

Queen's Park Conservation Studio

Planning Condition 3
November 2024



Version history

Project name: Queen’s Park Conservation Studio
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Rev:	Date:	Status	Name	Description
C1	13/11/24	For Planning	Steve Kendall Architect	Planning Issue

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Figure 1 East Elevation, 2020 © Peter McDermott (cc-by-sa/2.0)

1.0 Introduction

This document has been prepared by Steve Kendall at **Buttress**, in support of discharging Condition 3 of the Planning Permission in relation to the Queens Park Project.

Proposal: City Council Development for external fabric repairs and alterations to building

Location: Museum And Art Gallery, Queens Park, Rochdale Road, Manchester, M9 5SH

Date of application: 12 June 2023

Application number: 137064/VO/2023

2.0 Specification and Sample of the pointing to Stonework

Images opposite illustrate the repointing that has been undertaken to the high level stonework details onsite.

The specification for the re-pointing is as follows:

The new lime mortar pointing shown in the photos is to the bed and top of the sandstone stringer. Any brickwork mortar repointing is minimal and at high level as shown on the elevation drawings previously issued. The brickwork mortar is the same product as the sandstone mortar.

The pointing mix is 1-part St Astier NHL 3.5, 1-part Nosterfield Washed Sand and 2-parts Leighton Buzzard washed river sand all as per Section RS7 of the Restoration Spec.

repointing stone string



repointing of stone string internal corner



3.0 Sample of the DOFF Cleaning

Images opposite illustrates the DOFF cleaning to the brickwork. The top image illustrates the 'before' condition and bottom image 'after' condition.

The methodology for cleaning is as per the RS12 of the Restoration specification as submitted for planning permission and the following extract.

12.6.3 DOFF STEAM CLEANING

Equipment Type:
Stonehealth DOFF with DRS steam / water vacuum recovery unit.

Apply steam at the lowest pressure and allow when removing paint, the appropriate temperature that will remove/soften/loosen deposits without abrading or disrupting the surface(s). If removing biological growth, it may be possible to be removed at a lower temperature but to ensure that the re-growth does not occur, the full temperature of 150°C should be applied over the whole surface in order to kill off the spores. In such instances, there is no need to use a chemical biocide.

For each area / surface, establish the optimum settings (temperature, volume, and pressure), nozzle type and distance of nozzle from substrate. Keep a written record of these variables but allow an operator to vary.

Assist removal of softened deposits with suitable corrosion resistant brushes and scrapers / spatulas that do not abrade or gouge the surface.



image illustrates the 'before' condition



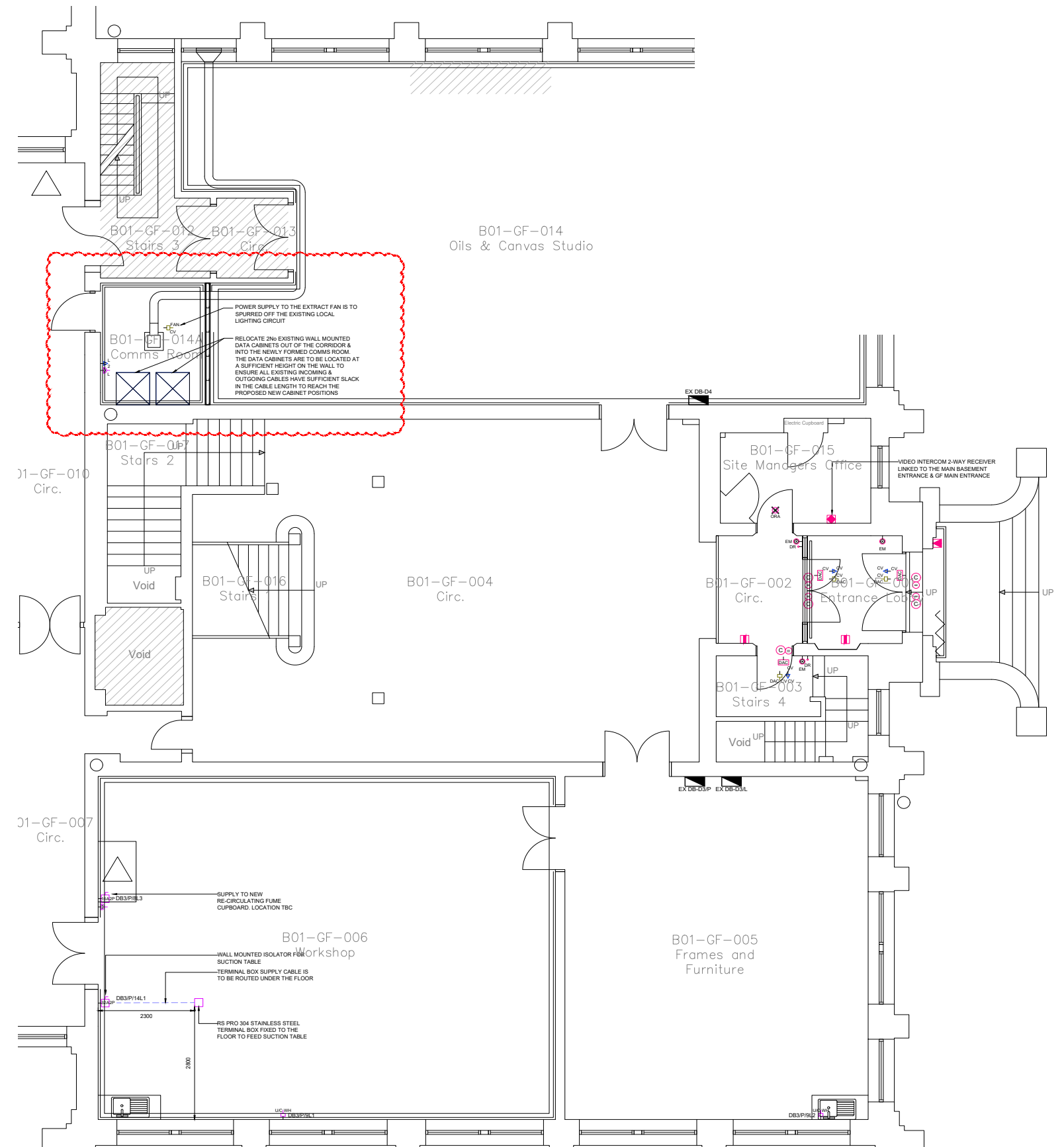
images illustrates the 'after' condition

4.0 Details of MEP Services such as lighting, access control, cctv.

The drawing opposite illustrates the Video intercom unit to the main entrance door.

The existing unit is to be replaced with a modern unit of a similar size in the same location.

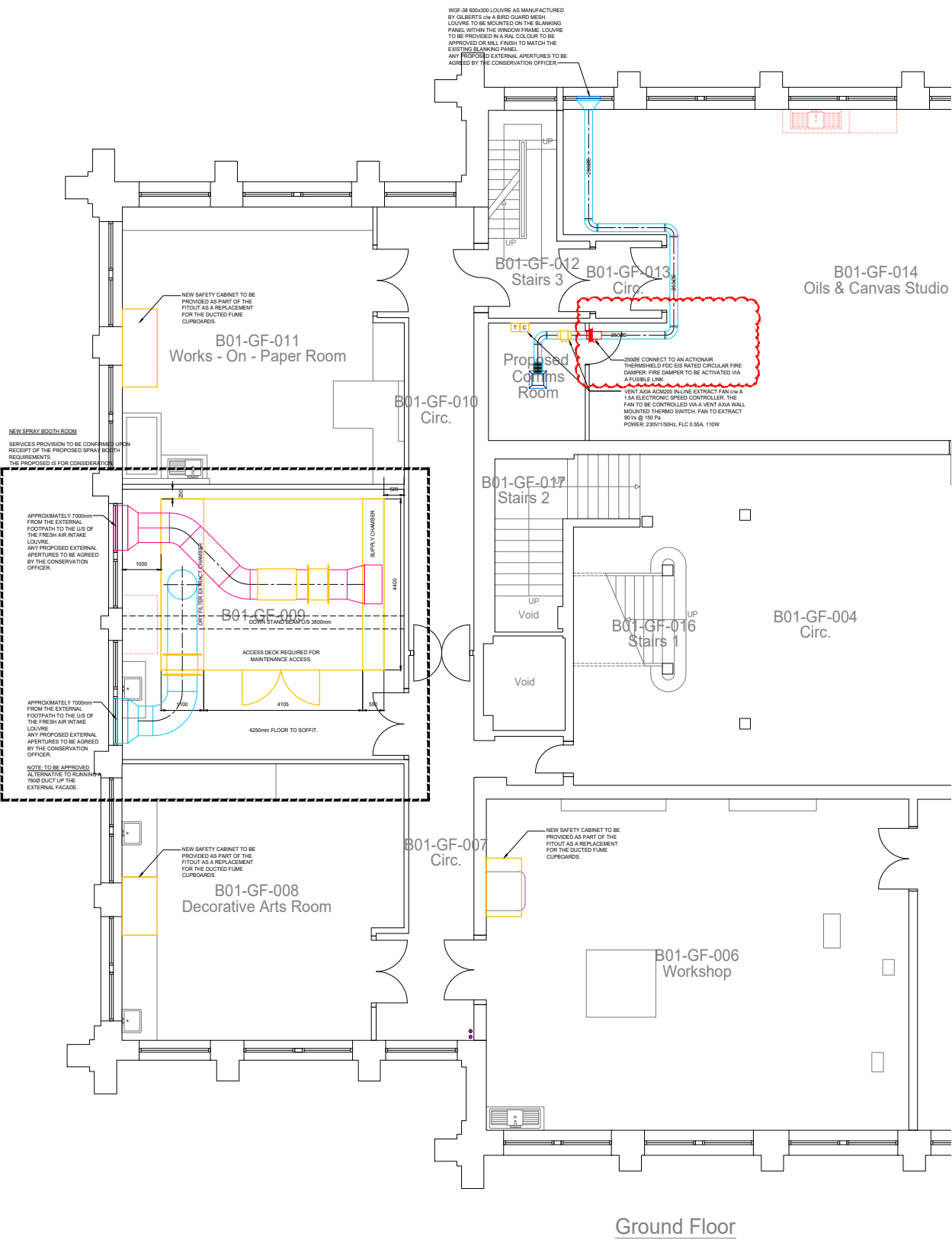
This is the only item proposed.



5.0 Details of external apertures and equipment

The drawing opposite illustrates the positions of the new ventilation grills within existing fanlights of the window apertures to the East Elevation.

There is no equipment proposed to be located externally.



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