

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:

b) Remedial concrete works to the coffering and underside of the rotunda;

Response belowCondition of coffering

When the suspended ceiling was removed from below the rotunda, it was found to be in poor condition exhibiting structural defects and flaking finishes.

A survey found that water ingress, over a long period of time, had corroded the steel work in the reinforced concrete causing spalling, exposing the rusting steel work. As pictured below.

A test of the paint found it contained Lead. Prior to the concrete repairs the damaged and flaking paint was removed from the dome/coffering. A respirator zone was set up to prevent contamination to the rest of the building.



Concrete Repair Mortar



All loose material was cleaned from around the repair area. Any exposed metal was wire brushed removing surface rust. The steel was treated with rust inhibitor. The substrate was pre dampen. The metal and sub structure were treated with bonding / primer agent. Rosroc concrete repair mortar was packed around any metal by hand ensuring all surfaces are covered. Trowel finished flush to match existing profile. Any repairs deeper than 25mm to be built up in 2 coats.

Plaster patch repairs to the concrete lantern



Prior to plastering the background was brushed clean and wetted. A prompt stipple coat (pricking up coat) is mixed with clean water and a mechanical whisk then applied with a stiff brush approximately 1-3mm thick to give a key for the backing coats. The pre-bagged lime green Ultra backing coat then applied. Mixing using the same process as above and allied in layers with a steel trowel to match the depth of the existing plaster, once applied the backing coat is then rubbed with a wooden float and a keyed in preparation for the finish coat of non-hydraulic lime mixed with silica sand at a ratio of 2:3 this is applied approximately 2-3mm thick and trowelled to finish.

The plasterwork has been finished with a coat of Kiem breathable 'cream' paint.