

Approval of details reserved by a condition (discharge)

Address: Chorlton District Library, Manchester Road, Chorlton, Manchester, M21 9PN

Easting: 381577, Northing: 394243

Reference: PP-13082579

The Application is made in connection with application number: 134349/LO/2022

Condition 3

Notwithstanding the details as set out in condition 2 above, no development shall commence in relation to the following work unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

e) Works/repairs to the portico entrance and underside of balcony.

Response to Condition 3e below**Methodology for repairs to the portico soffit and exposed internal balcony****Render Repairs to portico**

We have hammer tested the rendered soffit and found several soft spots where the render has eroded.

Cut back defective stucco work as scheduled by initially mechanically grinding out the perimeter of the area under repair. Hack off damaged or otherwise defective material, bag and clear from site.

Where the base material is exposed, thoroughly wire brush to remove loose matter, rake joints and score to provide sound mechanical key.

Supply and fix stainless steel expanded metal lathe of suitable gauge, fixed with stainless steel screws, washers and spacers, drilled and plugged at appropriate centre. Also incorporate stainless steel stop and angle beads where appropriate.

Wet the exposed backing and apply a brush coat of lime slurry emulsion for adhesion. When tacky, apply initial dubbing coat not to exceed 8mm thickness. Scratch comb to provide key for subsequent coats and leave to set.

A suitable render mix incorporating washed graded sand and hydraulic lime NHL2 bring forward to the face of adjoining surfaces in multi coat work, commencing with a coarse mix and getting finer to the original line and leave for subsequent painting by others.

<https://www.stastier.co.uk/wp-content/uploads/2024/01/ASTIER-TDS-NHL2-EN-3P-24023.pdf>

Wet the dubbing coat and apply further render coats as scheduled to bring forward face to that of the adjoining surface/original line and detail, finishing with a wood float and where required.

Mix for dubbing coat to contain coarse unsieved sand and to contain a higher proportion of cement than subsequent coats. Finishing coat to contain finer sand to achieve best reasonable match to surrounding work.

Repointing and grouting the joints to Stonework balcony

Using handheld tools and fine cutters remove all loose and friable materials to a depth not less than twice the face width of the joint or to an agreed depth. Care to be taken not to damage the aris or face during this process.

Brush out all loose materials and flush out the mortar joints leaving the surface damp ready to receive the new mortar.

Carefully repoint the mortar joint using mortar to an approved designated mix. We would recommend that fast setting hydraulic lime (Hordex) is used in this instance. See the link below.

<https://www.stastier.co.uk/hourdex/>

Any deep areas will be filled with either deep packing the mortar mix or if fine a suitable lime-based slurry

As work proceed finish the surface of the mortar to match the approved sample.

Care must be taken that the surface does not dry out too quickly during warm weather. Wetting down with fine water spray and damp hessian will be required.