25th September 2024

Brunswick Mill, Manchester - Heritage Methodology: Condition 6 – Removal of listed fabric

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This note seeks discharge of Condition 6 of the consent (Listed Building Consent reference 130395/LO/2021 regarding the demolition/removal of listed fabric at the Grade II listed Brunswick Mill, Manchester. Condition 6 stipulates:

> *Prior to the commencement of works to remove the following listed fabric, as indicated within the heritage statement prepared by Stephen Levrant stamped as 130395/LO/2021 received by the City Council, as Local Planning Authority, on the 13 May 2021, a detailed method statement shall be submitted detailing how the fabric will be removed together how the remaining historic fabric will be protected and repaired once removal takes place.*
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> *This condition applies to the following works:*
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> *- Removal of infills to blocked up windows and doors (to the mill, round headed openings to ground floor of west elevation, window openings to single storey extension (south east corner of mill, window openings to former engine house, window/door openings to courtyard, windows to 1920s extension of waste house);*
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> *- One bay to 1920 extension to third floor roof of north entrance block roof;*
> *- 1950s extension to north east corner building;*
> *- Modern extension to north west corner of mill;*
> *- Later brick extension to west of elevation of former engine house; - Later extension to courtyard;*
> *- 1960s brick lift to east elevation;*
> *- Removal 20th century internal walls/stud walls (ground and first floors) - Single storey shed structure to south east corner.*
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> *The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.*

Heritage Architecture Ltd have provided advice and review of the method statements provided to ensure that good conservation practice is being followed.

The following heritage methodology applies to the following works:

- **Removal of infills to blocked up windows and doors**

- **1950s extension to north east corner building**
- **Modern extension to north west corner of mill**
- **1960s brick lift to east elevation**
- **Later extension to courtyard.**

Removal of infills to blocked up windows and doors
As per the consented scheme, all external window and door openings will have their current windows/doors and/or boarding/infill removed from the original openings and replaced with new examples. To enable this installation (covered in a separate condition) the existing infill/windows and doors must be removed carefully from their brick openings.

As outlined in Allclear Demolition's method statement, the original brickwork and stone sills to window openings is soft and prone to damage if force is applied. In order to remove existing windows/doors and infill without damage to historic surrounds, each window/door will be inspected prior to removal.

All metal fixings between the brick reveals and timber window frames (where this applies) will be removed with the use of a reciprocating saw carefully run between the frame and the brickwork, with care being taken to ensure the cutting blade runs tight against the timber window frames/infill and not the surface of the brickwork so that accidental damage is prevented.

Once freed from the opening, the window/door/infill will be carefully removal manually by operatives, with the avoidance of such force or manipulation that might damage or dislodge surrounding brick or stonework. The use of hand tools in a forceful manner will be kept to a minimum during the removal process.

Demolition of buildings to the north-east corner, modern extension to the north-west corner, 1960s brick lift shaft and later extension to inner courtyard.
As per the consented scheme, the later buildings to the north-east and north-west of the main Brunswick Mill building are to be demolished to create surface parking. As part of the scheme the brick wall to the canal tow path will be retained. Consent is also granted for the removal of later buildings to the central courtyard of the mill complex.

The buildings to the north-east and north-west of the main mill building and later 19th century courtyard buildings will be mechanically demolished with best endeavours being made to salvage any brick and stonework and other materials wherever possible which could be reused for repairs elsewhere across the site. Salvage does not include materials from the modern c1950s and 1960s structures.

Due to four of the buildings to the north-east/north-west being directly connected to the north elevation of Brunswick Mill (highlighted as Buildings 2, 3, 4 and 5 in the coloured plan within Allclear Demolition's method statement), the mechanical demolition of these buildings will stop at approximately 2m of from the main Brunswick Mill building, with the remaining building materials being dismantled by hand using hand tools. This method of demolition will also apply to the later courtyard buildings.

<u>Making good exposed facades</u>
Once removal of all later buildings has been completed, the north elevation of the main mill building will contain a number of exposed openings, including small openings left from removed brick walls and joists etc.

To the north-east/north-west of the main mill building there will be four door openings (originally windows) to the first floor and four door openings to the ground floor level. Following the removal of the 20th century brick lift shaft structure there will be seven lift shaft openings which will become exposed. To the later courtyard buildings there will also be a number of door and window openings becoming exposed as part of the demolition process.

In the first instance, exposed openings to the ground floor level will be boarded-up to prevent unauthorised access, whilst any door/window openings to first floor level will be covered with netting to prevent pigeon access. The lift shaft openings will be initially protected by the original steel lift doors being left sealed in-situ.

As part of the main works to the building these openings are consented to be altered/repaired and new windows/doors installed. These works will initiate once the fully sheeted scaffold has been erected along the north elevation.

Any salvaged brick and stonework from the demolition will be reused for repairs across the elevation where possible.

Structural support of canal-side wall

Due to the retention of the eastern wall that fronts the canal tow path as part of the scheme, this wall will require structural strengthening before any works to demolish this specific building takes place (Building 5 on Allclear Demolition's method statement plan).

This wall will be supported internally using a system of temporary support designed by Howard Wynne Consulting Engineers, which will offer support prior to any demolition works.

The temporary support system will comprise a steel PFC support frame that will be bolted at 500 intervals to the inside face of the existing brickwork, and will cantilever to a series of formed concrete base foundations in order to resist any lateral wind forces applied to the wall.

The existing door opening to the northern end of the external wall will be in-filled with salvaged brick from building 5, laid in the same brick bond and using lime mortar. The existing windows will remain open.

All waste from the demolition of buildings will be removed from site through an opening onto Bradford Road created by the demolition of buildings fronting the road, Due to the higher level of the road, an access ramp will be formed using demolition materials.

The existing covered archway linking the site of the proposed area of demolition to the internal mill courtyard will not be utilised for the removal of demolition materials or access for machinery.

It is considered that the submitted method statement and guidance from Heritage Architecture Ltd comprises an appropriate level of detail for the removal of the cast iron fire escape stairs, and that the approach proposed would not have a damaging impact upon the listed building, and therefore discharge of Condition 18 is sought.

General principles

- All works should be performed by a contractor with proven experience with the material substrates affected.

- Prior to commencement of any works, the appointed contractor/operative must receive an induction on the heritage significance and sensitivity of the building and made aware of the implications of the listed status of the building prior to undertaking any works to ensure that the works do not result in any damage or loss of important fabric outside of the agreed scope.

- The submitted Heritage Statement of the consented scheme for Brunswick Mill by Heritage Architecture Ltd must be provided for operatives' perusal before any works commence.

- All works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable.

- All operatives must be made aware that only elements that form part of their works should be removed/altered. Any necessary removal outside of these works must be checked by the project manager and heritage advisor before commencing.

- Prior to the commencement of any works all operatives will be inducted and trained in the careful removal of relevant building elements to ensure no unnecessary/accidental damage is caused to retained fabric and features of the building.

- When removing building fabric from the listed building, care must always be taken for careful removal in order to not damage surrounding historic fabric, such as retained brickwork.

- All work to be performed on the building should be executed in a professional manner so as to cause minimum disturbance to remaining historic features and building materials.

- The contractor will remain responsible for the work executed and for the application of this methodology.

- Any damage occasioned at any time is to be completely repaired to the Heritage Advisor's/LPA's satisfaction.

- Ensure, once any works are completed, that any areas exposed left are protected from wind and weatherproofed to prevent further degrading of existing fabric.

Health and safety – Dust, burning on site, gas, vapour risks, noise

- Dust – Reduce dust by properly protecting areas of work with plastic and tarpaulin as necessary.

- Burning on site – Burning on site is not permitted and any works that may incur the production of smoke, gas or vapour will not be permitted.

- Noise – Works that cannot be executed without undue noise or vibration will be agreed in advance with the client.

Removal of materials and protection of fabric

- All materials being removed from the north of the site will be removed via the designated access route from Bradford Road. Building materials from the demolished courtyard buildings will be removed through the central arched entrance onto Bradford Road, ensuring the 19th

century timber gates and stone quoins to archway are fully protected. The movement of waste will be managed by the contractor at suitable times.