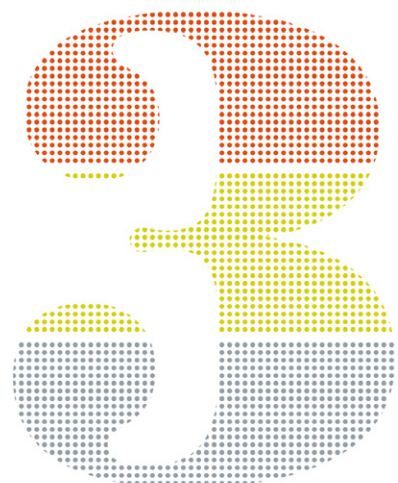




Lower Campfield, Manchester
Lower Byrom Street, M3 4FP



Listed Building Consent Application Conditions
Condition 05 - Revision A

Listed Building Consent Application Condition 05

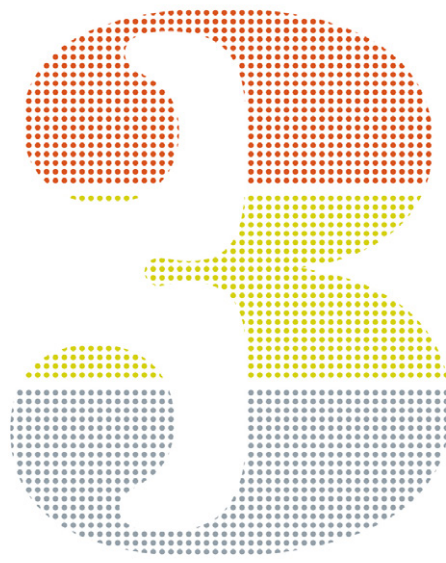
05) Prior to the commencement of works to repair the sliding gate to the north west corner, a detailed method statement for the repair works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the 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 use of the building.

Attatched information to satisfy LBC Condition 05

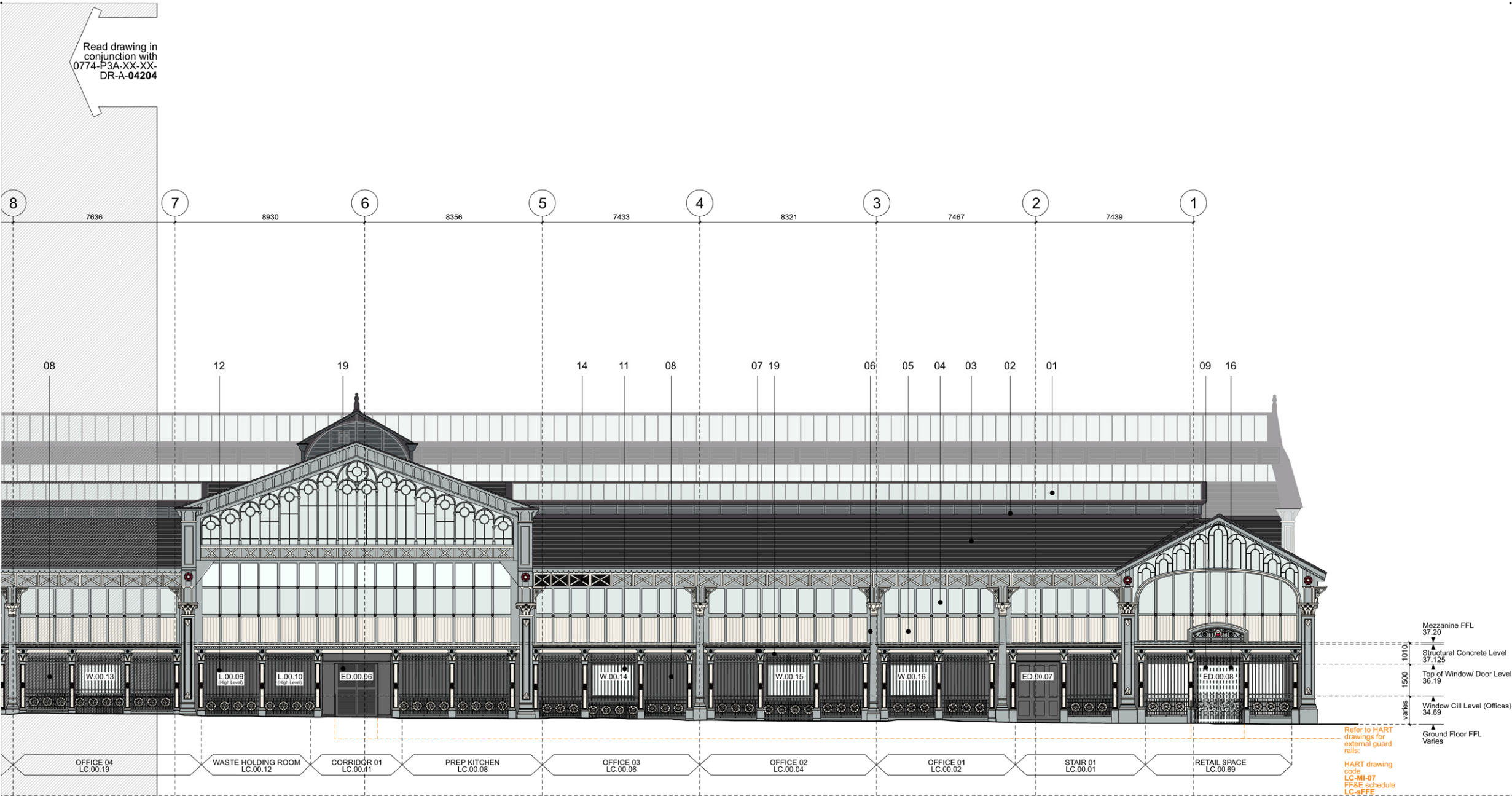
01 - PDF - Project 3 Architects - Proposed Elevation Tonman Street

02 - PDF - AMSPEC - Proposed Method for repairs to the existing slighting gate



Section 01-02

The following sections contains Project 3 Architects Proposed North elevation of Tonman Street followed by AMSPECs method statement regarding the repair works to the exisitng gate.



Notes:
Do not scale from this drawing.
All dimensions are in millimetres unless otherwise noted.
All dimensions to be checked on site before proceeding with work.
All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd.
Areas indicated on this drawing are approximate and indicative only.
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C02	05/07/24	Tender 02 Amend	JG
C01	01/05/24	Construction Issue	JG
T02	29/11/23	Updated to HART comments ws	
T01	20/10/23	First Issue	ws
Rev:	Date:	Description:	By:



Key:

- 1 Rooflights

2 Existing timber louvers locally repaired and repainted dark grey

3 Proposed new roof slate, 600 x 300mm Cedral Slates

4 Existing glazing replaced where damaged with like for like; all glazing to be cleaned and applied film to be removed

5 Intermediate external timber panels; Linseed paint Brouns & Co, Colour No. 03 Restoration White

6 Existing decorative columns; Linseed paint Brouns & Co, Colour No. 23 Arran

7 Red painted features Linseed paint Brouns & Co, Colour No. 32 Barn Red

8 Existing masonry cleaned and painted with Ronseal external masonry paint colour TBC;

9 Proposed entrance door. Refer to (31) Series for further details.
- 10 Proposed entrance glazing; Refer to (31) Series for further details. Entrance bollards for outward opening doors.

11 Proposed window; existing railing to be retained; Refer to (31) Series for further details.

12 Proposed windows; existing railing to be retained; Refer to (30) Series for further details.

13 Indicative proposed illuminated signage; Design Intent by Allied London

14 Proposed louvers behind existing steel; Refer to (30) Series for further details.

15 Proposed louvred door; Refer to (30) Series for further details.

16 Existing gate to be retained as a working, sliding gate

17 New gate to be installed (reuse from other location or new; TBC)

18 Existing railing/ to be removed/ relocated

19 Recessed continuous LED strip to ground floor external soffit

- Drawing References:
- This drawing is to be read in conjunction with the following drawing series:
- (00) Series Site Information
 - (03) Series Demolition Drawings
 - (04) Series GA Plans, Sections & Elevations
 - (09) Series Acoustic Plans
 - (12) Series FS & BR Plans
 - (20) Series Mezzanine Deck Details
 - (22) Series Internal Partition Details
 - (24) Series Stair Details
 - (29) Series Architectural Metalwork Details
 - (30) Series External Louvre Details
 - (31) Series External Window & Door Details
 - (32) Series Internal Door Details

Proposed Elevation : North Facing (Tonman Street)

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Project:
Lower Campfield
Liverpool Rd, Manchester
Title:
Proposed GA Elevations
North Facing (Sheet 2 of 2)
Status:
CONSTRUCTION
Drawing Number:
0774-P3A-XX-XX-DR-A-04205
Scale @ ISO A1:
1:100
Revision:
C02



Lower Campfield Proposed Detailed Method Statement | Planning LBC.No5 - bespoke trigger

Rev2.0 – amended by Amspec 20.02.2025

Manchester City Council planning condition requirement.

“Prior to the commencement of works to repair the sliding gate to the north west corner, a detailed method statement for the repair works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also 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 use of the building.”

Amspec Ltd- Proposed Method for repairs to the sliding gate to the North West corner.

To restore functionality as per design intent we propose the following: -

- A lightweight barrier will be placed in front of the existing gate to create a small working area for the operatives to manually adjust the gate.
- A minimum of 2nr operatives will be required to carry out the task
- Lithium grease will be applied to the base and head track / runners of the existing gate and frame to provide lubrication
- The lubrication will aid the manual manoeuvring process, allowing the gate to freely move on its original, existing track and rollers.
- Once the lithium grease is applied to all areas (track and gate), the gate will be adjusted by hand to pull, push and ease this into a working condition
- This process will be repeated until the existing gate can be operated on the existing track and runners.
- No new parts will be required for repair or adjustment of the gate.
- The existing gate, track and runners will remain in place at all times
- Manual adjustments only will be made by hand using careful pushing and pulling manoeuvres to ease and adjust the gate back into a working condition.