

Issue	Date	Comment
01	26/02/2024	First issue
02	01/03/2024	Updated for discharge of Listed Building Consent conditions application.
03	22/03/2024	Updated for discharge of condition application
04	04/04/2024	Updated to reflect client comments
05	05/05/2024	Amended discharge of condition application.

Discharge of Conditions LO 3 4 5 6 7

33 Thomas Street, Manchester M4 1NA

Listed Building Consent: 135616/LO/2022

3) No development that is hereby approved shall commence unless and until a schedule of material samples and programme for the submission and implementation of works to which the materials relate has been submitted to and approved in writing by the City Council as local planning authority. The samples strategy shall then be submitted, approved in writing by the City Council as local planning authority in accordance with the programme agreed above and implemented in accordance with the agreed timescales.

Refer to 1661-D09 Visual Specification for full specifications and visual representation.
LPA to advise on any physical samples which may be required.

4) Before the works hereby granted consent are commenced details of a watching brief for the strip out / removal of the roof (beams, ceilings slates etc.) and chimneys, ground floor shopfront, basement floor, basement store and blacksmiths oven shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

Refer to:

- Watching Brief 33 Thomas St_compressed
 - Blacksmiths Oven, Elevations, 07-2023, 1-20, A1_compressed
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5) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed. The scaffolding shall be carried out in accordance with the approved details.

No fixed scaffolding to the building.

No holes to be placed into the brickwork.

If required mobile scaffolding or access platform, such as cherry picker will be used.

6) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Fire and acoustic separation works.

SECTIONS_AND_DETAILS-2292565 (Detail 10 showing separating floor: floor void filled with mineral wool and joists overlaid with 9mm plywood, ceiling below underdrawn with 100mm mineral wool + 2 x layers acoustic plasterboard)

b) Final details of M&E services including a strategy for any fume extraction from the commercial unit.

Refer to:

VENTILATION_AND_AIR_CONDITIONING_LAYOUT-2292519.pdf

VENTILATION_SECTION-2292520.pdf

c) Structural strengthening works and other structural interventions to the ground floor, basement and the front first floor window.

Ground floor, first floor, second floor all strengthened as follows:

- Lift floor boards.
- Installing new joists in between existing.
- Existing joists retained in situ, refixed where necessary due to replacement of lintels.
- Existing floor boards reinstated in accordance with architectural detail.

Refer to J-22119-102, J-22119-103 and J-22119-104.

Ground floor beam strengthening, refer to J-22119-004 (steel plate reinforcement) and J-22119-102 (layout)

Lintels:

- As existing to shopfront and top floor. (ref. J-22119-102)
 - First floor front windows to be replaced with steel or proprietary steel lintels. (ref. J-22119-103)
 - First floor rear - new opening with steel or proprietary steel lintel. (ref. J-22119-103)
 - New build areas, proprietary lintels to be used.
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7) Notwithstanding the details as set out in condition 2 above for each of the following items no works 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:

a) Shopfront treatment based on any findings as a result of the discharge of condition 4.

Some investigations have been carried out. Consoles are face-fixed to non-original sign demonstrating that they are unlikely to be original. Original brickwork behind the sign has been removed historically and modern structural steel has been installed (see watching brief). No evidence of the original signage therefore exists.

Detailed proposals for new signage and shopfront surround to follow.

b) Floor build up within the basement based on any findings as a result of the discharge of condition 4.

Excluded from this application.

c) Treatment of the basement cupboard based on any findings as a result of the discharge of condition 4.

Understood to refer to panelled bulkhead above stairs. Refer to drawings:

- 1661-721-02 Historic Panelling
- 1661-722-01 Historic Panelling - Doors

d) Works to roof (beams, ceilings slates etc.) and chimneys based on any findings as a result of the discharge of condition 4.

Gutter repair and hole in lead already repaired to stop water ingress damaging the internal brick work, beams and basement. For insulating works to main roof refer to 1661-271-02 Roof Details.

Also refer to structural engineer's design information.

No other works to roof or chimneys is required or proposed.

e) Product details and sections of any secondary glazing.

Refer to:

JWA drawing 1661-3115-01 External Opening OE-02-01; and
Manufacturer drawing 'HORIZONTAL-SLIDING-UNIT-2-PANE'
Manufacturer drawing 'LOWER-VERTICAL-SLIDING-SASH-BULL-NOSE'.

1. and 2. apply to 4 x windows on 02 second floor.
3. applies to principal elevation window on 01 first floor.

Refer to 1661-D09 Visual Specification, L10/131 Secondary glazing

f) New staircase to basement and between ground floor and first floor, including detailed cross-section, materials, details of handrail etc.

Excluded from this application.

g) Works to enclose the historic rear staircase on the first floor and second floor, including details of overboarding, handrails and any additional repairs to existing steps.

Excluded from this application.

h) Details of the re-use of the timber boarding from the historic rear staircase.

Timber boarding to be retained in situ, modified to create a cupboard with new shelves and hanging rail inside. Ref:

1661-721-02 Historic Panelling.

1661-722-01 Historic Panelling - Doors.

i) Repairs to the existing windows & doors, including sample of the new glazing and a method statement for the works.

Careful removal of loose, flaking paint.

Damaged panes replaced with heritage replica single glazing, (refer to 1661-3115 External Opening OE-02-01 External Opening OE-02-02, 1661-3117, 1661-D08 Visual Specification, L40/124).

Any rotten timber repaired with resin or new timber spliced into existing.

Any loose joints refurbished using traditional methods (eg. glued tenon joints)

Wooden parts repainted with breathable linseed oil paint.

Hardware cleaned and eased, damaged or missing parts replaced with similar sized brass fittings.

Discreet window locks added, polished brass.

j) New external doors & windows including the new door to the 1990's extension.

Existing fire escape door to be reused.

New windows to rear of first floor and new outrigger to be timber framed sash windows, refer to 1661-D08 Visual Specification, L10/113.

New terrace door to first floor to be heritage aluminium with horizontal glazing bars, refer to 1661-D08 Visual Specification, L20/115.

Rooflight to bathroom to be conservation rooflight, refer to 1661-D08 Visual Specification, L10/126.

k) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications and cross section of new lime render.

Refer to 1661-D08-02 Visual specification, M20 section.

l) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis.

Careful removal of loose, flaking paint.

Any rotten timber repaired with resin or new timber spliced into existing.

Non-structural elements repainted with breathable linseed oil paint.

Structural timber beam (supporting first floor) to be coated in clear intumescent varnish.

Structural iron columns in basement to be painted with intumescent paint, colour black.

m) Details of any waterproofing to the basement which is supported by a clear justification for the need.

No tanking proposed. Gullies with pumped drain proposed to manage risk of impact due to ingress.

Approach to be discussed with building inspector and incoming operator and any works deemed necessary will be subject to a further application.

n) Repair methodology for any damaged / missing render and plaster.

Remove loose plaster and patch up with lime plaster to the same finish and depth.

Specification:

M20/111 Non-hydraulic lime plaster, 2 coat work.

System: 2-coat system:

Base coat:

Product: Non-hydraulic lime plaster as clause 311.

Thickness: Nom. 10mm coarse NHL lime plaster.

Reinforcement: Natural hair as clause 314, 2g per kg plaster.

Preparation: Dampen masonry backgrounds to prevent moisture being drawn from the plaster and brush down prior to application.

Dampen laths 1 day prior to application and again 1-2 hours before application.

Application: Trowel applied, for application onto lath ensure base coat is pushed through to form a key.

Finishing: Scour with a wood or polyurethane float as it stiffens to close up shrinkage cracks. Scratch with birch twigs, comb scratcher or devil float (around 1h after application) before leaving to harden (typically 2-3 weeks) prior to applying next coat. In warm / dry / windy conditions apply mist spray to prevent premature drying.

Setting coat:

Product: Non-hydraulic lime plaster as clause 311.

Thickness: Nom. 2-5mm fine NHL lime plaster.

Setting coat preparation: Thoroughly dampen previous coat.

Setting coat finishing: Scour with a steel trowel for a smooth finish, or a cross grained timber wooden float for a slightly rough finish (client's choice). In warm / dry conditions apply protection to prevent premature drying.

Substrate: Masonry or timber laths as clause 313

311 Non-hydraulic lime plaster

Supplier: CONSERV, Lee Road, Bolckow Industrial Estate, Middlesbrough TS6 7AR, 01642430099, support@conserv.co.uk (or similar and approved).

Curing time: 2mm per calendar month.

Density: 1,525 kg/m³ at 91 days.

Standards: BS EN 998-1:2016.

Application: Knocked up prior to application if product has been stored.

o) Treatment of the east external wall.

External east wall in the courtyard (currently painted white at ground level and bare brick at first and second floor) is part of the Bay Horse Pub. No alterations are proposed to this wall.