



AM Alpha and Manchester City Council

ROYAL LONDON HOUSE

Heritage Partnership Agreement Review





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1 INTRODUCTION / PURPOSE OF DOCUMENT

- 1.1.1. The Listed Building Heritage Partnership Agreement (HPA) was made on the 17th day of December 2018 between CEG (as managing agent for the owner ASE RE A LLP) and Manchester City Council.
- 1.1.2. Since the HPA was signed, ownership of Royal London House was transferred to AM Alpha in 2023.
- 1.1.3. As under the terms of the HPA (Section 2.3 – Procedural Issues), both partners have agreed to extend the HPA for a further five years to 17 December 2028.

Partner	Name & Signature	Date
AM Alpha	Signature	
Manchester City Council	Signature	

OVERVIEW

- 1.1.4. This HPA review should be read alongside the original HPA. The key aims and objectives of the original document remain. This HPA review outlines the changes that have occurred to Royal London House over the last five years, and outlines updates to the content of the original HPA where relevant, based on lessons learned from the past five years.
- 1.1.5. The purpose of the original HPA remains, and both parties are in agreement that the HPA should remain in place for a further five years.
- 1.1.6. In the event that the building ownership changes, subject to the new owner signing up to the HPA, the HPA is transferrable.

POLICY CONTEXT

- 1.1.7. No changes are proposed to this sub-section.

SCOPE

- 1.1.8. This Listed Building Heritage Partnership Agreement (LBHPA) has been prepared for the ground floor, basement and first - fifth floors of 196 Deansgate. It provides guidance for future proposals in terms of the finishes which should be retained and restored.

BENEFITS / AIMS

- 1.1.9. In addition to the benefits and aims as set out within the original HPA. The partnership has agreed to include two additional aims:
- 1.1.10. **Sustainability** – aim for both parties to work together to improve the sustainability credentials of the building and adhere to / meet legislative targets around sustainability for listed buildings.

- 1.1.11. **Preserve and protect** – the parties aim to preserve and protect the heritage significance of the building, taking opportunities to better reveal historic fabric where possible.

OVERVIEW OF CHANGES

- 1.1.12. Over the past five years, CEG (the previous owner) has undertaken a programme of refurbishment works to the first, second and third floor office spaces. This programme of works is ongoing and will be expanded to areas that have not been subject to refurbishment in recent years. As part of this programme of works – which has focused on creating high quality, distinctive workspaces – additional historic fabric has been revealed and restored, including brickwork, fireplaces and steel columns. These features have been recorded in an updated Gazetteer of Historic Fabric included in Section 4 of this review. A similar approach has been undertaken in relation to the retail units by the tenants of these spaces, in collaboration with the landlord.

HPA PERFORMANCE

- 1.1.13. Since the HPA has been in place, the building owner and its tenants have utilised the HPA to encourage the positive re-use of the office spaces whilst ensuring the heritage asset is not negatively impacted. A summary of the discussions between the partnership during the HPA period is included below.
- 1.1.14. An overview of the planning history during the five year period is included within Section 4.

2020:

- 1.1.15. The Partnership discussed proposed works to the common areas (ground to third floor). A schedule of works was shared with the LPA, detailing where works were considered 'green', 'amber' or 'red' as per the HPA definitions. Through discussion at the time, works to the staircases were not clearly captured within the HPA document and this has been picked up as part of the review.
- 1.1.16. The following works were confirmed as permissible 'green':
- Replacing modern lift surrounds,
 - Replacing modern floor finishes,
 - Film wrapped modern doors,
 - New internal signage,
 - Decorating painted walls, skirtings and door frames,
 - New bespoke archway at ground floor replacing modern plaster finishes,
 - Creating glazed telephone booths (side corridor, first floor)
 - Bathroom works,
 - New lighting (directional spotlights, downlights, strip lighting and pendant lights) that do not impact historic finishes.
- 1.1.17. Listed Building Consent was sought and granted for 'red' works under application reference 127726/LO/2020 (approved 19 October 2020). This included painting cornicing, original ceilings, painted decorative tiles and timber detail to change the colour; new bloom pendants and spotlights that impacted decorative finishes; and a new bespoke metal staircase.

2023:

- 1.1.18. The Partnership discussed proposed works to the common areas (fourth floor). A schedule of works was shared with the LPA. The scheme was to recreate the ground to third floor refurbishment (see 2020) on the fourth floor. The works previously agreed as 'green' continued to benefit as permissible works under the HPA.
- 1.1.19. As agreed between the partnership, Listed Building Consent was sought and granted for 'red' works under application reference 137256/LO/2023 (approved 13 June 2023). This included painting cornicing to change the colour and two pendant lights attached to a bulkhead that sits below the cornicing.

2 ADMINISTRATIVE INFORMATION

2.1 PARTNERS

2.1.1. The following section provides an update to Section 2.0 of the original HPA (dated 2018).

Partner	Role / Responsibility	Contact
AM Alpha	Representing the site owner and custodian.	Daniel McKillop, Investment Manager
Manchester City Council	Local planning authority, has statutory responsibility for dealing with planning and listed building consent matters.	Head of Planning, Building Control and Licensing.

2.2 TIMEFRAME

2.2.1. The HPA commenced on Monday 17 December 2018.

2.2.2. Further to this review of the HPA, the Partnership has agreed to extend the HPA for a further period of five years, to 17 December 2028.

2.3 REVIEW AND RENEWAL

2.3.1. The HPA will be reviewed annually (near the anniversary date) and amended or updated as appropriate and subject to the agreement of the partners.

2.3.2. The partners will meet annually to evaluate the progress and development of the HPA. The owner's representative will complete and submit an **interim review form (Appendix A)** prior to each meeting.

2.3.3. Review may also be triggered by a change in status to the heritage asset covered or by changes in the legislative background.

2.3.4. The HPA will provide a formal provision for a further extension of five years on the agreement of all partners. At the end of the five-year period in **December 2028**, the HPA will be reviewed and renewed, subject to the following:

- The heritage protection legislation / processes remain unchanged;
- The satisfactory or better performance of the HPA over the five-year period from 17 December **2023** – 17 December **2028**; and
- The agreement of the partners or their successors.

3 HERITAGE CONTEXT

3.1.1. Section 3 of the original HPA remains relevant and there are no changes proposed to this section.

4 HISTORIC BACKGROUND AND DESCRIPTION OF THE BUILDING

GAZETTEER OF HISTORIC FINISHES

4.1.1.1. An update is provided to Table 1: Gazetteer of Historic Finishes included in the original HPA. This is to record changes that have occurred, primarily the additional historic fabric that has been revealed as part of refurbishment works to the office spaces over the past five years. A corresponding photographic schedule has been produced to illustrate the key features of heritage significance (see Appendix B). Changes to the gazetteer are highlighted in **blue**.

Table 1: Gazetteer of Historic Finishes

Ref	Location	Description	Notes
B.10	188-192 DEANS_GATE, BASEMENT AREA		MANAHATTA
B.11	Basement area	Timber herringbone parquet floor	Photo 6
B.12	Basement area	Glazed bricks to walls	Photo 1
B.13	Basement area	Decorative joinery / timber features to walls & columns	Photo 2
B.14	Basement area	Plaster ceilings and downstands	Photo 2
B.15	Basement area	Cornice & moulding details to ceilings	Photo 5
B.16	Basement area	Pavement lights	Photo 4
B.17	Basement area	Relocated hoist equipment (currently protected by perspex screen)	Photo 7
B.18	Basement area	Retained staircase	Photo 8
G.30	188-192 DEANS_GATE GROUND FLOOR		MANAHATTA
G.31	Ground floor generally	Plaster cornice, ceilings and downstands	Photo 4, 5, 6
G.32	Ground floor	Retained area of previous decorative scheme	
G.33	Ground floor	Mosaic floor sign to previous entrance	Photo 3
G.34	Ground floor	Timber doors to corner entrance (no. 188)	Photo 1
G.35	Ground floor	Glazed bricks and brickwork	Photo 7
G.36	Ground floor	Remnant of timber glazed fanlight/ screen	
G.37	Ground floor	Remnants of timber wall lining	
G.38	Ground floor	Timber desk built into window reveal	Photo 2
G.39	Ground floor	Remnants of previous office layout to original bank (including dividing wall and chimney stack)	
G.20	194 DEANS_GATE GROUND FLOOR		FEDERAL CAFE

Ref	Location	Description	Notes
G.21	Ground floor	Plaster cornice	Photo 1
G.22	Ground floor	Decorative plaster details to downstands	Photo 4
G.23	Ground floor	Evidence of previous fireplace	Photo 4
G.24	Ground floor	Exposed brickwork	Photo 1 and 3
B.20	198 DEANS_GATE, BASEMENT AREA		PIEMINISTER
B.21	Basement area	Pavement lights	Photo 4
B.22	Basement area	Painted glazed bricks	Photo 1
B.23	Basement area	Painted steel columns	Photo 2
B.24	Basement area	Parquet flooring	Photo 3
G.40	198 DEANS_GATE, GROUND FLOOR		PIEMINISTER
G.41	Ground floor	Decorative plaster details to downstands and exposed steel column	Photo 2
G.42	Ground floor	Plaster cornice, painted ceilings & exposed brickwork	Photo 1
B.30	196 DEANS_GATE, BASEMENT AREA		
B.31	Basement area	Fireplace	Photo 5
B.32	Basement area	Cornice & moulding details to ceilings	Photo 2
B.33	Basement area	Pavement lights	Photo 4
B.34	Basement area	Timber herringbone parquet floor	Photo 6
B.35	Basement area	Glazed bricks to walls	Photo 1
B.36	Basement area	Exposed steel columns	Photo 3
G.10	196 DEANS_GATE GROUND LEVEL ENTRANCE		
G.11	Ground level entrance	Glazed wall tiles/ mosaic	Photos 1, 3, 5
G.12	Ground level entrance	Plaster cornice	Photo 1, 3
G.13	Ground rear staircase	Exposed brickwork and glazed tiles	Photos 2, 5
1.10	1 st FLOOR		
1.11	1 st Floor common areas	Exposed painted brickwork	Photo 7
1.12	1 st Floor common	Glazed wall tiles	Photo 10

Ref	Location	Description	Notes
	areas		
1.13	1 st Floor common areas	Timber details	Photo 10
1.14	1 st Floor office areas	Timber screens	Photo 4
1.15	1 st Floor office areas	Plaster cornices	Photo 4
1.16	1 st Floor office areas	Exposed original lift doors	Photo 2
1.17	1 st Floor office areas	Exposed fireplaces	Photo 9
1.18	1 st Floor office areas	Exposed brickwork/ painted brickwork	Photos 1-3
1.19	1 st Floor office areas	Exposed painted steel columns	Photo 8
1.20	1 st Floor office areas	Original fanlight above doorway	Photo 6
1.21	1 st Floor office areas	Exposed original skirting board and timber floor	Photo 5
2.10	2 nd FLOOR		
2.11	2 nd Floor common areas	Exposed painted brickwork	Photo 8
2.12	2 nd Floor common areas	Glazed wall tiles	Photo 1
2.13	2 nd Floor common areas	Timber details (painted)	Photos 1-2
2.14	2 nd Floor office areas	Timber screens	Photo 10
2.15	2 nd Floor office areas	Plaster cornices	Photo 3
2.16	2 nd Floor office areas	Exposed original lift doors	Photo 7
2.17	2 nd Floor office areas	Exposed fireplaces and hearth tiles	Photo 4
2.18	2 nd Floor office areas	Exposed brickwork/ painted brickwork	Photos 3-6, 9
2.19	2 nd Floor office areas	Exposed painted steel columns	Photo 6
2.20	2 nd Floor office areas	Original window (fanlight above doorway)	Photo 7
2.21	2 nd Floor office areas	Exposed original panel door and original timber floor	Photos 4-5

Ref	Location	Description	Notes
3.10	3 rd FLOOR		
3.11	3 rd Floor common areas	Exposed painted brickwork	Photo 5
3.12	3 rd Floor office areas	Plaster cornices	Photo 3
3.13	3 rd Floor office areas	Exposed brickwork	Photo 3-4
3.14	3 rd Floor office areas	Exposed fireplaces	Photo 2
3.15	3 rd Floor office areas	Exposed painted steel columns	Photo 1
4.10	4 th FLOOR		
4.11	4 th Floor common areas	Exposed painted brickwork	Photo 3
4.12	4 th Floor office areas	Plaster cornices	Photo 1-2
5.10	5 th FLOOR		
5.11	5 th Floor common areas	Exposed painted brickwork	Photos 1-2
5.12	5 th Floor office areas	Plaster cornices	Photo 3-5
5.13	5 th Floor office areas	Goods lift	Photo 6
5.14	5 th Floor office areas	Timber beams to mansard roof	Photo 7
5.15	5 th Floor office areas	Steel column	Photo 8
5.16	5 th Floor office areas	Fireplace	Photo 9 + 10

PLANNING HISTORY

- 4.1.2. The original HPA outlines the planning and listed building consents that were submitted and approved between 1980 and 2017. The following planning and listed building consent applications have been submitted and approved since 2017:

April 2018 Ref: 118383/AO/2017

Erection of internally applied vinyl logos and 1 no. internally illuminated runner bar sign.

April 2018 Ref: 118385/LO/2017

Listed Building Consent for the erection of internally applied vinyl logos and 1 no. internally illuminated runner bar sign.

April 2018 Ref: 118381/FO/2017

Change of use of basement and ground floor of Royal London House from shop (Use Class A1) to mixed use restaurant/bar (Dual Use Class A3/A4 - sui generis) together with elevational alterations and replacement glazing/shopfronts and installation of fume, ventilation and air conditioning equipment.

April 2018 Ref: 118382/LO/2017

Listed Building Consent for elevational alterations, internal alterations and replacement glazing/shopfronts and installation of fume, ventilation and air conditioning equipment.

Jul 2018 Ref: 118708/LO/2017

Listed Building Consent for the erection of 9 no. non-illuminated awnings.

Jul 2018 Ref: 118606/AO/2017

Erection of 9 no. non-illuminated awnings.

Sept 2018 Ref: CDN/18/0366

Discharge of conditions 4 (Details of external works), 5 (Secure by Design), 8 (Scheme for fumes, vapours and odours), 9 (Acoustic insulation), 10 (External plant) and 12 (Waste) of planning permission ref: 118381/FO/2017.

Sept 2018 Ref: CDN/18/0369

Discharge of condition 3 (Samples of materials) of Listed Building Consent ref: 118382/LO/2017.

Oct 2018 Ref: 120991/LO/2018

Listed Building Consent for internal alterations, replacement glazing / shopfront, installation of fume and kitchen ventilation equipment, and the display of signage, including 1 no. projecting sign.

Oct 2018 Ref: 120990/FO/2018

Change of Use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment.

Jan 2019 Ref: CDN/18/0768

Discharge of Condition 11 (Post-completion Noise Report) of planning permission 118381/FO/2017.

Feb 2019 Ref: CDN/18/0925

Discharge of Condition 3 (External Materials) of planning permission ref: 120991/LO/2018.

April 2019 Ref: 122408/FU/2019

Use of external paving for the siting of 7 tables, 23 chairs and 8 barriers associated with and ancillary to the restaurant/bar within the ground floor of 188-192 Deansgate.

April 2019 Ref: 122409/AO/2019

The display of advertisements on 4 black fabric barriers, with gold lettering supported on stainless steel round posts.

May 2019 Ref: CDN/19/0045

Discharge of conditions 6 (Hours of Opening), 8 (Fumes), 9 (Acoustic Insulation), 10 (External Plant) and 11 (Post-completion Noise Report) of planning permission ref: 120990/FO/2018.

Dec 2019 Ref: CDN/19/0479

Discharge of condition 11 (Post-completion Noise Report) of planning permission ref: 120990/FO/2018.

Feb 2020 Ref: 125000/FO/2019

Change of use from retail (Use Class A1) to restaurant (Use Class A3), associated internal and external alterations and installation of roof-top plant equipment.

Feb 2020 Ref: 125001/LO/2019

Internal and external alterations, and installation of roof-top plant equipment, in association with proposed restaurant use (Class A3).

Feb 2020 Ref: 125004/AO/2019

Erection of 1No. internal, illuminated, hanging sign (2500mm x 600mm) and 1No. projecting sign (900mm x 1000mm) to front elevation.

Oct 2020 Ref: 127726/LO/2020

Listed Building Consent for internal works within the common areas at ground to third floor.

Jul 2022 Ref: CDN/20/0222

Discharge of conditions 3 (materials), 8 (fume and odours), 9 (acoustics) and 10 (plant acoustics) associated with planning permission reference 125000/FO/2019.

Jul 2022 Ref: CDN/20/0209

Discharge of condition 3 (materials) associated with listed building consent application 125001/LO/2019.

Jul 2022 Ref: CDN/18/0924

Discharge of Conditions 4 (external materials) and 5 (Secure by Design) of planning permission ref: 120990/FO/2018.

Oct 2022 Ref: 133922/LO/2022

Core drill from public carriageway in Little Quay Street at basement level into the basement bike room of 196 Deansgate.

Jul 2023 Ref: 137256/LO/2023

Listed Building Consent for the refurbishment of the fourth floor common areas of Royal London House, to include painting cornicing and installation of pendant lights.

Dec 2023 136697/FO/2023

Installation of roof-top plant equipment and associated ducting (Flat Iron).

Dec 2023 136698/LO/2023

Listed Building Consent Installation of roof-top plant equipment and associated ducting (Flat Iron).

Dec 2023 136699/FO/2023

Elevational alterations including new shop front, replacement louvres and installation of awnings (Flat Iron).

Dec 2023 136701/LO/2023

Listed Building Consent for elevational alterations including new shop front, replacement louvres and installation of awnings and erection of 2 x internally illuminated projecting signs and 1 x externally illuminated fascia sign together with internal fitout for a restaurant use, including the installation of new plant and kitchen and the modification of a basement archway (Flat Iron).

Dec 2023 138575/AO/2023

Signage to include installation of projecting signs and display of lettering on awnings (Flat Iron).

5 ASSESSMENT OF SIGNIFICANCE

5.1.1. Section 5 of the original HPA remains relevant and there are no changes proposed to this section.

5.1.2. It is still agreed between the partners that the building has:

- **Some evidential value**, retaining some important elements of the original configuration and detailing such as decorative tiles. (Note the site itself has greater evidential value with potential for below ground archaeology but is not considered here due to there being no proposed intervention as part of these works).
- **Considerable historical value** due to a number of historical associations including the design by the architect Charles Heathcote and the occupation by numerous diverse businesses in Manchester.
- **Considerable aesthetic value**, being an example of the style adopted by Charles Heathcote for a number of his buildings and in its use of high quality materials and decorative details externally and internally to the entrance way.
- **Considerable communal value** due to its association with the development of Manchester in the late 19th and early 20th century.

6 PROPOSED WORKS TO BE CONSENTED THROUGH THE HPA

6.1.1. For ease of use, Section 6 of the original HPA is reproduced here but with minor clarifications based on the experience of using the HPA over the past five years.

6.2 TRAFFIC LIGHT SYSTEM

6.2.1. A traffic light system is in place to identify works permitted through the HPA and works that are not as follows:

	Red Category	Works that require statutory consent, including negotiations with regulators and written applications and which are likely to require heritage assessment
	Amber category	Works that require written notification to the regulator prior to commencement and for the regulator to confirm whether works can proceed or whether they are considered to be red category works that will require statutory consent. Where amber works are proposed, where reasonable practicable, CEG commits to provide 10 working days' notice to the LPA prior to the commencement of the proposed works. On receipt of notification the LPA, where reasonably practicable, commits to confirm 'clearance' agreement within 10 working days of the receipt of such notification, or confirmation that the works are red category works that require consent.
	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.

6.3 CATEGORIES OF WORK

Ref	Location	Works Requiring Consent	Notifiable Works	Permitted Works
1.0	Internally: Common entrance area at 196 Ground floor			
1.1	Internally: Common area at ground floor including staircase and lift	(a) Any works that would impact on the historic decorative finishes (Table 1: Gazetteer of Historic Finishes), unless otherwise specified within this table.	(A) Repainting of painted historic decorative finishes (Table 1: Gazetteer of Historic Finishes) in a new colour. (B) Replacement of staircase handrails, balustrades, and lift surrounds.	(A) Redecoration of existing modern finishes. (B) Provision of new tenant signage to existing signage location on plastered walls. (C) Repainting of painted historic decorative finishes (Table 1: Gazetteer of Historic Finishes) in the same colour and paint specification where the feature has modern decoration. For the avoidance of doubt, repainting original finishes

Ref	Location	Works Requiring Consent	Notifiable Works	Permitted Works
				would not be covered by permissible works. (D) Redecoration and repair of staircase, lift and surrounds.
2.0	Internally: 1st- 5th floors			
2.1	Internally: 1st- 5th floors (offices, common areas including toilets, staircase and lifts)	(A) Any works that would impact on the historic decorative finishes (Table 1: Gazetteer of Historic Finishes), unless otherwise specified within this table. (B) Any structural alterations.	(A) Fit out works that do not follow the agreed design guidelines. (B) Secondary glazing to 3rd, 4th & 5th floors.	(A) Sub-dividing of floor plates as Fig's 19 &20. (B) Fit out proposals which follow the agreed design guidelines (Section 7). (C) Decoration for office fit out & redecoration of common areas. Repainting of painted historic decorative finishes in matching colour and specification (Table 1: Gazetteer of Historic Finishes) where the feature has modern decoration. For the avoidance of doubt, repainting original finishes would not be covered by permissible works. (D) Signage for office fit out and within common areas. (E) Secondary glazing to 1st and 2nd floors, as consented details to Appendix C. (F) M&E works that utilise the existing raised access floor / cooling units / comms areas and located external cooling units to the dedicated area at roof level.
3.0	Externally			

Ref	Location	Works Requiring Consent	Notifiable Works	Permitted Works
3.1	Externally	(A) Any works that would impact on the historic fabric (i.e. replacement windows / removal of roof finishes)	(A) Fabric repairs that are not in accordance with the specification (Appendix D).	(A) Like for like repairs in accordance with the specifications agreed for the recently executed works (refer to Appendix D).

7 DESIGN GUIDELINES

- 7.1.1. The agreed design guidance as set out in the original HPA is reproduced here, with minor clarifications, for ease of use:

7.2 FIT OUT OF OFFICE SPACES

Subdivision of floor plates

- 7.2.1. Please see floorplate plans included on page 27 of the original HPA document.

Cellular rooms

- 7.2.2. Please see examples of glazed screens for cellular room included on page 30 of the original HPA document.
- 7.2.3. Cellular office spaces can be provided as permissible works providing the following guidance is followed.
- Walls forming the new cellular spaces must follow the downstand locations.
 - Cellular offices do not take up more than 50% of the floor plate. In the event that the floor plate is split, cellular offices should take up no greater than 50% of each of the demises.
 - Screens should be predominantly glazed (see application ref: 111013/LO/2016 /CI). Where solid partitions are necessary (kitchenettes / tea points) these should be located to follow downstand locations and not conceal the moulded cornices.
 - A 10/15mm shadow gap detail will be incorporated to express these as new partitions, particularly where new partitions intersect with the 'base build', this detail has been previously used to 3rd - 5th floors.
 - Any works to create cellular rooms will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.
- 7.2.4. Cellular spaces proposed which do not comply with the above guidance would require further discussion with the LPA (amber category).
- 7.2.5. Removal of modern partition walls is permissible works. However, care must be taken not to damage any historic fabric through the removal of such walls. This could include historic wall finishes or timber work that the modern partition walls are attached to. Care must also be taken to preserve any historic fabric that may have been covered over or enclosed by modern partition walls. Investigations through the careful removal of small sections of modern partition walling should be undertaken to ascertain whether any historic features/fabric are located behind the modern walling. If evidence of historic fabric is found, then the planned works should stop and an application for Listed Building Consent submitted.
- #### **Kitchen and tea points**
- 7.2.6. Walls forming kitchen/ tea points are to be permissible works. The walls forming the new kitchens/ tea points should follow the downstand locations.
- 7.2.7. Any works to create kitchens/ tea points will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

Fixed furniture

- 7.2.8. Provision of fixed furniture as part of the fit out of office spaces is to be permissible works. Items of fixed furniture (including but not limited to fixed seating, shelving, bathroom furniture, cubicles, and mirrors) should not be fixed to the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

Decoration

- 7.2.9. Redecoration of the office spaces and common areas is to be permissible works.
- 7.2.10. Redecoration of the historic fabric within the office spaces noted within Table 1: Gazetteer of Historic Finishes should be on a like for like basis to benefit from permissible works. Paint should be appropriately selected to preserve and protect the building. Breathable paint should be selected where surfaces already have breathable paint applied, so as to avoid potential harm to the original fabric.
- 7.2.11. Where historic finishes (Table 1: Gazetteer) have been previously decorated in modern paint, re-decorating in either the same colour and specification (like-for-like) or a paint that has previously been granted LBC (for example, replicating the colour scheme of floors 1-3 on the upper floor) would be permissible (green) works.
- 7.2.12. Redecorating historic finishes (Table 1: Gazetteer) in a different colour, not previously approved, would be notifiable works (amber). Decoration of a historic decorative finish, i.e. without modern decoration, would require Listed Building Consent (red).
- 7.2.13. A comprehensive redecoration of historic finishes that requires removal of paintwork would be considered notifiable (amber) works. Revealing of historic finishes is encouraged.

M&E (works that utilise the existing raised access floor / risers / cooling units / comms areas)

- 7.2.14. Works required for the fit out of the office spaces that utilise the existing M&E systems, existing builders work routes and penetrations are to be permissible works. M&E works which require penetrations through modern plasterboard surfaces will be permissible works provided that the opening is limited to under 100mm. Multiple openings would be notifiable (amber) works.
- 7.2.15. Any M&E works will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

Raised flooring

- 7.2.16. Where there is raised modern flooring within the building, reversing this to remove or reduce the height of modern raised floors would be permissible works. Removing and repositioning the modern timber skirting boards to facilitate such changes will be permissible works. However, if original skirting is discovered under the raised flooring, the skirting shall be retained and made good.
- 7.2.17. Reinstatement of wall finishes revealed by removing or lowering the raised flooring will be made good.
- 7.2.18. Removing or reducing raised flooring will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

Signage

- 7.2.19. Works required to alter the signage within common areas for changing tenants are to be permissible works. Signage within common areas should not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.
- 7.2.20. Signage required within the office spaces is to be permissible works. Signage within office areas should not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes and should not be located on windows.

Secondary Glazing

- 7.2.21. Works required to provide secondary glazing to windows on the 1st and 2nd floors are to be permissible works as consented under application ref: 111561/JO/2016/CI. Refer to drawing references: 31_401, 31_402 & 31_403 within Appendix C.
- 7.2.22. Works required to provide secondary glazing to other floors will be notifiable works.

Window Blinds

- 7.2.23. The installation of window blinds within the office spaces is to be permissible works.

7.3 EXTERNAL FABRIC REPAIRS

- 7.3.1. The client will undertake a survey of the external fabric condition every 5 years.
- 7.3.2. Fabric repair works carried out in accordance with the previously agreed specification (ref application: 107515/LO/2014/CI) included in Appendix D are to be permissible works. The method statement includes:
- DOFF cleaning principally to cills and projecting ledges which are stained with moss and algae.
 - Patch repointing to facing ashlar stonework.
 - 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).
 - Repairs to external joinery, including splicing of major sections, repair compounds to limited areas and repainting throughout. Repainting of external metalwork.
 - Minor works at roof level to slipped slates/ leadwork.
- 7.3.3. Any fabric repairs proposed that are not in accordance with the specification or will have a direct impact on the historic fabric (e.g. window replacement/ replacement of roof finishes) will be notifiable and may require consent.

Appendix A

INTERIM REVIEW FORM



Royal London House, Heritage Partnership Agreement
(18 December 2023 – 17 December 2028)

Period of annual review

Date of Review:

Attended By:

1. The heritage protection legislation / processes remain unchanged. Y/N

2. Works undertaken in the previous year:

LBC required? Y/N

Ref:

Description/Comments:

LBC required? Y/N

Ref:

Description/Comments:

3. Proposed Amendments to the HPA:

The performance of the HPA is satisfactory and the next review is scheduled for __/__/20__

Signed:

AM Alpha

Name:

Signature:

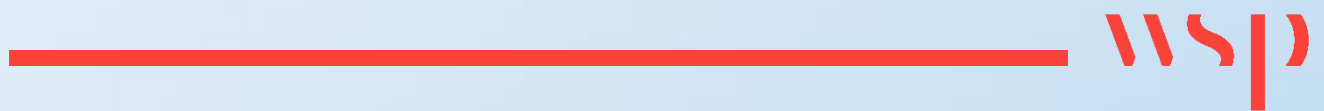
Manchester City Council

Name:

Signature:

Appendix B

PHOTOGRAPHIC SCHEDULE



188-192 DEANS_GATE, BASEMENT AREA - MANAHATTA



Glazed bricks to wall



Pavement lights



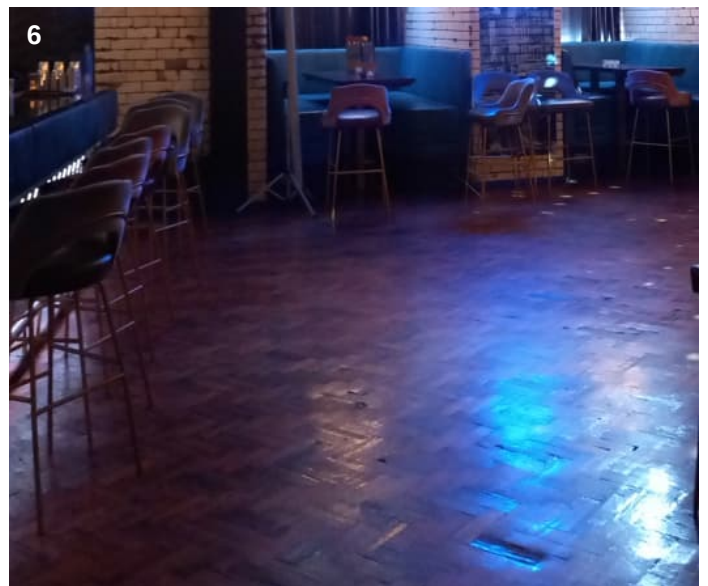
Decorative joinery/timber features to columns. Plaster downstands



Cornice details to ceiling

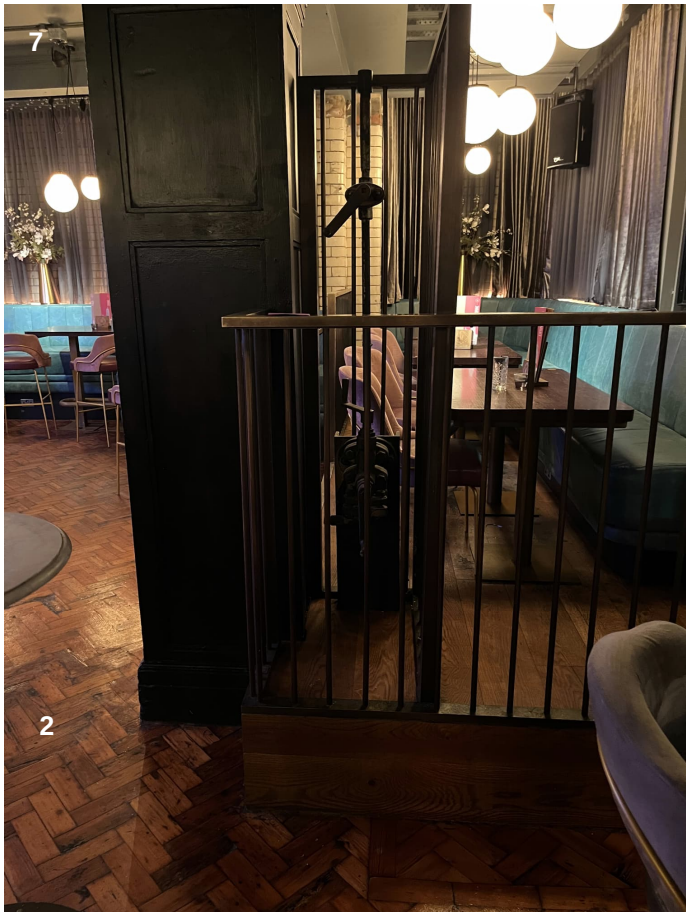


Exposed steel columns

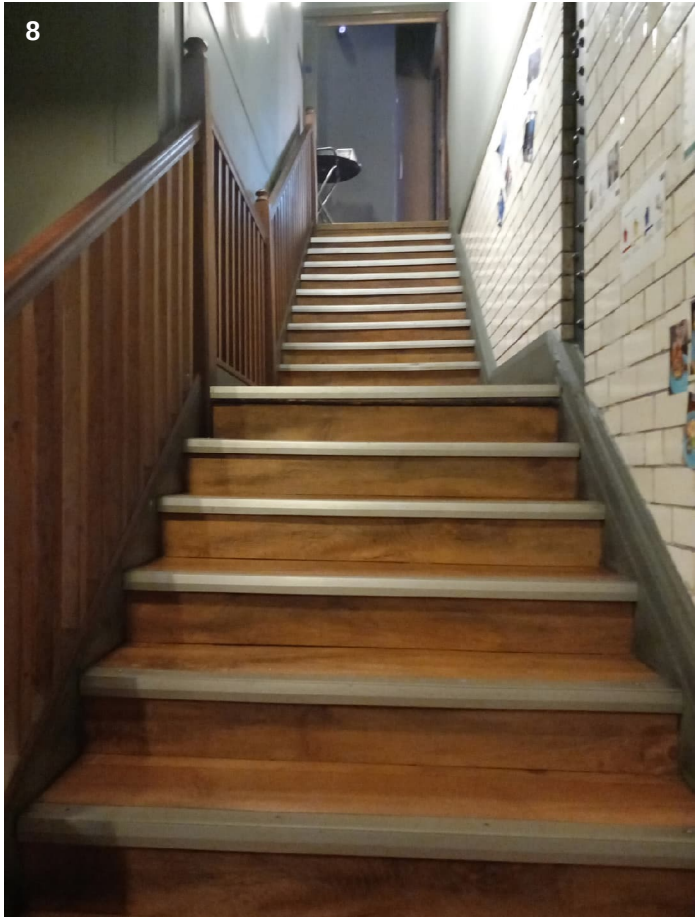


Timber herringbone parquet floor

188-192 DEANS GATE, BASEMENT AREA - MANAHATTA



Relocated hoist equipment



Retained staircase

188-192 DEANSATE, GROUND FLOOR - MANAHATTA



Timber doors to corner entrance (no.188)



Mosaic floor sign to previous entrance



Timber desk built into window reveal ([archive photo](#))



Plaster cornice and ceiling

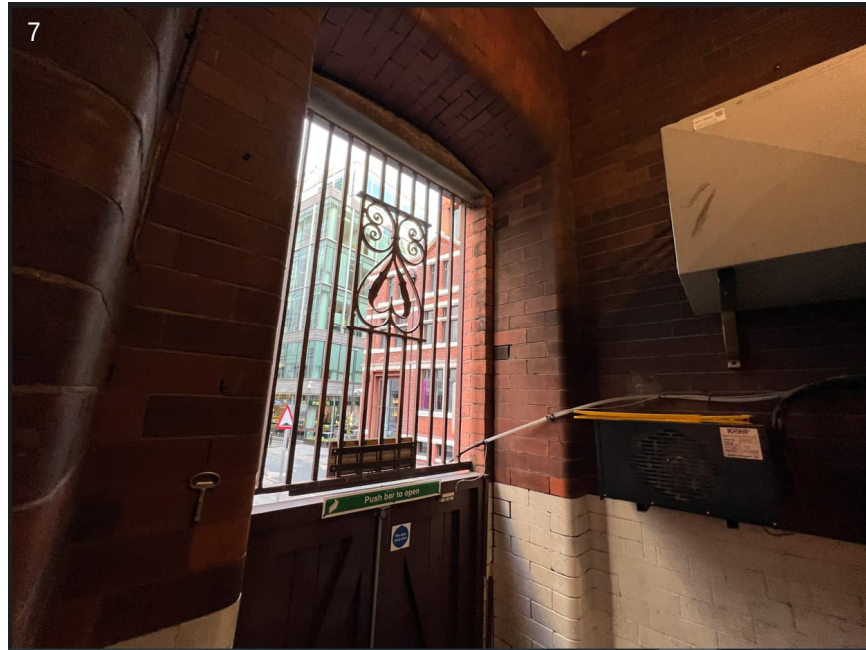


Ceiling and downstands.

188-192 DEANSGATE, GROUND FLOOR - MANAHATTA



Plaster Cornice, downstand and ceiling.



Glazed bricks and brickwork.

194 DEANS GATE, GROUND FLOOR – FEDERAL CAFE



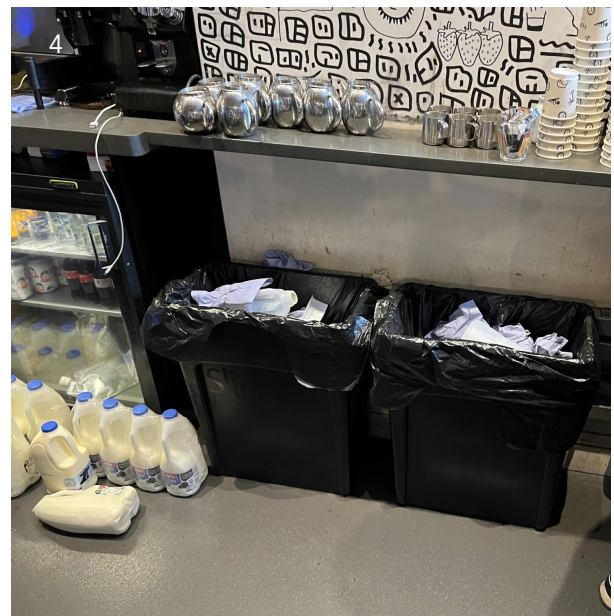
Plaster cornice and exposed brickwork



Exposed painted steel beam with decorative plaster details above



Exposed painted steel columns and decorative details to downstands



Encapsulated fire place

198 DEANS_GATE, BASEMENT – PIEMINISTER



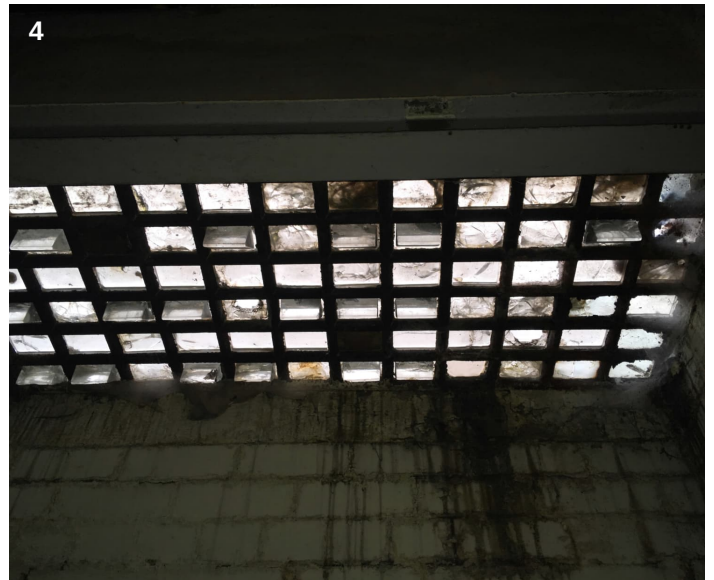
Painted glazed bricks



Parquet flooring



Painted steel columns



Pavement lights (archive photo)

198 DEANS GATE, GROUND FLOOR – PIEMINISTER



Plaster cornice and exposed brickwork



Decorative plaster details to downstands and exposed steel column

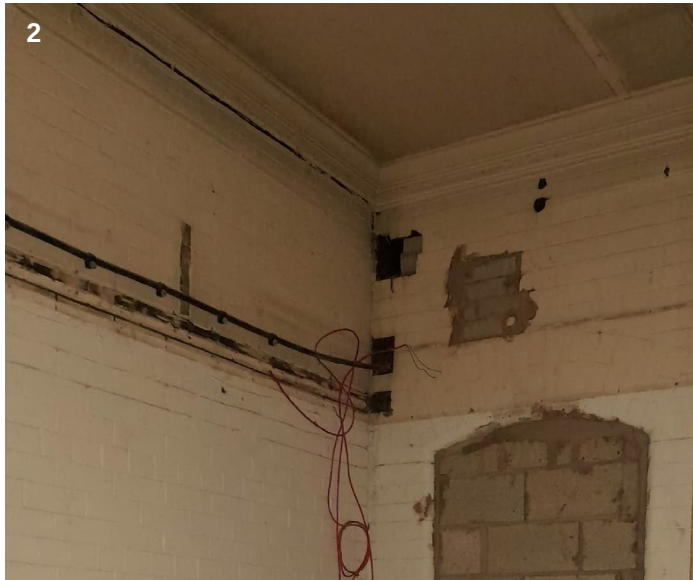
196 DEANS_GATE, BASEMENT AREA



Glazed bricks to wall



Pavement lights



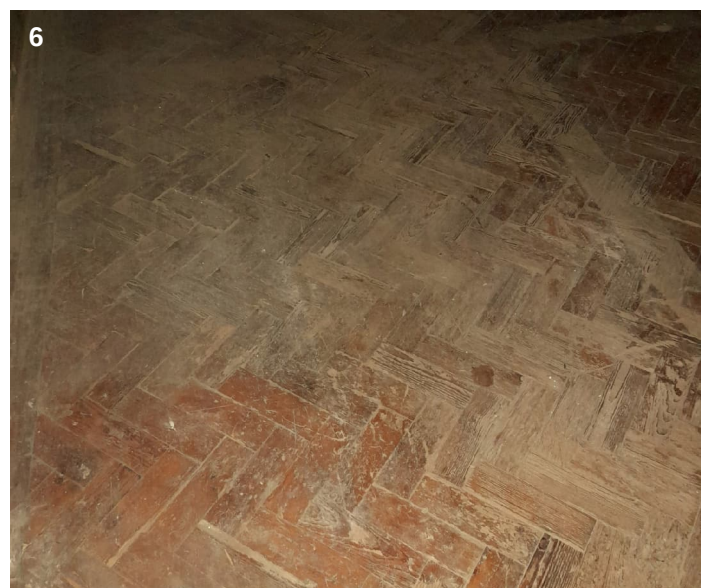
Cornice and moulding details to ceilings



Exposed fireplace



Exposed steel columns

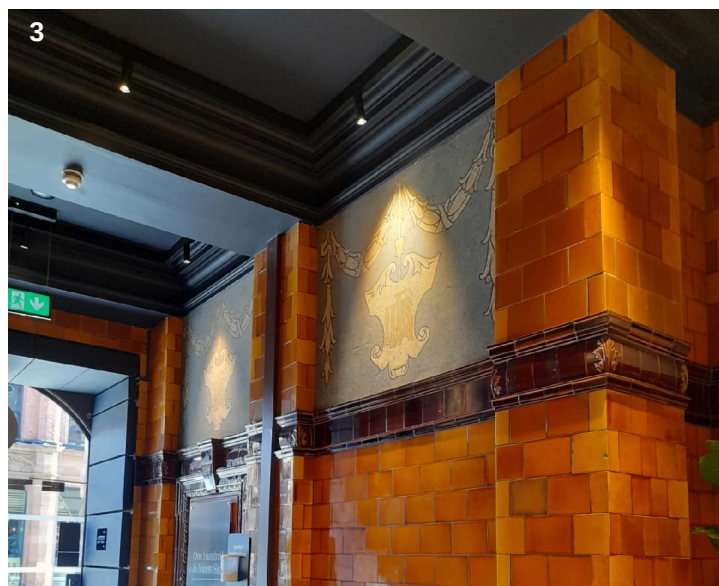


Timber herringbone parquet floor

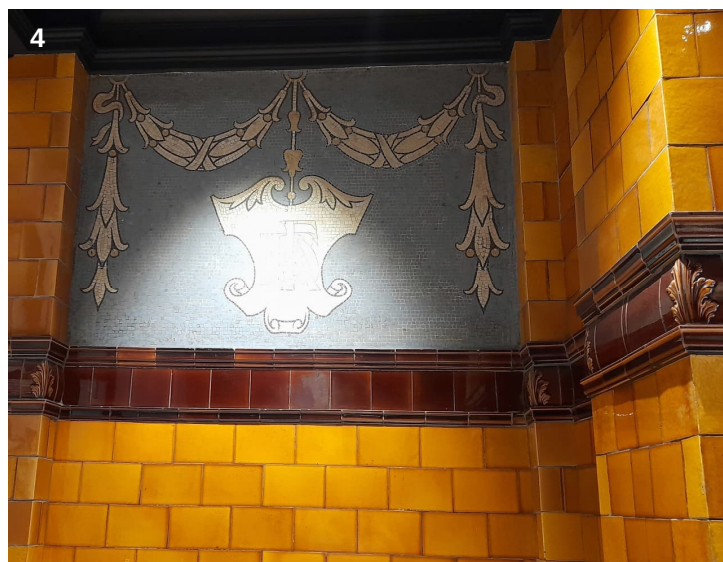
196 DEANS_GATE, GROUND LEVEL ENTRANCE



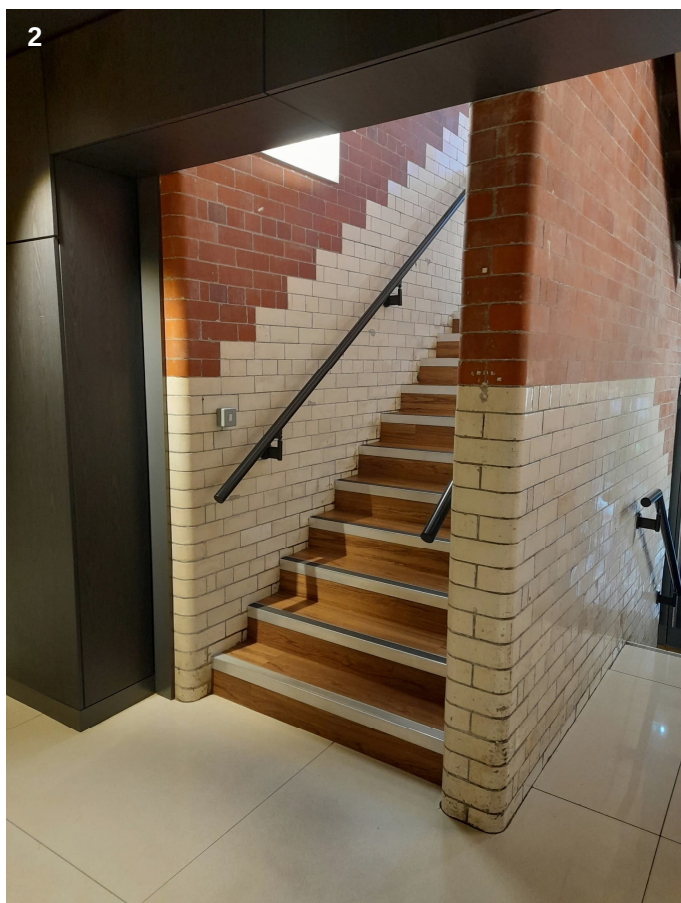
Entrance lobby area from Deansgate, with glazed wall tiles, mosaic tiles and plaster cornice



Plaster cornice



Glazed wall tiles and mosaic tiles with the initials RLFS for Royal London Friendly Society



Exposed brickwork of rear staircase



Exposed brickwork on half-landing between the ground and first floors

1st FLOOR



Exposed painted brickwork



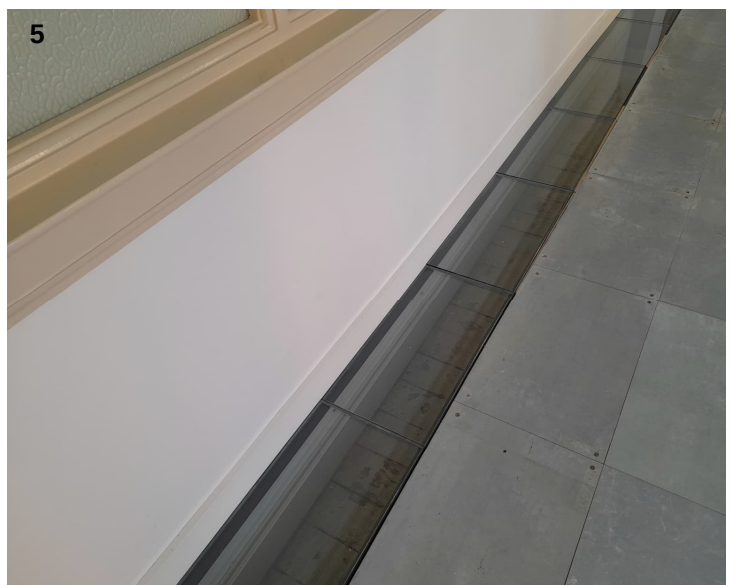
Exposed original lift doors and timber floor



Exposed brickwork



Timber screens and plaster cornices



Exposed original skirting board and timber floor

1st FLOOR



Original fanlight above doorway



Exposed painted brickwork (common areas)



Exposed painted steel columns



Exposed brick arch of a fireplace



Glazed wall tiles and timber details

2nd FLOOR



Painted glazed wall tiles at the top of the main staircase



Pilaster along the corridor leading to the main staircase



Plaster cornice and exposed brickwork



Exposed fireplace and hearth tiles



Exposed panel door and timber flooring

2nd FLOOR



Exposed painted steel columns and exposed brickwork

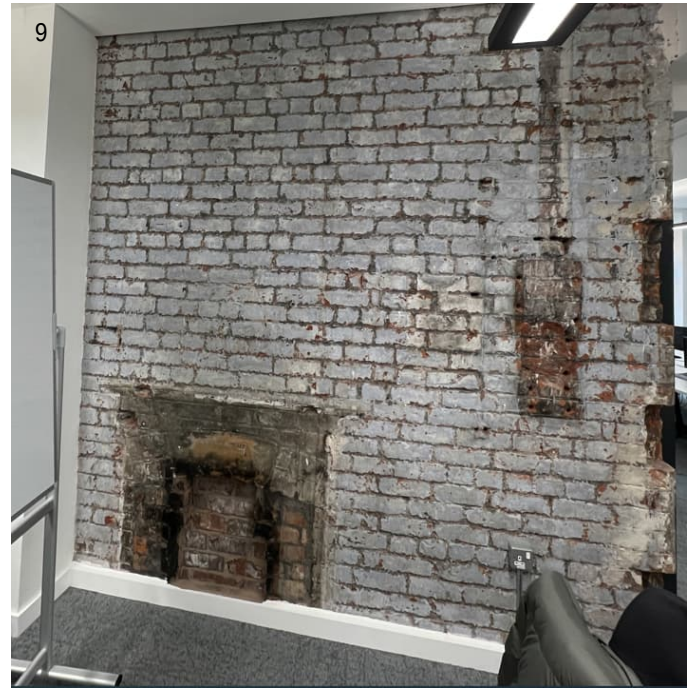


Exposed original lift door and original fanlight over doorway

2nd FLOOR



Exposed painted brick



Brickwork with paint removed



Timber screen

3rd FLOOR



Exposed painted steel column



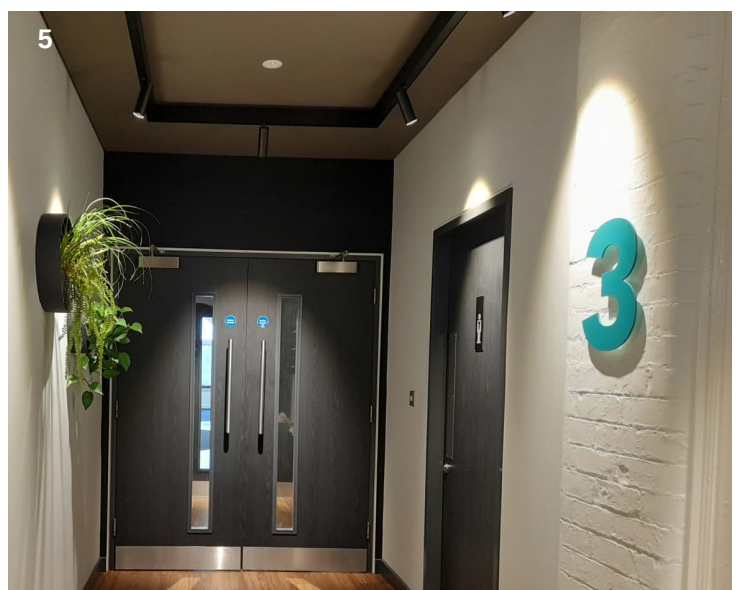
Exposed fireplace



Plaster cornice and exposed brickwork

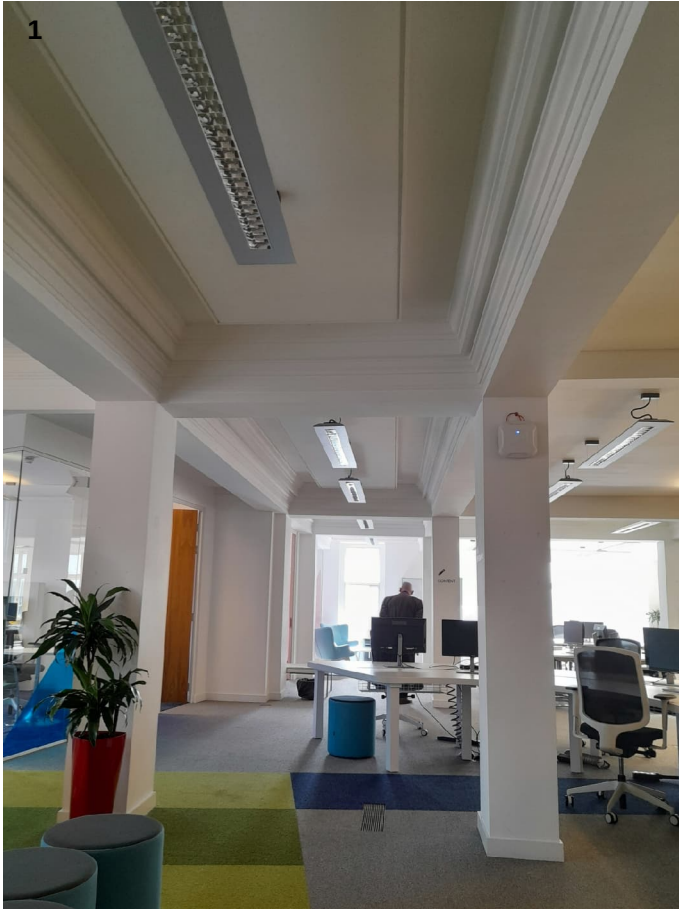


Exposed fireplace



Exposed painted brickwork (common areas)

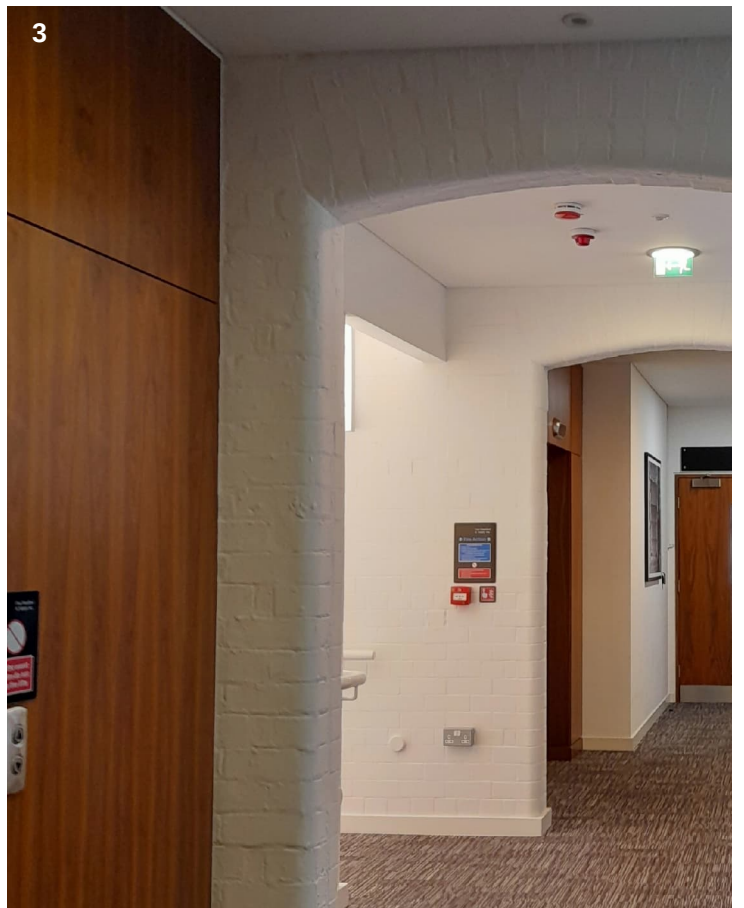
4th FLOOR



Plaster cornice in office area



Plaster cornice in office area



Exposed painted brickwork (common areas)

5th FLOOR



Exposed painted brickwork along corridor, including brick arch



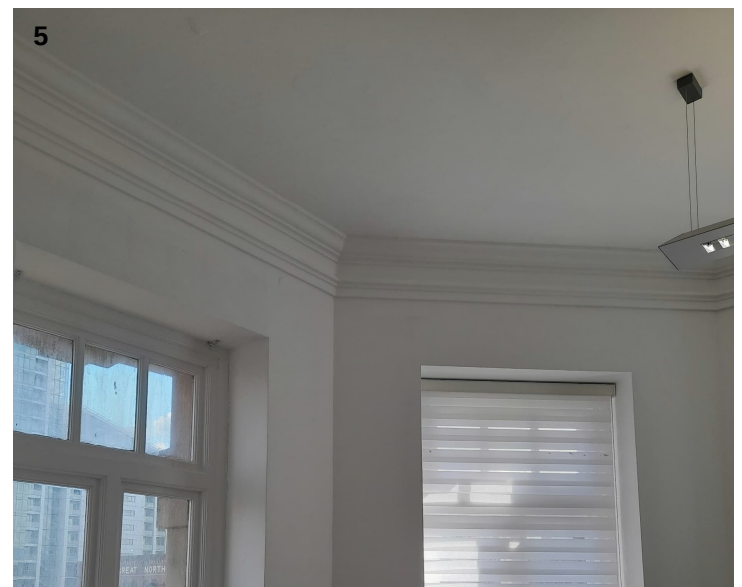
Exposed painted brickwork at the top of the rear staircase



Plaster cornice in office area



Plaster cornice in corridor



Plaster cornice in meeting room

5th FLOOR

6



Goods lift

8



Steel column

9



Exposed brick arch of a fireplace

7



Timber beams to mansard roof

10

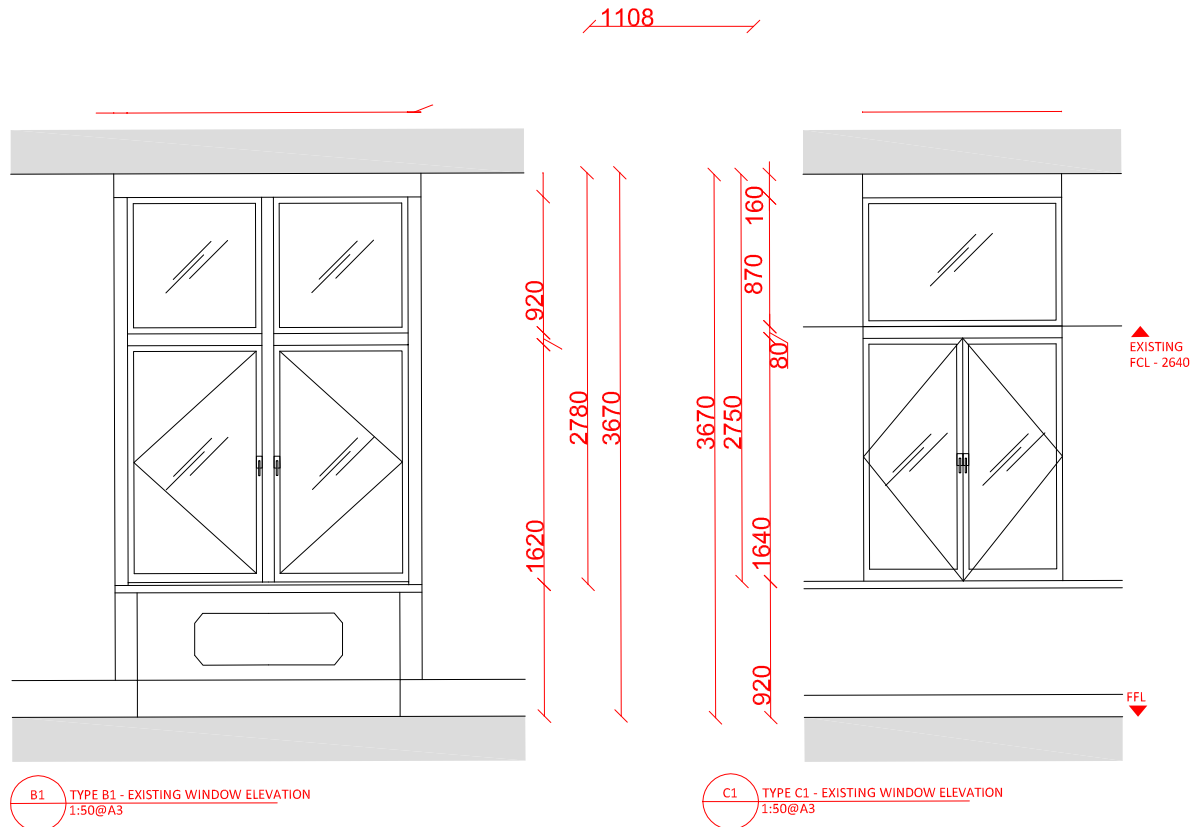
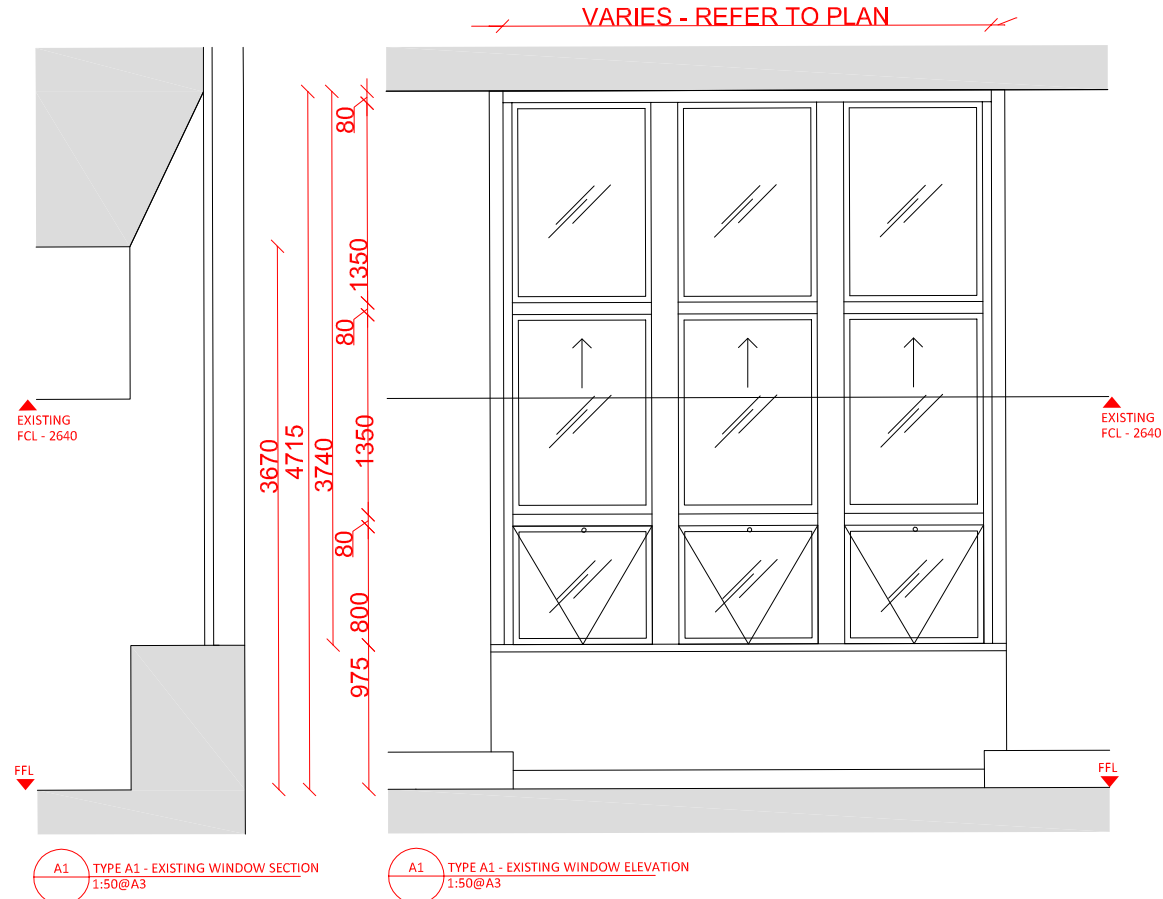
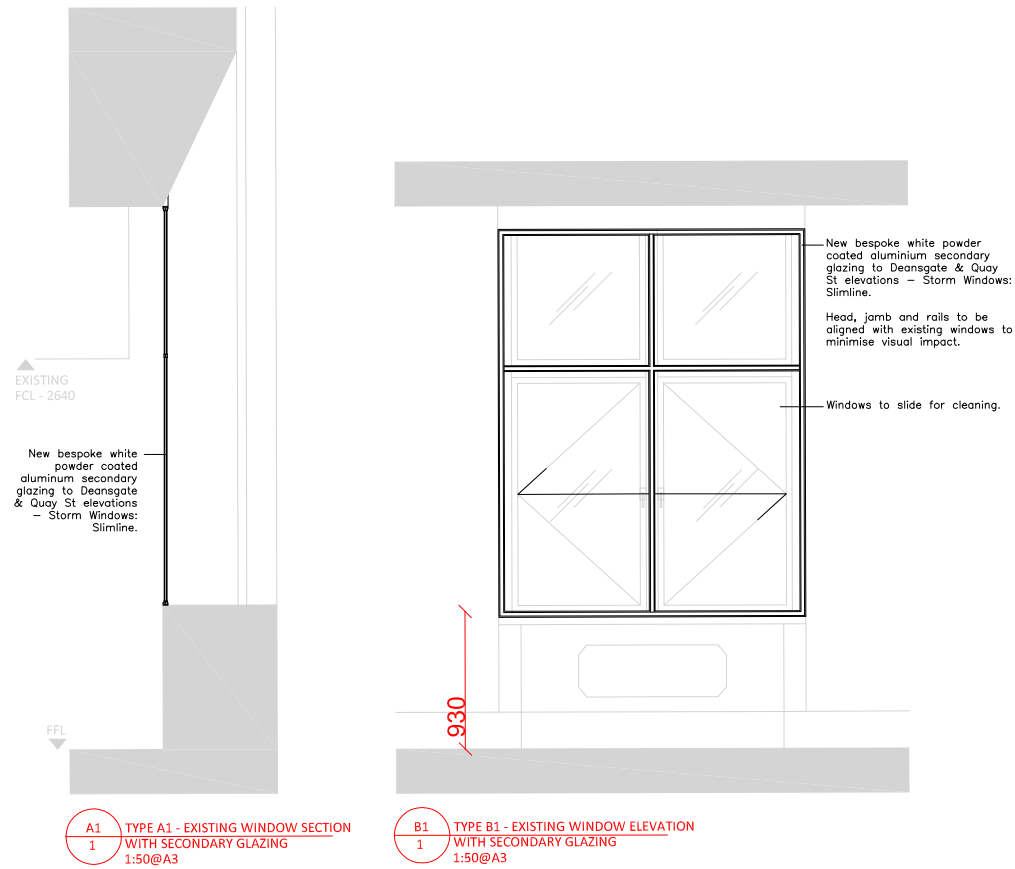
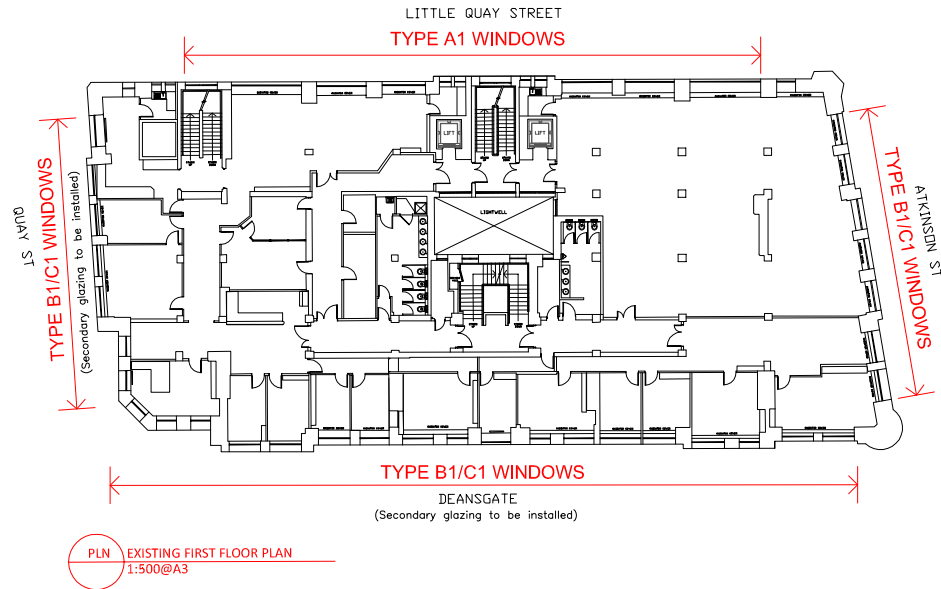


Exposed brick of a fireplace

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:	

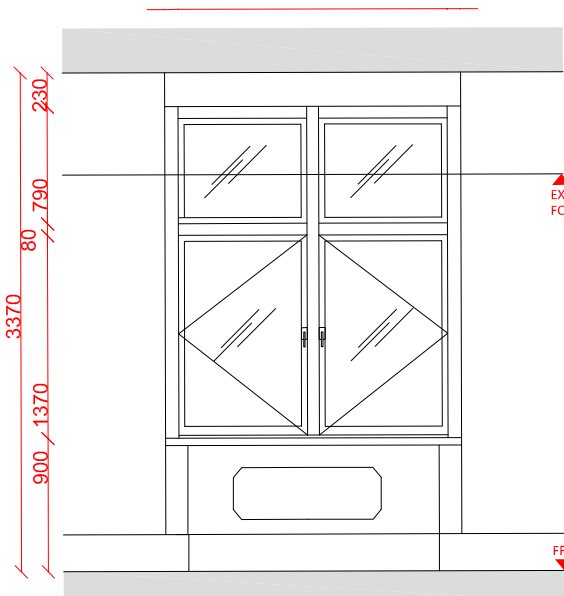
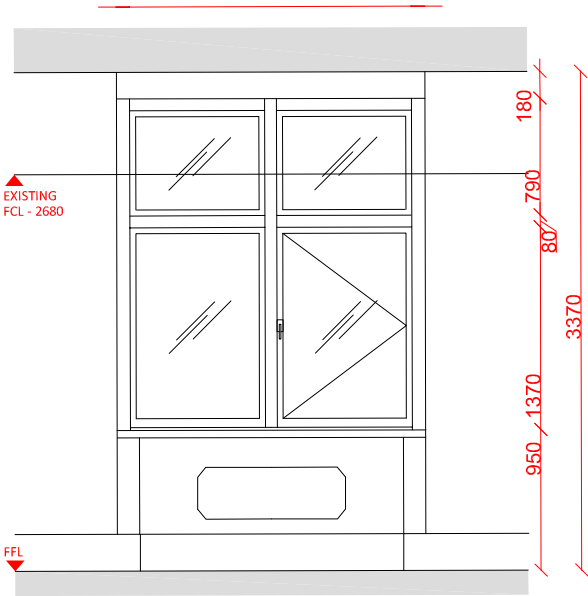
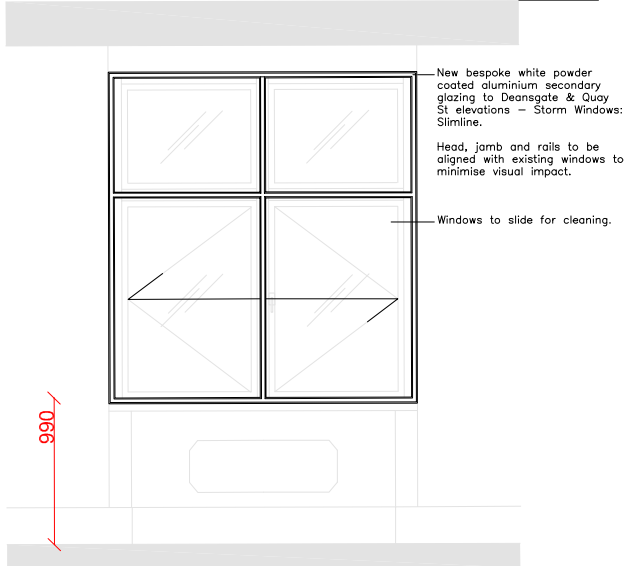
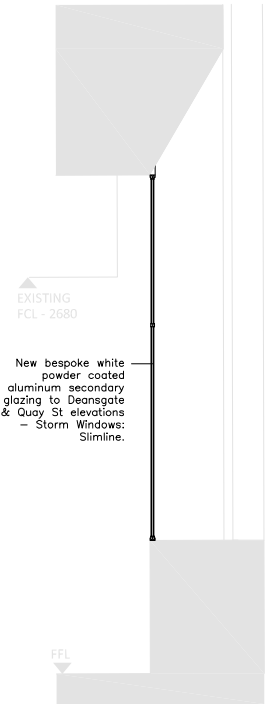
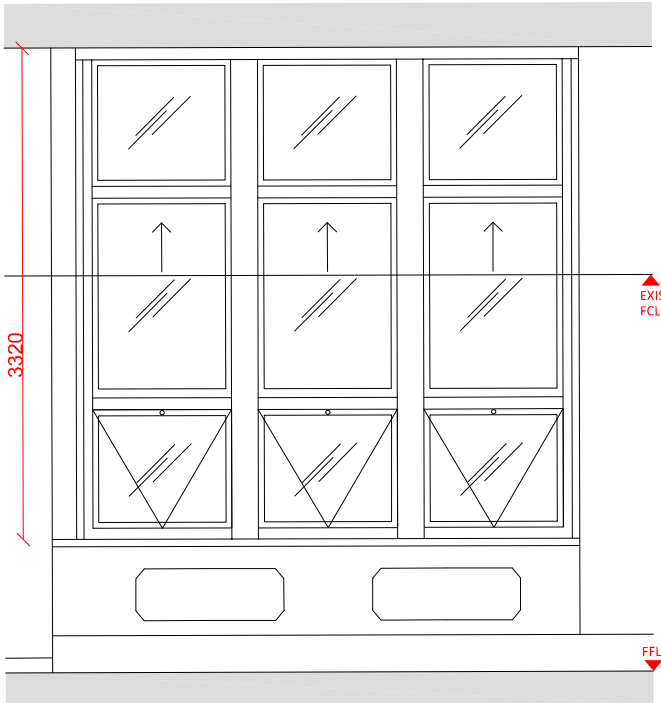
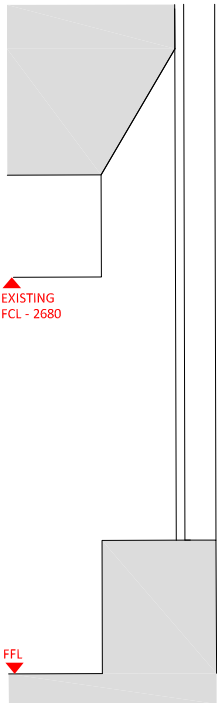
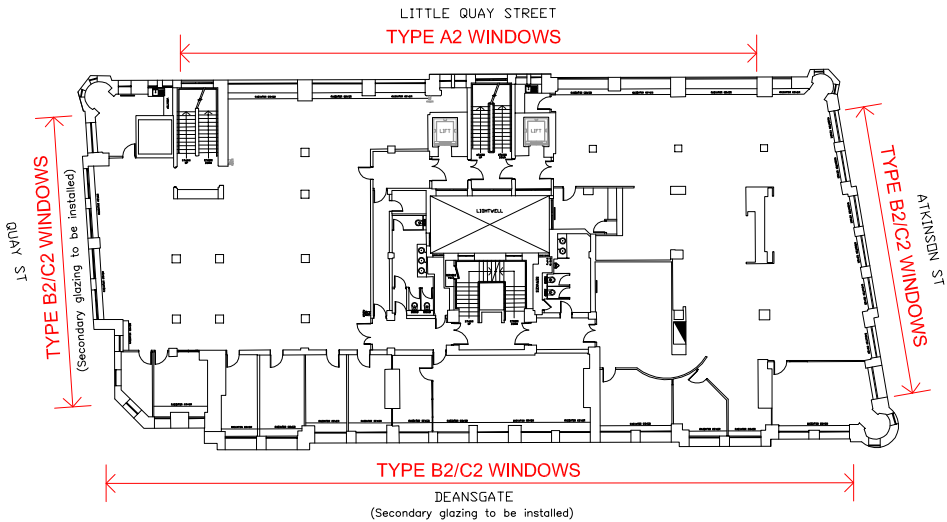


3RD FLOOR, THE CHAMBERS, 13 POLICE STREET,
MANCHESTER M2 7LQ

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

NOTES:
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

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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

CONSTRUCTION

REVISION:	DETAILS:	DATE:
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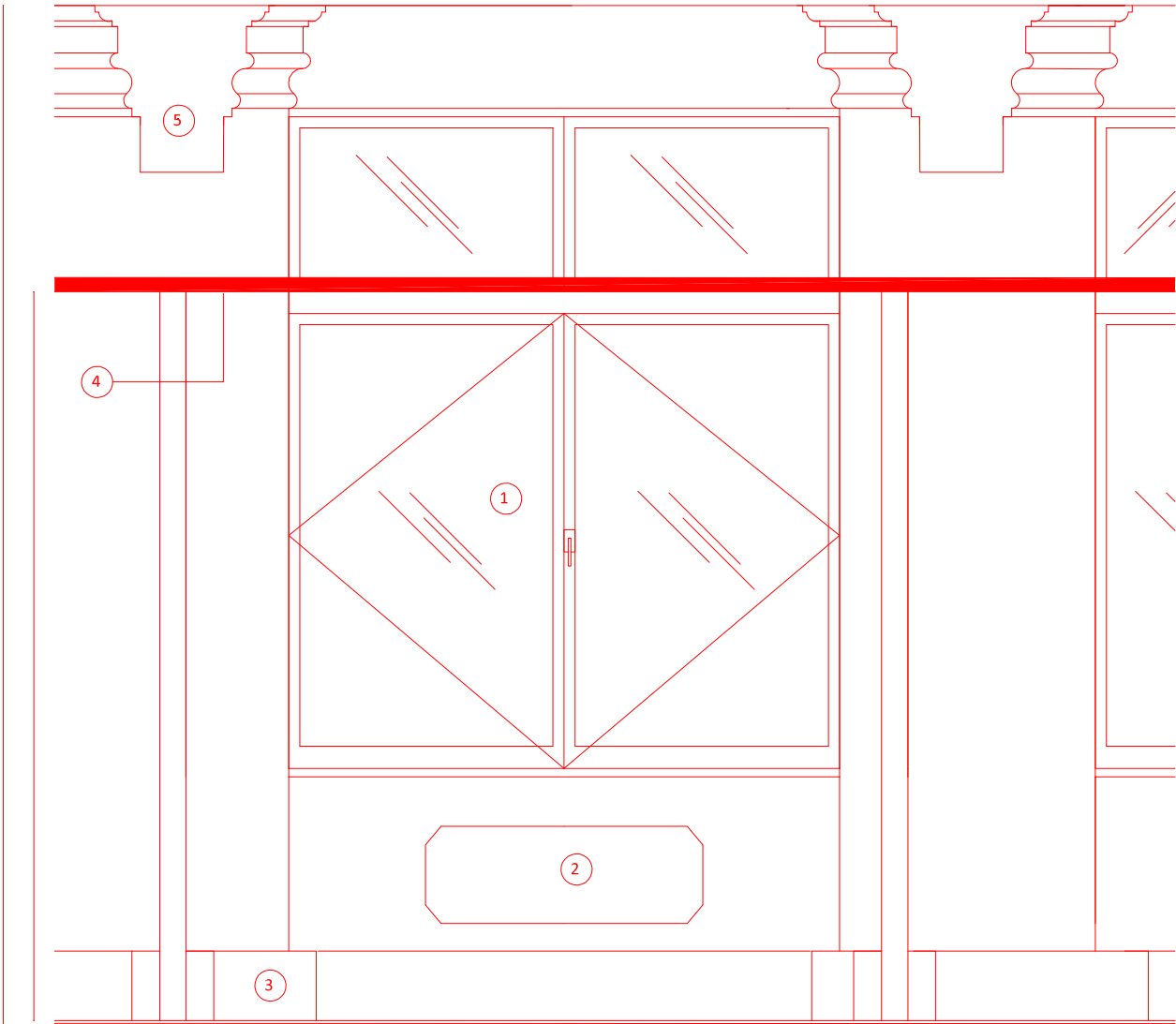
PROJECT:	196 DEANSGATE, MANCHESTER		
CLIENT:	COMMERCIAL ESTATES GROUP		
DRAWING TITLE:	2ND FLOOR EXISTING WINDOW ELEVS		
PROJECT NUMBER:	111101	DRAWING NUMBER:	31_402
SCALE:	1:500/1:50@A3	REVISION:	A
DRAWN DATE:	15.11.13	DRAWN BY:	HAP
ISSUE:	CONSTRUCTION	CHECKED:	



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

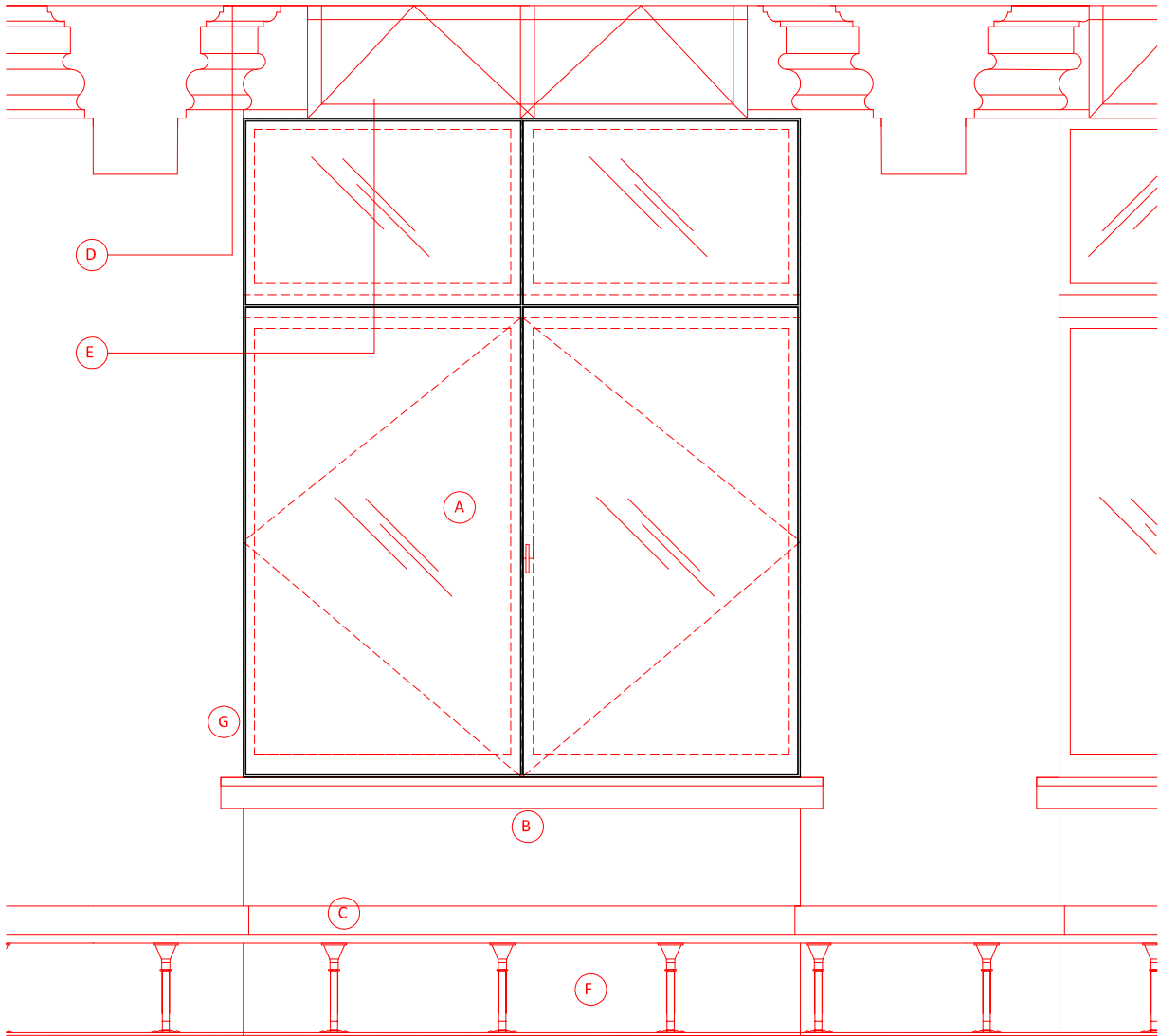
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ELEV EXISTING 'TYPICAL' WINDOW ELEVATION
FIRST FLOOR - DEANSGATE ELEVATION - 1:25@A3



- 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



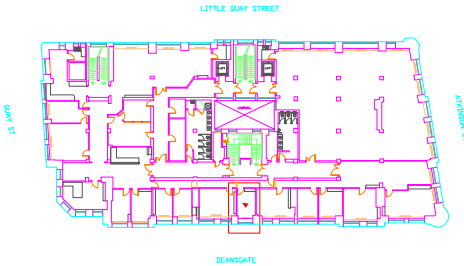
- A EXISTING TIMBER FRAME WINDOWS TO BE RESTORED. ALL WINDOWS TO BE PAINTED EXTERNALLY AND INTERNALLY. EXTERNAL PAINT TO MATCH EXISTING. INTERNAL PAINT TO BE WHITE, FINISHED AS PER FLOORS 3,4 & 5. WINDOWS TO BE LEFT OPERATIONAL WITH ANY DEFECTIVE IRONMONGERY REPLACED OR REPAIRED. OPERATIONAL WINDOWS 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:

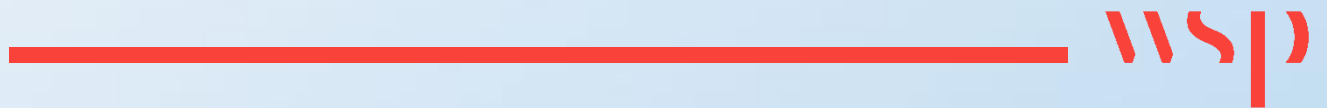


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Appendix D

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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