

5th FLOOR

6



Goods lift

8



Steel column

9



Exposed brick arch of a fireplace

7



Timber beams to mansard roof

10

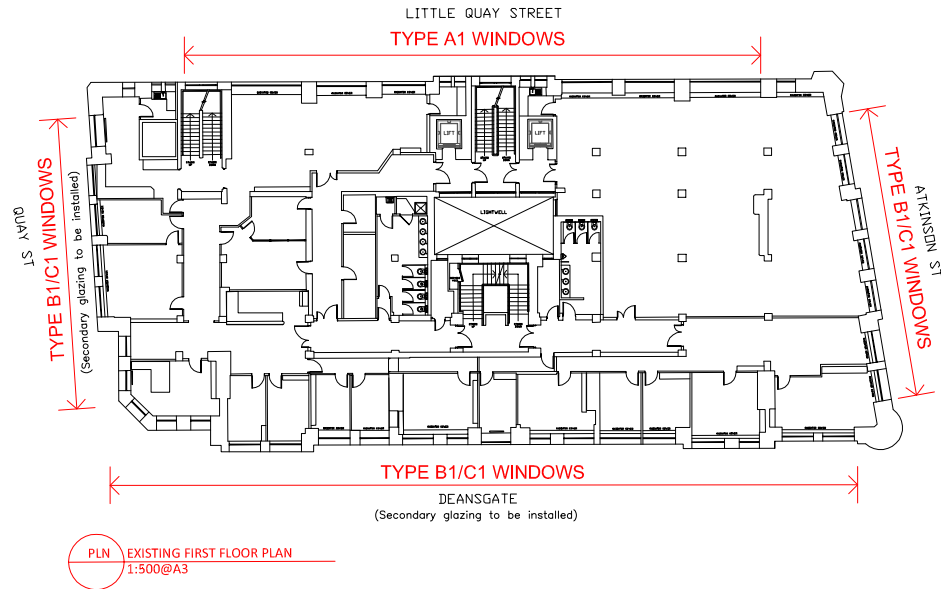
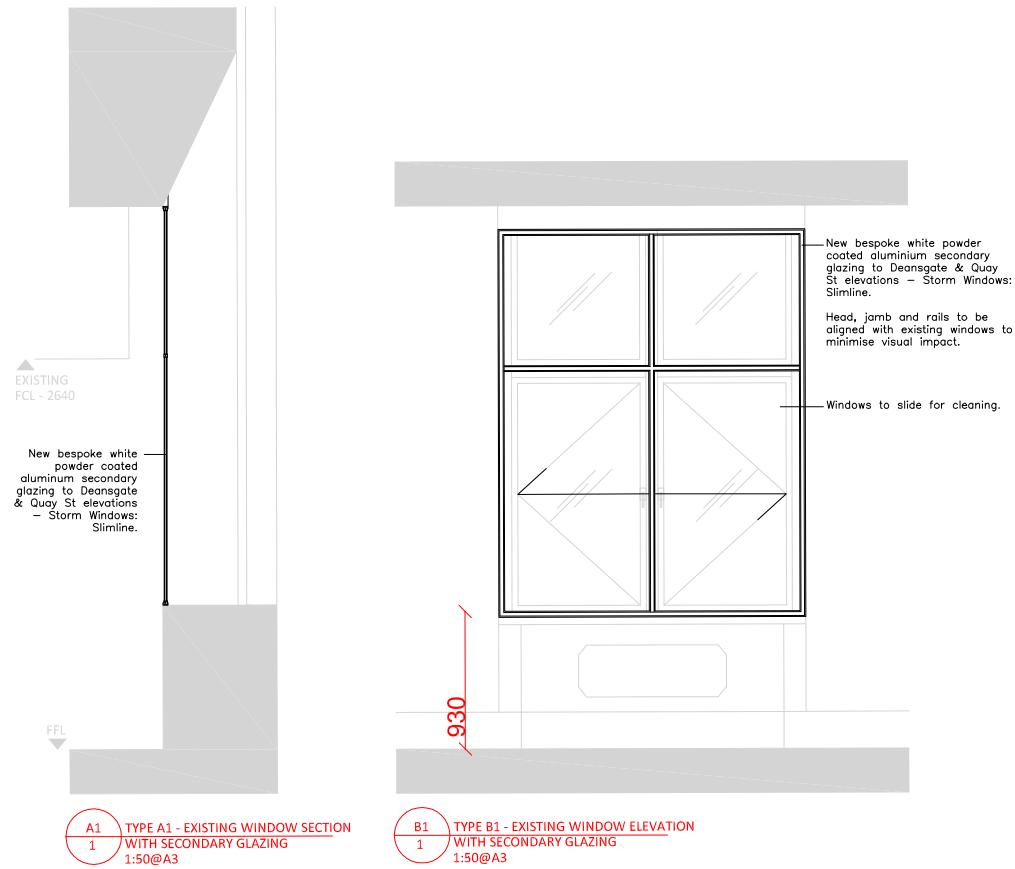
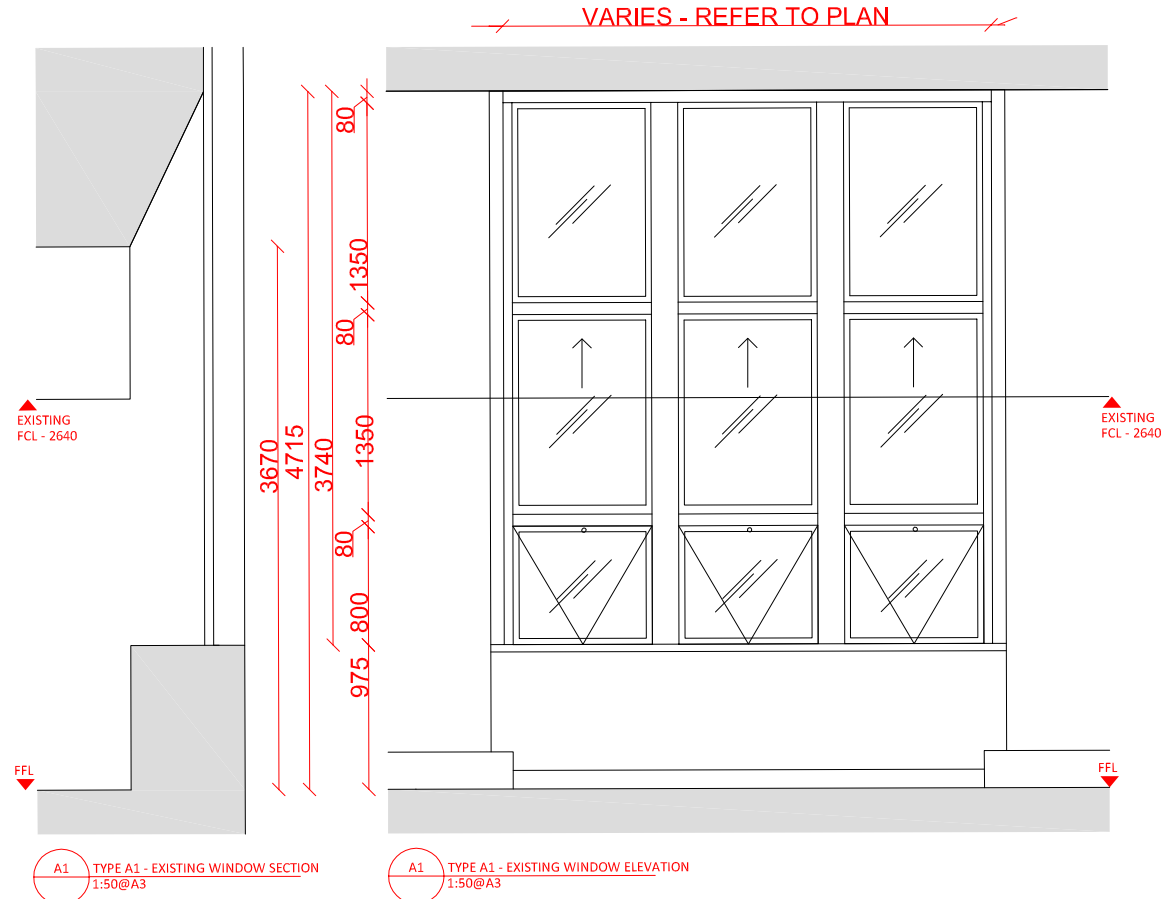
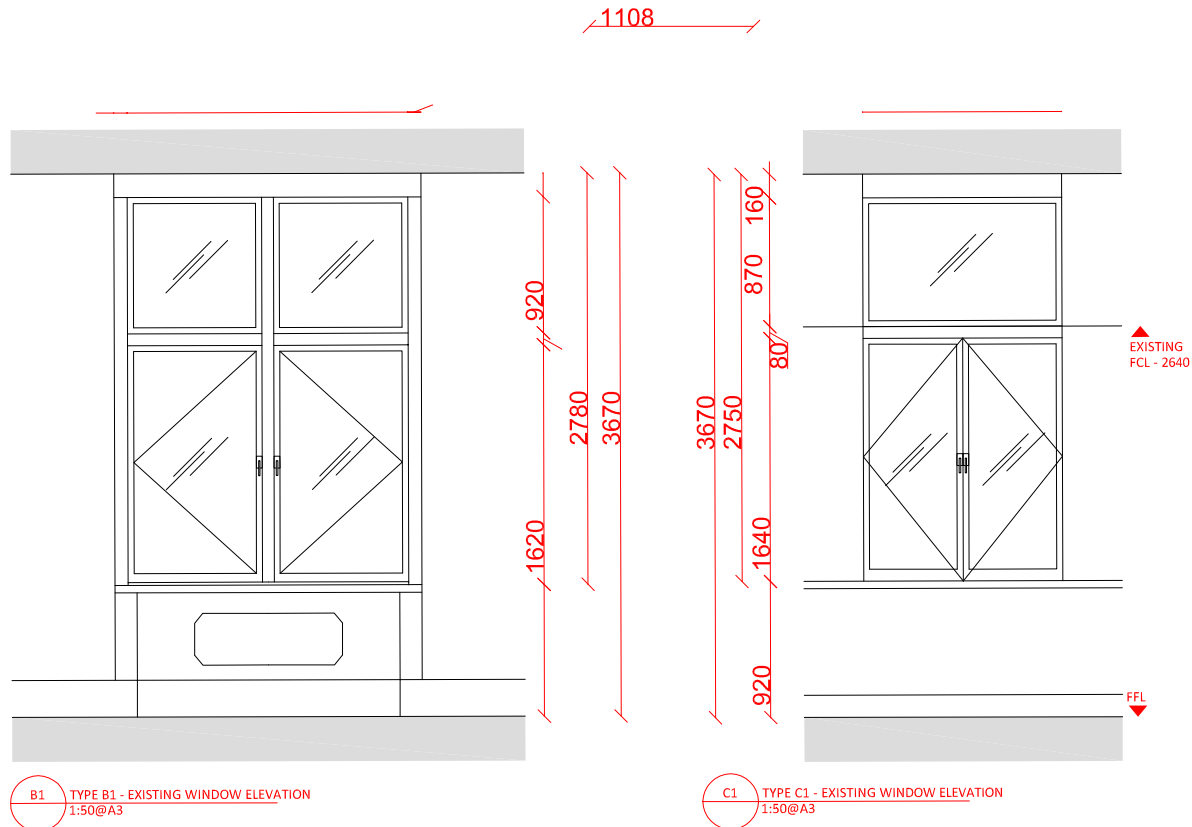


Exposed brick of a fireplace

Appendix C

SECONDARY GLAZING





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CONSTRUCTION

REVISION:	DETAILS:	DATE:
A	DETAILS A1.1 & B1.1 SHOWN INDICATING SECONDARY GLAZING. SECOND FLOOR PLAN UPDATED BY GSH.	15.02.16

PROJECT:	196 DEANSGATE, MANCHESTER		
CLIENT:	COMMERCIAL ESTATES GROUP		
DRAWING TITLE:	1ST FLOOR EXISTING WINDOWS ELEVS		
PROJECT NUMBER:	111101	DRAWING NUMBER:	31_401
SCALE:	1:500/1:50@A3	REVISION:	A
DRAWN DATE:	15.11.13	DRAWN BY:	HAP
ISSUE:	CONSTRUCTION	CHECKED:	

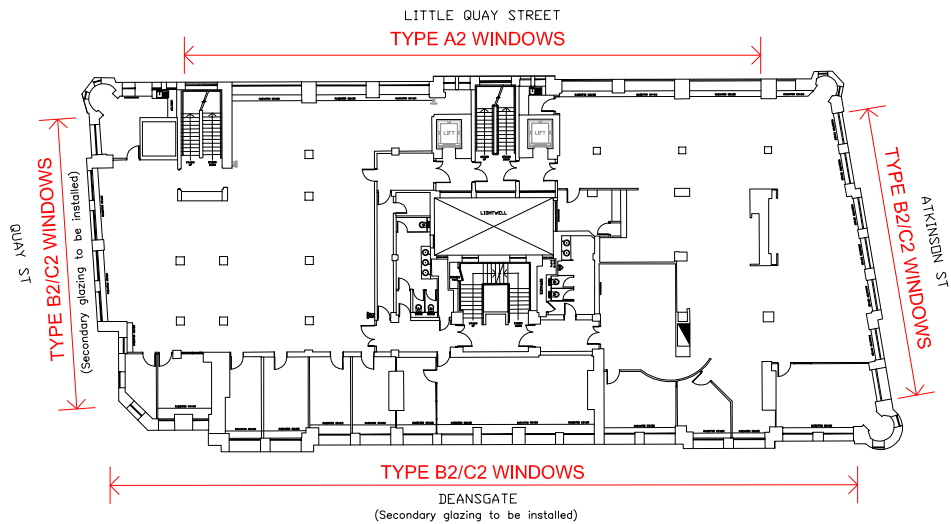


3RD FLOOR, THE CHAMBERS, 13 POLICE STREET, MANCHESTER M2 7LQ

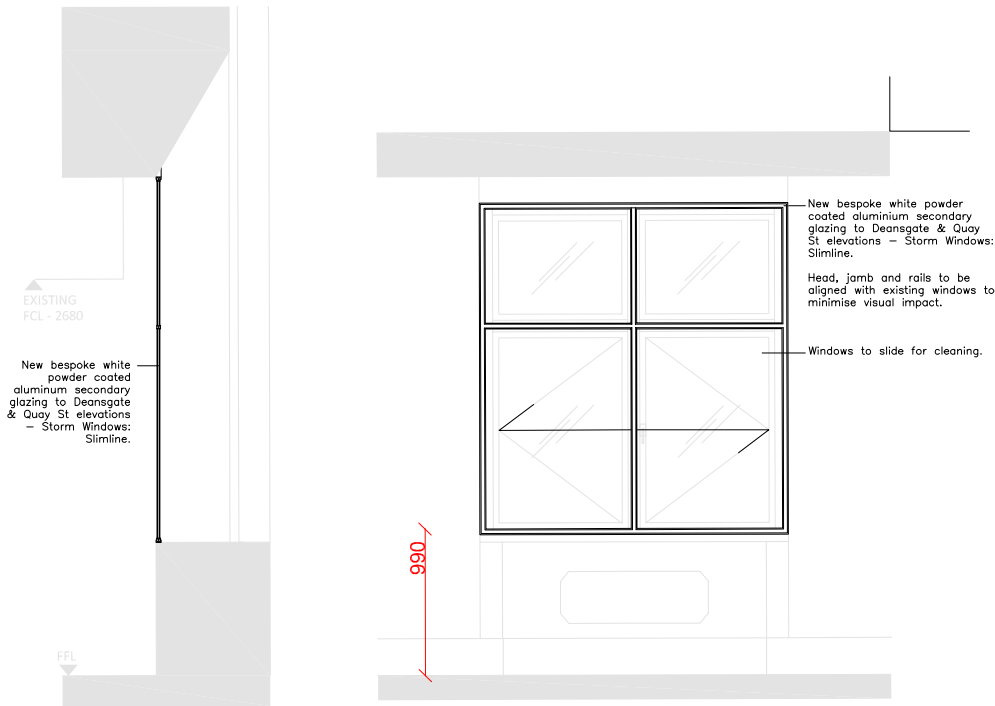
OFFICE | 0161 819 2504
EMAIL | INFO@SPACEINVADERDESIGN.CO.UK
WEB | WWW.SPACEINVADERDESIGN.CO.UK

- NOTES:
- FULL SURVEY NOT CARRIED OUT - ONLY TYPICAL WINDOW TYPES ARE SHOWN
 - DIMENSIONS WERE TAKEN ON SITE BUT ARE APPROXIMATE ONLY.
 - ELEVATIONS SHOW EXISTING RADIATOR COVERS
 - EXISTING SECONDARY GLAZING NOT SHOWN

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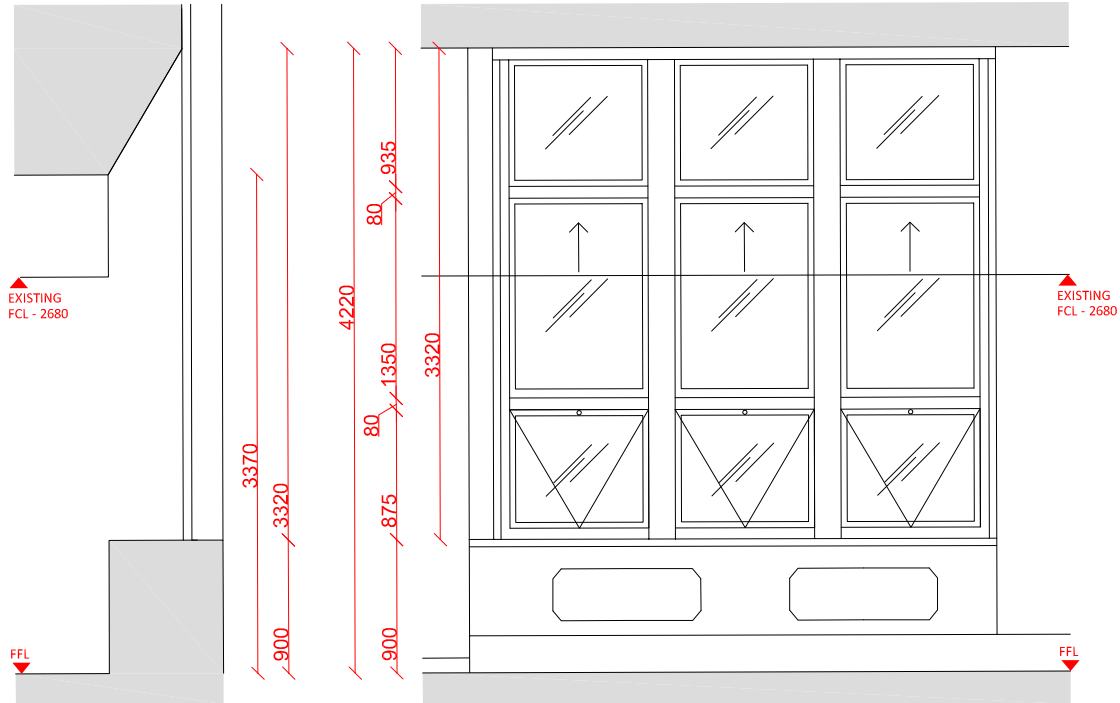
PLN EXISTING SECOND FLOOR PLAN
1:500@A3



A2 TYPE A2 - EXISTING WINDOW WITH
1 SECONDARY GLAZING
1:50@A3

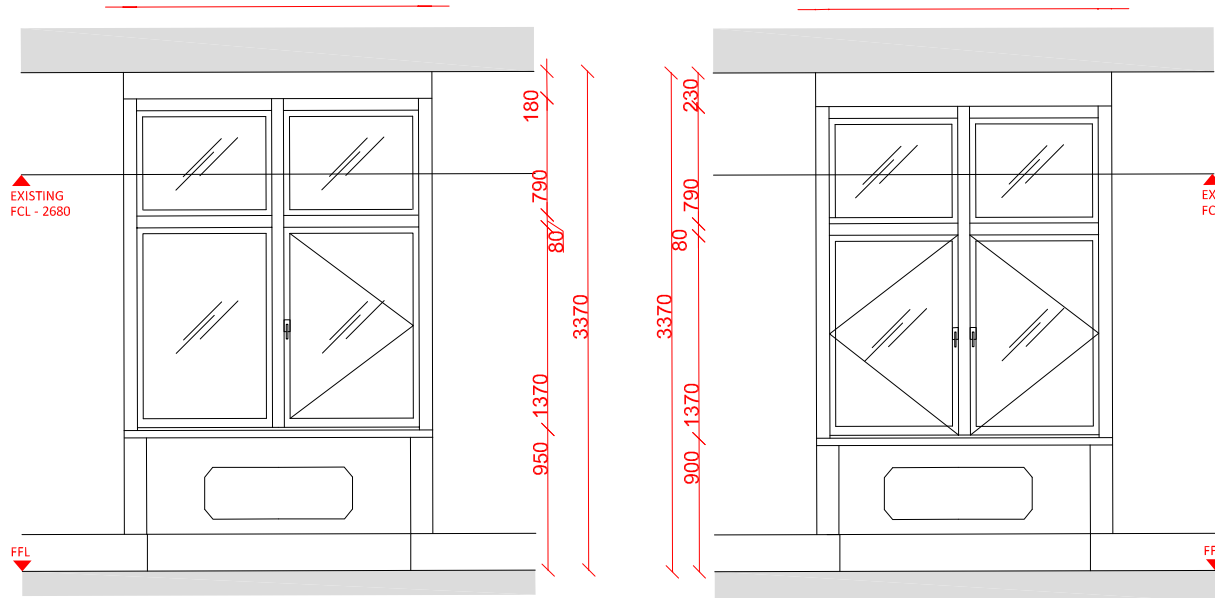
B2 TYPE B2 - EXISTING WINDOW WITH SECONDARY GLAZING
1:50@A3

- NOTES:
1. FULL SURVEY NOT CARRIED OUT. ONLY TYPICAL WINDOW TYPES ARE SHOWN
 2. DIMENSIONS WERE TAKEN ON SITE BUT ARE APPROXIMATE ONLY.
 3. ELEVATIONS SHOW EXISTING RADIATOR COVERS
 4. EXISTING SECONDARY GLAZING NOT SHOWN



A2 TYPE A2 - EXISTING WINDOW SECTION
1:50@A3

A2 TYPE A2 - EXISTING WINDOW ELEVATION
1:50@A3



B2 TYPE B2 - EXISTING WINDOW ELEVATION
1:50@A3

C2 TYPE C2 - EXISTING WINDOW ELEVATION
1:50@A3

CONSTRUCTION

REVISION:	DETAILS:	DATE:
A	DETAILS A2-1 & B2-1 SHOWN INDICATING SECONDARY GLAZING. SECOND FLOOR PLAN UPDATED BY GSH.	15.02.16

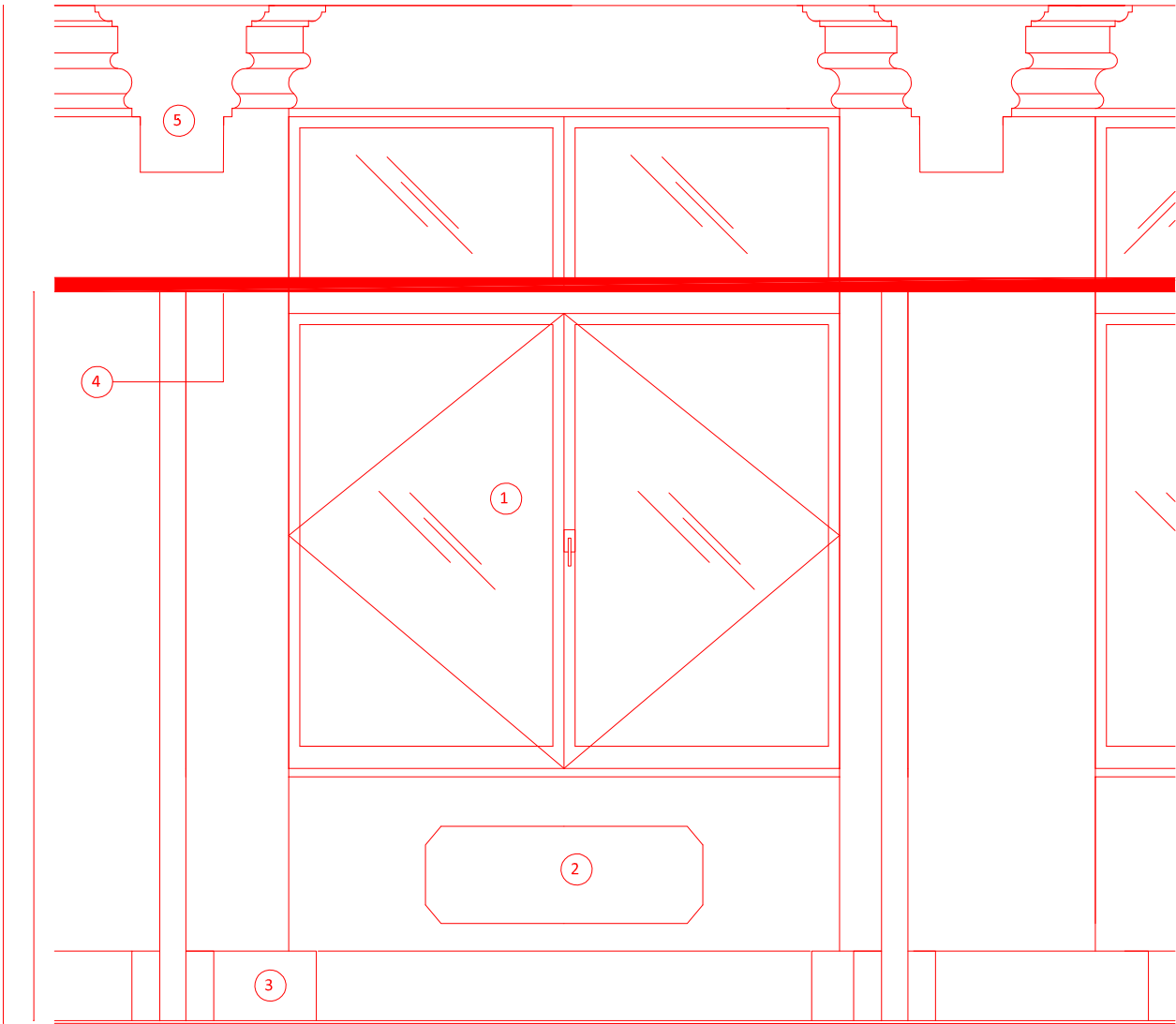
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CLIENT:	COMMERCIAL ESTATES GROUP		
DRAWING TITLE:	2ND FLOOR EXISTING WINDOW ELEVS		
PROJECT NUMBER:	111101	DRAWING NUMBER:	31_402
SCALE:	1:500/1:50@A3	REVISION:	A
DRAWN DATE:	15.11.13	DRAWN BY:	HAP
ISSUE:	CONSTRUCTION	CHECKED:	



3RD FLOOR, THE CHAMBERS, 13 POLICE STREET,
MANCHESTER M2 7LQ

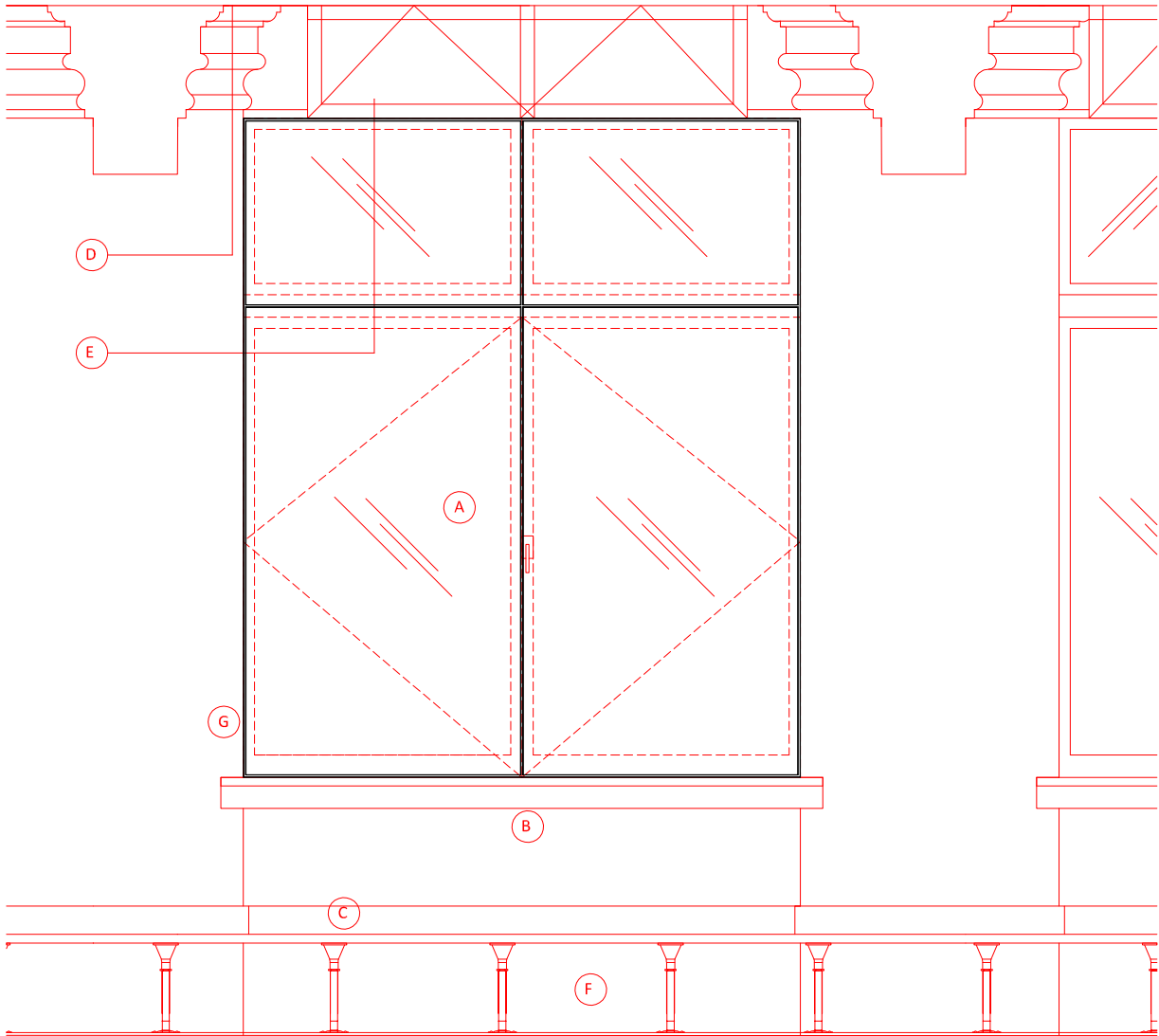
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ELEV EXISTING 'TYPICAL' WINDOW ELEVATION
FIRST FLOOR - DEANSGATE ELEVATION - 1:25@A3



- 1 EXISTING TIMBER FRAME WINDOW
- 2 EXISTING FITOUT INCLUDES OVERSIZED RADIATOR COVERS/PANELS
- 3 EXISTING FITOUT INCLUDES SKIRTING TRUNKING CONCEALING SERVICES AND CABLES
- 4 EXISTING FITOUT INCLUDES SUSPENDED CEILINGS
- 5 ORIGINAL BUILDING CORNICE DETAILS ARE HIDDEN WITHIN CURRENT FIT OUT SUSPENDED CEILING VOIDS

ELEV PROPOSED 'TYPICAL' WINDOW ELEVATION
FIRST FLOOR - DEANSGATE ELEVATION - 1:25@A3



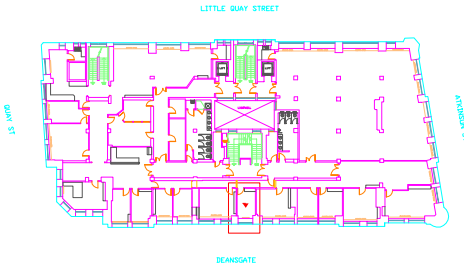
- A EXISTING TIMBER FRAME WINDOWS TO BE RESTORED. ALL WINDOWS TO BE PAINTED EXTERNALLY AND INTERNALLY. EXTERNAL PAINT TO MATCH EXISTING. INTERNAL PAINT TO BE WHITE, FINISHED AS PER FLOORS 3,4 & 5. WINDOWS TO BE LEFT OPERATIONAL WITH ANY DEFECTIVE IRONMONGERY REPLACED OR REPAIRED. OPERATIONAL WINDOWS TO HAVE ADJUSTABLE RESTICTORS INSTALLED FOR SAFETY.
- B EXISTING RADIATOR PANELS TO BE REMOVED. WINDOW CILL TO BE RESTORED OR REPLACED IF REQUIRED. NEW PLASTERBOARD BOXED IN SECTIONS BELOW WINDOW CILL TO BE INSTALLED AS PER FLOORS 3, 4 & 5. DEPTHS OF CILLS TO BE SMALLER THAN CURRENT RADIATOR PANELS, FINAL DIMENSIONS TO BE CONFIRMED FOLLOWING STRIP OUT.
- C NEW 100MM PAINTED MDF SKIRTING, TO MATCH INSTALLATION ON FLOORS 3,4 & 5
- D EXISTING SLAB, CORNICE DETAIL AND FULL WINDOW EXPOSED - ITEMS TO BE REPAIRED AND PAINTED.
- E PLASTERBOARD & MDF CEILING RAFT SET ATLEAST 300MM AWAY FROM CORNICE DOWNSTAND BEAMS. CEILING RAFTS CONTAIN SUSPENDED LIGHTING AND OTHER SERVICES.
- F RAISED ACCESS FLOOR INSTALLED ACROSS WHOLE FLOOR PLAN, ENABLING M&E SERVICES TO OPERATE FROM WITHIN THE FLOOR VOID AND THEREFORE ALLOWING THE ORIGINAL BUILDING FEATURES TO BE EXPOSED.
- G NEW BESPOKE WHITE POWDER COATED ALUMINIUM SECONDARY GLAZING TO DEANSGATE & QUAY ST ELEVATIONS - STORM WINDOWS: SLIMLINE. HEAD, JAMB AND RAILS TO BE ALIGNED WITH EXISTING WINDOWS TO MINIMISE VISUAL IMPACT.

NOTES: ALL DETAIL DIMENSIONS AND ORIGINAL BUILDING FEATURES TO BE CONFIRMED FOLLOWING STRIP AND CHECKED AGAINST FINAL PARTITION SETTING OUT, TOGETHER WITH THE DIMENSIONS AND DESIGN OF THE EXISTING INSTALLATION TO FLOORS 3,4 & 5.

CONSTRUCTION

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LOCATION/BUILDING PLAN:



REVISION:	DETAILS:	DATE:
A	Proposed secondary glazing shown. Note G added. Amended by GSH.	15.02.16

PROJECT:	196 DEANSGATE		
CLIENT:	COMMERCIAL ESTATES GROUP		
DRAWING TITLE:	TYPICAL EXISTING & PROPOSED WINDOW ELEVATIONS		
PROJECT NUMBER:	111109	DRAWING NUMBER:	31_403
SCALE:	1:25/1:5@A3	REVISION:	A
DRAWN DATE:	21.11.13	DRAWN BY:	HP
ISSUE:	CONSTRUCTION		CHECKED:

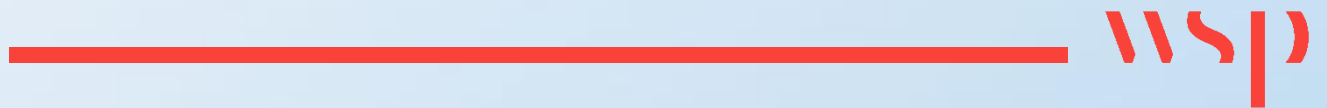


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Appendix D

HISTORIC FABRIC REPAIR SCHEDULE





Fabric Repairs: Method Statement (rev B)

196 Deansgate, Manchester

Doc No: (SCH)A001
Issue: For Heritage Partnership Agreement
Rev: B
Date: February 2018

1.0 Fabric Repairs Method Statement

1.0.0 INTRODUCTION

196 Deansgate is a Grade II listed building of historic importance. The following Fabric Repair Method Statement has been produced to support the accompanying Heritage Partnership Agreement (HPA).

The aim is for 196 Deansgate to be a well-used mixed retail and office building, therefore maintaining the building in active use frequently requires fit out works for changing tenants. The principle objective of the HPA is to ensure that there are clear guidelines for the design of the tenant fit out works. In addition to the fit out works there will be the requirement for less frequent, but repetitive, maintenance works. Alongside this there may be the requirement for more major future works.

The HPA proposes a traffic light system to agree works that are permitted through the HPA and works that are not permitted, as follows;

Red category: Works that require statutory consent, including negotiations with regulators and written applications and which are likely to require heritage assessment. These are typically works that have an impacts on the historic finishes and structure internally and externally. These would also be any works that require planning permission.

Amber category: Works that require written notification to the regulator prior to commencement – these include major permitted works that do not require statutory consent but due to their scale and complexity are likely to require heritage assessment.

Green category: Works that have been agreed through the HPA process, do not require statutory consents and are unlikely to require heritage assessment – these are permitted works.

Externally any works that would be considered to be 'like for like repairs' in accordance with this Method Statement are green category permitted works. Any works that would impact on the historic fabric (i.e. replacement of windows / removal of roof finishes) or any works to the external fabric that require planning consent would be red category works requiring consent.

1.0.1 EXISTING CONDITION

A report on the existing condition of the external fabric was submitted with listed building consent application ref: 107515/LO/2014/C1 (doc name: 'Proposed Planned Maintenance – Cyclical Repairs and Redecoration of the External Elevations' doc ref: [1166]SCH Rev00). The report confirmed that overall the ashlar sandstone, ornate mouldings and polished granite are in good condition. The principal areas of deterioration to the sandstone were below the projecting cornices. The report also assessed the condition of the timber / external joinery; leadwork and ornate cast iron railings / metalwork. It put forward recommendations for repairs which included repairs to stonework, repointing of masonry, stone cleaning, leadwork repairs, timber repairs and repainting of external joinery and re-glazing of the windows and these repairs were undertaken as part of a phase of refurbishment in 2016.

It was also noted that previous remedial works and alterations had been undertaken which included;

- Stainless steel straps and brackets to the dormer pediments / coping stones
- Tie rods to the rotunda and dormer pediments / gables
- Misc. brackets and fixtures and fittings

The following fabric repair method statements are based on the specifications agreed as part of the 2016 works. These method statements were consented as part of the listed building consent application ref: 107515/LO/2014/C1 and have been subject to trial samples. Works undertaken following these method

statements are green category permitted works. Wherever trial samples are requested within these method statements these should be undertaken to ensure that the workmanship of the contractor is acceptable.

1.0.2 OUTLINE SCOPE OF WORKS

In summary, the permitted fabric repair works consist of the following;

- A) DOFF cleaning principally to cills and projecting ledges which are stained with moss and algae.
- B) Patch repointing to facing ashlar stonework.
- C) Masonry repairs including the removal of failing cement mortar repairs and repair with a lime based mortar. Provision of stone indent repairs to areas of significant loss (i.e. greater than 80mm).
- D) Repairs to external joinery, including splicing of major sections, repair compounds to limited areas and repainting throughout. Repainting of external metalwork.
- E) Minor works at roof level to slipped slates / leadwork.

A: CLEANING OF MASONRY: DOFF CLEANING SYSTEM FOR THE REMOVAL OF ALGAE AND MOSS

- 1.1.0 Typical fabric condition issue: The projecting ledges and cills visibly take significantly more weathering and have previously been covered in algae and moss. Future maintenance works may require DOFF cleaning to remove the moss and algae (thereby preventing the retention of moisture and limiting the possibility of future decay of the stonework).
- 1.1.1 Scope of work: cleaning of staining to stonework typically to cills and ledges, to all elevations.
 - Protection to be provided to adjacent surfaces not designated for cleaning to prevent damage, including marking and staining.
 - Cleaning procedures using water: do not use when air temperature is at or below 5°C. Protect damp surfaces from frost.
 - Maintain written records for all cleaning methods and procedures used for each type of surface and deposit.
 - Undertake a trial sample of 2m² to a horizontal ledge and adjacent vertical moulded surface. The trial sample should aim to start with the lowest pressure and least amount of cleaning product (including detergents, water etc.) The aim is to remove the surface deposits whilst retaining the natural patina of the material. The cleaning should not aim to remove ingrained deposits that are not possible to remove without causing irreparable damage to the fabric. Damage to the fabric (i.e. masonry and joints) is to be avoided in all situations. Written records for each trial area, including cleaning methods and conditions, are to be maintained to enable repetition of results elsewhere.
 - Thoroughly and carefully clean the external masonry cills details and window aperture reveals by initially well wetting with clean cold water to gently soften any carbon crustations and bring algae to the surface. Leave the water to soak into the masonry then agitate with a masons soft bronze conservation bristle brush if required. After a dwell period of 10 mins rinse the area with the DOFF cleaning system to remove all deposits. This will be followed by one full spray of a neutral PH detergent, further agitated if necessary and rinsed off with a low pressure cold water wash.

B: PATCH REPOINTING TO FACING ASHLAR STONEWORK & BRICKWORK

- 1.2.0 Typical fabric condition issue: When inspected for the 2016 phase of repair works, the existing mortar to the tight ashlar joints was found to be in variable condition with some areas of facades subject to direct weathering requiring repointing but other areas in good condition. Patch repointing was undertaken in 2016 and future maintenance inspections will assess the requirement for patch repointing. To the ledges and cills the joints have previously been repointed in a polysulphide mastic. Although not an ideal material, this does not appear to be causing any damage to the adjacent stonework, there does not appear to be any correlation with the mastic joints and the weathering of the stonework on close inspection. The mastic does appear to be very well adhered to the stonework and as such there is concern that any attempts to remove it would cause damage to the adjacent

masonry. In addition the joints to the ledges are typically quite wide and the mastic is holding well in these joints whereas a traditional oil based mastic is likely to have a shorter lifespan in these exposed locations. On balance it is therefore proposed to retain the existing mastic and ensure that this is monitored as part of the regular inspections.

1.2.1 Scope of work: patch repointing to ashlar masonry to all elevations.

Preparation for repointing

- The removal of the mortar should work from the top of the wall downwards.
- Mortar to be carefully removed using hand held tools and fein cutters and subject to the approval of a sample area of 1m2. Extreme care should be taken to avoid any damage to arises and surfaces of adjacent masonry or widening of joints.
- Form a neat recess of depth not less than 2 times the joint width leaving a square face at the back of the joints.
- When mortar beyond this depth is loose and friable and / or cavities are found seek instructions. Rake out joints to remove dust and debris. Seek approval of a sample area prior to repointing.
- Dampen joints to control suction as necessary.
- Approved mix: 1 part NHL to 2.75 parts silica based sand 2.5mm down (grit) plus pigments.
- Suggested product: Lime Green Natural Lime Mortar
- Bayer Pigments: 1g yellow, 0.8g red, 1.6g black per 1 kg mix (to provide a match to the previous red mortar)
- Mortar should be pressed well into joints using pointing tools / irons that fit the ashlar joints, so that they are fully filled. Keep the face of the masonry clear of mortar. The joint profile should maintain the original joint widths.
- After initial mortar set has taken place remove laitance and excess fines by brushing to give a coarse texture.

C: MASONRY REPAIRS TO CILLS AND LEDGES

1.3.0 Typical fabric condition issue: Historic mortar repairs are evident to large areas of the ledges and cills. These appear to be cementitious and have a limited lifespan. During the repair works undertaken in 2016 all mortar repairs that were hollow and had failed or were easily removed were carefully removed and replaced with lime based repairs. Where they were intact and well adhered to the background stonework it was assessed that their removal would cause further damage to the background stonework as such these were retained. However the retained areas of historic repairs may begin to fail over time as such they will be monitored as part of the regular inspections.

1.3.1 Scope of work: removal of all failed / failing previous cement mortar repairs to Deansgate, Atkinson St and Quay St elevations, principally to ledges and cills. Repairs to failing sections of stonework. Repair with a lime based mortar or provision of stone indents to areas of erosion greater than 80mm.

Prior to undertaking any repair works;

- ensure all sources of water damage are addressed and removed as early as possible. Ensure that the affected areas have dried out prior to the commencement of any works.
- Carry out a hammer test to all areas of cement mortar repairs. Record hollow areas for removal. Carefully remove all hollows, failed and failing areas of cement mortar repairs with hand tools ensuring no damage is caused to adjacent sound masonry.
- Areas of existing cement mortar repairs which are sound and well adhered are to be retained as their removal will cause damage to the stonework.
- The removal of the cement mortar repairs should ensure that the surface is left clean, free from dust and oils.
- All areas of friable masonry are to be brushed back with a masons soft bronze conservation bristle brush to remove the loose surface. If any loose sections of masonry are found during the brushing back these should be reported to the CA.

All areas where the cement mortar repairs have failed and are to be removed are to be repaired using lime based mortar repairs.

- Following removal of the failed cement mortar repairs the surface is to be left clean, free from dust and oils.
- Repairs are to be undertaken using Lithomex Stone Restoration and Repair Mortar, pre-coloured to match existing and subject to approval of a sample area. This is a specially formulated mortar based on Natural Hydraulic Lime and aggregates for the repair of stonework.
- Previously agreed colour mixes are as follows;
Sample A: 144g yellow / 14.4g red / 88.8g black (per 25kg)
Sample B: 120g yellow / 14.4g red / 76.8g black (per 25kg)
- If decayed masonry is found behind the mortar repairs this should be carefully cut back to a depth not less than 20mm and to a sound background. Where the depth of removal exceed 50mm seek instructions. Do not weaken adjacent masonry by excessive removal, do not damage adjacent masonry.
- Prior to applying the repair mortar the area should be pre-wetted to control suction. The repair mortar should not be applied to areas which are over saturated or have standing water.
- The minimum thickness of the repair mortar is 5mm (which can be dressed or cut back to a feather edge). The maximum thickness in 1 pass is 40mm. In cases where a thickness of more than 40mm is required, layers of a maximum of 40mm should be applied, each one approx. 24 hours apart.
- Always dampen application areas. The mortar should be well pressed back in place. If required re-compact by pressing after a couple of hours to avoid possible shrinkage marks due to suction from the background.
- Specialist contractor to confirm the requirement for stainless steel armatures for agreement with CA.
- Profile to be formed to match existing moulded ledge to cills. Measurements should be taken from an intact section of existing masonry to allow the profile to be matched accurately. Ensure that a drip is formed to the underside of the projecting features.
- Carry out a full photographic and written record prior to the works being undertaken and at each stage.

- 1.3.2 Where erosion / damage of the stone masonry is such that the loss is greater than 80mm then stone indents are to be carried out. This may apply to cills and ledges and will be assessed on removal of the cement mortar. It will also apply to decorative carved elements.
- Prior to undertaking any works carry out a full photographic and written record and maintain at each stage. All defective material should be carefully removed and limited in its extent to the defective areas only. Do not disturb, damage or mark adjacent retained masonry.
 - All redundant fixings should be completely removed as clause 1.3.4.
 - Pockets to receive inserts are to be cut out accurately. Undercut the sides of the pocket where necessary to provide space for bonding material. Thoroughly clean any recesses to remove loose material and leave joints in a suitable condition to receive replacement units. Protect from adverse weather.
 - Insert sandstone to match existing (subject to approval of a sample of the proposed material). All sandstone to be free from vents, cracks, fissures, discolouration or other defects which may adversely affect strength durability or appearance. Adjust the depth so that the insert stands proud of the existing stone for finishing insitu. Inserts should be cut to the smallest shape necessary to replace the defective are and provide a form seating.
 - Where moulded sections are being replaced measurements should be taken from an intact section of existing masonry to allow the profile and details to be matched accurately.
 - Maintain existing joint patterns and widths, do not bridge.
 - Stone to be tooled and ashlar to match existing.

D: REPAIRS TO EXTERNAL JOINERY. REDECORATING OF EXTERNAL JOINERY AND METALWORK.

- 1.4.0 Typical fabric condition issue: When inspected for the 2016 phase of repair works the condition of the external joinery was variable. In exposed locations there were sections which were considerably eroded and required replacement. Small areas of decay were repaired using a repair compound which limited the requirement for removing sound timber.

- 1.4.1 Scope of work: removal of all decayed sections of timber and replace with like for like timber species and profile / details. Provision of isolated repairs using repair compounds where decay is less than approx. 5% of surface area.
- Ensure all sources of water damage are addressed and removed as early as possible. Ensure the affected areas have dried out prior to the commencement of any works.
 - Carry out a full photographic and written record prior to the works being undertaken and at each stage. Specialist timber survey to be undertaken to all areas of external joinery.
 - Cut back all decayed timber to sound. All timber for repairs or replacement timber should be like for like species and profile. Measurements should be taken from intact sections of joinery to allow the profile to be matched accurately. Ensure that a drip is formed to the underside of the projecting features.
 - To small areas of decay (i.e knots / small areas of approx. 5% of the surface area where splicing would require the removal of sound timber) repairs to be undertaken using Dryflex repair compound.
- 1.4.1 On completion of the timber repairs all external joinery is to be prepared for repainting. All external joinery to be redecorated on a 'like for like' basis.
- 1.4.2 Existing decorative railings to Atkinson Street and Quay Street elevations: all areas of rust to be treated and railings to be redecorated on a 'like for like' basis.

E: MINOR WORKS AT ROOF LEVEL TO SLIPPED SLATES / LEADWORK

- 1.5.0 Typical fabric condition issue: When inspected for the 2016 phase of repair works the roof coverings and lead flashings were inspected from a roof level scaffold and found to be in good conditions. There were some very minor works required which consisted of the reinstatement of a couple of slipped slates and ensuring any lifted sections of leadwork to the ridge were secured.
- 1.5.1 Scope of work: refix all slipped slates, refix any areas of loose / lifted leadwork.
- Carry out a full photographic and written record prior to the works being undertaken and at each stage. .
 - Refix limited number of slipped slates with straps or clip fixings.
 - To limited areas of loose / lifted leadwork refix in accordance with the Lead Association Handbook details.



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