

Approval of details reserved by a condition (discharge)

Address: Chorlton District Library, Manchester Road, Chorlton, Manchester, M21 9PN

Easting: 381577, Northing: 394243

Reference: PP-13082579

The Application is made in connection with application number: 134349/LO/2022

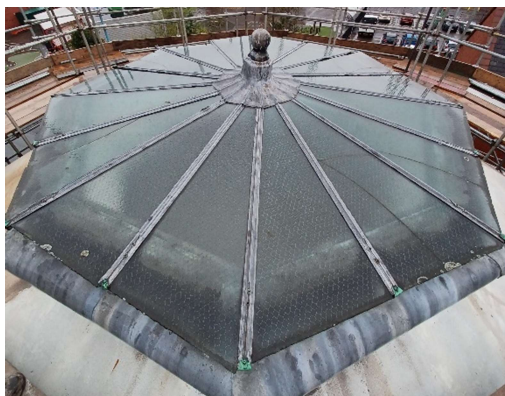
Condition 3

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

d) Works to reinstated lantern including replacement glazing.

Response below

When the roof lantern was first viewed from below, before scaffold was erected for access, it was agreed that 9 pairs of cracked glazing needed to be replaced. However, upon closer inspection it was found the roof lantern was in far worse condition than initially thought including the leadwork, timber finial and glazing bars.



Findings from the inspection

A hole was found in the leadwork ball causing damage and rot to the timber finial below.





A number of corroded glazing bars were viewed on site where repairs are required to make them structurally sound again. Many others were found to be quite rusty but had not yet expanded enough to split the lead covers. As the glazing bars are an important structural element of the roof lantern and could pose a possible H&S concern given their condition, they were carefully removed from site and surveyed more closely. Please refer to the Condition Report of the glazing bars - 652 CHORLTON LIBRARY ROOF LIGHT.

Right - Picture of a corroded glazing bar extracted from the Condition Report



Right - 16no copper end caps were salvaged and are to be restored.

The 48 copper inserts for all glazing bars were found to be in very poor condition and need replacing.



Restoration Work

Glazing bars

Following a review of the condition report it was decided to strip, blast clean and then make up repairs with weld and insert new iron material where required, then treat all to a full quality paint system (grey) before returning them to site; the glazing bars are evenly set out to their original positions and screw fix to the ring beam and new oak finial using copper screws.

Oak finial

Danish oil-soaked oak finial base including a stainless spigot inside to reattach the original ball top following the installation. Code 5 lead is to be used to cover the finial including a skirt flashing extending down over the top of the glazing bars.

Glazing

Original glazing that is in good condition is to be reused, where this is not possible Georgian Wire glass has been used. The glazing has been bedded on Heritage putty (Hodgson) and fronted with Multipurpose putty (Hodgson).

Lead cover strips over glazing bars

Code 4 lead has been provided over the glazing bars to protect them and the putty from weather.

Copper end caps

16no copper end caps have been salvaged and restored for reuse. 48 new copper inserts for all glazing bars are to be installed.

Photographs



Partially complete roof lantern including new oak finial and restored glazing bars have been installed. The glazing has been bedded on heritage putty and fronted with multipurpose putty.



Fully restored roof lantern including new code 5 lead to the finial, new code 4 lead to the glazing bars capped at the end with restored copper end caps and new copper inserts, new Georgian wire glass and existing pains installed.



Closeup of the finished finial including new Danish oil-soaked oak finial covered in code 5 lead extending down forming a flashing over the top of the glazing code 4 glazing bars.