

20th April 2023

Ref: 061 PW/NK/11 Bloom Street/Planning Condition 5/Scaffolding Amendment

Planning, Building Control and Licensing Growth and Neighbourhoods
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

For the attention of Emily Booth, Planner

BY EMAIL

Dear Emily,

Mindel House (10 Minshull Street) and 11 Bloom Street, Manchester M1 3EF
Condition 5) (Scaffolding) associated with Listed Building Consent 133906/JO/2022
and Listed Building Consent 133905/JO/2022

Proposed Scaffolding Amendment – 11 Bloom Street Gable Car Park Elevation

The above Condition was discharged on the 7th September 2022 on the basis that the scaffolding complies with the information within the following approved documents :

- *Scaffolding Options Appraisal* prepared by Manchester Design and Build dated June 2022
- Email from Paul Butler Associates dated 1 September 2022

The *Scaffolding Options Appraisal* dated June 2022 contained various options for scaffolding the buildings. 'Option 3', which involved fixing into mortar joints based on limited pull tests, was originally the preferred option upon which Condition 5) (Scaffolding) was discharged.

We wrote to you on the 16th February 2023 to explain the problems with the most recent pull tests for the scaffolding / temporary scaffold roofs not passing calculations based on fixing into the existing weak mortar joints. To re-cap, it has consequently been necessary to change the overall scaffold design. Through-ties via the existing window openings have been installed around the buildings, this being the least intrusive from a conservation led approach.

As previously explained, with specific regard to the car park facing gable elevation wall to 11 Bloom Street, the scaffolding design engineers have determined that the only method to main integrity and secure the scaffolding to the existing solid masonry gable in accordance with BS 12811 and NASC TG20:21 is by carefully drilling through the wall using through-ties of 15mm diameter and restraining plates internally.

Please find enclosed updated scaffolding design drawing in this regard. From the elevation detail drawing provided you will note the design requires 32no. ties in total, as indicated by the thicker black dots.

The gable wall has been partially re-built in the past following fire damage and has minimal features internally other than exposed brickwork. The main staircase is set forward internally from the gable wall. Notwithstanding, and where necessary, every effort will be made to use pilot holes and to position and or relocate ties within the nearest 1m² zone in order to ensure that the impact of the holes is kept to the minimum.

The existing defective cement render to the exterior of the gable wall is to be hammer tested and hacked back where loose and or spalled in readiness for re-rendering using a traditional lime based reinforced breathable render. Wherever possible, the scaffold ties are to be drilled at the 'T' junction of the existing horizontal bed and vertical perp joints in order to avoid damaging brickwork. Upon removal of ties from existing mortar joints, any holes or damaged mortar is to be repointed, in conjunction with the approved localised repointing works, using an NHL 2 mortar to match existing in terms of worked appearance and colour etc (this being the closest to the original non-hydraulic mortar in terms of softness and permeability). We shall attend site to identify and agree / mark up specific areas of repointing, especially internally where the brickwork is exposed. Repointing will be undertaken only where necessary. In the very unlikely event that joint widths are insufficient, the ties will be installed central to the face of individual bricks. The least conspicuous bricks will be used wherever possible. Any brick repairs will be 'invisible' using original extracted brick dust to be added to a lime-based coloured brick repair mortar to match existing colour and texture and or with reclaimed bricks to match existing.

Photographic records will be taken prior to commencement and during the works.

Externally, and subject to erection of the required scaffolding, the brick gable wall is to be subject to further structural investigation and repair where sections of the wall are distorted and bowed. Any damage caused by the scaffolding ties will be made good locally as existing and completely enveloped by the new lime rendered finish. All rendering works are to be undertaken by a specialist heritage plastering contractor.

The above works are necessary to enable the scaffolding works proceed safely and with minimal intervention.

We would be very grateful for your acknowledgement in response to the above at your earliest convenience.

Should you require any further clarification, please do not hesitate to contact the undersigned.

Yours Sincerely



Neil Kelly BSc (Hons) MRICS IMaPS
Chartered Building Surveyor, Consultant



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Enc: revised scaffolding design drawing
CC: Ralph Taylor, Principal Planner, Paul Butler Associates