



31st March 2025

Brunswick Mill, Manchester - Heritage Methodology, Condition 9 (Jack arch repair) and Condition 23 (Works associated with new lifts)

This note seeks discharge of Condition 9 and Condition 23 of the consent (Listed Building Consent reference 130395/LO/2021 regarding the repair work and installation of new lift shafts within the historic brick, jack-arched floor structures:

9) Prior to the commencement of repair works to the Jack arches, a detailed method statement and specification (including material specification) for the removal, alteration, repair, cleaning, replacement and fire protection works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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

Best endeavours shall be made to use salvage and re-use existing features, brickwork and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

23) Prior to the commencement of works associated with the new lifts, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the how openings shall be created within the listed building in order to minimize unnecessary removal of listed fabric.

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

Heritage Architecture Ltd. have provided advice and review of the method statements from Big Red Construction to ensure that good conservation practice will be followed.

9 The work involves the careful removal, alteration, repair, cleaning, replacement, and fire protection of the existing jack arches to accommodate the new lift shafts, service risers, infills to redundant holes and replacement of missing bricks while ensuring structural integrity and heritage conservation.

Preparation for works (Conditions 9 & 23)

Before works commence a condition survey of the areas of the proposed alterations to the original jack-arches (and associated columns) will be undertaken in order to record the current condition of the structure. Following the completion of this exercise, a structural engineer will review the findings of the proposed areas of demolition and surrounding structure.

Protection Measures (Conditions 9 & 23)

Erect dust barriers and protective coverings for areas not directly affected by the works to prevent contamination and damage. Bricks and rubble will be prevented from falling onto the floor surface below by the use of crash decks erected directly below the area being worked on.

Surrounding cast iron elements will be protected from potential damage by the surrounding brickwork being carefully removed by hand.

Temporary propping will be erected beneath the ceilings in order to support adjacent arches during demolition. Before the central, horizontal cast iron beam that supports areas of brick jack-arches is removed, the area immediately below the proposed demolition for the new lift shaft will be fully supported by the construction of the permanent new blockwork lift structure/pad stones to ensure structural stability before demolition commences.

Use hand tools or low-vibration mechanical tools to carefully remove sections of brickwork, minimizing the risk of damage to adjacent structures.

Proposed materials

As previously approved by Manchester City Council, following the completion of demolition works, examples of any damaged or missing surrounding brickwork will be replaced like-for-like using matching bricks salvaged from the existing mill building.

New bricks, as well as damaged and missing areas of mortar, will be bedded and repointed using the previously approved lime mortar (NHL 3.5) sample used on the exterior of the mill building. Joints will be raked out and cleaned using low-pressure water, and new lime mortar applied ensuring the joint profile matches the original.

New steelwork will conform to BS EN 1993 standards, and will be treated with fire-rated intumescent paint as well as to existing cast iron columns and beams

Cleaning

As approved by Manchester City Council for the brick cleaning will employ a low-pressure shotblasting machine fitted with fine glass media was trialled, with the operative standing 1.5M away from the brick surface.

The process will start with the lowest pressure setting and gradually increase, if necessary, while monitoring the surface condition continuously. The operative will stand 1.5 meters away from the wall surface and move the nozzle in a consistent, sweeping motion to avoid over-blasting any one area. Paint removal will start at the top of the area to be cleaned working downwards. Stubborn areas may need to be agitated with the nozzle and subsequently at a slightly closer distance.

Areas of cleaning will be frequently inspected to ensure no damage is occurring and to allow for the technique to be reviewed and adjusted as required.

It is considered that the submitted method statements and guidance from Heritage Architecture Ltd. comprises an appropriate level of detail for the demolition and alteration of the original brick jack-arches for the construction of new lifts, and that the approach proposed would not have a damaging impact upon the listed building, and therefore discharge of Condition 9 and Condition 23 is sought.

General principles

- All works should be performed by a contractor with proven experience with the material substrates affected.
- Prior to commencement of any works, the appointed contractor/operative must receive an induction on the heritage significance and sensitivity of the building and made aware of the implications of the listed status of the building prior to undertaking any works to ensure that the works do not result in any damage or loss of important fabric outside of the agreed scope.
- The submitted Heritage Statement of the consented scheme for Brunswick Mill by Heritage Architecture Ltd. must be provided for operatives' perusal before any works commence.
- All works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable.
- All operatives must be made aware that only elements that form part of their works should be removed/alterd. Any necessary removal outside of these works must be checked by the project manager and heritage advisor before commencing.
- Prior to the commencement of any works all operatives will be inducted and trained in the careful removal of relevant building elements to ensure no unnecessary/accidental damage is caused to retained fabric and features of the building.
- When removing building fabric from the listed building, care must always be taken for careful removal in order to not damage surrounding historic fabric, such as retained brickwork/cast iron elements.
- All work to be performed on the building should be executed in a professional manner so as to cause minimum disturbance to remaining historic features and building materials.
- The contractor will remain responsible for the work executed and for the application of this methodology.
- Any damage occasioned at any time is to be completely repaired to the Heritage Advisor's/LPA's satisfaction.

Health and safety – Dust, burning on site, gas, vapour risks, noise

- Dust – Reduce dust by properly protecting areas of work with plastic and tarpaulin as necessary.
- Noise – Works that cannot be executed without undue noise or vibration will be agreed in advance with the client.

Removal of materials and protection of fabric

- All materials will be removed from the building from the designated access routes into the skips placed within the central courtyard area. The existing open bay opening out onto the central courtyard from level two of the mill shall be used to remove soft strip debris into skip below.
- The movement of waste within the central courtyard area will be managed by the contractor at suitable times. Protection methods might include plywood panels, taped plastic sheeting and rigid taped plastic panelling, where appropriate.