

DESIGN, ACCESS AND HERITAGE STATEMENT FOR THE PROPOSED ROOF RECOVERING PROJECT 2024

AT

Junction Works
40 Ducie Street
Manchester, M1 2DF

For and on behalf of Zenith Management Limited

Job Ref: 2317
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1.0 INTRODUCTION

1.1 Purpose

This Design, Access and Heritage Statement has been prepared by BWP Property and Construction Consultants to accompany the application for Listed Building Consent for the roof recovering project at Junction Works, 40 Ducie Street, Manchester, M1 2DF. It provides a detailed description and assessment of the proposals, in respect to the heritage of the building.

This is required to ensure that the building continues to be fit for purpose.

1.2 Scope

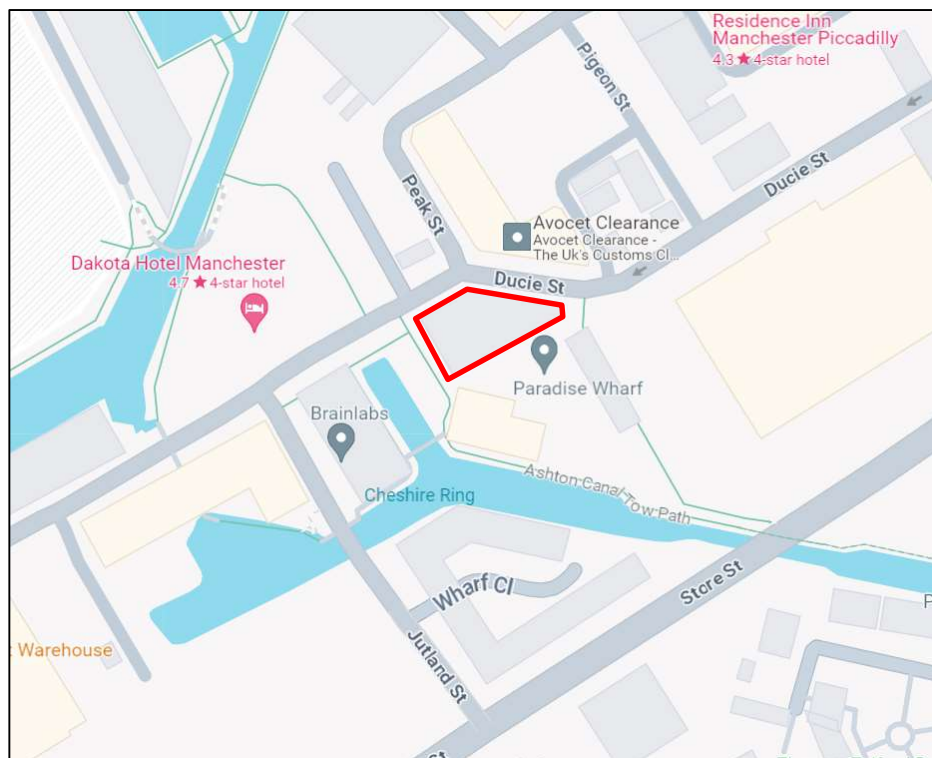
The proposed work will address the various defects present to the main slate roof covering and guttering, along with associated masonry repairs to the parapet wall brickwork and coping stones to help improve the general aesthetics and waterproofing of the building. The scope of the works takes in to consideration the impact to the building. Drawings appended give clear indications as to the proposed works.

2.0 SITE CONTEXT

2.1 Location

Junction Works is situated in the city centre of Manchester in the north of Piccadilly and close to the south of the Northern Quarter. The building is a Grade II listed building and was built in mid 19th century as a detached mill building. The surrounding area consists of a variety of properties which include bars, restaurants, hotels, residential buildings and retail spaces, all of a similar appearance and design.

The front elevations (North & East) face Ducie Street, with the rear elevations (South & West) facing adjacent residential buildings near to the Ashton Canal. Access to the property is via the main entrance on Ducie Street which runs from (west to east) Piccadilly station and connects to the A665 Ring Road. There is a secure palisade style gate to the rear of the property accessible on Ducie Street which is the main access to residents parking.



2.2 Current Use

Junction Works contains 29 residential apartments situated between the ground floor and 3 upper floors.

The proposed work will not change the current use of the building.



3.0 DESIGN PRINCIPLES

3.1 Proposed Work

The proposed work comprises the replacement of existing Chinese slate roof covering in its entirety with the main timber roof structure remaining undisturbed. The specification of the new roof covering will be to improve the existing Chinese slate product, by replacing with a Glendyne Canadian natural slate with a 75-year service life. The product literature are appended to this application.

The work will involve a temporary scaffold structure for the duration of the project to assist with the roof repair works. The roof works comprise of the lifting and disposing of the existing slates, stripping back the timber battens and felt membrane beneath and disposing whilst avoiding the disturbance of the main timber roof structure. The works include the replacement of existing lead flashings and the repointing of parapet walls with a lime mortar.

Based on the high number of reported internal leaks to the uppermost floor flats, and the condition of the installations, we deem the roof recovering works a high priority. Furthermore, as the existing slate is of Chinese origin, and these materials have a much shorter life span than traditional slates. The installation of Glendyne slates of Canadian origin will remedy the points of ingress and provide the property with a long-lasting roof finish and warranty of up to 75years. The cause of the leaks are a combination of a poorly installed roof slate, failed waterproofing membrane beneath the slates and failed and defective gutter linings to the parapet and roof valleys.

The coping stones and brickwork are also a cause for concern as they have undergone a variety of temporary patch repairs, and whilst coping joints and brickwork mortar joints are deteriorated, it can allow moisture to enter the building. The materials will have deteriorated over time due to their age and lack of maintenance. The proposed work to the coping stones involves temporarily removing the existing coping stones before installing Xtra-Load Elite High Performance Bitumen Polymer Damp Proof Course, before re-bedding the existing coping stones and pointing with a lime mortar. This membrane will remain unseen when encapsulated in the mortar course beneath the coping stone, therefore it will not have an adverse impact on the appearance of the parapet wall.

The parapet and valley gutters are currently laid with a combination of bitumen felt and liquid applied coatings. We proposed to remove all existing surface linings and strip back to the timber gutter deck, replacing the materials with adequately coded lead with welted seams which will reinstate this element of the building to its original appearance, thus protecting its heritage significance.

Minor repairs to the existing roof lights, such as localised replacement of gaskets and new seals are proposed. We were joined by a principal contractor, and roofing sub-contractor who supported our advice on the age and life expectancy of slates. It was concluded between all parties that the roof finish would not benefit from partial repairs and is in need of a full roof re-covering.

3.2 Appearance

Refer to photographs of the typical condition of the existing slate finish to the pitched roof included within the Appendix. There is clear evidence of damage and deterioration present to the majority of the finish across the roof.

The new roof slates will be a like-for-like replacement and will not alter the existing physical appearance of the roof finish. The gutter linings will be of similar color to those installed at present.



3.0 DESIGN PRINCIPLES

We will be opting for a lime mortar to match the existing mortar on-site. Samples of each will be provided to Manchester City Council for approval prior to commencement of any works.

3.3 Assessment of the Proposed Work

Investigations were carried out to explore the possibility of repairing the roof slates instead of replacing in full to avoid disrupting the residents along with the potential for altering the buildings appearance. However, due to the condition and existing specification of the slates, and the uncertainty over any form of warranty for such slates, we deem the roof slate replacement an improvement to the buildings current state, and we consider the works will have a significant positive impact on the appearance of the property.

3.4 Structure

No internal or external structural alterations will be carried out.

4.0 ACCESS

The buildings main pedestrian access doorway located on the North elevation on Ducie Street. The residents parking is also accessible on Ducie Street. The site is well connected to transport links as Piccadilly Train Station is within close walking distance, and Ducie Street connects directly to the Manchester Ring Road which connects Manchester to many motorways and A roads.

The proposed work will not affect or change access to the building.



5.0 HERITAGE ASSETS

Junction Works was first listed as Grade II on 5th June 1994 by English Heritage (now known as Historic England), under list no. 1217852. The exact date of the original build is unknown, however the building is known to date back to the early to mid 19th Century (circa 1830s) constructed for industrial purposes in keeping with many of the mill buildings in Manchester city centre built around this time. The property is listed for its significant architectural interest, particularly the West elevation. The substantial and complete list entry is available at <https://historicengland.org.uk/listing/the-list/list-entry/1217852?section=official-list-entry> (Section 16, National Planning Policy Framework, Paragraph 200).

The property is of heritage significance due to Manchester's industrial past, known as the world's first industrial city. Junction Works was a former lead works with an internal structure of cast iron columns and timber floors, and a distinctive trapeziform plan.

It is appreciated that any alterations carried out to the building have to show consideration towards its heritage and architectural significance. The building is part of a larger development which means it is imperative to preserve the original appearance which enhances the uniform character of the street scape within the area.

In carrying out the proposed work, no existing historic building fabric will be lost. The roof covering is not considered to be original, the proposed materials are to match existing, and therefore upon completion of the works, the property will maintain its heritage value. The existing slate roof covering is in poor condition. The proposed works ensure the building can be used and enjoyed by future generations, particularly as the materials specified have long guarantees and warranties, whilst retaining the existing appearance (Section 16, National Planning Policy Framework, Paragraph 203(b)).

The work also ensures desirability of the building is retained and improved, and that the building can continue to make a positive contribution to the local area (Section 16, National Planning Policy Framework, Paragraph 203(c)). Without such work, the building would fall in to a state of disrepair, harming the desirability of the building and area.

The only visible item from street-level will be the repointing of the external face to the parapet wall, which is to be in lime mortar and therefore retains the traditional aesthetic of the building (Section 16, National Planning Policy Framework, Paragraph 195 & 196). There are no aspects to the proposed works that will harm the heritage significance of the building (Section 16, National Planning Policy Framework, Paragraph 205). The existing concrete ridge tiles are not in line with the original material used, and the proposed slate ridge tile is in keeping with the original heritage of the building, therefore restoring some of the heritage value to the building.

There are existing Velux rooflights present and these are not due to be replaced, with only minor repairs proposed, such as replacing seals and gaskets where necessary.

The elevations contribute strongly to the architectural significance of the building. Minimal works affect the external elevations. The proposed work includes repointing the masonry to the parapet walls and turret, which will be in a traditional lime mortar to match the existing, and therefore has minimal impact to the heritage of the building, but ensures the building is fit for use.

Internals are unaffected with the proposed works. The roof is of modern structure and therefore of no historic interest, aside from appearance. The proposed works will improve upon this due to replacing the concrete ridge tiles with slate. The original coping stones will be retained and re-bedded with a traditional lime mortar to match the existing, following the installation of the damp proof course. If a coping stone requires replacement it will be replaced like-for-like, to match the existing.

5.0 HERITAGE ASSETS

It is of utmost importance to protect the building whilst preserving the heritage and this has been at the forefront of the proposed works.



6.0 CONCLUSION

This Design, Access & Heritage statement has been prepared in support of the proposed roof replacement works to Junction Works on Ducie Street, Manchester.

The proposals are considered to be in line with national and local planning heritage policies.

With all the above carefully considered we are confident that our proposal is acceptable and is necessary to renew the discussed materials to ensure Junction Works avoids falling into disrepair. If the building falls into disrepair, this will lead to a subsequent negative impact on the building's aesthetic appearance, which in turn, will be damaging to the building's architecture and significantly devalue its heritage characteristics. We therefore believe this merits the support from Manchester City Council and the grant of Listed Building Consent.



APPENDICES



APPENDIX ONE – PHOTOGRAPHIC SCHEDULE

