

28 January 2025

Our Ref:24-017

MCC Ref: 131470/LO/2021

Discharge of Conditions

Development at Fraser House, Charlotte Street, Manchester

1.0 Introduction

This document accompanies and describes works required to satisfy conditions of Listed Building Consent Ref: 131470/LO/2021, dated 10 June 2022.

Conditions 3 and 5 have been previously discharged, Ref 131470/LO/2021, dated 20 January 2023.

This application seeks the discharge of conditions 6 and 7.

Conditions:

6 The Condition

The condition states:

6) Notwithstanding the details as set out in condition 2 above, no development shall commence unless and until final details (including specification and method statements) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Structural investigations and any proposed works to facilitate these.

(b) Any additional repairs or remedial works that are required following those investigations.

(c) the removal of the roller shutter facing Portland Street and the window reinstated as per the original window design;

(d) replace the boxed out door and it's reinstatement as per the original door design
All of the above shall be implemented in accordance with the approved details

6(a), 6(b) Structural Investigations and related works

Recent structural repairs have been carried out under LBC. This includes replacement of lintels, renewal of floors and treatment works to the Charlotte Street elevation.

The works relating to the condition being discharged (131470/LO/2021) are not structural repairs, though indent repairs are required to stabilise masonry and brickwork to prevent ongoing decay and water ingress.

All dentil moulds and other projecting stonework will be checked by masons during the works.

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No further structural repairs are proposed. Some internal floors to Reyner Street have been cut back in the past. The repairs to internal floors is not within the scope of works approved as part of this application.

It is therefore requested that these conditions are discharged as no structural work is proposed.

6(c) Portland Street roller shutter.

The upper floors are currently unoccupied, although there has been a proposal for change of use, there are no firm proposals for the use of the upper storeys. Until the use is decided it is considered premature to decide on the detailing of this opening as this will be used to facilitate construction, and as until a proposal is made it is not known what treatment of the opening will be needed. It is therefore requested that this condition is discharged as no work is currently proposed and as the detailing can be controlled in any LBC application for reuse of the upper storeys in the future.

The roller shutter will be cleaned, primed and painted black (as previously) on completion of the repair works, with any change agreed alongside works to the upper storeys.

6(d) Blocked doors to Reyner Street

The existing doors within the larger door are an ill-considered fit to the existing and low in height. It is proposed that new personal doors are manufactured to match the larger timber frame and inset. See Drawing no. 24-017-024.

It is proposed that the smaller doors to Reyner Street are replaced with ledged, braced and framed doors to match the typical pattern of former warehouse doors in the district, though few survive. See Drawing no. 24-017-025.

It is proposed that the cladding at the base of the hoist is removed and a fence fixed to protect the recess. replaced with ledged, braced and framed doors to match the typical pattern of former warehouse doors in the district, though few survive. See Drawing no. 24-017-025.

7 The Condition

The condition states:

7) Notwithstanding the drawings approved in condition 2, prior to the commencement of any of the following works, method statements and materials specifications for the following works shall be submitted to and agreed in writing by the City Council as local planning authority:

- (a) Replacement brick and brick repairs;*
- (b) Brick pointing;*
- (c) Replacement stone and stone repairs;*
- (d) Stone pointing;*
- (e) Glass samples;*
- (f) Lead work;*
- (g) New cast iron;*
- (h) Proposed decoration colours for all elements (samples of the original metalwork paint shall be submitted to the City Council as local planning authority to establish and record the original colour scheme;*

- (i) Details of any lead weathering for the stone cornice;
- (j) Replacement light fittings to Reyner Street; and
- (k) Details of the reconfigured electrics

7(a) Replacement brick and brick repairs

Replacement bricks to be approved reclaimed bricks, samples to be provided for inspection on site. Replacement bricks shall match the coursing of the existing brickwork and be placed to retain the existing bond pattern. Only full brick replacements shall be used unless to match the sizing of existing cut bricks.



Existing and proposed bricks (Forterra St Anne's Smooth 75mm wirecut) or approved reclaimed.

7(b) Brick pointing

Pointing to be a mix of 1 part St Astier NHL3.5 to 2.5 parts sand. Sand to be a mix of 2 parts Leighton Buzzard (yellow) sand: 1 part Nosterfield (grey/black) coarse sand, coloured to match existing black ash mortar with Womersleys inorganic black pigment. Samples to be provided for inspection on site and adjusted as necessary following conservation officers' comments.

A specification and method statement are attached, see appendix.



Existing pointing to brickwork is black ash mortar.

7(c) Replacement stone and stone repairs

Replacement stones to be buff coloured sandstone from Crosland Hill Quarry, Huddersfield (Johnson's Wellfield), samples to be provided for inspection on site. Stones will be full course height indents or jointed at shadow lines. Partial indents will be placed

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to avoid perpends lining with those above or below to retain a bonded appearance. Indents shall be of appropriate depth and detail to maintain a bond and avoid reliance on masonry fixings. Stainless steel wire dowels and cramps may be used bedded in resin, but all will be pointed in mortar as for repointing.



Existing and proposed indents (Johnson's Wellfield, Crosland Hill sandstone).

7(d)

Stone pointing;

Pointing to be a mix of 1 part St Astier NHL3.5 to 2.5 parts sand. Sand to be a mix of 2 parts Leighton Buzzard (yellow) sand: 1 part Nosterfield (grey/black) coarse sand. Samples to be provided for inspection on site and adjusted as necessary following conservation officers' comments.



Most pointing to stonework has eroded. Where visible pointing is buff.

7(e)

Glass samples

No replacement glazing is currently proposed. Should windows be repaired or glazing replaced, the glass shall be toughened safety glass to match the thickness of the remaining glazing. Glass should be toughened rather than float both to meet the requirements of the Building Regulations and to provide surface distortion not evident in untreated glass. The use of Tatra P1 or similar conservation glass is not recommended in this instance as there is a requirement for toughened glass which will in case of breakage reduce the risk of cuts or of sharp pieces falling onto the pavement below.

7(f), 7(l) Lead work

Leadwork is proposed to the flat tabling of the upper cornice. This is required to reduce the risk of water penetration through open perpend or saturation of the masonry by standing water. The tabling is flat with a cut groove as a gutter discharging to lead outlets through the parapets to internal metal sumps and internal rainwater pipes.

It is proposed to clad the tabling including the cut stone gutter in code 6 lead to reduce water ingress and dry rot risk. This will also reduce surface spalling of stone. As there is no opportunity to introduce steps, covered T-pren lead expansion) joints will be used to address thermal movement risks. To lower courses the cladding will lap up one course of brick rather than the recommended 150mm) to reduce its visual impact. To the tabling of the frieze the lead will be dressed flat into the mortar course at the base of the parapet wall. This solution is being proposed as extending the lead up 400mm to the nearest course is considered too visually obtrusive, whilst cutting a chase would cause harm to original fabric.

The proposed leadwork is detailed in drawing no. 24-017-023.

7(g) New cast iron

The rainwater goods are internal. Any replacement pipes will be Hargreaves Foundry traditional sand cast rainwater pipes sized and painted to match the existing.

No repairs are currently proposed to the fire escape.

7(h) Proposed decoration colours

No external redecoration is currently proposed. When doors to Reyner Street are repaired and remodelled they will be painted to match existing or other agreed colours.

7(i) See 7(f)

7(j) Replacement light fittings to Reyner Street

No replacements are currently proposed.

7(k) Details of the reconfigured electrics

No works to the electrics are currently proposed.

Report prepared by

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Appendix

Pointing Specification

Works are to be carried out as described in the contract documents.

Mortar for building and pointing stonework to be Hydraulic lime mortar, comprising 1 part St. Astier NHL3.5 Hydraulic Lime: 2.5 parts sand, comprising 2 parts Leighton Buzzard sand: 1 part Nosterfield sand.

Mortar for pointing brickwork to be Hydraulic lime mortar, comprising 1 part St. Astier NHL5 Hydraulic Lime: 2.5 parts sand, with black mineral pigment (colour to be agreed by architect) and 0.5 litres of industrial clinker ash per bucket. Pigment and ash both to be supplied by Womersleys Ltd. Walkley Lane, Heckmondwike. WF16 0PG.

Joints to be pointed with mortar finished tight within arises of stonework or brickwork. Strap pointing is not acceptable.

Prior to pointing the building rake out and provide upto three 1m² sample panels, at low level, for inspection and approval of the architect.

Leadwork Specification

Works are to be carried out as described in the contract documents.

Surfaces to be checked, made smooth with lime mortar screed and covered in building paper and lead protection fleece prior to installing leadwork.

Cover flashing to be formed to parapet cornice in code 6 lead, detailed and to be installed in accordance with BLM recommendations, fixed into mortar courses, not chases. Include for forming outlets to match the existing, fixed with welds and cloaked T-pren joints to either side to lead cover flashings. Flashings to be pointed in BLM lead sealant.

The front edge and drips to be clipped to approved BLM details. Cloips to be fixed with stainless steel screws.

Cover flashings jointed at 2m centres with cloaked T-pren joints. (Note, though T-pren is Code 5, increase to code 6 for the beadwork allows wider spacing of joints).

Hot works procedures to be followed.