



29th August 2024

Brunswick Mill, Manchester - Heritage Methodology, Condition 18 – Fire escapes

This note seeks discharge of Condition 18 of the consent (Listed Building Consent reference 130395/LO/2021 regarding the removal and repair of the existing, late-19th/early-20th century cast iron fire escape staircases.

18) Prior to the commencement of works to remove the fire escapes from the internal courtyard elevations, a detailed method statement for the removal shall be submitted for approval in writing by the City Council, as Local Planning Authority including details to retain and repair the brackets of the fire escapes in situ.

The works to the fire escapes shall be carried out in accordance with this method statement and specification and be completed prior to the first occupation of the development.

Heritage Architecture Ltd have provided advice and review of the method statement from Allclear Demolition to ensure that good conservation practice is being followed.

Removal of staircases

As part of the removal works, each staircase flight will be removed independently working from top to ground floor level by a mix of manual and hot works operatives working from a cherry picker to remove all relevant elements of the staircases.

All existing cast iron cantilevered supporting brackets will be left in situ and care will be taken to avoid any damage, cracking, chipping of these retained brackets by careful working practice.

All removal works will be carried out manually by operatives utilising hand tools, and where required, oxyacetylene cutting equipment.

Cleaning of cast iron brackets

Begin with a thorough inspection, documenting any areas with significant rust or dirt. Use a soft wire brush to gently remove loose rust and dirt, avoiding excessive pressure. If needed, apply a pH-neutral chemical cleaner, testing it on a small area first. After cleaning, rinse the brackets thoroughly with clean water to remove any residue.

Repair of cast iron brackets

Conduct a structural assessment with a specialist to identify areas of corrosion or damage. Use historically appropriate metal fillers for minor repairs, and fabricate replacement parts if necessary, ensuring they match the original design. If required, perform welding or soldering with materials that are compatible with the original metal.

Re-coating/Protection of cast iron brackets

Following removal of staircase sections and cleaning and repair of the retained brackets, ensure the brackets are clean and dry and apply a rust-inhibiting primer suitable for historical metalwork. Follow with a breathable topcoat that matches the current red colour and finish, possibly including UV protection. Inspect for even coverage, applying touch-ups as needed.

It is considered that the submitted method statement and guidance from Heritage Architecture Ltd comprises an appropriate level of detail for the removal of the cast iron fire escape stairs, and that the approach proposed would not have a damaging impact upon the listed building, and therefore discharge of Condition 18 is 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 of the consented scheme for Brunswick Mill 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/altered. 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, such as retained cast iron brackets and surrounding brickwork.
- 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.

Health and safety – Dust, burning on site, gas, vapour risks, noise

- Dust – Reduce dust by properly protecting areas of work with plastic and tarpaulin as necessary.
- Burning on site – Burning on site is not permitted and any works that may incur the production of smoke, gas or vapour will not be permitted.
- Noise – Works that cannot be executed without undue noise or vibration will be agreed in advance with the client.

Removal of materials and protection of fabric

- All materials will be removed from the building from the designated access routes into the skips placed within the central courtyard area. The existing open bay opening out onto the central courtyard from level two of the mill shall be used to remove soft strip debris into skip below.
- The movement of waste within the central courtyard area will be managed by the contractor at suitable times. Protection methods might include plywood panels, taped plastic sheeting and rigid taped plastic panelling, where appropriate.
- Ensure, once removal works are completed, that any external areas that may be exposed by the removal of material are protected from rain weatherproofed to prevent further degrading of existing cast iron.