



26th February 2024

123 – 125 Liverpool Road, Manchester. Listed Building Methodology. Condition 4 – Exterior Masonry

This note seeks discharge of Condition 4 of the consent (Listed Building Consent reference 137547/LO/2023 regarding the removal, alteration, repair, re-pointing, cleaning, and replacement works to the exterior masonry.

Heritage Architecture Ltd have provided advise on reviewed the proposals, spec and RAMS to ensure that good conservation practice is being followed.

Mortar

Although not proposed as part of the consented scheme, it has been decoded to repoint the entire building using traditional materials/techniques. The current mortar used across the building was applied in the 1980s, and comprises of pink-pigmented cement. Upon removal of some areas of this modern mortar, the original lime mortar was discovered underneath, and this has been used to guide the mortar mixes.

Upon investigation it was found that the sides and rear of the building originally used a lime mortar mix that included either coal or charcoal inclusions within it. It was subsequently noticed in a rear room (in a location where the original building was extended several years later) that originally the side and rear elevations were finished using "Penny struck" or "Penny round" pointing, where an incised, straight line would have been struck into the mortar to create the illusion of better quality and straighter bricks – this method will now be used to finish off the mortar joints to these elevations as originally intended.

It was found that the narrow joints to the north (Liverpool Road) elevation originally used a very white lime putty with no aggregate. The two new lime mortar types have been provided by Eden Hot Lime Mortar Ltd of Cumbria, who have assisted in providing a spec for the mortar, and to better understand the process of lime mortar, DOMIS Construction have been given training by Eden Hot Lime Mortar on the preparation, use and application of lime mortar.

Brickwork

As consented, the approach to the exterior brickwork of the building includes the removal, alteration, repair, cleaning and replacement works.

The building comprises precise, narrow-jointed gauged brickwork on the principal north (Liverpool Road) elevation, whilst the sides and rear of the building use standard red brick laid with larger, more irregular mortar joints.

Following the review of a number of samples of new imperial-sized handmade bricks, the three current proposed brick types have been chosen as the closest match in terms of colour/texture and tone to the original gauged brick. There is a slight tonal difference between No. 125 and No. 123, with No. 125 being a lighter, more orange shade/tone to the slightly darker/slightly less orange bricks used at No. 123.

It is thus proposed to use the two darker shade bricks on the rebuilding of the modern 1980s ground floor level of No 123, and the two lighter shade bricks on and repair work necessary on No 125. The choice of brick can be alternated along the elevation in order to vary the shading of the different tones as seen on the MCC sample site visit on the 17th January 2024.

The sides and rear of the building will be repaired using matching brick salvaged from on-site.

Cleaning

Following a fully successful trial area using a DOFF high-pressure washer with water at high temperature, it was decided, with consultation with MCC, that this form of gentle façade cleaning was the best and most sensitive option to adopt.

General heritage methodology

When removing damaged bricks for replacement, ensure that only hand tools are used to avoid damage to surrounding sound brickwork.

The raking out of narrow gauged brick joints to the Liverpool Road elevation, mortar to existing beds should use a narrow, blunt tool such as a hacksaw blade, flat head screwdriver or knife, with water suppression through use of water bottle. Arbortech or any mechanical methods shouldn't be used on this principal elevation.

As discussed on site and to the team, the application of new lime mortar to the principal elevation should take place only when the chance of frost has passed/Spring. Submitted guide sheet, method statement, spec and training provided by Eden Hot Lime Mortar Ltd should be used referred to for full application process. Any issues or queries should be directed to Eden Hot Lime Mortar Ltd or Heritage Architecture Ltd.

It is considered that the submitted details, spec, on-site operative training by Eden Hot Lime Mortar and guidance from Heritage Architecture Ltd comprises an appropriate level of detail and that the approach proposed would not have a damaging impact upon the listed building, and discharge of Condition 4 is therefore sought.

General principles

- All works should be performed by a contractor with proven experience with the material substrates affected.
- Prior to commencement of any works, the appointed contractor/operative must receive an induction on the heritage significance and sensitivity of the building and made aware of the implications of the listed status of the building prior to undertaking any works to ensure that the works do not result in any damage or loss of important fabric outside of the agreed scope.
- The submitted Heritage Statement by Heritage Architecture Ltd must be provided for operatives' perusal before any works commence.
- All works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable.

- All operatives must be made aware that only elements that form part of their works should be removed/alterd. Any necessary removal outside of these works must be checked by the project manager and heritage advisor before commencing.
- Prior to the commencement of any works all operatives will be inducted and trained in the careful removal of relevant building elements to ensure no unnecessary/accidental damage is caused to retained fabric and features of the building.
- When removing building fabric from the listed building, care must always be taken for careful removal in order to not damage surrounding historic fabric.
- All work to be performed in the building should be executed in a professional manner so as to cause minimum disturbance to remaining historic features and building materials.
- The contractor will remain responsible for the work executed and for the application of this methodology.
- Any damage occasioned at any time is to be completely repaired to the Heritage Advisor's/LPA's satisfaction.
- Ensure, once any works are completed, that any areas exposed left are protected from wind and weatherproofed to prevent further degrading of existing fabric.

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For and on behalf of Heritage Architecture Ltd.