



Piccadilly Warehouse, Manchester.

Client: Beech Holdings

Schedule of Repair and Renovation

Revision 03

June 2024



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1 Introduction

Russell WBHO (RWBHO) has prepared the following Schedule of Repair and Renovation to accompany the amended application for a new residential development at 10 Minshull Street and 11 Bloom Street in Manchester.

1.1 Scope and Purpose of Report

This report has been prepared to inform the amended application and is intended to provide high-level information on known repair and renovation works to be carried out during the construction phase.

Due to the listed status of 10 Minshull Street and 11 Bloom Street a Heritage Appraisal has also been produced for each building by Paul Butler Associates Planning, Development & Heritage Consultants and should be read in conjunction with this statement.

2. Project team

The Project Team is as follows:

Paul Butter Associates	(Planning consultant)
WT Partnership	(Cost Consultant)
Horizon Fletcher Rae	(Architects)
TIER UK	(Structural Engineers)
Hulley and Kirkwood	(M+E Engineers)
Design Fire Consultants	(Fire Engineers)
SCP	(Transport Consultant)
Sandy Brown	(Acoustician)
SCS	(TV Reception Survey)

3. Project location

The site consists of the following Listed Buildings:

- No. 10 Minshull Street - Grade II Listed
- No. 11 Bloom Street - Grade II listed

The site lies within the heart of the City Centre and sits between Richmond Street and Bloom Street with Minshull Street bordering the northwest of the site.

The Rochdale canal and Canal Street is located less than 30m South of the site. Piccadilly Gardens is within 200m to the North and acts as a public realm centrepiece to the area, which incorporates a large water feature and a concrete pavilion. Sackville Gardens 150m to the South hosts the Alan Turing Memorial Statue.

4. Building Description

4.1 10 Minshull Street

The building was constructed as a warehouse c. 1876 and is typical of this period. As a warehouse, the building would have been built with offices at the ground and first floors, with the upper floors open. Mindel House was a manufacturer's warehouse of a typical plan, being almost square and each floor was generally divided into specialist departments.

As a whole, the building holds a great deal of communal, historic and evidential value forming a part of a group of warehouses built at the same style and in the same location. Also, as it retains much of the external façade from its original construction, it also has a high degree of aesthetic value, mainly relating to the Bloom Street and Minshull Street frontages.

Works to the project had previously commenced and progressed by Manchester Design & Build. Manchester Design & Build entered Administration in November 2023 when work ceased on the project. The work undertaken prior to November 2023 being, but not limited to the following;

1. Erection of external scaffold including provision of HAKI roof
2. Removal and reduced excavation of the lower ground floor
3. Removal of roof slates and battens
4. Opening up works to the fabric for surveys etc.
5. Internal demolition and soft strip
6. Removal of lath and plaster ceilings and walls
7. Removal of FW and RW disposal systems
8. Removal of floor finishes
9. Removal of wall finishes
10. Cleaning of masonry internally
11. Repairs to masonry internally
12. Repairs to masonry externally
13. Cleaning of metal columns and timber beams internally
14. Intumescent coatings to columns and timber beams
15. Removal of damaged / rotten timber floors
16. Repairs to timber floors
17. Repairs / refurbishment of timber windows
18. Lime plaster to walls

4.2 11 Bloom Street

The building was constructed as a warehouse, most likely finished in 1877 when it appears in the trade

directories with several occupants. The building layout is also typical of an export warehouse in that it had a corner doorway with steps up to a raised ground floor. This led directly to a fine staircase rising through the building. Offices and the wareroom were likely on the ground floor, with more offices on the first floor, also shown by the embellishment of the architecture in these areas, such as plaster cornices

As a whole, the building holds a great deal of communal, historic and evidential value, forming a part of a group of warehouses built at the same style and in the same location. Also, as it retains much of the external façade from its original construction, it also has a high degree of aesthetic value, mainly relating to the Bloom Street frontage.

Works to the project had previously commenced and progressed by Manchester Design & Build. Manchester Design & Build entered Administration in November 2023 when work ceased on the project. The work undertaken prior to November 2023 being, but not limited to, the following;

1. Erection of external scaffold including provision of HAKI roof
2. Removal and reduced excavation of the lower ground floor
3. Removal of bituminous roof finishes
4. Removal of concrete roof structure (circa 50%)
5. Removal of alleyway lean-to roof and support masonry wall
6. Opening up works to the fabric for surveys etc.
7. Internal demolition and soft strip
8. Removal of lath and plaster ceilings and walls
9. Removal of FW and RW disposal systems
10. Removal of floor finishes
11. Removal of wall finishes
12. Cleaning of masonry internally
13. Repairs to masonry internally
14. Repairs to masonry externally
15. Cleaning of metal columns and timber beams internally
16. Intumescent coatings to columns and timber beams
17. Removal of damaged / rotten timber floors
18. Repairs to timber floors
19. Repairs / refurbishment of timber windows
20. Lime plaster to walls and ceilings

4.3 Site History

The Site has been previously developed and partially refurbished. Please refer to the Heritage Statement compiled by Paul Butler Associates, which outlines the former use of the building and surround context.

This site is not within a Conservation Area. There are a number of listed buildings in the general vicinity, most notably the Grade II Listed Minshull Street Grown Courts to the north east of the Site.

5 Proposed Use

The proposal is to create 80 Apartments within the two disused buildings in an area that is in high demand for quality living accommodation.

6 Proposed Works

This document is to be read in conjunction with all other reports, schedules and drawings.

As the demolition and strip out works have been substantially undertaken by Manchester Design & Build It is not expected that further historic elements will be discovered however, should such elements be discovered that may be desirable to be retained these will be recorded and protected.

Any findings will be documented and reported to the Planning Authority. Findings will be assessed for retention and, if necessary, proposals will be updated to accommodate.

6.1 10 Minshull Street

EXTERNAL

ROOF:

- Any rotten timber members identified following the removal of the existing roof covering to be reported to decide on what further action is required
- The existing slates that have been stored on the external scaffold by Manchester Design & Build have been inspected by RWBHO and found to have a coating of bitumen. This matter has been discussed with the Planning Authority with the proposal to source new single gauge roof slates to match the existing.
- All pitched roofs to be re-slatted using new slates and tiles. Any such new slates / tiles are to be approved by the Contract Administrator prior to installation. The Contractor is to provide samples at an early stage to enable the Contract Administrator to seek approval from the Planning Authority.
- All pitched roofs to have installed new breathable membrane suitable for use with an open rafter arrangement; laid directly over the rafters to the minimum horizontal lap as per the manufacturer's recommendations. Slating pattern to be single gauge.
- Cut out any defective brickwork / capping stones to parapet walls and replace with reclaimed bricks / stone to match existing (material to be agreed with the Planning Authority) laid in lime mortar (to match existing).
- Existing capping stones to be carefully removed, cleaned down and stored for re-use. Capping stones to be re-bedded in lime mortar to match existing. Existing capping stones to be encapsulated in lead and to be fully in accordance with the Lead Sheet Association guidelines and recommendations and to BS EN 12588: 2006 and BS6915 Code of Practice.

- Gutters and outlets to be checked for suitability based on capacity and current predicted rainfall calculations. Gutters to be re-profiled and to be provided with lead linings to be fully in accordance with the Lead Sheet Association guidelines and recommendations and to BS EN 12588: 2006 and BS6915 Code of Practice.
- All flashings and flat roof areas to be assessed and repaired on a like for like basis. New lead to all areas where previously present to match existing details and to be fully in accordance with the Lead Sheet Association guidelines and recommendations and to BS EN 12588: 2006 and BS6915 Code of Practice.
- New plant to be fitted within the plant well as low as possible to minimise visibility.
- All new roof penetrations, including lift overrun, to be within roof well and terminate below ridge.

WALLS:

- Make good any damage to brickwork in matching reclaimed bricks (material to be agreed with the Planning Authority) in lime mortar (to match existing).
- Remove any loose pointing previously carried out and make good with lime mortar (to match existing).
- Carefully remove any redundant signage, pipework and service cables etc. from all elevations and make good, replacement bricks and mortar to match existing (approach / (material to be agreed with the Planning Authority).
- Refurbish / re-direct existing cast iron rain water pipes and repaint in approved colour, to be agreed. Replace defective elements where necessary using original materials.
- Basement waterproofing works to comprise of drained cavity to the walls and slab on ground bearing slab. Tanking cavity to be connected to the underground gravity drainage system.
- Stonework: DOFF steam clean as required stonework and masonry using high temperature steam. The superheated water will remove moss, algae, fungi and other biological matter and will also kill off spores. This means there is then no need to use a chemical biocide during the removal process or as a protection against further biological activity. Cut out any defective brickwork / stonework and replace with reclaimed bricks / stone to match existing (material to be agreed with the Planning Authority)

WINDOWS AND DOORS:

- All retained windows to be examined and refurbished by a suitable window refurbishment company as follows:
 - Examine each window frame and determine if any timber is defective.
 - Cut out defective timber and replace with either suitable filler for minor decay or replacement / splicing of larger sections. New timber to be close grained clear treated softwood and cut ends of both new and existing timbers are to have clear preservative coating applied. Preservatives are to be compatible with any adhesive or surface coatings used and allowed to drythoroughly. Spliced timbers are to match the existing profiles and be suitably jointed to existing, glued and screwed using nonferrous fixings countersunk and filled flush with the finished surface. Check corner joints and either re-glue and pin or provide stainless steel recessed corner strengthening brackets.
- Check and replace as necessary existing handles. Any replacements are to match existing.
- Check and replace any defective putty or glazing beads and any broken glass.

- Existing rebates are to be primed before glass or putty is replaced. Glazing beads should be preservative treated close-grained softwood to match profile of existing set in non-setting glazing compound. Glass should be a match in thickness and quality to existing.
- Replace existing parting bead and / or staff beads with new hardwood beads complete with proprietary draught excluder brushes / seals.
- Carefully sand down all exposed surfaces to remove any loose or defective paint finishes (CAUTION – EXISTING PAINT MAY CONTAIN LEAD). Spot prime as necessary on to dry timber (do not paint edges of stiles) and apply new paint system to the approval of the Planning Authority. Avoid any paint adhering to draught strips. Ensure paint system covers all exposed timber and do not allow excessive paint overlap from putty on to glass.
- Existing furniture should be retained and replaced where missing to a specification to be agreed with Planning Authority.
- Remove all mastic pointing to outside of frames and replace with suitable two pack mastic pointing including any necessary priming of brickwork jambs. Keep new mastic to within limits of original pointing. Remove any previous over painting on to existing brickwork.
- On completion clean all glass surfaces and ensure all parts are fully working and protected and ensure the smooth operation of all sashes.
- Lower ground level windows are to be re-instated. Evidence to be sought of original windows as all openings have been bricked up and night club fit out covers all walls. If no in-situ evidence is found consideration with be taken from existing windows in Bloom Street and examples of other similar buildings lower ground windows. To be agreed prior to fitting. Protective security glass will be placed aligned and above the existing rebar for extra protection.
- Basement level door openings are to be reinstated and are to have timber windows installed to match the existing windows to the building. New wrought iron railings to be manufactured and installed where necessary in front of the windows to provide protection and to match originals.
- Existing wrought iron railings to basement level window openings are to be sympathetically refurbished and painted in a colour approved by the Planning Authority.
- Historic wrought iron gates to Bloom Street end of the alleyway are to be refurbished and sympathetically amended to allow secure and accessible entry for the resident and visitor access.
- Existing non-original metal gates to Richmond Street to be removed and replaced with gates to match historic gates to Bloom Street to allow secure and accessible resident and visitor access.
- New recessed secure access to 10 Minshull Street from the alleyway incorporating stepped access and glazed aluminum door with DDA platform lift adjacent.
- Existing timber framed entrance doors are to be sympathetically refurbished and retained in situ as follows:
 - Carefully sand down all exposed surfaces to remove any loose or defective paint finishes (CAUTION – EXISTING PAINT MAY CONTAIN LEAD). Spot prime as necessary on to dry timber and apply new paint system to the approval of the Planning Authority. Remove and dispose of existing roller shutters where necessary.

- Ironmongery to be restored. And new security measures fitted.

INTERNAL

REPAIRS AND RENOVATIONS:

- Carefully remove all redundant remaining fixtures, fittings, stairs and floor finishes from previous use. Refer to plans showing where existing features and fittings including safe doors, radiators etc. are to be retained and re-fitted.
- Make good any holes through existing timber floors formed by service penetrations with matching timber dowels / plugs glued and pinned in place, carefully sand flush with soffit.
- Existing lath and plaster (i.e. above staircases) should be retained and repaired where possible
- Where plaster has previously been removed, replace with new plaster finish to match existing, sample to be examined and similar mix to be used. Proposed approach will involve retention of existing original / historic plaster.
- Carefully remove existing damaged / warped areas of flooring and replace with matching tight grain preservative treated softwood planks with tongued joints where necessary and as agreed with the Planning Authority.
- Carefully remove any remaining paint finishes to existing metal columns and timber beams.
- Apply intumescent coatings to steel columns and timber beam structure as required by the Fire Strategy. Apply fire retardant varnish system to the timber lintels and the like where they are to be left exposed and as required by the Fire Strategy.
- Existing plaster finished ceilings to receive intumescent coatings as required by the fire strategy.
- Carefully repoint exposed brickwork as necessary in areas to be left exposed in 1:2:9 lime sand mortar; apply clear dust proofing seal. Existing mortar to be determined by chemical analysis.

STAIRS:

- Examine existing timber staircases and carry out all necessary repairs to timber flights, balustrades and handrails to put back to good repair and structural soundness. Remove / repair any paint finishes and sand back as necessary to existing timber and treat to be left exposed. Details to be agreed with Planning Authority.
- The existing pitched roofing structure to 11 Bloom Street is to be retained e.g. trusses / rafters. Reinforcement of the retained existing superstructure will be undertaken where is considered to be necessary.

MECHANICAL, ELECTRICAL & PLUMBING:

- Incoming power, cold water and communication service will be provided from the surrounding highways. The vertical distribution of service will be via risers to each floor level thereafter, services will be distributed horizontally and be exposed.
- Within the apartments services will be contained within lightweight partitions where possible
- The following mechanical, electrical and plumbing systems will be provided to each building;
 - Cold Water
 - Hot Water
 - Ventilation
 - Fire Suppression – Sprinklers
 - Smoke Clearance
 - Small Power
 - Lighting
 - Fire Detection
 - Access Control / Security
 - Communications / Data
 - Electric Heating
 - Rain Water Disposal
 - Foul Water Disposal

6.2 11 Bloom Street

EXTERNAL

ROOF:

- Existing non-original roof finish to be removed and carefully disposed of. Existing non-original roof structure to be carefully demolished and removed from site.
- Remove existing non-original roof lantern and skylight.
- Dismantle non-original steelwork columns and beams supporting roof structure.
- Cut out any defective brickwork / capping stones to parapet walls and replace with reclaimed bricks / stone to match existing (material to be agreed with the Planning Authority) laid in lime mortar (to match

existing).

- Existing capping stones to be carefully removed, cleaned down and stored for re-use. Capping stones to be re-bed in lime mortar to match existing. Existing capping stone to be encapsulated in lead and to be fully in accordance with the Lead Sheet Association guidelines and recommendations and to BS EN 12588: 2006 and BS6915 Code of Practice.
- Gutters and outlets to be designed based on capacity and current predicted rainfall calculations. Roof / gutters to be profiled / to falls and to be provided with single ply membrane linings.
- Refurbish / re-direct existing cast iron rain water pipes and repaint in approved colour, to be agreed. Replace defective elements where necessary using original materials.
- All flashings and flat roof areas to be a proprietary membrane system (Dark Grey / Black).
- Proprietary fall protection system to be provided to the roof perimeter, valley gutters and around 2nr lanterns.

WALLS:

- Make good any damage to brickwork in matching reclaimed bricks in lime mortar (to match existing).
- Rebuild alleyway lean-to bin store wall using reclaimed matching bricks in lime mortar (to match existing).
- Infill new sub-station frontage to Richmond Street and switchrooms to the alleyway using reclaimed matching bricks in lime mortar (to match existing).
- Remove existing render finish to car park elevation. Prepare brickwork to receive new render finish.
- New lime render finish to car park elevation to be provided with 2 nr vertical and 2 nr horizontal movement joints. Horizontal movement joints and bottom of render to have 'bell' drip for weathering. Trims and fixings to be no-corrosive materials.
- Break out existing brickwork to bricked up elevations as indicated on the drawings. Prepare openings to receive new timber windows.
- Remove any loose pointing previously carried out and make good with lime mortar (to match existing).
- Carefully remove any redundant signage, pipework and service cables etc. from all elevations and make good, replacement bricks and mortar to match existing (approach / materials to be agreed with the Planning Authority)
- Basement waterproofing works to comprise of drained cavity to the walls and slab on ground bearing slab. Tanking cavity to be connected to the underground gravity drainage system.
- Stonework: DOFF steam clean as required stonework and masonry using high temperature steam. The superheated water will remove moss, algae, fungi and other biological matter and will also kill off spores. This means there is then no need to use a chemical biocide during the removal process or as a protection against further biological activity. Cut out any defective brickwork / stonework and replace with reclaimed bricks / stone to match existing (material to be agreed with the Planning Authority)

WINDOWS AND DOORS:

- All retained windows to be examined and refurbished by a suitable window refurbishment company as follows:
 - Examine each window frame and determine if any timber is defective.
 - Cut out defective timber and replace with either suitable filler for minor decay or replacement / splicing of larger sections. New timber to be close grained clear treated softwood and cut ends of both new and existing timbers are to have clear preservative coating applied. Preservatives are to be compatible with any adhesive or surface coatings used and allowed to dry thoroughly. Spliced timbers are to match the existing profiles and be suitably jointed to existing, glued and screwed using nonferrous fixings countersunk and filled flush with the finished surface. Check corner joints and either re-glue and pin or provide stainless steel recessed corner strengthening brackets.
- Check and replace as necessary existing handles. Any replacements are to match existing.
- Check and replace any defective putty or glazing beads and any broken glass.
- Existing rebates are to be primed before glass or putty is replaced. Glazing beads should be preservative treated close-grained softwood to match profile of existing set in non-setting glazing compound. Glass should be a match in thickness and quality to existing.
- Replace existing parting bead and /or staff beads with new hardwood beads complete with proprietary draught excluder brushes / seals.
- Carefully sand down all exposed surfaces to remove any loose or defective paint finishes (CAUTION – EXISTING PAINT MAY CONTAIN LEAD). Spot prime as necessary on to dry timber (do not paint edges of stiles) and apply new paint system to the approval of the Planning Authority. Avoid any paint adhering to draught strips. Ensure paint system covers all exposed timber and do not allow excessive paint overlap from putty on to glass.
- Existing furniture should be retained and replaced where missing to a specification to be agreed with the Planning Authority.
- Remove all mastic pointing to outside of frames and replace with suitable two pack mastic pointing including any necessary priming of brickwork jambs. Keep new mastic to within limits of original pointing. Remove any previous over painting on to existing brickwork.
- On completion clean all glass surfaces and ensure all parts are fully working and protected and ensure the smooth operation of all sashes.
- Basement level door openings are to be reinstated and are to have timber windows installed to match the existing windows to the building. New wrought iron railings to be manufactured and installed where necessary in front of the windows to provide protection and to match originals.
- Existing wrought iron railings to basement level window openings are to be sympathetically refurbished and painted in a colour approved by the Planning Authority.
- Historic wrought iron gates to Bloom Street end of alleyway are to be refurbished and sympathetically amended to allow secure and accessible resident and visitor access.
- Existing non-original metal gates to Richmond Street to be removed and replaced with gates to match historic gates to Bloom Street to allow secure and accessible resident and visitor access.

- The new sub-station entrance to Richmond Street to be provided with metal gates to match adjacent alleyway gates behind which will be double metal louvred doors to be compliant with DNO / IDNO requirements. Colours to be agreed with the Planning Authority.
- Existing timber framed entrance doors are to be sympathetically refurbished and retained in situ as follows:
 - Carefully sand down all exposed surfaces to remove any loose or defective paint finishes (CAUTION – EXISTING PAINT MAY CONTAIN LEAD). Spot prime as necessary on to dry timber and apply new paint system to the approval of the Planning Authority. Remove and dispose of existing roller shutters where necessary.
 - Ironmongery to be restored. And new security measures fitted.

INTERNAL

REPAIRS AND RENOVATIONS:

- Carefully remove all redundant remaining fixtures, fittings, stairs and floor finishes from previous use. Refer to plans showing where existing features and fittings including sprinkler heads, safe doors, radiators etc. are to be retained and re-fitted.
- Make good any holes through existing timber floors formed by service penetrations with matching timber dowels / plugs glued and pinned in place, carefully sand flush with soffit.
- Carefully remove any remaining paint finishes to existing timber beams.
- Apply intumescent coatings to steel columns and timber beam structure as required by the Fire Strategy. Apply fire retardant varnish system to the timber lintels and the like where they are to be left exposed and required by the Fire Strategy.
- Existing plaster finished ceilings to receive intumescent coatings as required by the Fire Strategy.
- Carefully repoint exposed brickwork as necessary in areas to be left exposed in 1:2:9 lime sand mortar; apply clear dust proofing seal. Existing mortar to be determined by chemical analysis.

STAIRS:

- Examine existing timber staircases and carry out all necessary repairs to timber flights, balustrades and handrails to put back to good repair and structural soundness. Remove / repair any paint finishes and sand back as necessary to existing timber and treat to be left exposed. Details to be agreed with the Planning Authority.

EXTENSION

- The existing roofing structure to 11 Bloom Street is to be removed. Reinforcement of the existing masonry structure will be done where is considered to be necessary.
- A new fifth level of apartments will be added. The new storey will comprise of a steel and timber floor structure with the facade being curtain walling to all elevations. The elevations will be stepped back sufficiently from the building line as not to affect visual amenity. The sixth level roof will be steelwork

with metal deck and insulated proprietary membrane system (Black / Dark Grey) membrane coverings.

MECHANICAL, ELECTRICAL & PLUMBING:

- Incoming power, cold water and communication service will be provided from the surrounding highways. The vertical distribution of service will be via risers to each floor level thereafter, services will be distributed horizontally and be exposed.
- Within the apartments services will be contained within lightweight partitions where possible
- The following mechanical, electrical and plumbing systems will be provided to each building;
 - Cold Water
 - Hot Water
 - Ventilation
 - Fire Suppression – Sprinklers (sprinkler tank and pumps to be located within the lower ground floor)
 - Smoke Clearance
 - Small Power
 - Lighting
 - Fire Detection
 - Access Control / Security
 - Communications / Data
 - Electric Heating
 - Rain Water Disposal
 - Foul Water Disposal

ALLEYWAY AREA:

- Lean-to roof at first floor level above the Bin store area to be new / re-claimed slates from 10 Minshull Street (should they be deemed to be serviceable) on treated soft wood battens and to have installed new breathable membrane suitable for use with an open rafter arrangement; laid directly over the rafters to the minimum horizontal lap as per the manufacturer's recommendations. Slating pattern to be single gauge
- Any such new slates are to be approved by the Contract Administrator prior to installation. The Contractor is to provide samples at an early stage to enable the Contract Administrator to seek approval of from the Planning Authority.

- Lean-to roof at first floor level above the building entrance to be curtain walling with single glazing.
- All flashings to the lean-to roof areas to be lead and to be fully in accordance with the Lead Sheet Association guidelines and recommendations and to BS EN 12588: 2006 and BS6915 Code of Practice.
- Break out brickwork to form new openings to the alleyway as per drawings.
- Take up existing yard area floor finishes and store for re-use.
- Install gullies and underground drainage as per drawings.
- Excavate to expose basement roof structure for structural repairs / tanking as per drawings.
- Re-lay yard finishes to appropriate falls. Replace area of concrete finish with appropriate materials to Planning Authority approval to match existing.
- Provide building mounted luminaires and security equipment as per drawings.