

MANCHESTER METROPOLITAN UNIVERSITY

External Signage Project – Building Entrance Tray – Repair of Façade

Bellhouse

18th December 2024

Title	External Signage Project – Repair of Bellhouse Façade					
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Type of Paper	Decision	X	Exploration		Information	

1.0 Overview:

This report is to review and provide a recommendation for the repairs (local to the entrance tray) to the façade of Bellhouse, existing picture below.



Existing Picture – Bellhouse Façade

2.0 Background:

Surrounding the location of the entrance tray there are several existing holes in the wall where historic fixings have penetrated the brick façade. It was agreed at the walk around with Manchester City Council that whilst we swap the building tray (size to be like for like) that we would repair the surrounding damage.

3.0 Options for Repairs

We have been in touch with a building conservation specialist who has visited site and together we have reviewed the following options:

Option 1 - Replace whole bricks like for like:

We have encountered issues finding a direct match of the brick and there is a concern that when we replace several bricks it will create a patchwork appearance on the façade which will be more evident than the current fixings.

Option 2 - Targeted Repairs:

This would be undertaken via a magic man to the clay common brick. Brick repairs can be made to an exact match using resin with a cellulose paint coating. The contractor has done this on several occasions and provided the following photographs of the finished result:



Before



After



Before



After

4.0 Recommendation

Due to the extent of the fixings our recommendation is to progress via option 2 and undertake localised repairs around the new tray, we feel that this will preserve the look and feel of the façade as opposed to trying to match bricks.

Manchester Metropolitan University Campus map

Main buildings

AS	All Saints University Administration	CH	Chatham Manchester School of Art Manchester School of Architecture	JDE	John Dalton East/Central Faculty of Science and Engineering
BH	Bellhouse School of English	DA	School of Digital Arts	LIB	All Saints Library University Library (Please refer to mmu.ac.uk/library for opening hours)
BR	Brooks Faculty of Health and Education Student Hub	EC	Energy Centre	MTC	Manchester Technology Centre Manchester School of Architecture
BS	Business School and Student Hub Faculty of Business and Law Counselling, Mental Health and Wellbeing Student Hub	GE	Grosvenor East Humanities, Languages and Social Science Manchester Poetry Library Manchester School of Art	OM	Ormond University Administration
BW	Birchall Way Print Services Estates Maintenance	GW	Grosvenor West Manchester School of Art The Holden Gallery	OX5	70 Oxford Street School of Art
BWH	Bridgewater House University Administration	GM	Geoffrey Manton Humanities, Languages and Social Science Jobs Hub	RB	Righton Manchester Fashion Institute
BZ	Benzie Manchester School of Art	GMS	6 Great Marlborough Street University Administration	SB	Sandra Burslem Manchester Law School
CA	Cavendish Manchester Fashion Institute	IOS	Institute of Sport	UN	Students' Union

Key

-  Building entrances
-  Railway station
-  Accommodation
-  Public parking
-  Staff parking
-  Food and drink
-  Bus stops
-  Library

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