

21st July 2023

Jennifer Atkinson
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer,

**LISTED BUILDING CONSENT APPLICATION FOR ROOF REPAIR WORKS
LOWER CAMPFIELDS, LIVERPOOL ROAD, MANCHESTER
PLANNING PORTAL PP-12283857**

Further to recent pre-application discussions relating to the roof repairs at Lower Campfields, please find enclosed a listed building consent application for these works, submitted on behalf of the applicant, Allied London Campfield Developments Limited. The building is listed at Grade II and is located within the Castlefield Conservation Area.

In summary, studies have concluded that the original slate roof covering was removed previously due to structural concerns. The existing tile roof has been found to include asbestos containing materials, is not fit for purpose and therefore must be replaced. Following discussions at the pre-application stage, it was agreed that the appropriate solution is replacement with the 600 x 300mm Cedral Slates. Product Type: Birkdale, Colour: Blue-Black cement fibre tiles. This is not considered to be a like for like replacement therefore a listed building consent application is required.

The application comprises the required application form, site location plan with application boundary edged in red and application fee. Additional supporting information is as follows.

- Photographic survey of the roof, prepared by OBI
- Structural report undertaken by Thomasons
- Structural appraisal of existing roof undertaken by Tier Consult
- Roof Condition Report, prepared by OBI
- Schedule of options for new roof materials
- Section drawing showing the roof works
- SLHA Heritage Statement
- Method statement including schedule of works, prepared by NSS
- Scaffold strategy

Need for the works

A Roof Survey was undertaken in April 2022 which provides a detailed review of the roof, identifying defects, causes and remedial recommendations. It notes that the original slate and

glass roof was replaced in the last 30 to 40 years with glass reinforced plastic (GRP) and man-made roof tiles. The tiles contain asbestos.

The report finds that the tiles are heavily weathered and around 10% require replacement immediately. A further 25% will require replacement in the next 12 months and the remainder will need replacing in the next two to five years. Recoating would extend the life expectancy of these by five to ten years.

Given Allied London's aspirations for the building, the clear preference is to replace the whole roof now. While it may be possible to extend the life of some roof tiles, there is no benefit to doing so, particularly as the tiles are modern and with no heritage significance. To seek to solve the roof issue in five to ten years, when the flagship building is in active and dynamic use is not realistic. The roof tiles will therefore be replaced in full.

Heritage Baseline

The submission includes a Heritage Statement prepared by Stephen Levrant Heritage Architects which explains how heritage principles have guided the project. The report sets out the legislative and policy backdrop. It describes the history of the local area. The market hall sites were formerly open air market and fair grounds. In August 1876, the Manchester Markets Committee determined that new covered markets were required.

The report details the parties involved and confirms that construction began with the Lower Campfield Market in May 1877. It began trading the following year. By 1907, it was being rented out for exhibitions, as the market venture was not as successful as anticipated. A gallery and new floor were added prior to the first official exhibition in 1909, with the building becoming known as City Hall. In 1981, substantial renovations were carried out to convert the building into an aircraft museum.

The report provides a full photographic survey of the building. It carries out a significance appraisal. It finds that the Lower Campfield Market is a key building within the Castlefield Conservation Area and forms a landmark quality structure that reflects the importance of Manchester's commercial development and improvement during the c19th. It confirms that the external architectural expression of the building is of high architectural and aesthetic interest, as are the surviving internal 1870s cast and wrought iron structures. All 1980s additions are of no interest.

Regarding the roof, the form of the roof covering / structure and surviving iron structure are of high significance. However, the current roof external coverings are modern and are of no heritage interest. These comprise artificial roof tiles, GRP and wired glass rooflights. The report notes that the existing diagonal timber boarding to the underside dates to the 1980s but follows the historic design.

The report confirms that the existing artificial asbestos containing tiles and other coverings to the roof were laid in 1980 and are of no heritage interest.

Structural backdrop

In determining the replacement roof tile, it is key to appreciate the characteristics of the building. A structural survey, undertaken by Thomasons and submitted as part of this application, reports on a visual survey of all structural elements of the building, including the roof construction. It confirms that the roof is comprised of mineral fibre tiles on timber battens spanning between timber purlins, supported by the wrought iron trusses. The report states that the original roof covering was likely natural slate. This is confirmed by SLHA at section 7 of their Heritage Statement.

Appended to the Thomasons report is a useful report by H Dickson. It confirms that when the Lower Market Hall was to be converted to museum use in the early 1980s, a survey was carried out of the existing fabric and structure. It found that the structure was only just able to carry the weight of the roof coverings, with little capacity to cope with incidental loadings such as snowfall, maintenance loads or strong winds. Related observations included movement at the column heads and buckled rafters at the side trusses. A strategy was set out including a reduction in the overall weight of the roof coverings. The replacement of the roof with a lighter mineral fibre tile was agreed with then-English Heritage.

In January 2023, a further structural appraisal of the existing roof was carried out by Tier Consult. Their report forms part of this submission. A measured survey of the existing roof structure was undertaken together with calculations using assumed loadings associated with the proposed roof coverings. The proposed loadings allowed for insulation and fibre cement tiles. Check calculations indicated that the existing structure was able to safely support the proposed loadings. However, heavier roof coverings than those currently in place could not be supported and would require significant structural intervention. This is not considered a suitable approach, particularly when appropriate roof coverings of equivalent weight to the existing can be installed.

Replacement materials and heritage appraisal

The tile selected, following discussion with the Council, is the 600 x 300mm Cedral Slates. Product Type: Birkdale, Colour: Blue-Black cement fibre tiles. The submission includes a list of the various options which were considered, setting out their advantages and disadvantages. To summarise, while natural slate would be the preferred option insofar as it would restore the original roof appearance, it would overload the structural building frame, cause damage and fail to meet basic health and safety standards. This is therefore not a realistic option.

No other options are identified which avoid an adverse impact and avoid overloading the roof, with the exception of the man made tiles. Their colour and finish would mimic the look of the original slates, and they are lightweight enough to avoid risking structural issues.

The Heritage Statement confirms that this product 'is the best option to allow the roofs to be recovered in product that will restore them back to their original aesthetic of being covered in natural slate without the requirement of additional strengthening' of the building.

The proposed works will include:

- Replacement of the existing modern artificial tile with a new artificial tile;
- Repair and replacement of modern rotten timber boards to the roof and valley gutters;
- Replacement of the modern GRP roof lights and replacement of cracked / damaged wire glass rooflights;
- Replacement of modern aluminum or artificial slate ridge cappings;
- Supply and installation of new lead valley gutters and flashings; and
- Redecoration of rainwater goods and external joinery at roof level.

The report confirms that only components of a modern date (early 1980s and later) will be replaced. All other proposed works to the roof will result in like-for-like replacement of timber boards, leadwork and Georgian wire glass where necessary. Replacement components will be of equivalent or better quality than those used at present.

The report concludes that the proposals will result in a neutral impact on the listed building and Conservation Area. No harm will be caused to the special architectural or historic interest of the building. The statement addresses and accords with the relevant policies and legislation.

Methodology

The method statement prepared by NSS itemises the elements that comprise the scope of works including the main roof works. This has been produced with the input of SLHA to ensure all actions are appropriate in relation to the building's listed status and its significance.

Georgian wire glazing is currently present albeit overclad. The Council have requested that the Georgian wire glazing be left open if possible as it is considered to be a significant feature. The intention is to remove the covering and leave the glazing in place, carrying out repairs as necessary. Should any complications be discovered once the covering is removed, this will be reported on to the Council and an alternative approach agreed.

Practicalities of the works

In order to undertake the works, scaffolding is required. The submission includes a scaffolding strategy and drawings which have been reviewed by SLHA.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DBB", with a stylized flourish at the end.

Deborah Baker Barnett
Associate Director