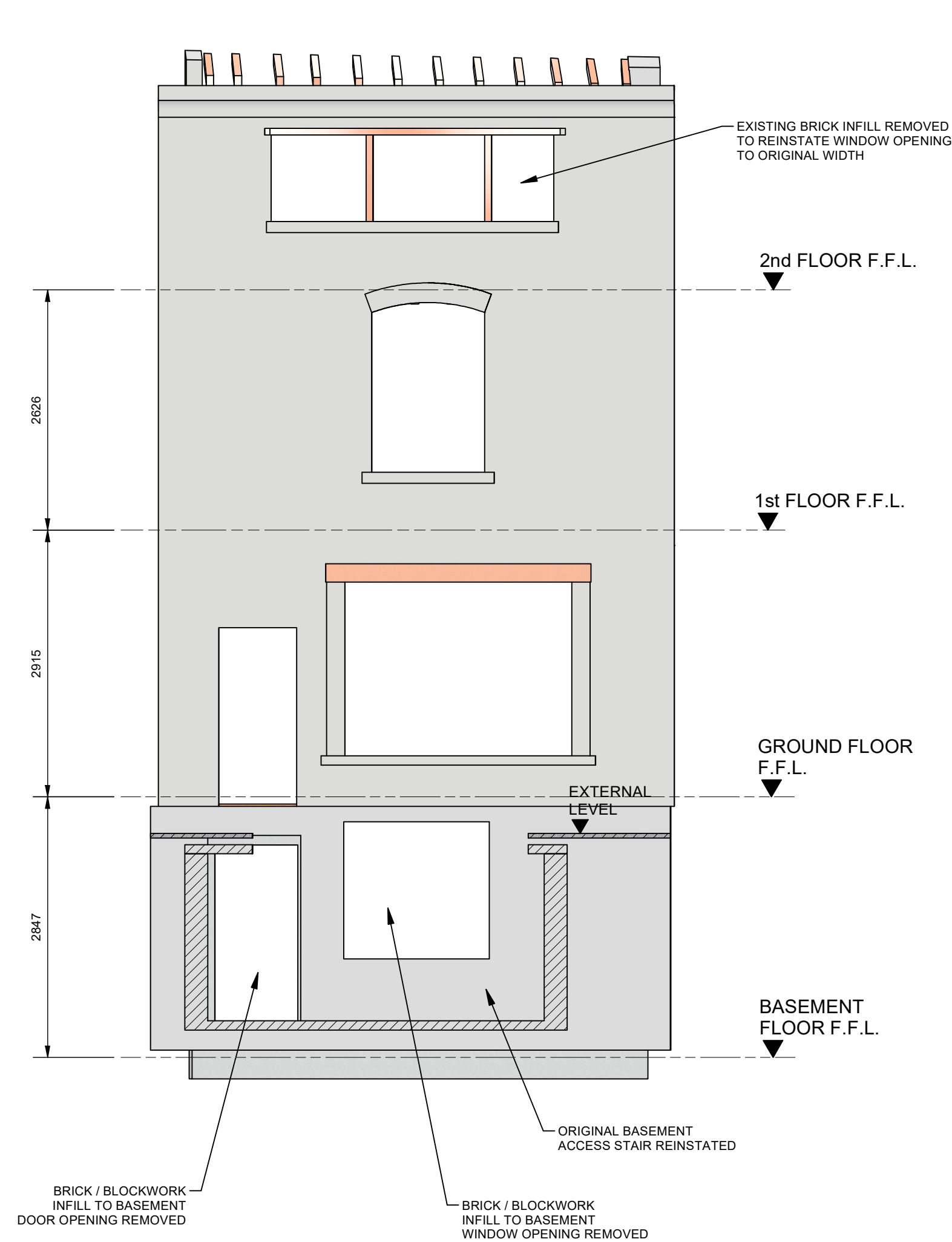
atelier one
Client CALUM McGOWAN
Architect STUDIO MAURICE SHAPERO
Project 35 LIVERPOOL ROAD

ISSUED FOR APPROVAL - 29/10/24
'A' - 29/10/24 - GENERAL DESIGN UPDATE
No _____ Date _____ Revision _____

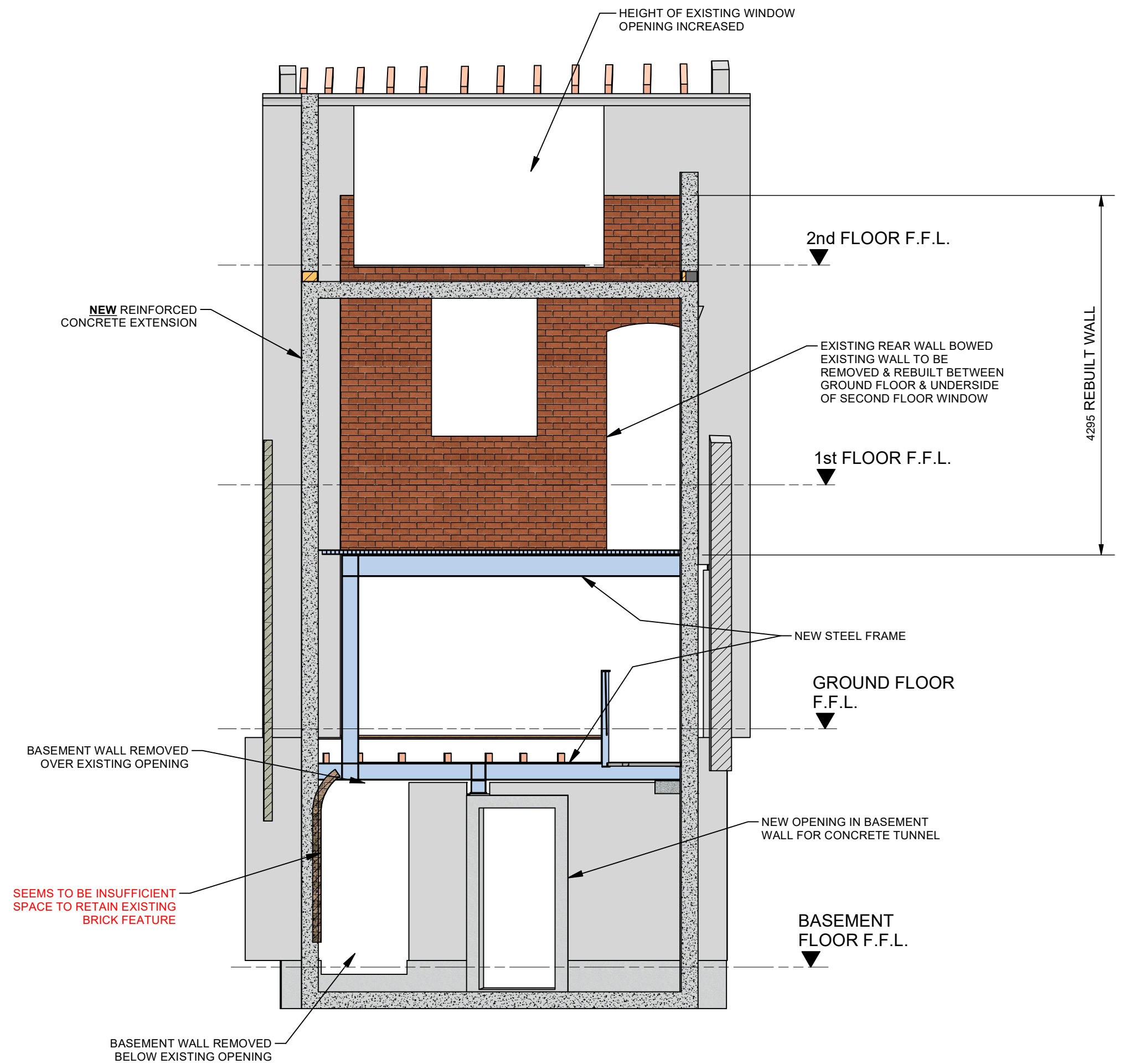
Title NEW CONSTRUCTION
REAR EXTENSION
Date 23/03/2023 Scale 1:50 @ A2
Drawn By Dicky Checked J.I.A Rev A
Drawing No A2 / 2247 / NC03

atelier one 3 Charlotte Mews London W1T 4DZ 020 7323 3350

Dimensions to be verified on site
Do not Scale



FRONT WALL ELEVATION



REAR WALL ELEVATION

CONCRETE GRADES

ALL INTERNAL CONCRETE WITHIN EXISTING BUILDING ENVELOPE TO BE GRADE C32/40

ALL CONCRETE FOR REAR EXTENSION TO BE GRADE C40/50

ISSUED FOR APPROVAL - 29/10/24

'A' - 29/10/24 - GENERAL DESIGN UPDATE

Client
Architect
Project

STUDIO MAURICE SHAPERO
35 LIVERPOOL ROAD

Title

FRONT & REAR WALLS

Date 23/03/2023 Scale 1:50 @ A2

Drawn By Dicky Checked

A2 / 2447 / PR01 Rev A

Dimensions to be verified on site Do not Scale

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