



FAO Jack Nevan
Electronic copy only

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28/02/2025

Dear Jack,

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1830 Warehouse, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP
– Application for discharge of Conditions 5, 7 & 8 of attached to Listed Building
Consent Ref: 138404/LO/2023.

Please find enclosed application for partial discharge of Conditions 5 & 7 and full discharge of Condition 8 attached to the following Listed Building Consent Ref: 138402/LO/2023. This listed building consent relates to the *Proposal: Listed Building Consent for phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s warehouse, installation of temporary plenums to windows to the north elevation of the 1830s warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct.*

The Applicant is the Science and Industry Museum (on behalf of the Science Museum Group (SMG)).

Condition 5

This application seeks to partially discharge Condition 5.

5) Notwithstanding the details as set out in condition 2 above, if any original material is discovered during the removal, there shall be a hold point on the work and a review will be carried out, which shall include the recording of any discoveries as a part of a watching brief. The details of this shall then be submitted in writing to and approved by the City Council as the Local Planning Authority. If any plasterwork is disturbed as a part of this process, it should be made good on a like for like basis.

To partially discharge Condition 5 four photographs' refs Photo - Viaduct Conc Slab 1-4 have been submitted as part of this application, which show the concrete slab and drainage troughs introduced during the mid-1980s which sits atop of the Viaduct. More photos can be made available upon request.

Condition 7

This application seeks to partially discharge Condition 7.

7) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works associated with waterproofing, below ground works, or works to the cast iron columns, the final details of all drawings and methodologies of these works shall be submitted to and approved by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

To partially discharge Condition 7 a combined pdf document has been provided which contains all waterproofing drawings, ref: 'Combined Waterproofing Details'. This sub-contractor drawing pack is reflective of what has been installed onsite and is to be concealed / hidden by landscaping works and reinstatement of original materials, including lead cover flashings.

The waterproofing package was discussed alongside the case officer and conservation officer onsite during a visit held on the 14.01.2025 and was discussed as all being in order. It was noted that the lead cover flashing which will mask the waterproofing upstand is yet to be installed, across all building interfaces.

Discussions are ongoing with respect to cast iron columns and rainwater pipes.

Condition 8

This application seeks to fully discharge Condition 8.

8) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any mortar works on site, mortar analysis shall be carried out, and the results of the mortar analysis shall be submitted in writing for approval by the City Council as Local Planning Authority. The submitted details shall include final details for the approach to the mortar repair works. The approved details shall then be implemented as part of the development.

To fully discharge Condition 8, email correspondence has been provided, ref 'email correspondence – mortar analysis' pdf. There are multiple mortar mixes across the Station Building with varying compositions. As re-pointing works are isolated at the interface with waterproofing installation only, it was requested if mortar repairs could be progressed as previously approved under separate application 136467/LO/2023, on this basis, it was agreed by the case officer that we are able to progress with the pre-approved mix as detailed within the appended email correspondence. On that basis, mortar analysis is not required.

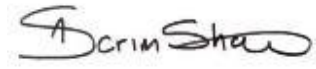
Summary

This application seeks the partial discharge of Conditions 5 & 7 and full discharge of Condition 8 attached to the following Listed Building Consent Ref: 138402/LO/2023.

We trust this application is in order and is an accurate representation of prior discussions / correspondence and request the Local Planning Authority's written

consent that the enclosed information is sufficient to allow the full / part discharge of these conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read "A Scrimshaw". The signature is stylized with a large, looped initial "A" and a cursive "Scrimshaw".

Alex Scrimshaw | Associate
for **Buttress**

Enc.