

RE: CDN/24/0848

From Steve Kendall <SKendall@butteress.net>
Date Wed 11/13/2024 3:15 PM
To Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc Angela Leckie <angela.leckie@manchester.gov.uk>

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Hi Max

The document is specific to this application and is to be read in conjunction with the drawing which states the mortar mix, however to make it expressly clear iv'e cut and pasted the mix here: Mortar to constitute 1-part Hydraulic Lime: 2½ part graded sand (from 5mm down to 75 microns) using a moderately hydraulic Lime (St. Astier NHL 3.5 or similar approved). For pointing of ashlar stone the graded grit is to be replaced by equal amounts of Nosterfield washed grit sand.

Also repairs of all redundant fixing holes to removed signage is referred to on the drawing, however we confirm that they will be.

We confirm your note that 1:2:9 cement lime sand mortar mix will not be acceptable for the rebedding of any new stones to the affected wall, and no crack injections or stitch repairs, for example, are expected.

Regards

Steve

Steve Kendall
Senior Architect
Direct: 07709 712960



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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 13 November 2024 15:06
To: Steve Kendall <SKendall@butteress.net>
Cc: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: Re: CDN/24/0848

Hi Steve,

Please can you specify the mortar mix specific for the repairs to the wall under consideration, and commit (in writing) to repairs of all redundant fixing holes to removed signage within the document as the attached is not specific to the application and the works proposed.

Please note that 1:2:9 cement lime sand mortar mix will not be acceptable for the rebedding of any new stones to the affected wall, and no crack injections or stitch repairs, for example, are expected.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Steve Kendall <SKendall@buttress.net>
Sent: Wednesday, November 13, 2024 1:38 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE: CDN/24/0848

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Hi Max

Attached is a restoration specification for the works.

Regards

Steve

Steve Kendall

Senior Architect

Direct: [07709 712960](tel:07709712960)



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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 13 November 2024 13:17
To: Steve Kendall <SKendall@buttress.net>
Cc: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: Re: CDN/24/0848

Hi Steve,

The information below refers to repointing and cleaning. It is not clear from the submission what would be done to repair any damage to stonework you may find. This could require a lime mortar repair for small instances of damage or, if damage is more significant, the replacement of a section of masonry. At present there are no principles in place to respond to this eventuality. Please provide a methodology for this within the submission.

Best,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Steve Kendall <SKendall@buttress.net>
Sent: Wednesday, November 13, 2024 12:29 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE: CDN/24/0848

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Hi Max

We are only seeking to fill redundant screw holes of which there will be a handful per sign, we don't envisage any damage.

The drawing provides a methodology commensurate with the scale and complexity of the works so am a little lost as to what further information is required other than that already provided.

METHOD STATEMENT AND SPECIFICATION

Sign Removal: Existing signs are to be carefully removed taking great care not to lever the existing sign in order to avoid spalling any existing brickwork or masonry. All ferrous fixings should be removed to prevent any future expansion. All redundant fixing holes should be infilled with lime mortar to match the existing as per the Repointing specification below.

Cleaning: Once the signs are removed the area should be lightly brushed with a soft natural hair brush. Should the wall require cleaning the area should be washed down with clean water and a light detergent. No chemicals should be used in the cleaning process. Care should be taken to avoid overwetting or overworking the effected area.

Repointing: Upon signage removal should any joints or redundant fixings (hidden directly behind the existing sign) require repointing then the area should be raked out to a depth of 25mm using a fine-toothed saw blade or hooked knife. No mechanical tools should be used. A lime and sand mix is to be used to match the existing in every respect. Mortar to constitute 1-part Hydraulic Lime: 2½ part graded sand (from 5mm down to 75 microns) using a moderately hydraulic Lime (St. Astier NHL 3.5 or similar approved). For pointing of ashlar stone the graded grit is to be replaced by equal amounts of Nosterfield washed grit sand. The mortar is to be pointed firmly into the joints and finished with a very slight recess (not more than 1mm deep).

Repair/Replacement of masonry: Does not form scope of application works.

Signage installation: New signs are to be installed using existing fixing holes which are to be reused where possible and where not, only new holes are to be fixed into existing mortar joints only using non-ferrous 5mmx50mm stainless steel cross head screws with Fischer 542455 6x50mm Nylon Rawl plugs into existing mortar courses only.

Regards

Steve

Steve Kendall

Senior Architect

Direct: [07709 712960](tel:07709712960)



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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 13 November 2024 12:17

To: Steve Kendall <SKendall@buttress.net>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: Re: CDN/24/0848

Hi Steve,

Thanks for your email.

We are not seeking a wholesale repair of this wall, but rather only the areas which currently have signage on.

The condition states we require:

a detailed method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, cleaning and any replacement works to the exterior masonry and brickwork to make good the masonry following the removal of the existing signage.

Can you confirm that your intention is to repair fixing holes only and not to repair and make good any damage underneath the existing signage when it is removed?

If so, this would not be in compliance with the wording of the condition and hence it cannot be discharged.

Draft conditions were sent over during the course of the application.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Steve Kendall <SKendall@butteress.net>
Sent: Wednesday, November 13, 2024 11:54 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE: CDN/24/0848

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Hi Max

For clarity, in relation to your screenshot, we don't wish to apply for permission to carry out any masonry repairs/ replacement at this time. The updated drawing attached reflects this.

Should any masonry repairs be needed in future then we will submit an application detailing any such works.

Any Repointing works will be limited to areas where signage is removed and any redundant screw holes in the wall will be filled with a lime based mix as referred to on the 'Repointing' specification/methodology indicated on the drawing.

Therefore, the project scope we are applying for is simply to replace the signage and fill redundant screw holes behind the existing signs.

Regards

Steve

Steve Kendall

Senior Architect

Direct: [07709 712960](tel:07709712960)



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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 13 November 2024 11:16
To: Steve Kendall <SKendall@butteress.net>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: Re: CDN/24/0848

Hi Steve,

We remain concerned about the lack of specific safeguards on the necessary repairs to the Grade I listed asset (see below).

Repair/Replacement of masonry: Where masonry repair will be required to the wall, however should this be the case upon exposure, then details are to be recorded and specification to be provided to conservation officer for approval.

Due to the amount of existing signage, and these being mechanically affixed to the stone wall, and the proposed reduction of signage, repairs will be required, and specification/methodology for these repairs should be provided prior to discharge of condition 3, as per the wording of the condition.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Steve Kendall <SKendall@buttreass.net>

Sent: Tuesday, November 12, 2024 2:47 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: RE: CDN/24/0848

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Hi Max

The methodology and materials (mortar specs) used are indicated in the top left hand corner of the drawing attached.

Many thanks

Steve

Steve Kendall

Senior Architect

Direct: [07709 712960](tel:07709712960)

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 12 November 2024 14:34

To: Steve Kendall <SKendall@buttress.net>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: Re: CDN/24/0848

Hi Steve,

We will still need sufficient safeguards regarding the methods and materials (mortar specs) used. This should be included as part of the submitted information in support of the discharge of condition application. This can be included as part of the supporting statement and/or on plans.

Please can you provide the above so we can review.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Steve Kendall <SKendall@buttress.net>

Sent: Monday, November 11, 2024 3:47 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Cc: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: RE: CDN/24/0848

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Good morning

Please could we have an update on our replacement signage application and date of decision so that works can commence.

Regards

Steve Kendall

Senior Architect

Direct: [07709 712960](tel:07709712960)

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From: Steve Kendall <SKendall@buttress.net>

Sent: 08 November 2024 11:20

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: CDN/24/0848

Good morning

Please could we have an update on our replacement signage application and date of decision so that works can commence.

Regards

Steve Kendall

Senior Architect

Direct: [07709 712960](tel:07709712960)



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From: Steve Kendall <SKendall@buttress.net>

Sent: 07 October 2024 14:02

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: CDN/24/0848

Hi Max

The redundant fixings /joints/ stone and so on will be made good through replacement of the signs.

Obviously we cant tell what lies beneath the sign just yet which is why we wrote In a clause under the 'Repointing heading' in the specification in relation to repairing these areas.

Please could you send through the discharge of the condition as soon as available.

Regards

Steve

Steve Kendall
Senior Architect
Direct: [07709 712960](tel:07709712960)



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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 02 October 2024 08:07

To: Steve Kendall <SKendall@buttress.net>

Subject: CDN/24/0848

Hi Steve,

We have reviewed the information submitted with the application to discharge conditions 3 & 4 attached to the Chetham's signage LBC.

Please see our comments below.

Condition 3 - Works to brickwork and masonry

The submitted method statement fails to address the damage to the stonework and brickwork through previous fixings. The redundant fixings must be made good as part of the application [i.e. coloured lime mortar], with additional safeguards and specifications submitted as part of the application (see below highlighting some of redundant fixings).



Condition 4 - Fixing details

The proposed fixings details as specified in the method statement are acceptable. The discharge of Condition 4 is supported on heritage grounds on that basis.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

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