
OUR TOWN HALL PROJECT

Overview

In order to comply with the Our Town Hall (OTH) Project security strategy (as agreed with the CTSA), there is a requirement for a single Hostile Vehicle Mitigation (HVM) bollard to be installed in close proximity to the Town Hall Extension (THX) building colonnade at the corner of Mount Street and Library Walk (see figs. 1 and 2). This is necessary to prevent hostile vehicles from breaching the secure line via the building colonnade and gaining access to Albert Square and the public realm beyond. The HVM strategy and the requirement for a single bollard at this location was included as part of the planning consented scheme submitted in 2019 (Reference: 124918/VO/2019).

The precise location of the single HVM bollard and the offset from the building is dictated by the security strategy and minimum spacing required to prevent vehicle access, this necessitates that the bollard position sits above basement of the Town Hall Extension building. The basement extents go beyond the above ground building footprint and are shown on the plan extract below (see fig. 1).

In order to install the bollard core and foundation plate to achieve the required offsets it is necessary for the plate to extend within the colonnade footprint which requires the removal of an area of existing yorkstone paving in this area. The proposals have been discussed with Paul Mason (MCC Conservation Officer) who has confirmed that a Listed Building Consent application will need to be submitted and approved before any proposed works can go ahead. This justification report sets out the design proposal, methodology for installation and heritage impact assessment. It has been prepared on behalf of MCC by Planit (Landscape Architect), Purcell (Architect), Arup (Security Engineer), Ramboll (Civil Engineer), and Lendlease (Management Contractor).

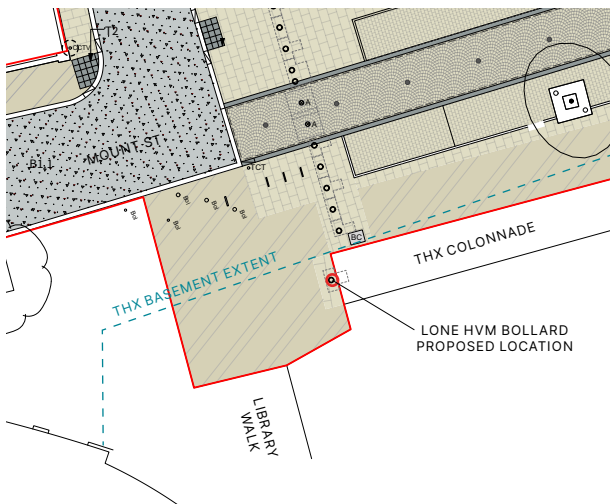


Figure 1: Location Plan

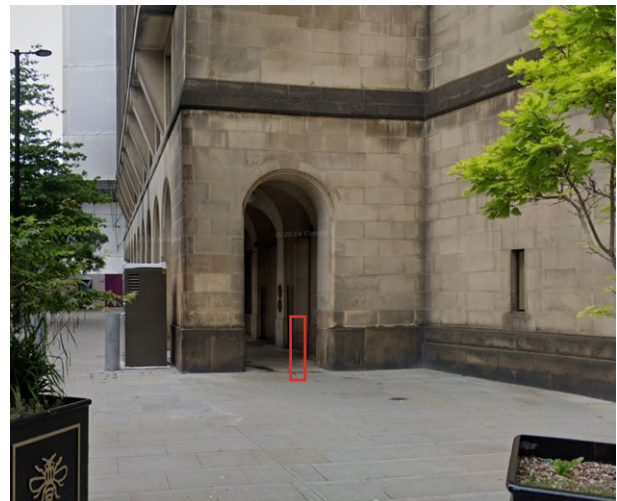


Figure 2: Street View image showing proposed bollard position

Design Proposal

Excavation and survey work undertaken as part of the OTH Project has established that the level of ground cover above the reinforced concrete basement roof slab is limited, with only 150mm of cover from paving surface level to top of the concrete slab (see fig. 3). Design work has been undertaken by the HVM bollard supplier to provide a bollard and foundation solution that can be accommodated within this limited finishes zone (see figs. 4 and 5). The design of the bollard foundation has been coordinated around the THX building sub-structure hence only impacts finishes and not the structure; the bollard sits above any existing waterproofing, hence has no impact on it.

Due to the shallow depth available, a bespoke bollard plate and foundation design has been developed. The design requires a buried foundation plate (galvanised mild steel construction) with a large plan size of approximately 1.8m x 3m. The location of the bollard means that the steel plate must extend into the colonnade area by approximately 1425mm, affecting 6no existing yorkstone paving units in the colonnade (see fig. 6). The shallow steel plate (60mm depth) can be accommodated within the mortar bedding zone, above the reinforced concrete basement slab and below the paving finishes.

The bollard core will have a decorative sleeve that fits over the top. A sample of the sleeve has been presented to and approved by MCC Local Planning Authority and includes a bespoke painted finish and cast bee detail (see figs. 7 and 8).



Figure 3: Image of paving build up and levels survey

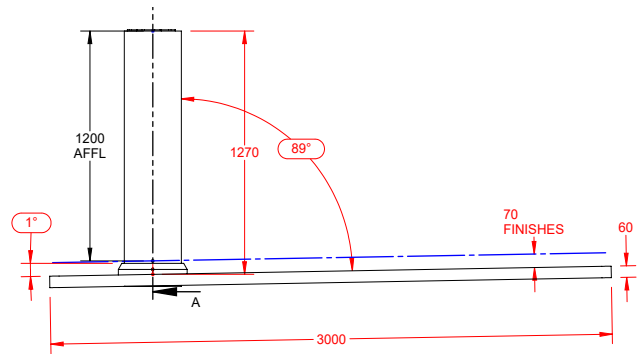


Figure 4: Extract from ATG detail drawing showing bollard and plate depth and length

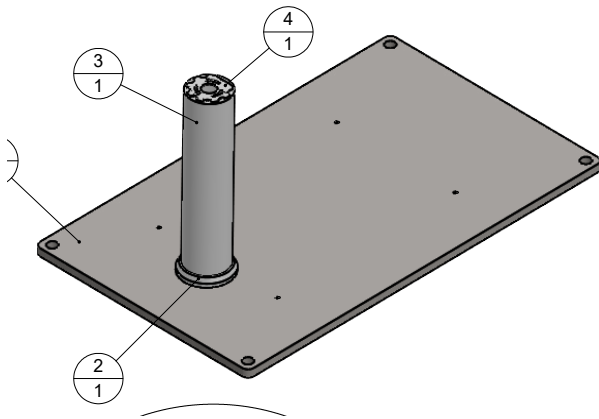


Figure 5: Extract from ATG detail drawing showing axonometric of bollard core and plate (galvanised mild steel construction)

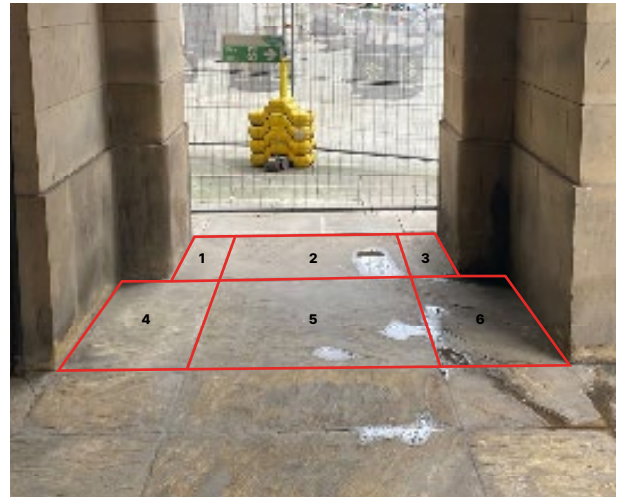


Figure 6: Image showing 6no paving units that require lifting to allow for bollard installation

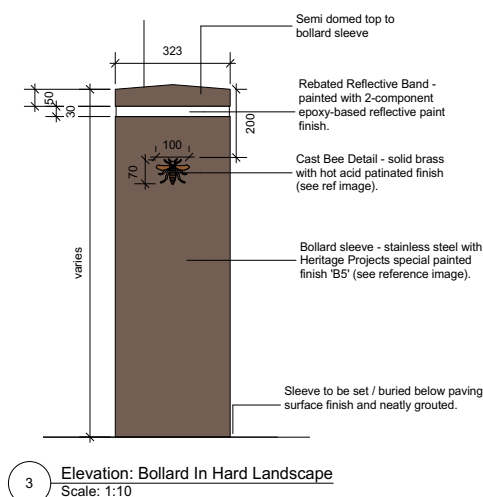


Figure 7: Extract from Planit detail drawing showing bollard decorative sleeve



Figure 8: Image showing sample of painted finish to decorative bollard sleeve and cast bee detail

Methodology

A dilapidation survey has already been undertaken to establish the condition of the existing paving surface material. A number of the paving units have visible spalling to the surface and other damage (see figs. 9 and 10) and the material depth is shallow, especially in relation to the plan sizes. The plan sizes are as follows:

- 2no units 1045mm x 280mm
- 2no units 1340mm x 600mm
- 1no unit 1045mm x 1200mm
- 1no unit 1340mm x 1200mm

The 6no existing yorkstone paving units within the colonnade will be carefully lifted to allow for the installation of the bollard and plate. This work will be undertaken by a specialist Stone Mason who will carefully remove the jointing mortar before lifting the full paving units using vacuum lifting equipment. After lifting and safely storing the 6no yorkstone paving units, the existing bedding mortar will be carefully removed using hand held breakers down to the THX basement slab level.

Following the removal of the existing paving units and bedding / sub base, the galvanised steel bollard core and foundation plate will be installed directly onto the basement roof slab, and will be carefully positioned and levelled.

Once the bollard and plate have been installed, the existing 6no removed yorkstone paving units will be carefully reinstated by the specialist Stone Mason, again using vacuum lifting equipment. The paving units will be reinstated using Steintec high strength bedding mortar, primer and jointing system. The zone between the slab and underside of paving is approximately 120mm so this allows for the 60mm plate depth, set in place with the high strength bedding mortar system. The existing paving units will be reinstated over the top of the plate to match the existing arrangement and levels (see fig. 11).

Due to the historic nature of the material, there is a risk that there are existing defects within the stone that will only become evident when they are lifted. As noted above, based on the visual survey it is evident that there is significant spalling and other damage to the paving. If any of the units display defects and damage after being lifted as part of the works, it is proposed that replacement stones will be provided to match the material and unit sizes. This approach is consistent to that in the Town Hall courtyard areas where all of the existing paving surface material has been lifted as part of the works. The replacement material will meet the following specification:

- Stone Type: Reclaimed Yorkstone to match the existing material including type, colour, finish and sizes (existing units to be used as a reference).
- Requirements: All replacement material new or reclaimed must be free from vents, cracks, fissures, or other defects which may adversely affect strength, durability or appearance. Discolouration in keeping with existing stone is acceptable, subject to agreement of samples.
- If reclaimed replacement material cannot be sourced, new material will be sourced to match the existing type, colour, finish and sizes.
- Samples of any new or reclaimed replacement material to be provided for approval by the project team and LPA prior to commencement of reinstatement works.
- Paving Plan Sizes: To match the existing slabs to be replaced.
- Paving Depth: To match existing (30mm) or deeper up to 60mm.



Figure 9: Image showing damage and spalling to existing colonnade paving units



Figure 10: Image showing damage and spalling to existing colonnade paving units

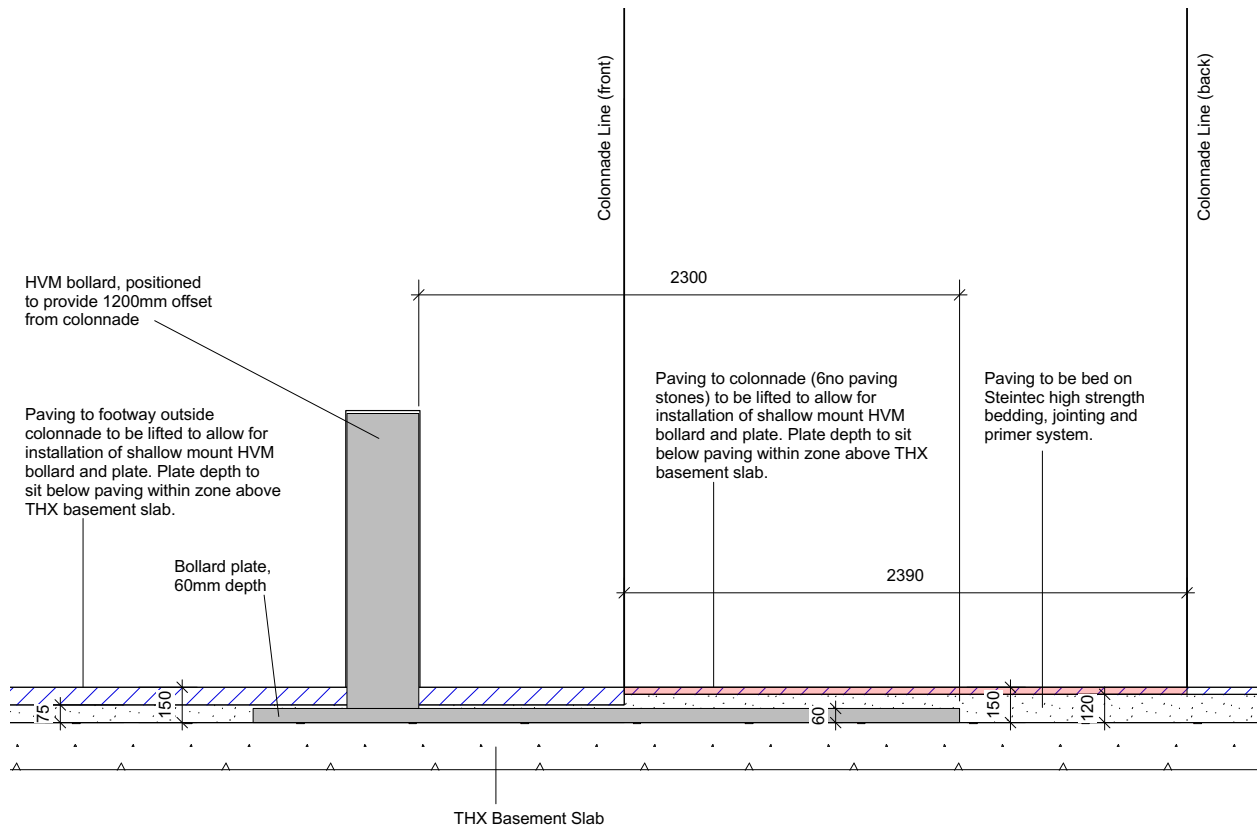


Figure 11: Section detail of proposed HVM bollard installation

HERITAGE IMPACT ASSESSMENT FOR THE LONE BOLLARD INSTALLATION PROPOSAL LISTED BUILDING APPLICATION, TOWN HALL EXTENSION, MOUNT STREET, MANCHESTER, M2 5DB

Prepared by Purcell, August 2024

Level of Change

The proposals have been designed to reduce the level of permanent change to a minimum. However, the installation of the base plate does involve lifting and re-bedding of six riven Yorkstone flags onto a different substrate and mortar, and a significant reduction of the bedding depth. The other change will be the jointing mortar which will be renewed. In the unlikely event that there is any damage to the flags resulting from the lifting, temporary storage or reinstatement, then the proposal is to renew with like for like matching riven Yorkstone stone slab so this would constitute a change.

Potential Impact of Change

The design proposal, methodology, skill level of the chosen stone masons and the specifications are all aimed to have minimal potential impact on the integrity of the colonnade.

There is a potential minor risk of increased impact in having to renew any of the slabs that may sustain damage during the works.

The Need for the Change

The protection of Albert Square as a safe public realm environment is a crucial objective of the project and this Lone HVM Bollard is an important element of the protection scheme. The position of the bollard is critical and the technical solution to providing it in the correct location but with minimal structural impact upon the vaults over the Town Hall Extension basement dictates the requirement to lift and rebed the paving flags.

Mitigation of Harm

The impact of lifting and re-bedding the six flagstones is mitigated by the bespoke base plate design which is wholly concealed within the depth of the bedding mortar, allowing for the reinstatement of the flags without any alteration to their thickness or character.

The methodology of lifting, storing and re-bedding the stones has been carefully considered and will be implemented by qualified stone masons under the strict supervision regime set up for the OTH project as a whole. The source and selection of any renewal in suitable matching riven Yorkstone slab has been confirmed as either salvaged local material or new to match the petrology, size and finish in every aspect to retain the integrity and character of the existing. The jointing mortar will also be selected to match the existing like for like in colour and texture.

Justification of Harm

The minimal impact of this proposal will be justified and vastly outweighed by the public benefit and amenity of ensuring that the newly redeveloped Albert Square will be a safe environment.

HERITAGE ASSET STATEMENT FOR THE LONE BOLLARD INSTALLATION PROPOSAL LISTED BUILDING APPLICATION, TOWN HALL EXTENSION, MOUNT STREET, MANCHESTER, M2 5DB

Prepared by Purcell, August 2024

Introduction

The 3 buildings forming the Manchester Civic Complex are:

- Manchester Town Hall 1877, by architect Alfred Waterhouse
- Manchester Town Hall Extension 1938, by architect Emmanuel Vincent Harris
- Manchester Central Library 1934, also by architect Emmanuel Vincent Harris

The buildings occupy a site bounded by Albert Square, Mount Street, Peter Street, St Peter's Square, and Princess Street. The site is further divided into smaller parcels by Lloyd Street and Library Walk.

The Manchester Civic Complex is sited in two Conservation Areas having a shared boundary running along the centre of Library Walk. The Town Hall and Town Hall Extension are within the Albert Square Conservation Area and the Central Library is within the St Peter's Square Conservation Area.

Each of the three buildings in the Civic Complex has been recognised as a Designated Heritage Asset, the Alfred Waterhouse Town Hall being statutorily listed at Grade I (25 February 1952) and the Vincent Harris Town Hall Extension and Central Library listed at Grade II* (3 October 1974).

This application for Listed Building Consent is concerned with the lifting and resetting of paving in the Mount Street Arcaded Walkway of the Town Hall Extension and reference to relevant sections of the HOK 2010 Conservation Strategy for the building is included in this Heritage Asset Statement.

The Listing Description for the Town Hall Extension, with the relevant highlighted area, which is the subject of this Application, is as follows:

MANCHESTER
SJ8398SE LLOYD STREET
698-1/27/220 (South side)
03/10/74 Town Hall Extension

GV II*

Town hall extension. 1938, by Vincent Harris. Steel frame with cladding of sandstone ashlar and steeply-pitched slate roof (this is incorrect as it has a cast lead covering). Large irregular plan with long concave south side. Eclectic style with Gothic accent. Eight storeys and attic, the 7th and 8th storeys set back behind a parapet, with 29-window facade to Lloyd Street (linked to Town Hall by bridge), 17-window facade to St Peter's Square, and contrasting 5-bay facade to Mount Street (see below). In all these facades the ground floor is treated as a plinth with a continuous arcade of simple round-headed openings and a chamfered coping; the upper floors of those to Lloyd Street and St Peter's Square are divided horizontally by a band over the 1st floor and a parapet over the 5th floor, have small rectangular windows up to that level and 2-light mullioned windows to the set-back 6th and 7th floors, and attic dormers with wooden cross-windows and hipped roofs; and the last 5 bays of the Lloyd Street facade are set back. The Mount Street facade, by contrast, has 5 giant oriels from the 2nd to the 5th floors (inclusive), all rising from a straight band carried on large brackets at 1st floor, but the 2nd and 4th slightly set back, and all filled with a continuous grid of mullion-and-transom windows divided by a king mullion and 2 transoms into pairs of 8, 6 and 4 lights on successive levels. The gable ends of the Mount Street and St Peter's Square wings have tall stair-turrets with giant round-headed arches containing elaborate geometrically traceried windows, over the head of each arch a square-headed niche with a statue, and stepped back top stages with bands. At the rear (towards the circular Library building) the wings are linked by a curved 4-storey range which has widely spaced round-headed arches and small windows.

The HOK 2010 Heritage Statement and Conservation Strategy for the Town Hall Extension provides an assessment of the significance of the 'heritage asset', which when read with the 2006 BDP Manchester Civic Complex Conservation Plan, provides baseline information and detail about the building that is proportionate to the importance of the 'heritage asset'.

Information regarding the scope and effect of the current proposal to the installation of the bollard base plate, which is the subject of this listed building application, on the 'heritage asset' are shown in the Lone Bollard Report and the associated Heritage Impact Assessment.

The scope for archaeology associated with the previous Town Hall Extension project was fully considered in an Archaeology Assessment and as there is a level of the building pre-existing below the arcaded walkway the current proposal will not have any effect upon the archaeological significance.

Significance of the Heritage Asset

Although already within the curtilage of the Grade II* listed building, the "assessment of the significance" of Manchester Town Hall Extension in the HOK heritage statement was informed by reference to the English Heritage publication "Conservation Principles Policies and Guidance – for the Sustainable Management of the Historic Environment" (2008) and identified the Town Hall Extension to be a significant example of early twentieth century stripped down Tudor Gothic Revival style, albeit architecturally 'inferior' or subservient to the grade 1 listed Victorian Town Hall adjacent. The 2010 Conservation Strategy identifies the stone façades and structural columns are a dominant feature of the design and should not be compromised. The arcaded walkways that front the building on the St Peter's Square and Mount Street facades are arguably the most significant exterior feature, and constitute a substantial part of the special interest and character. They provide an important transitional link between the public realm of the streets and squares, and the publicly accessible functional spaces of the ground floor level. Despite the major changes to the interior of the building over time, these arcaded walkways remain remarkably intact, as evidenced by the extant original drawings and record historic photographs, and still retain their original stone paving and walling.

Conclusion

The current proposals have been carefully designed to introduce the necessary base plate without any harm, substantial or otherwise, being caused to the existing intact finishes ensuring that the heritage significance is protected and do not involve any loss of significance of the Town Hall Extension 'heritage asset' or its setting, nor on the significance or the settings of nearby listed buildings and structures, or the significance of the Albert Square and St Peter's Square Conservation Areas as 'heritage assets'.

The proposals will, however, bring considerable benefit in the continued safe use of the 'heritage asset' by the citizens of Manchester and visitors to the city.

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+44 (0)151 363 1230

London

+44 (0)207 253 5678

Manchester

+44 (0)161 928 9281

Standish

+44 (0)1453 607080