Heritage Partnership Agreement FINAL (rev 08)

Royal London House, 196 Deansgate, Manchester, M3 3NE

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1.0 Introduction / Purpose of Document

THE LISTED BUILDING HERITAGE PARTNERSHIP AGREEMENT is made on the 17th day of December 2018 BETWEEN

Partner	Name & Signature
CEG (as managing agent for the owner ASE RE A LLP)	Andrew Woods (Investment Director) and jonathan kenny Signature .....
Manchester City Council	Julie Roscoe, Head of Planning, Building Control and Licensing. Signature .....

1.1 Overview

Listed Building Heritage Partnership Agreements (HPA) bring together key partners including owners and local planning authorities to agree an approach to the care of specific heritage assets. They aim to reduce bureaucracy and provide certainty over an agreed time period. The aim is to deliver greater efficiency and time and cost saving benefits for all partners over the course of a HPA.

The heritage asset that this HPA refers to is 196 Deansgate, a Grade II listed building located in the Deansgate / Peter Street Conservation Area of Manchester. The building is managed by CEG on behalf of the owner (CEG is managing agent for the owner ASE RE A LLP). It consists of retail units at ground and basement levels and office spaces at first - fifth floors.

The development of this HPA is intended to positively assist and appropriately manage the requirements of changing tenants within the office space. It has been prepared by BB Heritage Studio who provide built heritage advice and consultancy services.

The partners are: CEG (as managing agent for the owner ASE RE A LLP) and Manchester City Council.

1.2 Policy Context

Listed Building Heritage Partnership Agreements were introduced by Section 60 of the Enterprise and Regulatory Reform Act 2013. They allow the owner of a listed building or buildings and their local planning authority (LPA) to agree which necessary works to the building are routine and regular and, if done correctly, will not harm its special interest. The agreement grants listed building consent (LBC) for these works, for an extended period of time, and they can go ahead whenever convenient.

The LPA still has a legal duty in granting HPA to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

HPA's are most effective when predictable and repetitive works are commonly carried out and where based on a realistic assessment of what is likely to be necessary during the life of the Agreement.

The legal requirements of the HPA document are that;

- It must be in writing.
- It must make provision for the parties to review its terms at intervals specified in the agreement.
- It must make provision for its termination and variation.

1.3 Scope

This Listed Building Heritage Partnership Agreement (LBHPA) has been prepared for the first – fifth floors of 196 Deansgate and the ground floor common entrance area. It also provides guidance for future proposals to the ground floor and basement levels in terms of the finishes which should be retained and restored.

1.4 Benefits / Aims

Each of the partners to the HPA is committed to delivering a level of management that is appropriate to safeguarding the heritage significance of the asset, 196 Deansgate. The aim of this HPA is to;

- Encourage the positive re-use of the office spaces by a variety of tenants whilst ensuring that the fit out is undertaken in an appropriate manner which does not negatively impact on the heritage significance of the building.
- To establish clear pre-agreed design parameters in terms of the tenant fit out and sub-division of the floor plates.
- To be able to supply prospective tenants a clear and informative tenant pack which guides the tenants through the required process for obtaining any necessary consents.

2.0 Administrative Information

2.1 The Partners

The following table lists the key partners responsible for the 196 Deansgate LBHPA (to be known as the Partnership);

Partner	Role / Responsibility	Contact
CEG (as managing agent for the owner ASE RE A LLP)	Representing the site owner and custodian.	Greg Lacey (Investment Manager)
Manchester City Council	Local planning authority, has statutory responsibility for dealing with planning and listed building consent matters.	Julie Roscoe, Head of Planning, Building Control and Licensing.

2.2 Consultation & Publicity

Relevant individuals or organisations will be given an opportunity to comment on the listed building consent contained within a draft HPA. The HPA Regulations (The Planning [Listed Buildings and Conservation Areas][Heritage Partnership Agreements] Regulations 2014) set out the consultation and publicity requirements.

HPA's will normally relate to listed buildings in single ownership or the ownership of a small number of parties, and there will be benefits to the agreement where all owners are partners. However where exceptionally there is an owner who is not a partner, the HPA Regulations require that, where known to the LPA, that owner must be specifically notified of and given the opportunity to comment on the HPA. A simple notice for this purpose and for display as a site notice is contained within the HPA Regulations.

2.3 Procedural Issues

The following procedures describe the mechanism for operating the 196 Deansgate HPA. These will be subject to periodic review by the Partnership.

Timeframe:
The HPA will run for a period of 5 years, **commencing Monday 17th December 2018**. It shall be subject to formal review every 12 months (near the anniversary date). The HPA will also provide a formal provision for a further extension of 5 years on the agreement of all partners.

Meetings:
The partners will meet annually to evaluate the progress and development of the HPA. Interim reports will be submitted to the partners by the owners representative prior to each meeting. Performance will be reviewed against agreed indicators as show below.

Review & Renewal:
The HPA will be reviewed annually and amended or updated in matters of detail as appropriate and subject to the agreement of the partners. Review may also be triggered by a change in status to the heritage asset covered or by

changes in the legislative background. At the end of the five year period in December 2023, 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 17th December 2018 – 17th December 2023.
- The agreement of the partners or their successors.

Breaches:

In the event that works completed under the terms of the HPA do not meet the satisfaction of the partners, the HPA can be declared null with the approval of the majority of the partnership members. If unsatisfactory works have taken place, and the partners are unable to rectify the breach, the remedy will be to fall back upon existing statutory consent procedures and sanctions which in all cases will operate above the levels of the HPA.

3.0 Heritage Context

3.1 196 Deansgate is located within the Deansgate / Peter Street Conservation Area and adjacent to the Albert Square Conservation Area.

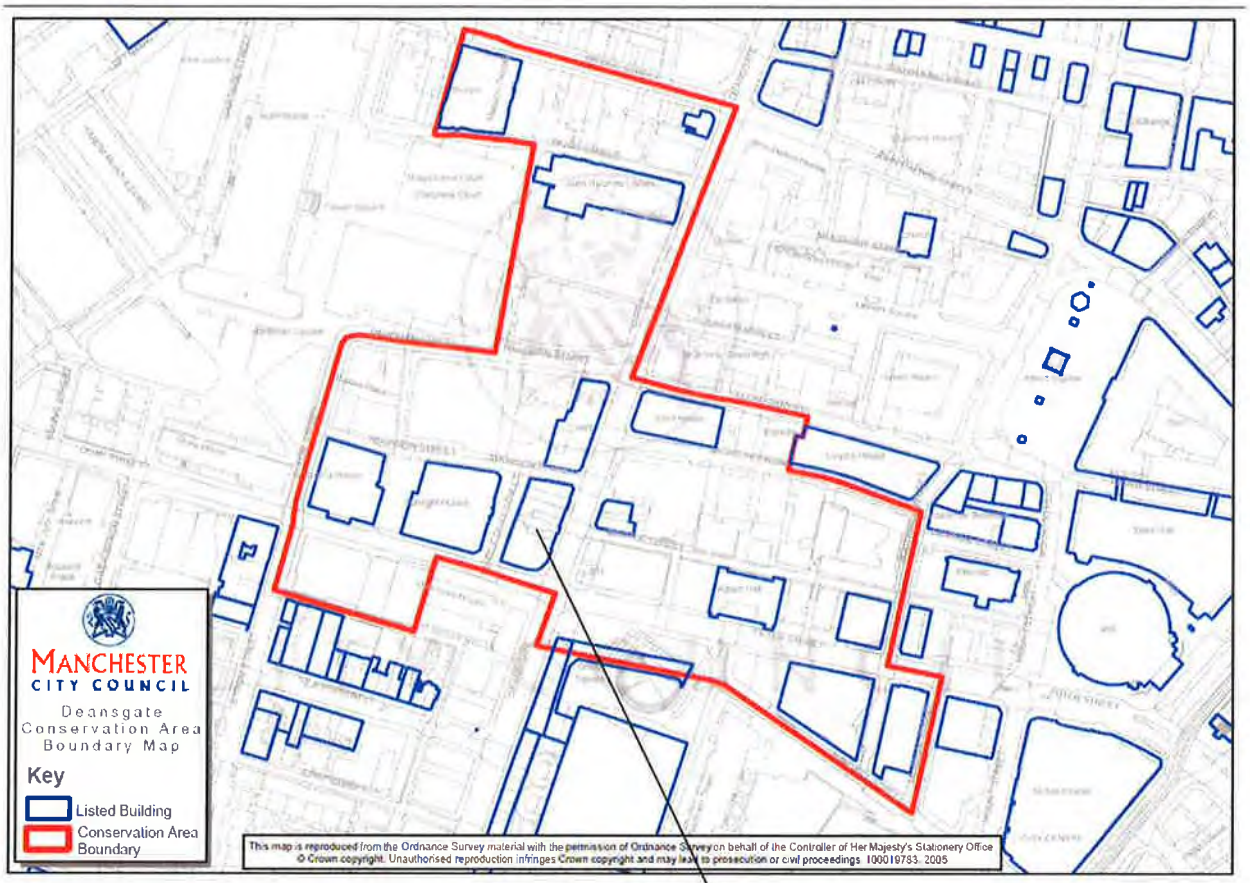


Fig.1 Deansgate/ Peter Street Conservation Area Map

3.2 The Deansgate / Peter Street Conservation Area was designated by the City Council in June 1985, and focuses on an area including that surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. It connects to adjacent designated conservation areas which form different 'character areas' in the city centre. As such it only includes a portion of Deansgate, most of the remainder of the street being incorporated in the adjacent Castlefield, Parsonage Gardens, St. Ann's Square, Albert Square and Cathedral conservation areas.[1]

3.3 The conservation area appraisal by Manchester City Council highlights that Deansgate is one of Manchester's most historic routes. It describes how this area of Manchester was used for agricultural purposes until development accelerated in the 18th century. The creation of a quay on the River Irwell greatly influenced early development in this area as Quay Street became an important route from the River Irwell into the centre.

3.4 The conservation area appraisal states that the area today is predominantly one of commercial buildings but also contains a significant number of places of assembly. 196 Deansgate is not highlighted specifically in the appraisal but can nonetheless be said to make a significant positive contribution to the immediate conservation area context due to the quality of the external materials and detailing of the elevation.

[1]Deansgate / Peter Street Conservation Area Appraisal documentation

3.5 There are a number of other listed buildings in proximity to 196 Deansgate within the Deansgate / Peter Street conservation area. They include the Onwards Buildings (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station all Grade II.

4.0 Historic Background & Description of the Building

4.1 196 Deansgate is located within the block known as Royal London House, 188 – 202 Deansgate, Manchester and is bound by Quay Street to the south, Atkinson Street to the north, Little Quay Street to the west and Deansgate to the east. It is a Grade II Listed building.

4.2 As highlighted in the Conservation Area Appraisal, Deansgate is one of Manchester's most historic streets and principal routes in Manchester. It can be clearly seen to Casson & Bury's plan circa 1710-50 (Fig 2 below). Quay Street can also clearly be seen on this map extending from Deansgate to the River Irwell. The area around the junction of Deansgate and Quay Street is shown as beginning to transform from agricultural use, with the orthogonal street pattern starting to be laid out.

4.3 By the late 1700's the area which now forms the Deansgate / Peter Street Conservation Area had been fully laid out and predominantly developed as shown to the extract from William Green's map of 1794 over the page (Fig 3). The area which forms the application site had been laid out and built up as shown to the more detailed extract to Fig 4.

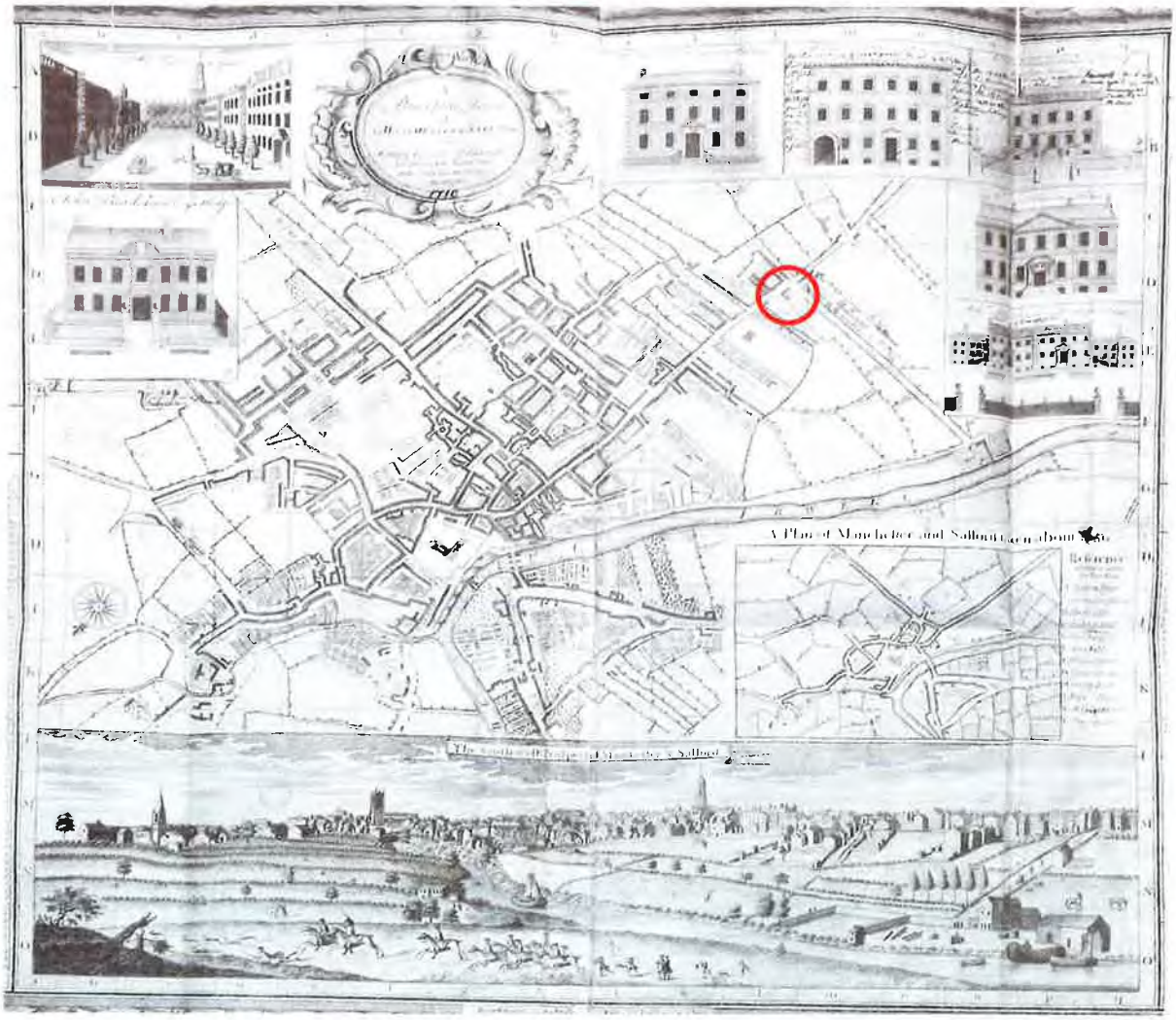


Fig. 2 Casson & Bury's plan circa 1710-1750

Fig. 3: Extract from William Green's map of 1794

Fig 4: Detailed extract of application area from William Green's map of 1794

Fig. 5: 1851 map

Fig. 6: 1851 map

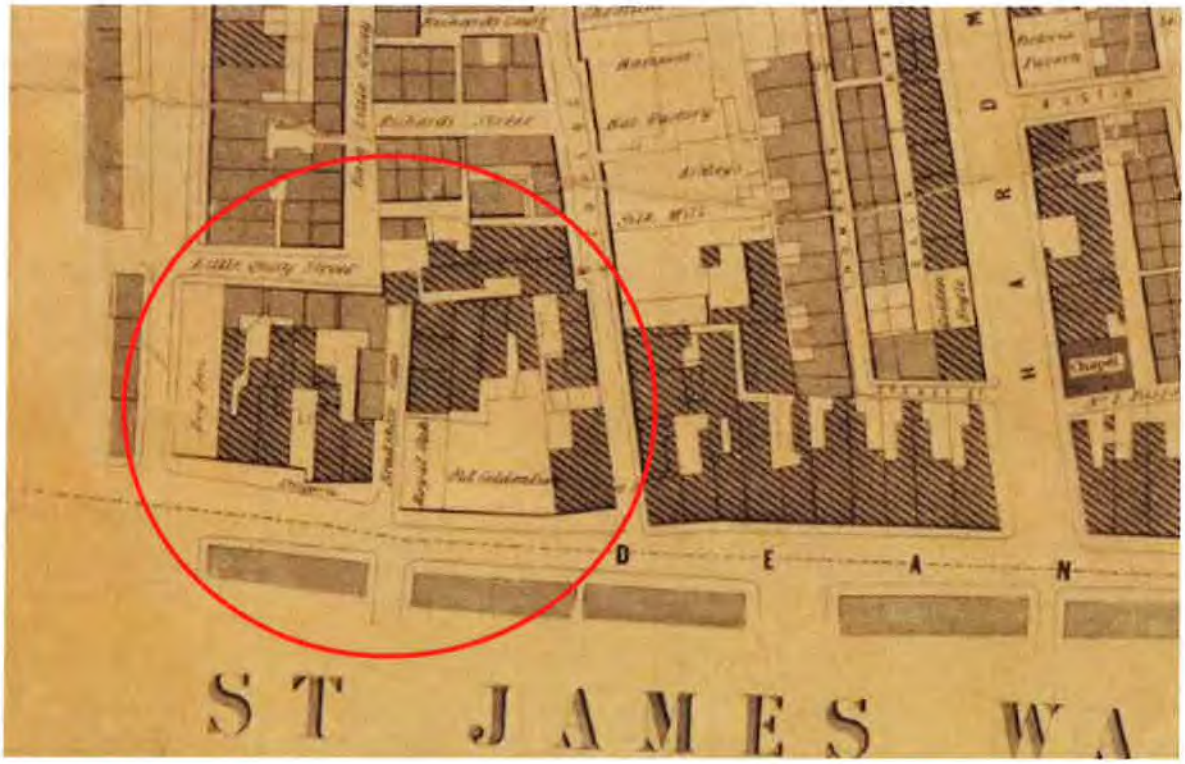


Fig. 7: Joseph Adshead's 1851 map

Fig. 8: 1891 map showing the 'Scottish Panorama'

4.4 By the mid 1800's the area around Deansgate had become densely developed (as seen to the 1851 map Fig. 5 & 6 and the more detailed Joseph Adshead map to Fig 7). Slum areas developed and so large areas began to be cleared in the later 1800's, including the site of 196 Deansgate which for a short period became the site for the 'Scottish Panorama' (see Fig. 8).

4.5 There is reference to the site being occupied by the Inland Revenue Offices at 184-186 Deansgate (1894-1896) followed by the construction of the Royal London Buildings circa 1904.

4.6 The 1908 map (Fig 9) shows the Royal London Buildings filling the block formed by Deansgate, Quay Street, Little Quay Street and Atkinson Street. The principal elements of the ground floor layout are evident to the diagrammatic plan which can be interpreted as showing a central corridor leading to the rear stair to the ground floor layout, which is the arrangement that exists today.

4.7 The building was designed in a free Baroque style by Charles Heathcote and Sons and was first offered for letting in July 1904 as shops with large basements, offices and warerooms [Manchester Guardian 23 July 1904 page 2].

Fig 9: 1908 map

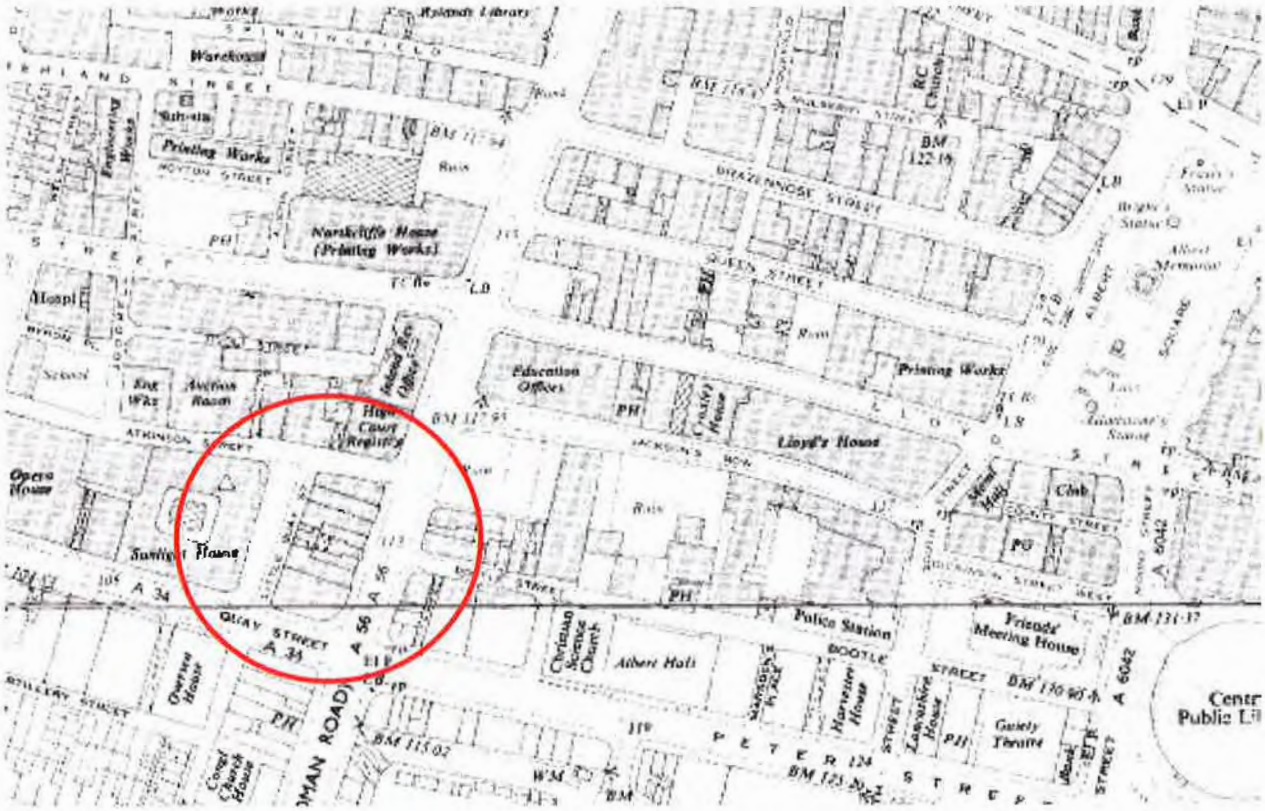


Fig 10: 1950 Map

4.8 The listing notice states;

Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements. Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof. Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style. Interior not inspected.

4.9 The listing description does not provide details on the interiors but historic plans have been located within the Manchester library archives (refer to Fig's 13 & 14 for first and second floors). From assessing these plans alongside visual inspections on site it has been determined that the section of the floor plate which faces onto Deansgate and returning Quay Street was originally subdivided into offices (as seen to Fig's 11 to 17 and evidenced by the moulded cornices extant on site). The remainder of the floor plate was either open plan offices or warerooms. This broad arrangement of internal uses accords with the nature of the context of the building at the time of construction, with the building presenting a respectable face to Deansgate and Quay Street and warerooms onto the dense low quality housing to Little Quay Street.

4.10 Numerous phases of refurbishment over the 20th and early 21st century have altered the internal spaces. These alterations have removed the majority of any early or original separating walls. There is some remaining evidence to the upper floors of the original internal arrangements, most consistently this is seen in the moulded cornices but in addition the chimney stacks, rear staircases and lift shafts have been retained. Recent works to the 1st and 2nd floor also revealed sections of the timber screens / partitions that formed the subdivided office areas which are very simply detailed. The most significant decorative features of historic interest that are still extant are the original decorative wall tiles to the ground level entrance lobby.

Table 1: Gazetteer of Historic Finishes

REF	LOCATION	DESCRIPTION
B.10	188-192 DEANSGATE, BASEMENT AREA	
B.11	Basement area	Timber herringbone parquet floor
B.12	Basement area	Glazed bricks to walls
B.13	Basement area	Decorative joinery / timber features to walls & columns
B.14	Basement area	Plaster ceilings and downstands
B.15	Basement area	Cornice & moulding details to ceilings
B.16	Basement area	Pavement lights
B.17	Basement area	Relocated hoist equipment (currently protected by perspex screen)
B.18	Basement area	Retained (but closed off) staircase
G.10	196 DEANSGATE GROUND LEVEL ENTRANCE	
G.11	Ground level entrance	Glazed wall tiles / mosaic
G.12	Ground level entrance	Plaster cornice
G.20	194 DEANSGATE GROUND FLOOR	
G.21	Ground floor	Plaster cornice
G.22	Ground floor	Decorative plaster details to downstands
G.23	Ground floor	Evidence of previous fireplace
G.30	188–192 DEANSGATE GROUND FLOOR	
G.31	Ground floor generally	Plaster cornice, ceilings and downstands
G.32	Ground floor	Retained area of previous decorative scheme
G.33	Ground floor	Mosaic floor sign to previous entrance
G.34	Ground floor	Timber doors to corner entrance (no. 188)
G.35	Ground floor	Glazed bricks to rear
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
G.39	Ground floor	Remnants of previous office layout to original bank (including dividing wall and chimney stack)
1.10	1st FLOOR	
1.11	1st Floor common areas	Exposed painted brickwork
1.12	1st Floor common areas	Glazed wall tiles
1.13	1st Floor common areas	Timber details
1.14	1st Floor office areas	Timber screens
1.15	1st Floor office areas	Plaster cornices
1.16	1st Floor office areas	Exposed original lift doors
1.17	1st Floor office areas	Exposed fireplaces
1.18	1st Floor office areas	Exposed brickwork / painted brickwork
1.19	1st Floor office areas	Exposed painted steel columns

2.10	2nd FLOOR	
2.11	2nd Floor common areas	Exposed painted brickwork
2.12	2nd Floor common areas	Glazed wall tiles
2.13	2nd Floor common areas	Timber details
2.14	2nd Floor office areas	Timber screens
2.15	2nd Floor office areas	Plaster cornices
2.16	2nd Floor office areas	Exposed original lift doors
2.17	2nd Floor office areas	Exposed fireplaces
2.18	2nd Floor office areas	Exposed brickwork / painted brickwork
2.19	2nd Floor office areas	Exposed painted steel columns
3.10	3rd FLOOR	
3.11	3rd Floor common areas	Exposed painted brickwork
3.12	3rd Floor office areas	Plaster cornices
4.10	4th FLOOR	
4.11	4th Floor common areas	Exposed painted brickwork
4.12	4th Floor office areas	Plaster cornices
5.10	5th FLOOR	
5.11	5th Floor common areas	Exposed painted brickwork

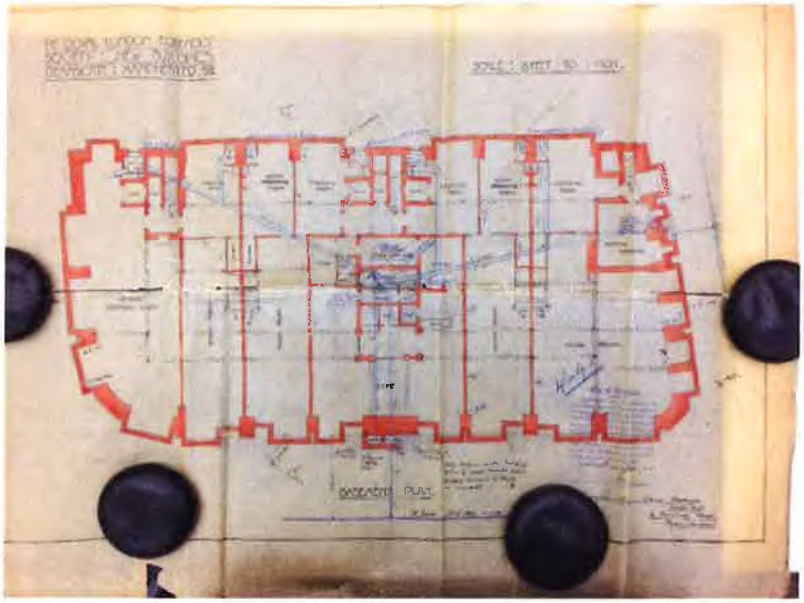


Fig 11: Archive Basement Plan

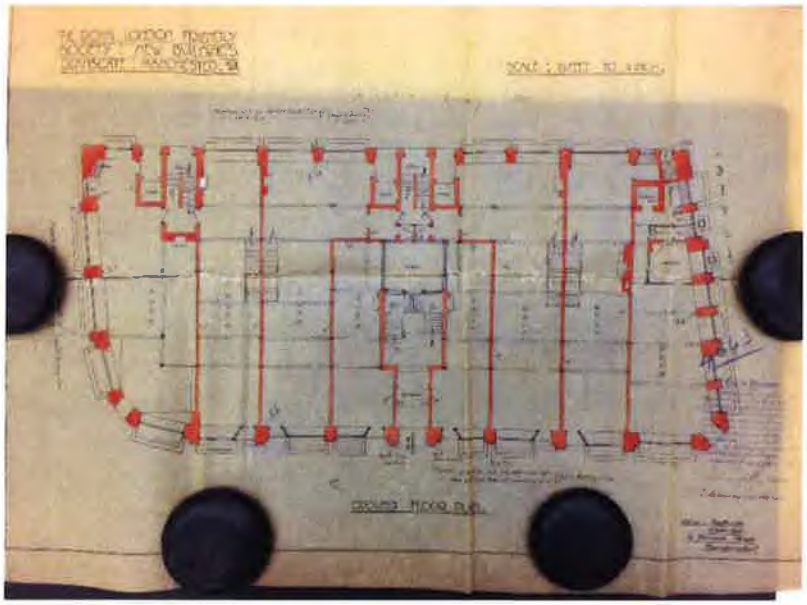


Fig 12: Archive Ground Floor Plan

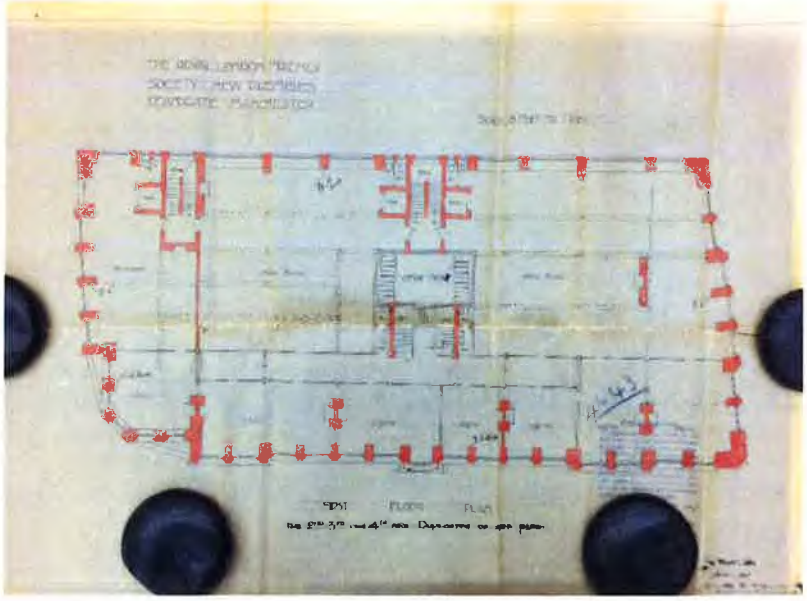


Fig 13: Archive First Floor Plan

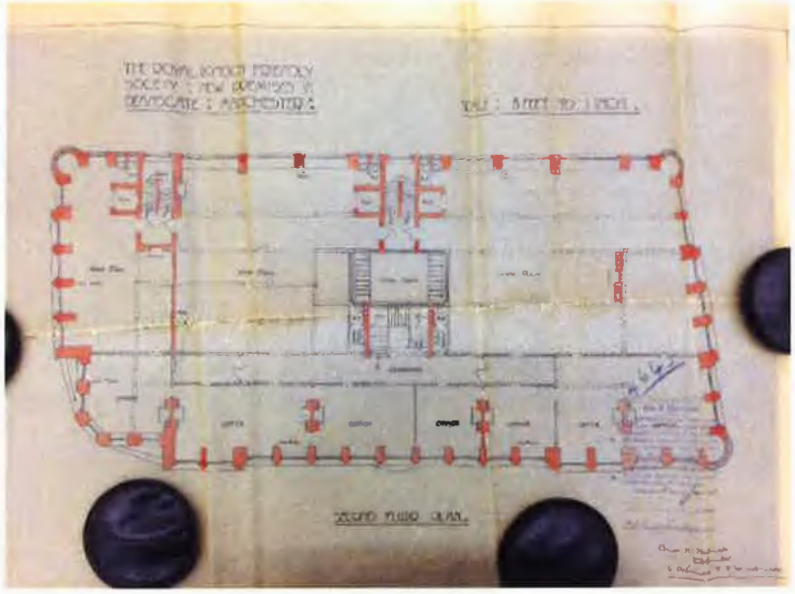


Fig 14: Archive Second Floor Plan

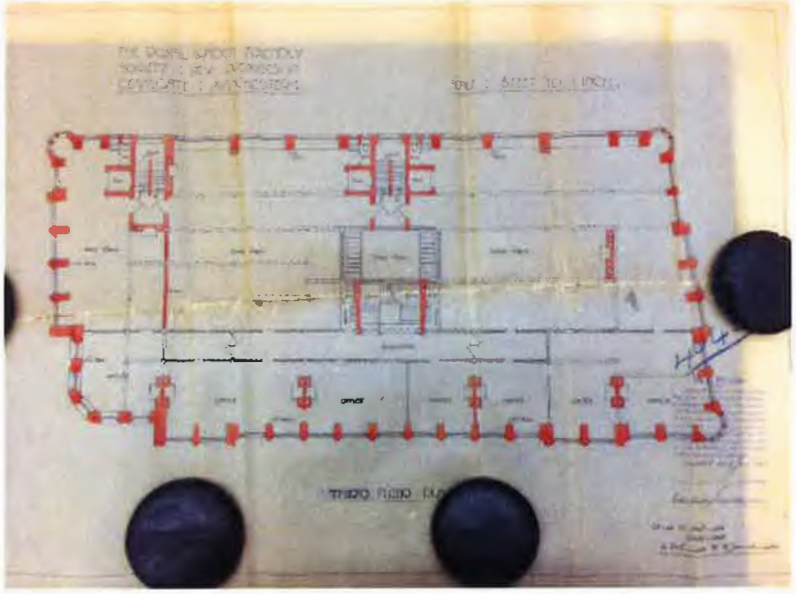


Fig 15: Archive Third Floor Plan

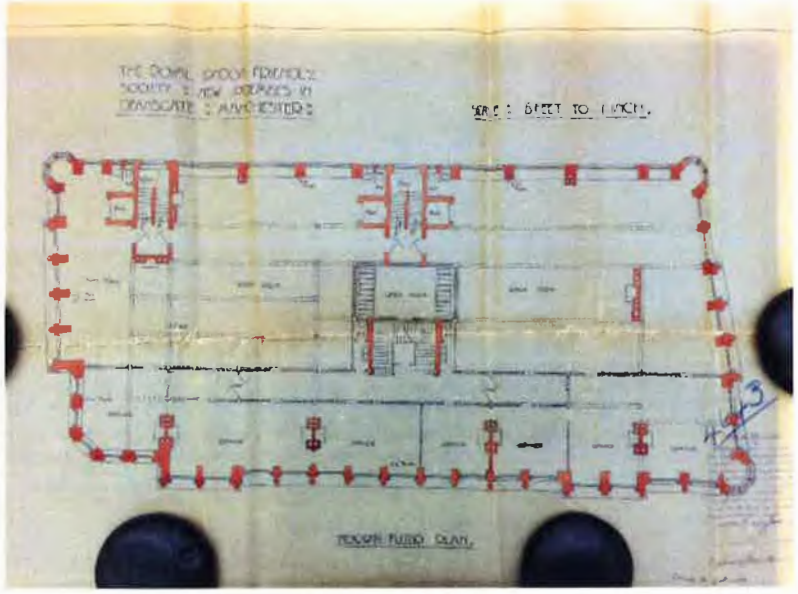


Fig 16: Archive Fourth Floor Plan

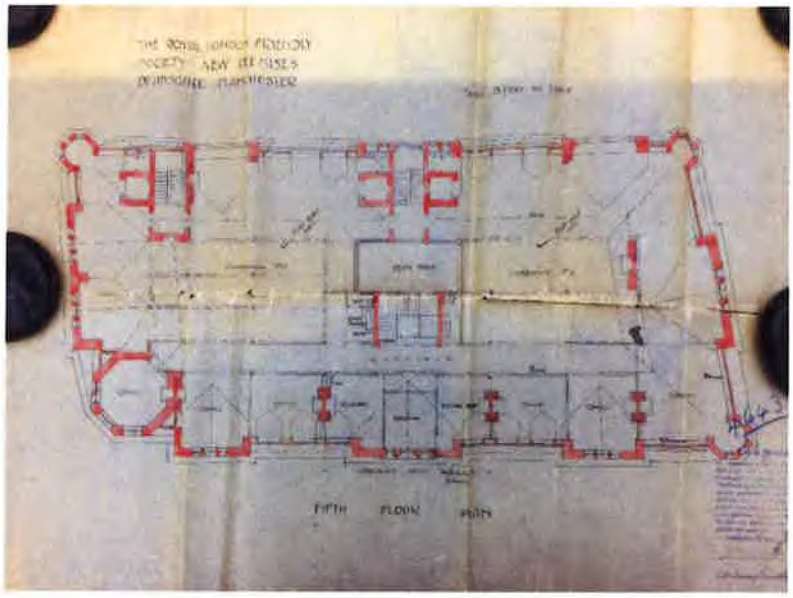


Fig 17: Archive Fifth Floor Plan

PLANNING HISTORY

4.20 The following planning and listed building consent applications have been submitted & approved since 1980.

February 1981 Ref: F15207 & F15208/LB
Alterations to listed building including restoration and repointing of external stonework, reroofing and rebuilding of 6 damaged chimney stacks, remodelling main entrances at front and rear.

May 1995 Ref: 047729/LO/CITY1/95
Listed Building Consent. Alterations and refurbishment to 5th floor and part 4th floor of building.

March 1998 Ref: 054015/LO/CITY1/98
Listed Building Consent. Provision of copper covering to 3no. stone domes at roof level.

March 2004 Ref: 069486/LO/2993/C1
Listed Building Consent for internal alterations to communal corridor and stairwell areas.

March 2004 Ref: 069737/LO/2003/C1
Listed Building Consent for refurbishment of office spaces on floors 3 and 4.

April 2005 Ref: 075001/LO/2005/C1
Listed Building Consent for refurbishment of main entrance and lobby area including alterations to front and rear entrance doors.

April 2005 Ref: 075139/FO/2005/C1
Alterations to main entrance doors including new glazing, replacement of rear doors to Little Quay Street.

Sept 2007 Ref: 083448/FO/2007/C1
Refurbishment of building to provide new glazed entrance screen on front elevation, new door to transformer room on rear elevation and installation of rooftop plant.

Sept 2007 Ref: 083449/LO/2007/C1
Listed Building Consent for refurbishment of ground floor entrance and reception area, stairs and 3rd, 4th and 5th floor office space, installation of a door on the rear elevation, installation of new glazed screen to entrance on the front elevation and installation of rooftop plant

Nov 2007 Ref: 083638/LO/2007/C1
Listed Building Consent internal partitions to create self-contained office space at first floor level.

Nov 2009 Ref: 091719/LO/2009/C1
Listed Building Consent for the addition of internal partitions on the third floor office space overlooking and on the corner of Atkinson Street and Deansgate.

Dec 2014 Ref: 107515/LO/2014/C1 (plus variation ref's: 110553/JO/2015/C1 & 111561/JO/2016/C1)
Listed Building Consent for the refurbishment of the office space at 1st and 2nd floors and repair work to the exterior elevations.

Jan 2016 Ref: 111013/LO/2016/C1
Listed Building Consent for the refurbishment of office spaces at 4th floor level.

March 2017 Ref: 115629/LO/2017

Listed building consent for the sub-division of 1st floor office floor plate and creation of circulation corridor.

4.21 Refurbishment works carried out to the 3rd, 4th and 5th floors following the application in Sept 2007 (ref: 083449/LO/2007/C1) and then to the 1st and 2nd floors following the application in Dec 2014 (ref: 107515/LO/2014/C1) have ensured that all office floor plates have been brought to consistent modern standards with the provision of raised access floor throughout and additional ancillary services.

4.22 A draft of this HPA was issued to Manchester City Council in September 2016. Since then the HPA has been trialled, using it to inform fit out proposals and tenancy agreements as they come forward. The following tenancy agreements have been prepared with reference to the draft HPA;

- Gibbs S3 Limited - February 2017
- ARRK Limited - March 2017
- Kalibrate Technologies Plc - June 2017

A summary of the works undertaken as part of these tenant fit outs is included in Appendix B including a photographic record of the completed works. The trial of the HPA has been successful in that the tenants have followed the guidance included within the HPA. This has ensured that there is little or no consequence of the fit out works in terms of impact to the existing fabric. It has also demonstrated that the HPA assists in communicating to the tenants the parameters at an early stage ensuring that the process of agreeing the fit out works in the context of the listed fabric is made more straightforward.

5.0 Assessment of Significance

5.1 This section of the report provides an assessment of the heritage merit of the application site (196 Deansgate) based on desk based research and site visits. The assessment has been carried out with reference to the heritage values as defined in the Historic England document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

5.2 A statement of significance follows uses the following 'grades' of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

5.3 196 Deansgate is of **considerable heritage significance**. It makes a significant positive contribution to the Deansgate conservation area using high quality materials and decorative details. The building is an important example of the phase of 'rebuilding' that was undertaken in the later nineteenth century as slum areas were cleared and is a typical example of the emerging office typology in the Victorian era.

5.4 Although the interiors have seen numerous phases of alterations there are some early or original details that are of heritage significance, principally the entrance lobby and staircases and retained elements on 1st and 2nd floors.

5.5 To conclude the assessment of significance it can be determined that 196 Deansgate is of;

- **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 it's association with the development of Manchester in the late 19th and early 20th century.

6.0 Proposed Works to be Consented Through the Heritage Partnership Agreement

6.1 The aim is for Royal London House 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 principal objective of this HPA is to ensure that there are clear guidelines for the design of the tenant fit out works. Where the proposed fit out design meets these guidelines then the HPA can bring benefit by simplifying the consent process. 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.

Guidelines for the traffic light system

6.2 The following guidelines put in place a traffic light system to highlight works that are 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.

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 **Notifiable Works**

Where notifiable works (amber category) 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 such a notification detailing such works the relevant 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.

In relation to this all partners commit to work together throughout the term of the HPA to promote efficiency and prevent delays in order to maintain the spirit of co-operation held within the HPA.

6.4 **Unforseen works (ie. Not included in Table 2)**

Where works are unforeseen but potentially fall into red/amber categories, CEG undertakes to consult with the LPA.

6.4 **Table 2: Categories of Works**

REF	Location	Works Requiring Consent	Notifiable Works	Permitted Works
1.0	**Internally: Common entrance area at ground floor.**			
1.1	Internally: Common entrance area at ground floor.	(A) Any works that would impact on the historic decorative finishes (refer to Table 1: Gazetteer of Historic Finishes).		(A) Redecoration of existing modern finishes. (B) Provision of new tenant signage to existing signage location on plastered walls.
2.0	**Internally: 1st – 5th floors**			
2.1	Internally: 1st – 5th floors	(A) Any works that would impact on the historic decorative finishes (refer to Table 1: Gazetteer of Historic Finishes). (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 to Section 7.0. (C) Decoration for office fit out & redecoration of common areas. (D) Signage for office fit out and within common areas. (E) Secondary glazing to 1st and 2nd floors, as consented details to Appendix A. (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**			
3.1	Externally	(A) Any works that would impact on the historic fabric (i.e. replacement windows / removal of roof finishes)		(A) Like for like repairs in accordance with the specifications agreed for the recently executed works (refer to 7.2 & Appendix B).

7.0 Design Guidelines

7.1 Fit out of office spaces: Design Principles

7.1.1 Sub-division of floor plates

Works to sub-divide the floor plates are to be permissible works. To meet varying tenant requirements the owner requires the ability to let the whole floor plate or sub-divide the floor plate into two, three or four demises as the following descriptions;

a) Two demises (refer to Fig 19). As shown to Fig 19 the sub-division of the floor plate into two demises requires the insertion of a 'party wall' to the Deansgate frontage to 3 possible locations. The Little Quay Street frontage is separated by the existing rear staircase. The party wall should be located on a downstand line (shown by dotted lines to Fig 18) and will be constructed from lightweight framing and plasterboard.

b) Three demises (refer to Fig 20). As shown to Fig 20 the sub-division of the floor plate into three demises would be as the split for two demises and then one side split further into two. Again the party wall should be located on a downstand line. Where the floor plate is split into 3 demises there is a requirement to introduce additional corridor around the core in order to ensure that every suite has a minimum of two means of escape. This will be scribed around cornice details.

c) Four demises (refer to Fig 20). As shown to Fig 20 the sub-division of the floor plate into four demises requires additional corridors to both side of the core. Again the party walls should be located on a downstand line.

Any works to split the floor plate will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes. Note that in isolated locations it is occasionally not possible to locate sub-divisions to downstand beams (such as the creation of the additional corridor) in these locations the partitioning is to be carefully scribed around cornice details and to be limited to discreet locations.

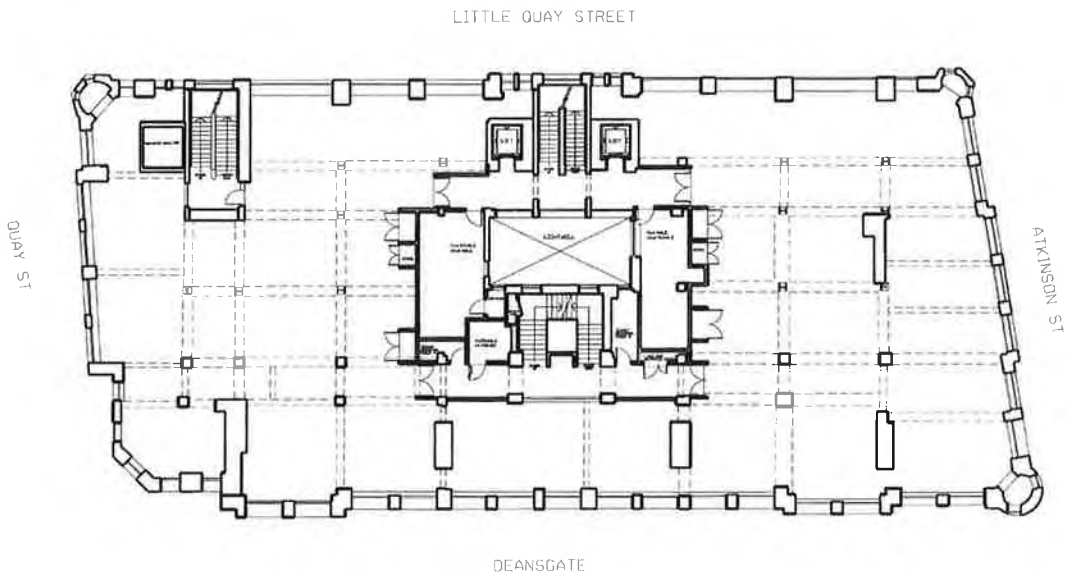


Fig 18: Typical Floor Plate Plan

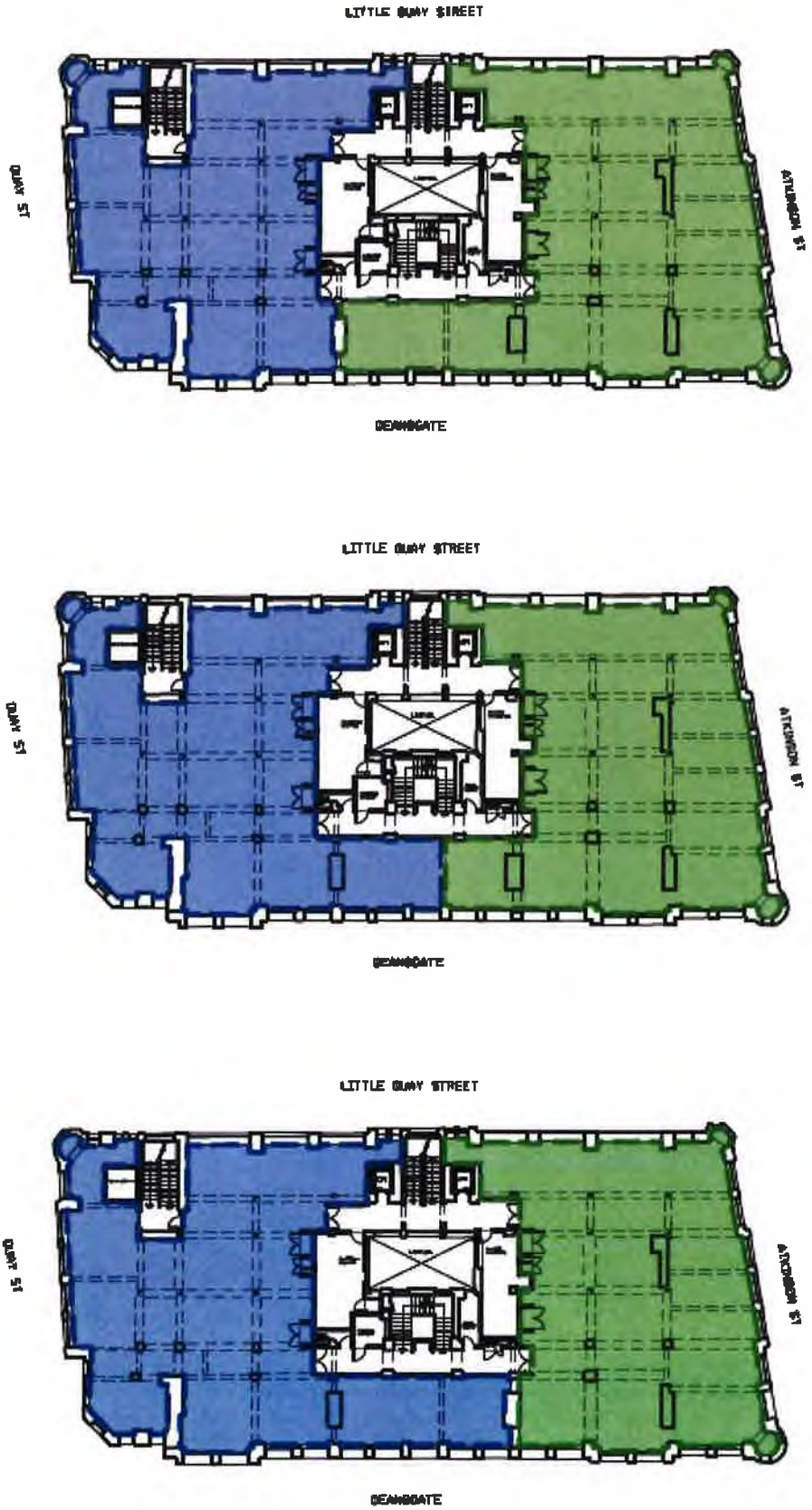


Fig 19: Sub-division of floor plates: two demises

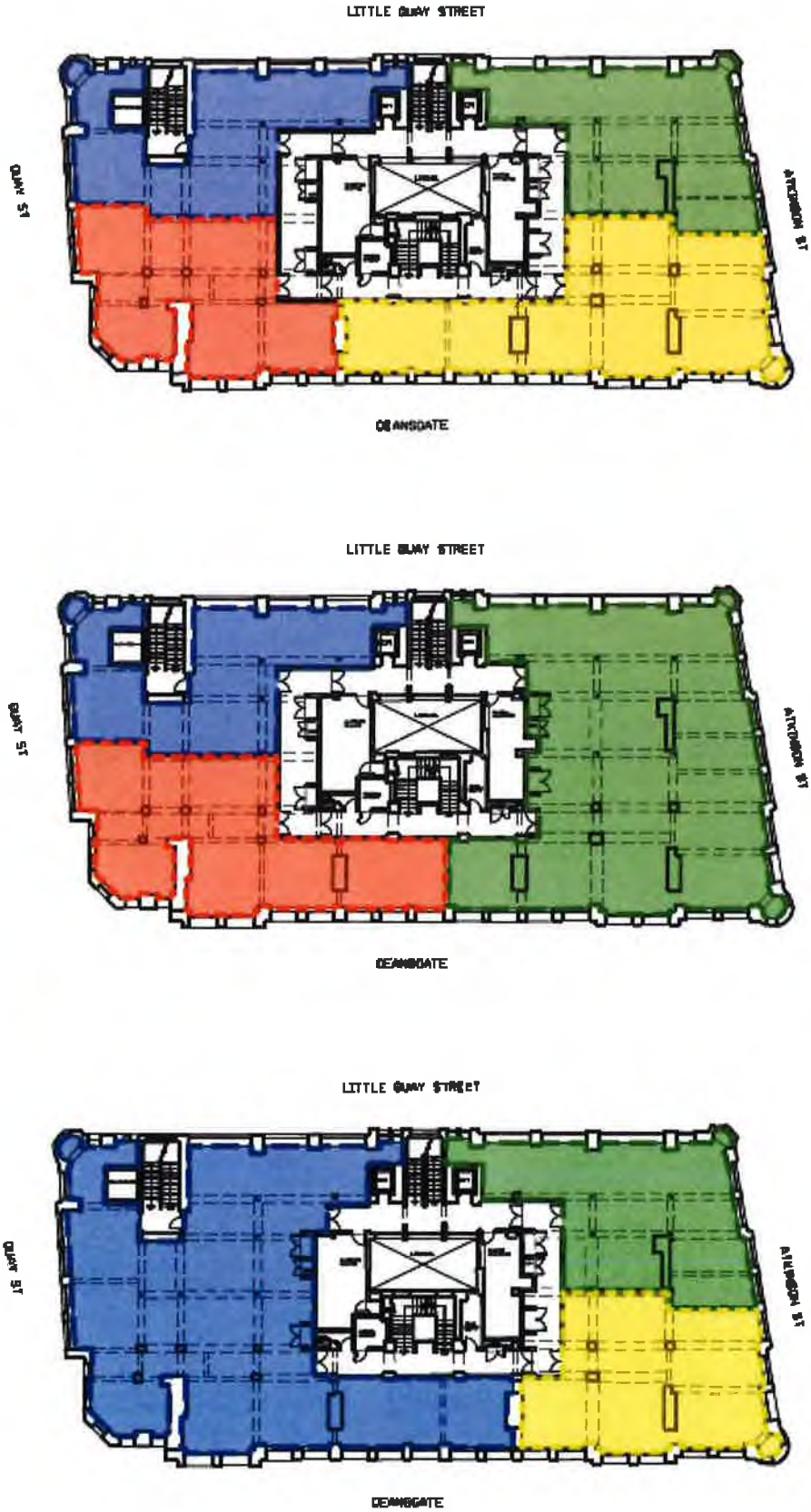


Fig 20: Sub-division of floor plates: three and four demises

7.1.2 Fit out of office spaces: cellular rooms

Works to create cellular rooms are to be permissible works. As noted within the earlier sections, the upper levels to 196 Deansgate (principally 1st – 4th floors) were designed with cellular office spaces to the Deansgate frontage and open warehouse spaces to the rear. Where internal architectural detailing still exists this reflects the original configuration with cornices and remnants of timber screens to 1st and 2nd floors. Through liaison with the LPA on previous fit out proposals, the preference for locating any proposed cellular office spaces required as part of new fit out proposals to the Deansgate frontage has been established. Where this is not possible then cellular office spaces can be located to other parts of the floor plate as long as the walls forming the new cellular spaces follow the downstand locations and that the 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.

The detailing of the new screens should be predominantly glazed (for examples of previously consented screen details refer to Fig 21 below, consented to application ref: 111013/LO/2016/C1).

Where solid partitions are necessary (e.g. for kitchenettes / tea points) then 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.

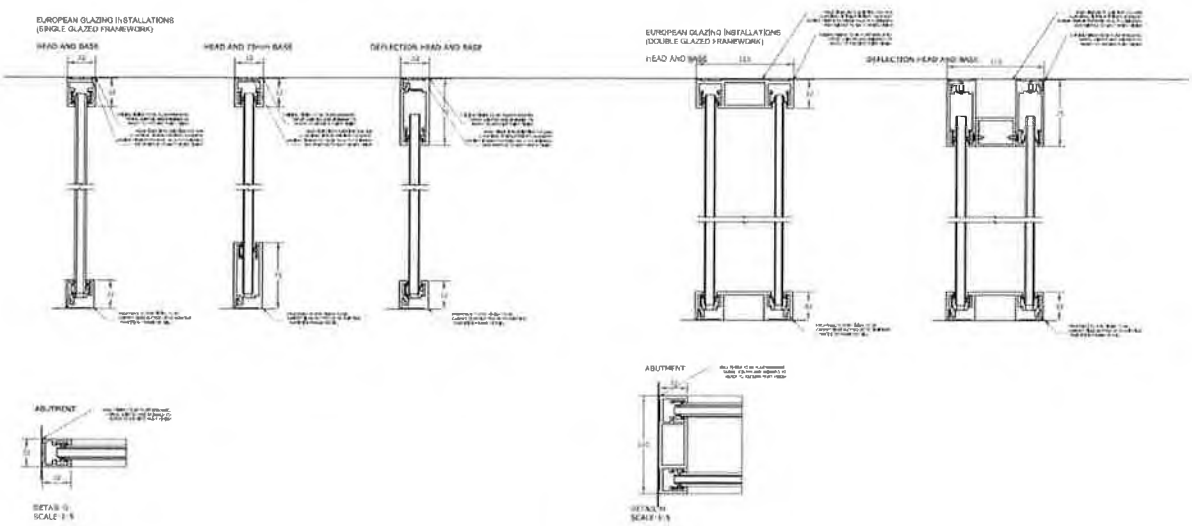


Fig 21: Examples of glazed screens for cellular rooms

7.1.3 Fit out of office spaces: kitchens / tea points

Walls forming kitchen / tea points are to be permissible works. The walls forming the new kitchens / tea points should follow the downstand locations.

Any works to create kitchens / tea points will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

7.1.4 Fit out of office spaces: fixed furniture

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) should not be fixed to historic fabric noted within Table 1: Gazetteer of Historic Finishes.

7.1.5 Fit out of office spaces & Common Areas: decoration

Redecoration of the office spaces and common areas is to be permissible works. Any redecoration of fabric within the office spaces noted within Table 1: Gazetteer of Historic Finishes should be on a like for like basis only.

7.1.6 Fit out of office spaces & Common Areas: M&E (works that utlise the existing raised access floor / risers / cooling units / comms areas)

Works required for the fit out of the office spaces that utilise the existing M&E systems are to be permissible works. Any M&E works should use existing builderswork routes and penetrations and not create new routes without prior agreement. Any M&E works will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.

7.1.7 Fit out of office spaces & Common Areas: Signage

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. Signage required within the offices spaces are to be permissible works. Signage within office areas should not disturb the historic fabric noted within Tabl1 1: Gazetteer of Historic Finishes and should not be located on windows.

7.1.8 Fit out of office spaces & Common Areas: Secondary Glazing

Works required to provide secondary glazing to windows on the 1st & 2nd floors are to be permissible works as consented to application ref: 111561/JO/2016/C1. Refer to drawing ref's: 31_ 401, 31_ 402 & 31_403 within Appendix A.

Works required to provide secondary glazing to other floors will be notifiable works.

7.1.9 Fit out of office spaces: Window Blinds

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

7.2 External Fabric Repairs: Design Principles

The client will undertake a survey of the external fabric condition every 5 years.

Fabric repair works that are in accordance with the previously agreed specification (ref application: 107515/LO/2014/C1) included in Appendix B, on approval of this HPA, are to be permissible works.

Any fabric repairs 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.

8.0 Statement of Reason

8.1 Overview

It is a requirement of The HPA Regulations (The Planning [Listed Buildings and Conservation Areas][Heritage Partnership Agreements] Regulations 2014) that (in accordance with regulation 3) *'where a local planning authority propose to make a listed building heritage partnership agreement, they must prepare a statement of their reasons for proposing to grant listed building consent, containing –*

(a) an assessment of the likely effect of the proposed works on the special architectural or historic interest of the listed building to which the agreement would relate;

(b) a reasoned justification for the proposed works; and

(c) details of any conditions to which the proposed consent would be subject.'

8.2 Assessment of Impact

The proposed works which are the subject of this HPA are predominantly works associated with the fit out of the office spaces to accommodate changing tenants. Where the proposed works adhere to the principles described in Section 7.0 then it is considered that these works will have no impact on the special architectural or historic interest of the listed building.

In addition the HPA seeks permission for routine external repair works. The scope of the repair works to be covered by this HPA has been guided by the recently completed repair works which were consented through application ref: 107515/LO/2014/C1 (plus variation ref's: 110553/JO/2015/C1 & 111561/JO/2016/C1). The specification for the repairs is conservation led, using appropriate materials, as such the repair works are considered to have a beneficial impact on special architectural or historic interest of the listed building.

8.2 Justification

The provision of a Heritage Partnership Agreement for these works in considered appropriate for the following reasons;

- It established clear pre-agreed design parameters for the sub-division of the floor plates and the tenant fit out works.
- It will assist in encouraging the positive re-use of the office spaces by a variety of tenants whilst ensuring that the fit out is undertaken in an appropriate manner which does not negatively impact on the heritage significance of the building.

As the fit out works are typically repetitive and predictable in their requirements then it is considered that a HPA is an appropriate way of managing the consent requirements for the first – fifth floors of 196 Deansgate.

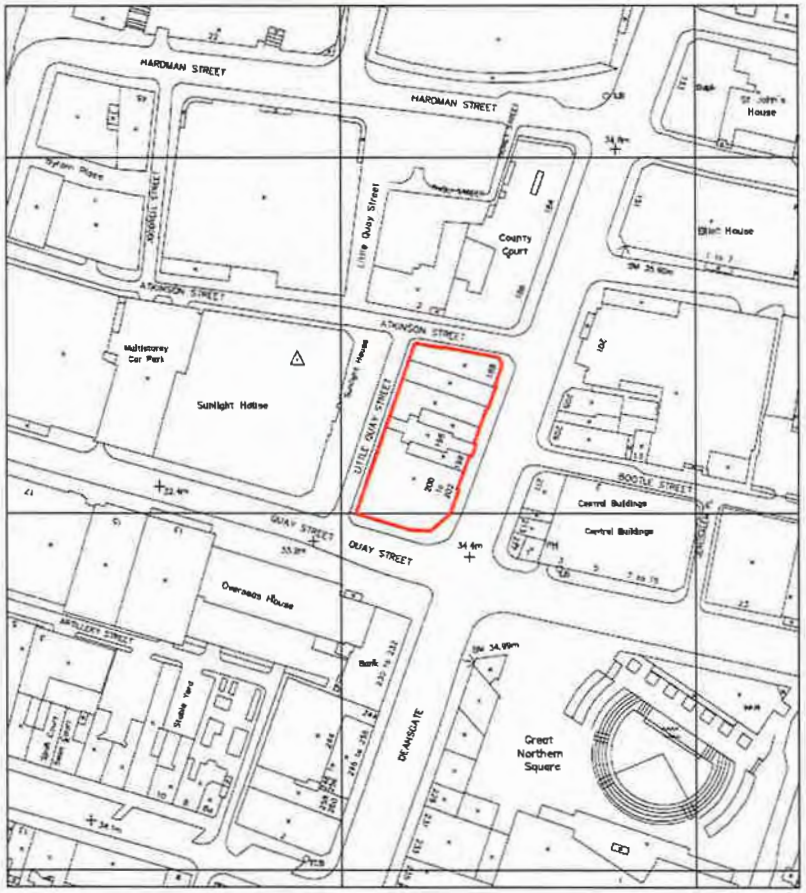
Appendix A: Drawings

Drwg Ref: 00_100 (Site Location Plan)

Drwg Ref: 31_401 (1st Floor Existing Windows Elevs)

Drwg Ref: 31_ 402 (2nd Floor Existing Window Elevs)

Drwg Ref: 31_403 (Typical Existing & Proposed Window Elevations)



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REVISION	DETAILS:	DATE

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CLIENT:	COMMERCIAL ESTATES GROUP		
DRAWING TITLE:	LOCATION PLAN		
PROJECT NUMBER:	111101	DRAWING NUMBER:	00_100
SCALE:	1:1250@A3	REVISION:	-
DRAWN DATE:	15.11.13	DRAWN BY:	HAP
ISSUE:	TENDER	CHECKED:	

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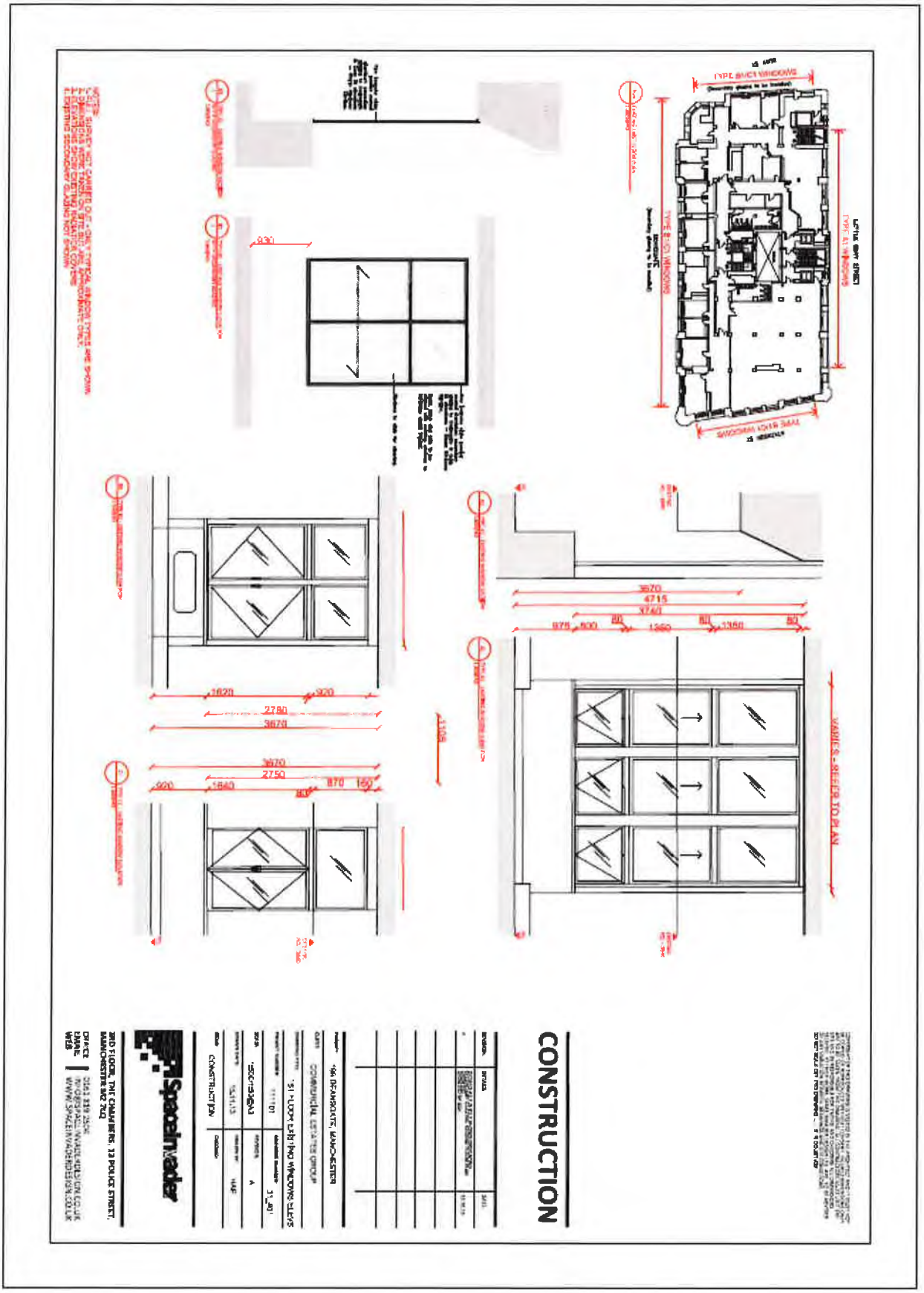
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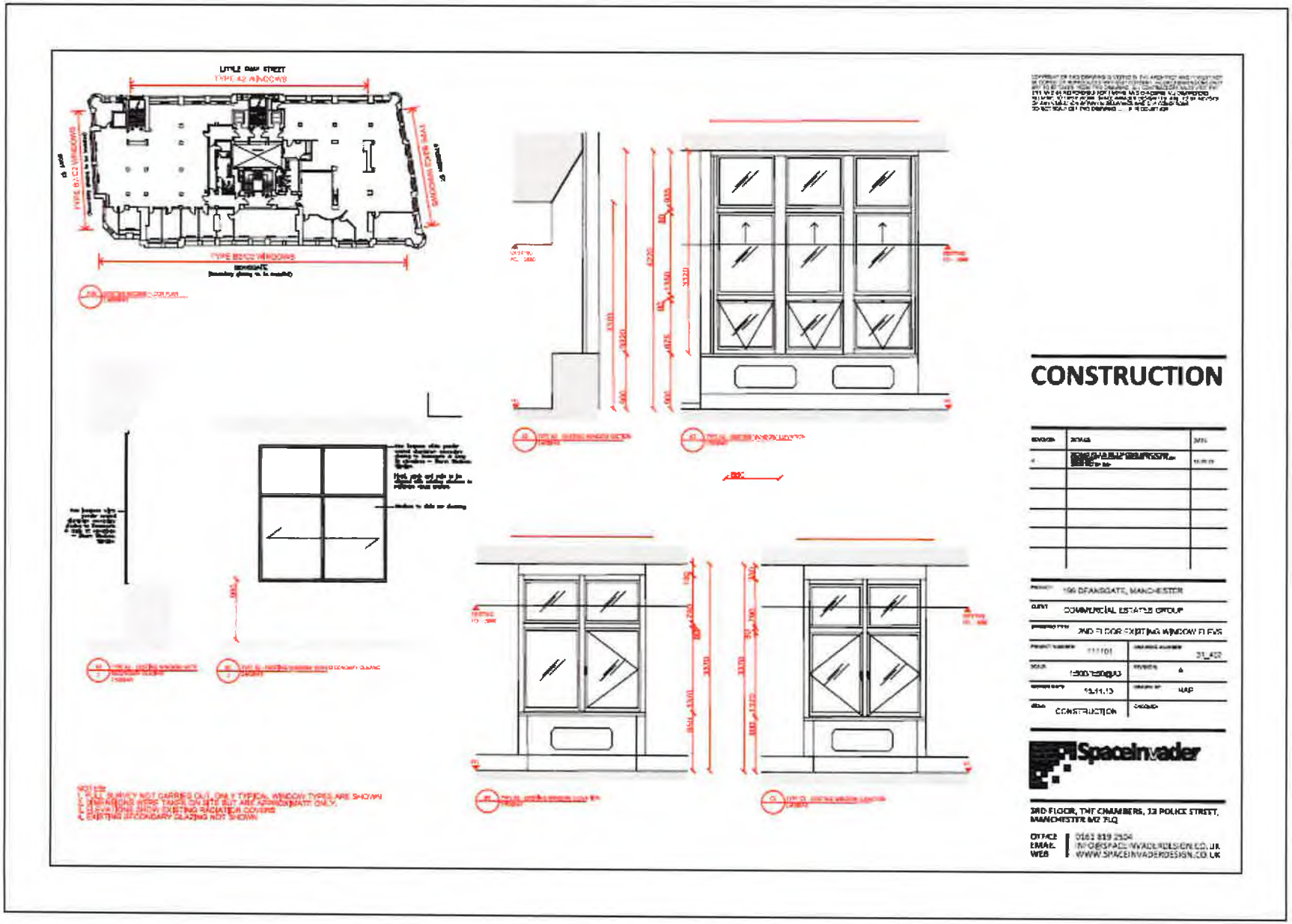
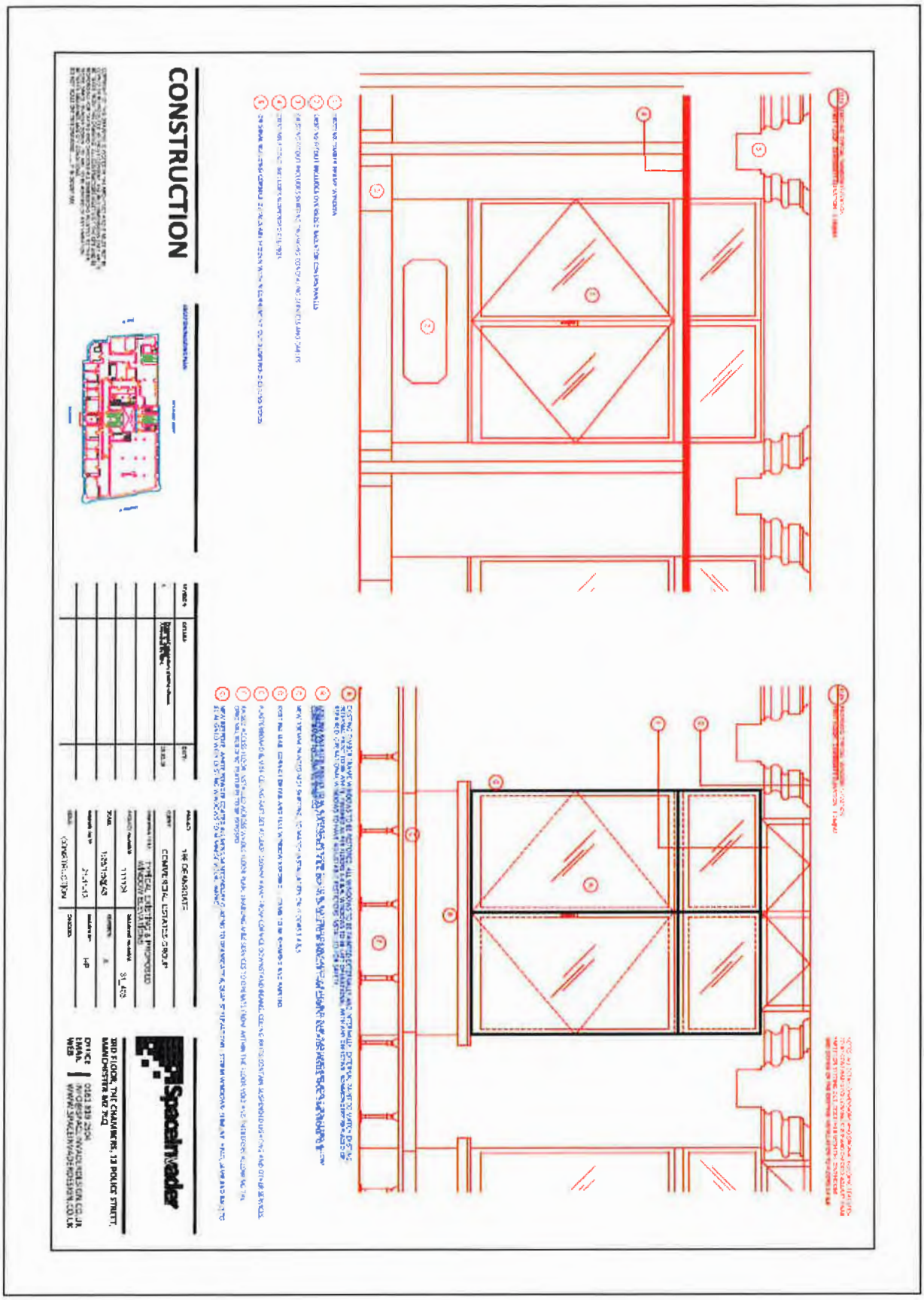


Heritage Partnership Agreement: Royal London House, 196 Deansgate (rev 08)


CONSTRUCTION
196 DEANSGATE
COMMERCIAL ESTATES GROUP
SpaceInvader
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MANCHESTER M2 7LQ

Appendix B: Fit Out Proposals Agreed Under Draft HPA

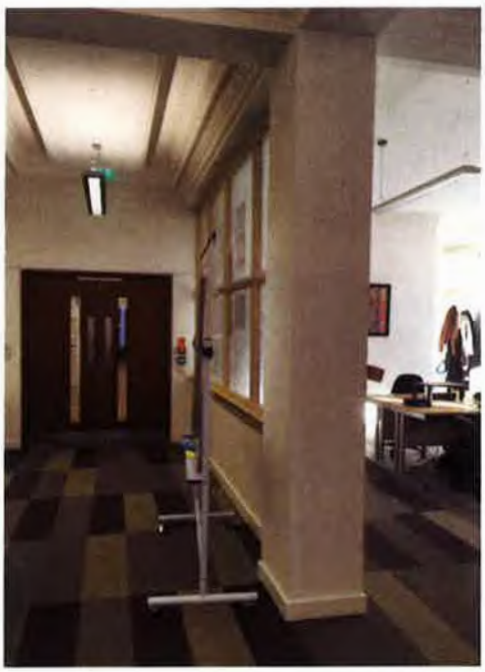
a) Kalibrate Technologies Plc

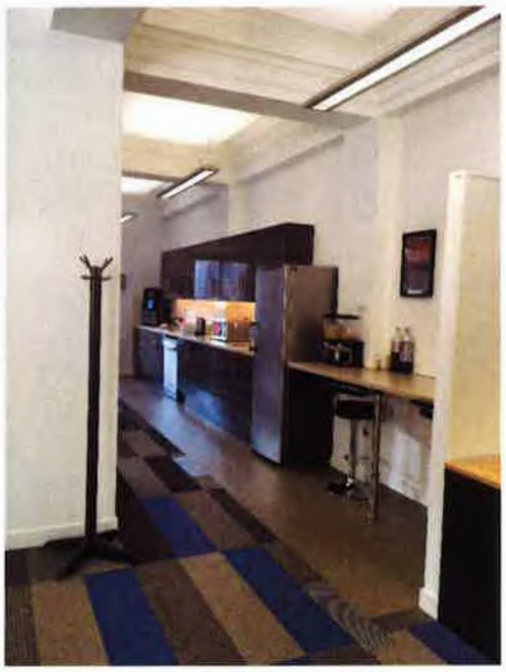
b) Gibbs S3 Limited

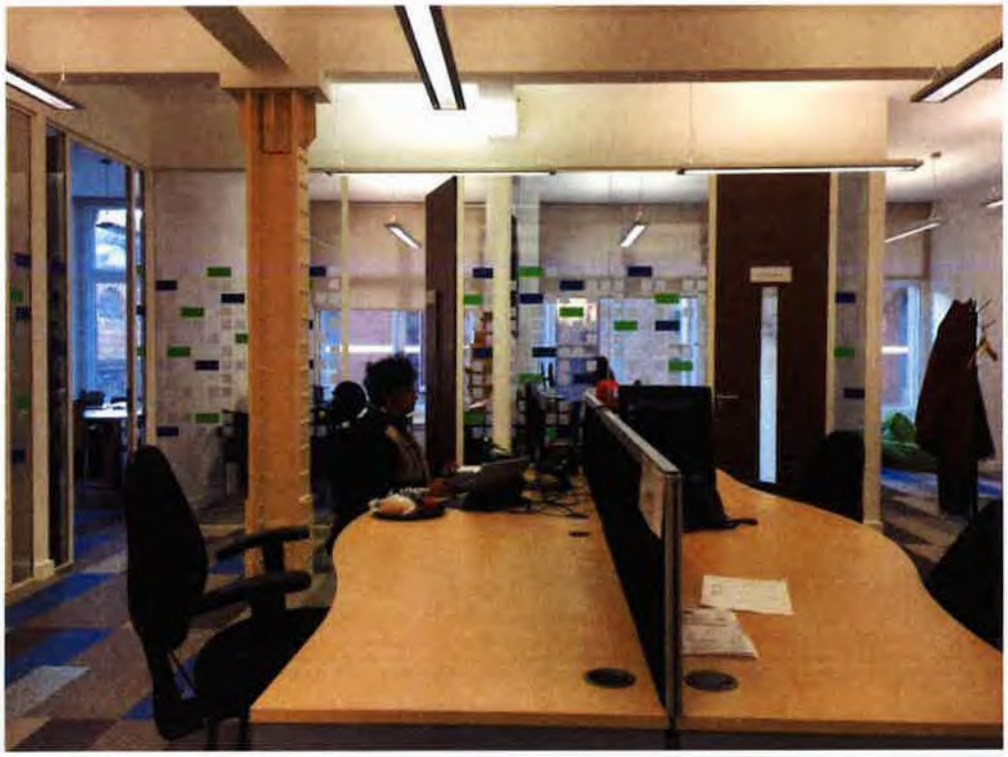
a) Kalibrate Technologies Plc

This tenant has occupied part of the first floor since June 2017. The proposed tenant fit out works were guided by the draft HPA. The works were also subject to a separate listed building consent (ref: 115629/LO/2017) due to the requirement to sub-divide the 1st floor office floor plate creating a separate circulation corridor.

Once the HPA is formalised these works will be permitted green category works.
See photos below of the completed fit out and proposed drawings follow.







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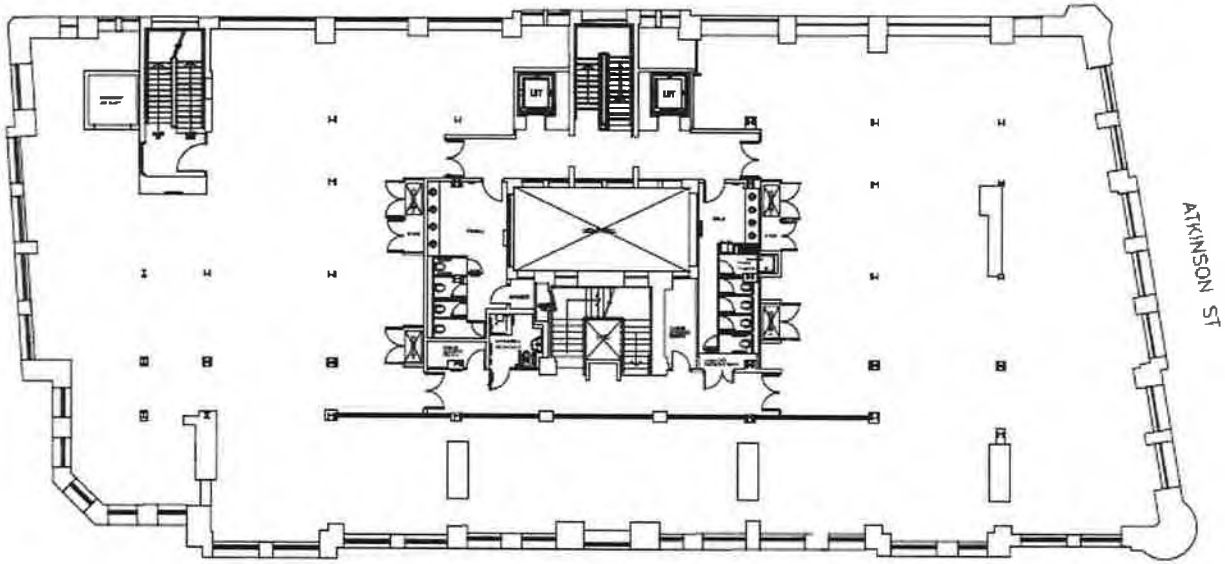
LITTLE QUAY STREET



EXISTING FIRST FLOOR

DEANSGATE

SCALE 1:200 @ A3

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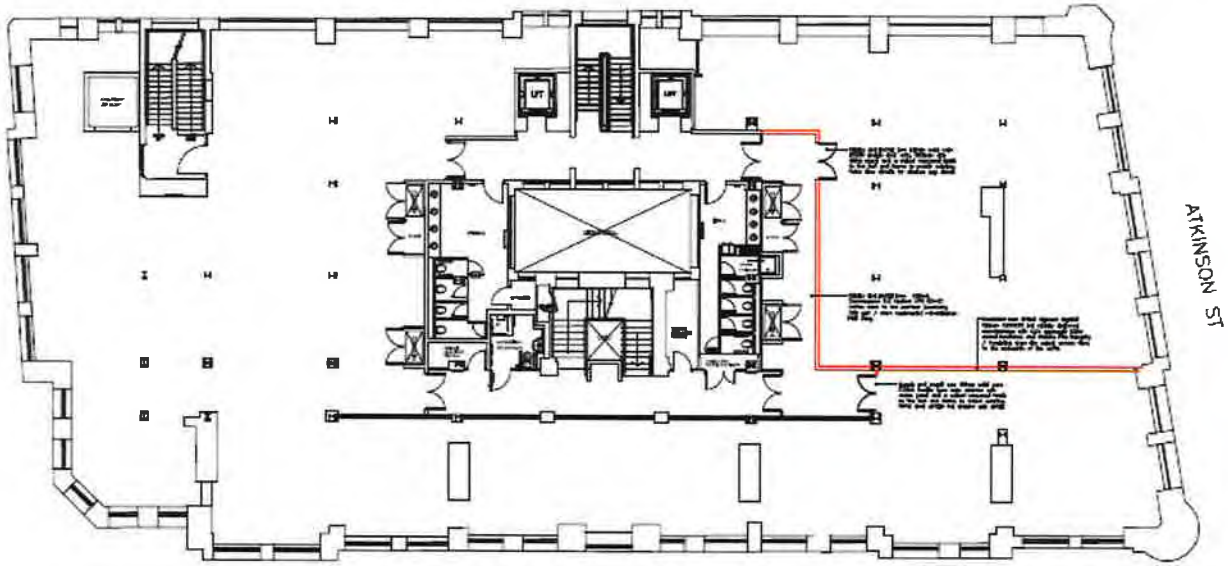
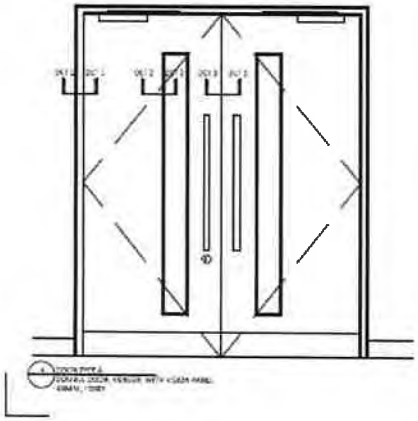


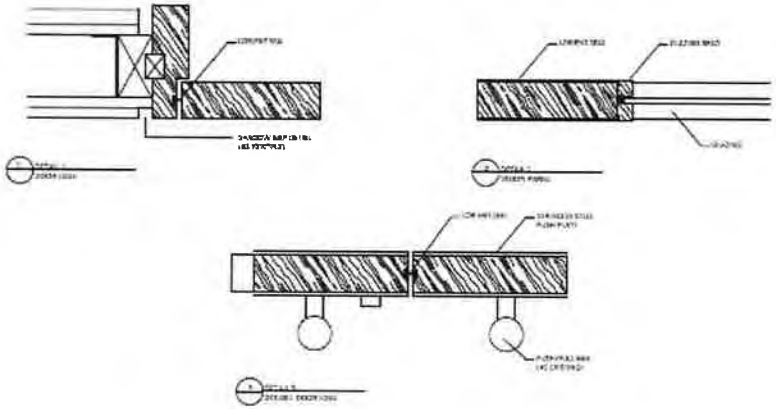
New ceiling

New partitioning

PROPOSED FIRST FLOOR

DEANSGATE





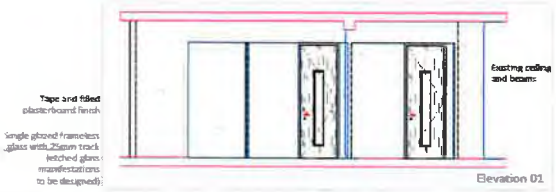
grayscanlanhill

First Floor
Proposed Layout & Door Details

[1695] B101 –

196 DEANSGATE

FIRST FLOOR
10



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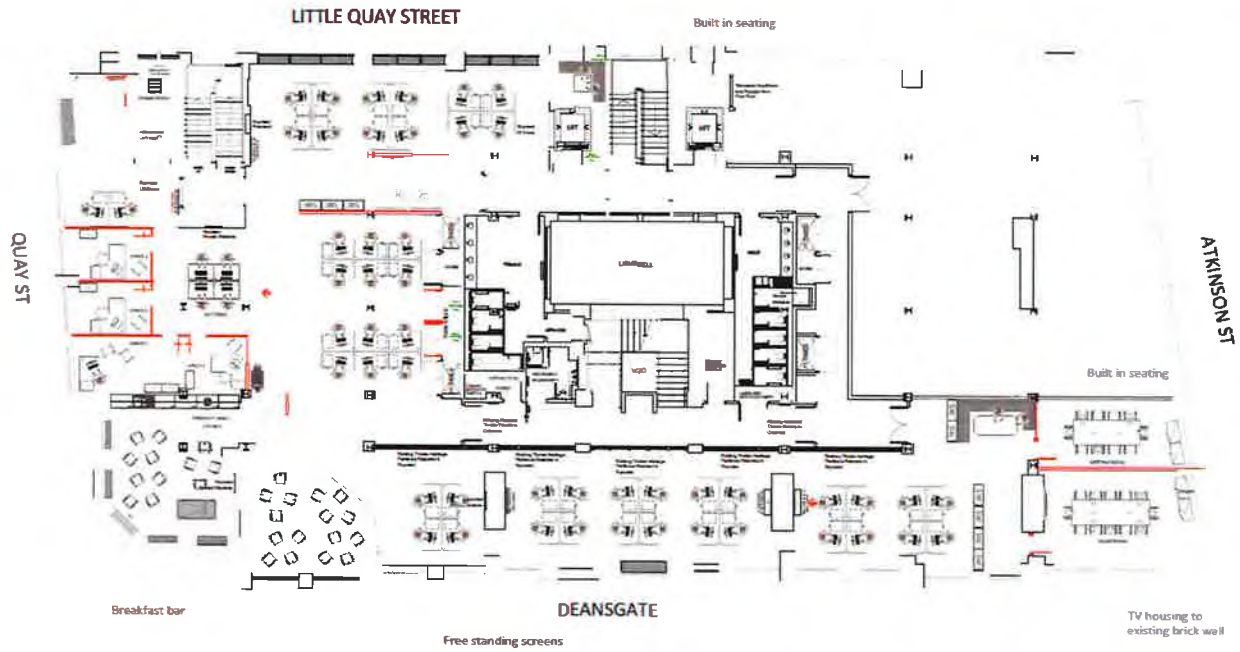

Partitioning

Office walls constructed in 75mm composite demountable partitioning system.
Komfort Komfire 75 or equivalent SAS system

1. Solid partitioning to be steel stud with 12.5 plasterboard either side with acoustic Rockwool insulation.
2. White coated aluminum head and wall track.
3. Finish to be tape and filled with a white paint finish.
4. Glazing to be dry jointed toughened glass 10mm up to 2.7m with etched glass effect manifestations.
5. Doors up to 2.7m.
   Walnut veneer with long glass vision panel.
6. Glass doors on floor pivots to Meeting and Boardroom

rev | date

client
Kallbrate

project
First Floor
196 Deansgate

title
Initial Layout Proposal 09

date | scale
05.04.2017 | 1:100

coulter office interiors.
DESIGN & DELIVERY

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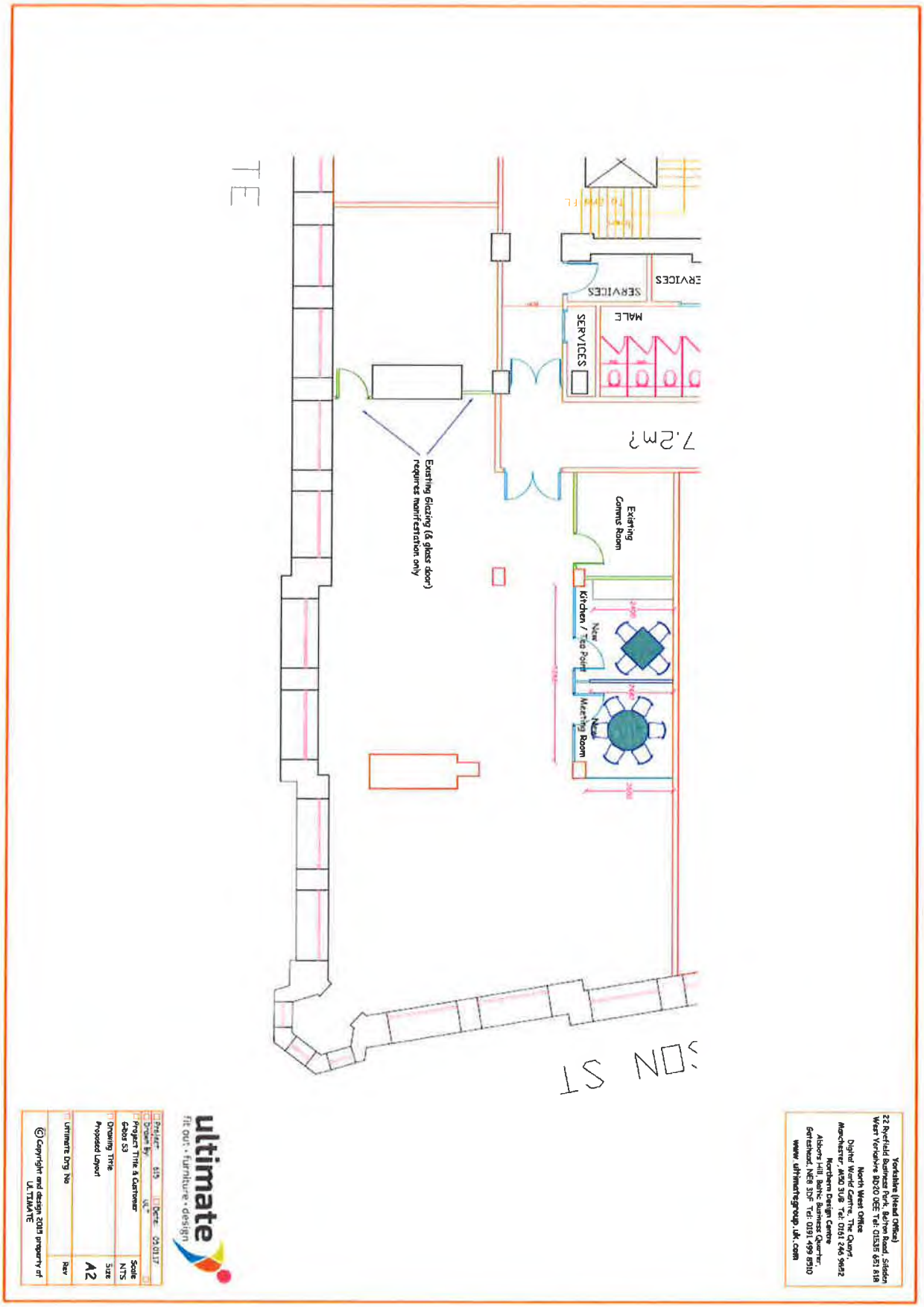
e. info@coulterofficeinteriors.co.uk

dwg no
KAL-15122016

b) Gibbs S3 Limited

This tenant has occupied part of the third floor since February 2017. The proposed tenant fit out works were guided by the draft HPA.

See photos below of the completed fit out and proposed drawings follow.


TE
SERVICES
MALE
SERVICES
7.2m?
Existing Glazing (& glass door) requires manifestation only
Existing Comms Room
New Kitchen / Tea Point
New Meeting Room
SON ST
Yorkshire (Head Office)
22 Ryefield Business Park, Bolton Road, Sidsden
West Yorkshire BD20 0EE Tel: 01535 651 818
North West Office
Digital World Centre, The Quays,
Manchester, M50 3UB Tel: 0161 246 9652
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Project: 615
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Drawn By: UL
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Drawing Title
Proposed Layout
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Appendix C: Fabric Repairs Method Statement

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 course 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 patters 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.