



Atelier MB
Urban Architects

Job 86 Princess St: Hood Mould Repairs
Job ref: 1944

86 PRINCESS ST Manchester

Project Ref: 1944

Supplementary Planning Report in Support of a Discharge of Condition Application – Condition no. 3.

Date: March 2023

Revision: A – 23-03-30 Mortar mix added

To be read in conjunction with:
Drawing package

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CONDITION NO. 3 WORDING

3) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority prior to works commencing to those elements within parts a) and b).

- a) Details of the extent and location of the lead flashing detail to be applied to the hood mould and method of application/attachment*
- b) Details and samples of proposed stonework and any mortar/pointing repairs*

RESPONSE:

- a) Further to the erection of the approved scaffold, on 21ST MARCH 2023 we were able to meet with the Conservation Officer Paul Mason on site to review the proposed flashing details.

Along with the stonemason Ian Madeley (Mather and Ellis), and leadwork specialist Mike Hempstock (J. Hempstock & Co. Ltd) the flashing detail was agreed. This is illustrated on the enclosed detail drawings:

1944-P(200)--Repair Proposals 1 of 2

1944-P(201)--Repair Proposals 2 of 2

In summary:

- To retain as much of the original stone as possible, the stone indent option was rejected in favour of the application of lime based mortar to the weathered top surface of the stone pediment. This will both remove the 'dished' surface to the left of the hood stones, and also redress the level of the pediment such that the water will be gently diverted away from the building face and towards the outer edges.
- The lead subcontractor was satisfied that a nominal vertical return into the existing mortar joints would be acceptable in this relatively sheltered location.
- A steel angle will be fixed into the existing stone/cement repairs on the front edge of the hood and pediment, and the code 6 lead flashing over terminating with a neat drip detail along the perimeter.

- b) A sample of pointing was also presented to Paul Mason and it was agreed this would be acceptable if it was darkened slightly with ash inclusions to match the



surrounding cement pointing which needed to be retained.



Mortar mix:

- 1 Part St Astier NHL 3.5
- 1 Part Nosterfield course sand
- 2 Parts Cheshire red building sand
- Pulverized fuel ash (site proportion to set mortar colour tone)

Mather and Ellis confirmed that the replacement sandstone will be St Bees to match the existing.



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