

Manchester Art Gallery



Athenaeum Basement [Ref: 141639/JO/2024
Discharge of Condition 4 (Lightwell repairs)
February 2025



Version history

Project name: Manchester Art Gallery
Project number: 9604
Client: Manchester City Council | Manchester Art Gallery

Rev:	Date:	Status	Name	Description
P01	Dec 24	For discharge of conditions	Hannah Bellerby Architect	First Issue
P02	Feb 25	For discharge of conditions	Hannah Bellerby Senior Architect	Application ref. updated

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Manchester Studio + Registered Office

Buttress Architects Ltd.
41 Bengal St.
Manchester
M4 6AF

T: 0161 236 3303
www.buttress.net

Leeds Studio

Buttress Architects Ltd.
Clockwise, Yorkshire House, Greek St.
Leeds
LS1 5SH

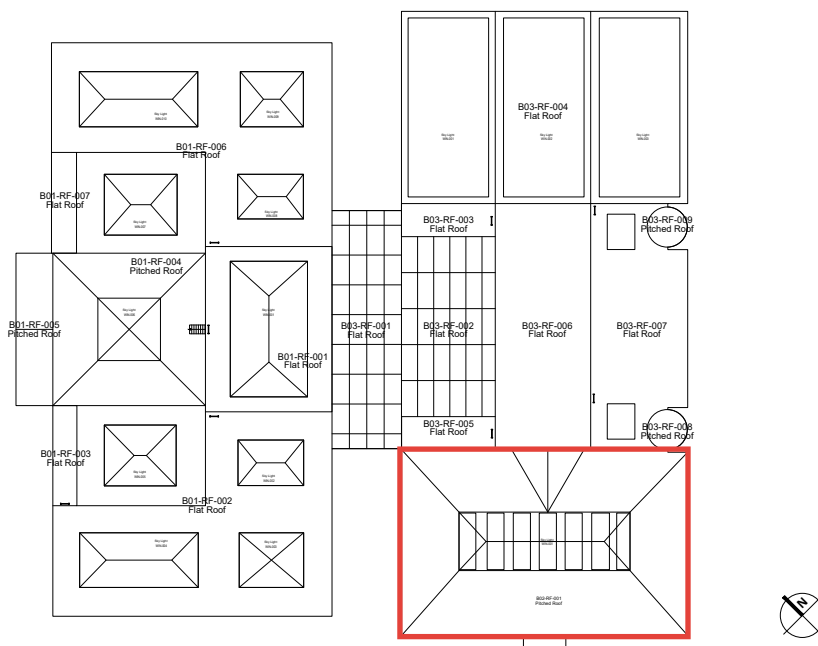
T: 0113 539 7965
www.buttress.net

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- 3.0 Condition 4b: Methodology for installation of stone paving

Location Plan



1.0 Conditon 4a: Scheme of historical and non-original materials and proposed works

by Robertson Construction

FIG 7

FIG 6

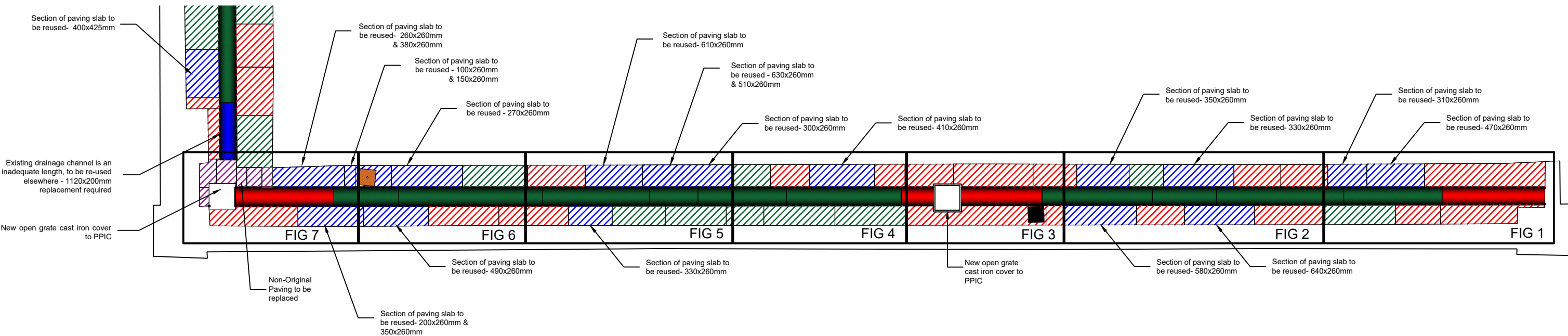
FIG 5

FIG 4

FIG 3

FIG 2

FIG 1



PROJECT DETAILS

NR 630042
REF MANCHESTER ART GALLERY
CLIENT MANCHESTER CITY COUNCIL
AUTHOR ROBERTSON CONSTRUCTION

DRAWING DETAILS

DR NR MAG-ROB-18-ZZ-DR-00-02
DR REF LIGHTWELL PAVING SURVEY - GEORGE ST
REV -
REV REF -
SCALE NTS

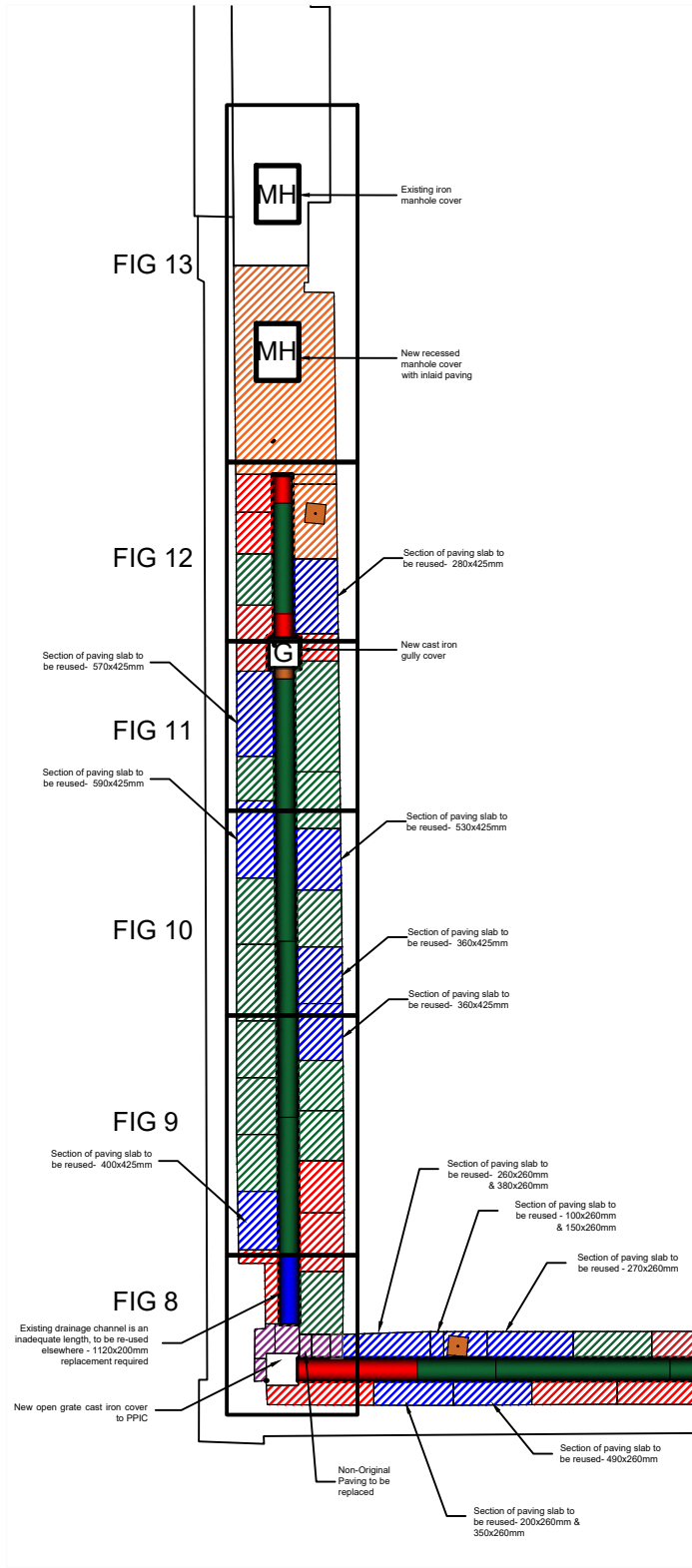


FIG 8



FIG 9



FIG 10



FIG 11



FIG 12



FIG 13



PROJECT DETAILS

NR 630042
REF MANCHESTER ART GALLERY
CLIENT MANCHESTER CITY COUNCIL
AUTHOR ROBERTSON CONSTRUCTION

DRAWING DETAILS

DR NR MAG-ROB-18-ZZ-DR-00-03
DR REF LIGHTWELL PAVING SURVEY - PRINCESS ST - SECTION 1

REV -
REV REF -

SCALE NTS

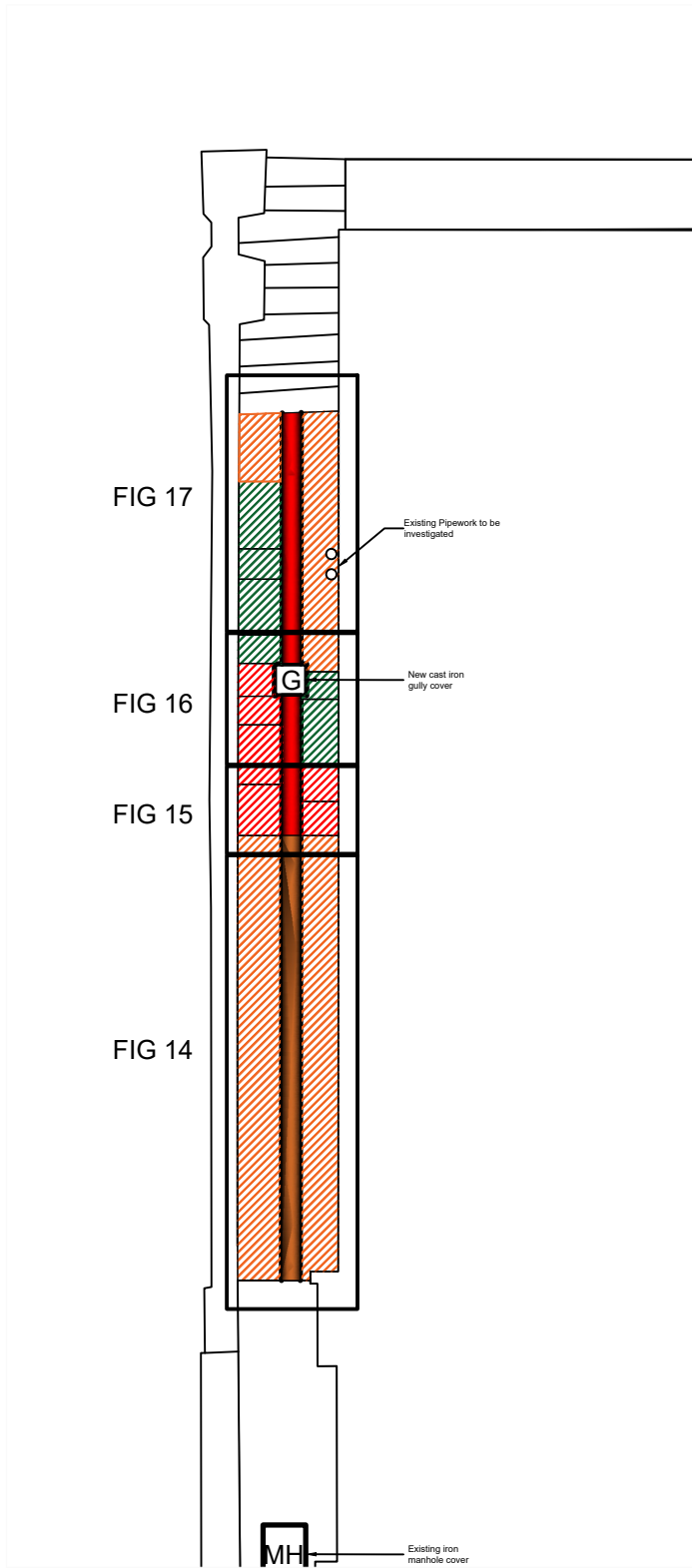


FIG 14



FIG 15



FIG16

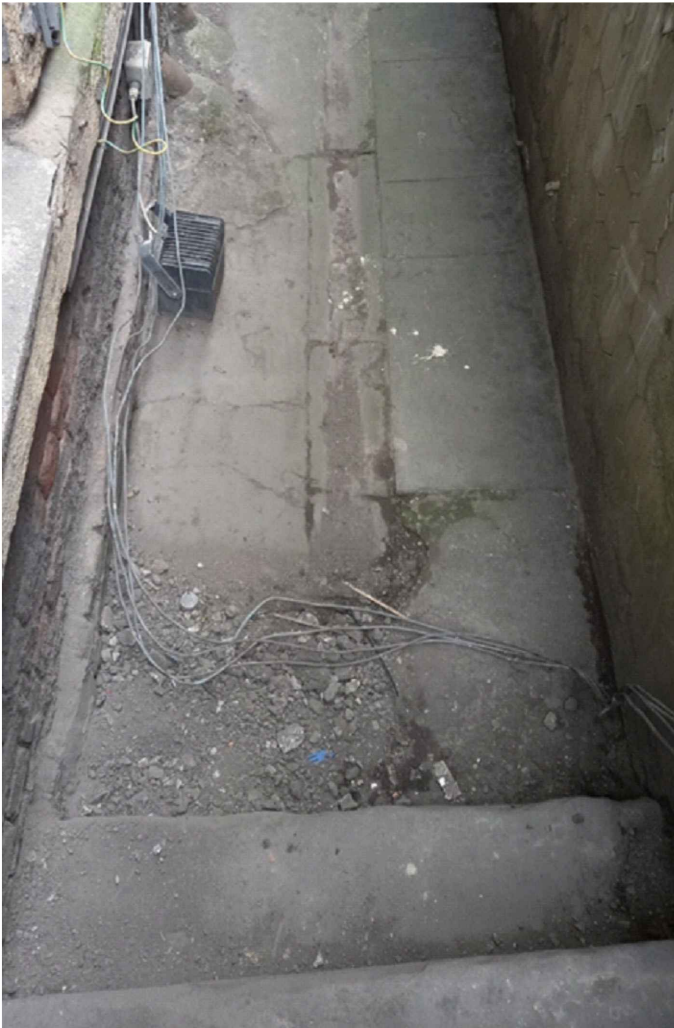


FIG 17

PROJECT DETAILS

NR 630042
 REF MANCHESTER ART GALLERY
 CLIENT MANCHESTER CITY COUNCIL
 AUTHOR ROBERTSON CONSTRUCTION

DRAWING DETAILS

DR NR MAG-ROB-18-ZZ-DR-00-04
 DR REF LIGHTWELL PAVING SURVEY - PRINCESS ST - SECTION 2

REV -
 REV REF -

SCALE NTS

2.0 Condition 4b: Schedule of Submitted Samples

No.	Item	Material and Finish	Photograph	Submitted to	Relevant dates	Comments / Feedback
1	Replacement stone sample	Reclaimed York Stone Paving Source: Martin Edwards Reclamation, Preston (all paving sourced from the North West)		Michael Pearson [Planning Officer] & Paul Mason [Conservation Officer] Manchester City Council	Sample viewed during site meeting on 16/12/24	Sample accepted. It was queried if the supplier from which the sample was sourced has sufficient stock to supply the required quantity of reclaimed stone. <u>Post meeting note:</u> Supplier has confirmed they have sufficient quantities in stock for the project (23m²).

3.0 Condition 4b: Installation Methodology

Preparation, protection and recording

- All litter, loose materials and detritus is to be removed from the lightwells before commencing work.
- Works to lightwells shall be undertaken only in accordance with the supplied drawings. It is the responsibility of the contractor to ensure that no disturbance of any adjacent fabric of the listed buildings takes place unless this is specifically detailed on the drawings provided.
- Adequate protection to the adjacent lightwell walls will be provided with impact board to a height of 1200mm in order to avoid damage to walls as the works are in progress.
- A full photographic record shall be undertaken before commencement and a record maintained throughout the progress of the works.

Lifting

- Pavers that are to be retained (see section 1.0) are to be lifted and carefully referenced with their original location and laying direction recorded. References are not to be scratched, and are to be marked only on unexposed faces.
- Care will be taken when lifting the damaged pavers to ensure the edges of the pavers to be reinstated are protected, using suitable protective material.
- Any portable finds will be left in situ and the client and conservation professional informed before removal. Similarly, any architectural features uncovered will be photographed and the client and conservation professional informed.
- Where required during removal pavers may be placed against the adjacent Athenaeum lightwell walls, which will be protected at contact points with adequate soft, non-staining, material.
- Works to lift paving shall be carried out by hand or by tools held in the hand (pick and vacuum lifter) in the first instance. Where paving cannot be removed using this method a power tool that uses oscillating blades (Fein saw type) will be utilised at paving joints to free slabs for removal. Care will be taken at all times to ensure no damage is caused to adjacent fabric.



Figure 1 Image of Princess Street lightwell

Installation

- Following drainage remediation works, new (reclaimed) and reinstated paving is to be laid to levels to match the existing and to ensure positive drainage in accordance with civils specification.
Note on paving falls:
Paved areas are to have a minimum general fall of 1.7% (not less than 1 in 60), new external channels leading to gullies are to have a gradient of not less than 0.8% (1 in 120). Any channels within the paved area should have a gradient not flatter than 1% (1 in 100).
- Where there are damaged lengths of paving (see drawings in section 1.0), the stone will be cut to a shorter length and reused, and supplemented with new reclaimed paving. To cut the stone power cutting will be utilised, this will take place away from the lightwell area in controlled conditions.
- Prior to laying the bedding course, any soft spots or voids in the underlying build-up is to be replaced with compacted Type 1 granular fill.
- Paving is to be laid on a minimum 30mm limecrete bed 3-1 mix [Expanded lightweight clay aggregate - NHL/5]. This will be consistently and accurately graded, spread and compacted to produce uniform thickness and support for paving units.
- The above is to be laid on Terram Geotextile membrane (Ref: T1000).

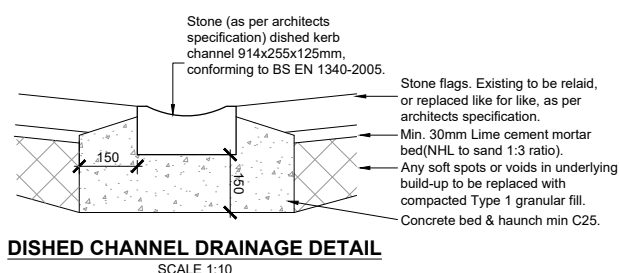


Figure 2 Proposed drainage channel detail (source: Booth King)

- New and reused stone drainage channels will be laid to falls on a 150mm concrete bed and haunching (min. C25).
- Pavers to be reinstated will then be re-laid in the same position they were removed from (see section 1.0). The remaining areas will be made up with new (reclaimed) paving.
- Joints are to be pointed using lime sand mortar, to a flush profile. Joint widths to be as existing. Standard: to BS EN 459-1, -2 and -3, or if ready-mixed lime:sand, to BS EN 998-2.
- Once the pointing has set, the paving is to be cleaned using a non-abrasive steam cleaning method (DOFF).
- A thin layer of dry jointing sand is to be laid over the paving, and swept clean before practical completion.

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