

12 March 2024

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Jack Naven

Dear Jack,

New Warehouse, Science and Industry Museum – Application to Discharge Condition 23 (Scaffolding) of application ref. 138261/LO/2023

On behalf of our client, the Science and Industry Museum (“The Museum”) (on behalf of the Science Museum Group), this application seeks to discharge Condition 23 (Scaffolding) in full.

For clarity, the Description of Development as written on the Decision Notice is as follows:

‘Listed building consent for Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and Phase 2 comprising the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery.’

This application seeks to discharge Condition 23 on the Decision Notice of the approved application, via the submission of further scaffolding details.

Condition 23 (Scaffolding)

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‘Notwithstanding the details as set out in condition 2 above, prior to any works being undertaken that require the use of the scaffold, if there has been any issues with the amount of joints approved in the documents listed, and if any joints will have to use face fixings instead, then further details must be provided to and approved by the City Council as Local Planning Authority before any further works that require the use of the scaffold are undertaken.’

The scaffolding proposals for the New Warehouse, set out in the accompanying information, have been developed following the completion of initial test results showing that capacities for a single fixing into mortar joints did not provide adequate capacity for the highest loaded ties in the scaffolding, located at the head of the scaffolding. For lower level ties, the consented proposals are adequate, however an alternative detail is required to allow safe installation of the ties between level two and roof level.

The proposed tie details will use the same fixings as included within the consented drawings, however these will include a pair of fixings into the masonry at each tie location, connected by a shear plate. The fixed dimensions of the shear plate require that one of the fixings is placed in the masonry joint, whilst the other sits within the face of the brick. This will help the connection achieve higher capacities due to the face of the brick being stronger than the mortar joint. Please refer to the accompanying architectural note prepared by Buttress Architects, for further details.

In addition to this, these proposals have been developed for both structural safety reasons and to avoid overloading which could in turn damage the historic masonry. As such, the proposals within this application are the most effective and least intrusive means to achieving the required higher capacity.

The additional ties will be subject to repairs once the scaffolding is removed. The method and materials of the making good works will be agreed with the Council in accordance with the requirements of Condition 5 which requires a sample of making good works to be approved prior to repairing any holes caused by the scaffolding,

Application Documentation

The following documents are submitted in support of this application:

- Discharge of a condition application form;
- Discharge of Condition Architectural Note prepared by Buttress Architects dated 04.03.24.
- Drawings prepared by Bespoke Scaffold Design Ltd.: 'Perimeter Access Scaffold and Temporary Roof Scheme' 24-BSD-944-01-01 P03, 24-BSD-944-01-02 P03, 24-BSD-944-01-03 P03, 24-BSD-944-01-04 P03.

- Brick_Filler_Technical_Data_Sheet prepared by Stonelux.
- Covering Letter prepared by Deloitte dated 12.03.24.

This application to fully discharge Condition 23 has been submitted online via the Planning Portal (reference: PP- 12842939).

I would be grateful for written confirmation of receipt and registration of this application. Please do not hesitate to contact Eleanor Bird (efbird@deloitte.co.uk / 020 7007 3891) or Eleanor Scrafton (escrafton@deloitte.co.uk / 0161 455 8598) if you have any questions or require any further information.

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP