



Planning
Manchester City Council
P O Box 532
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Dear Sir/ Madam

8803 |Ancoats Dispensary
10/02/2023

Buttress

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Manchester
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Re: Listed Building Consent for the creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works. REF: 130357/LO/2021

With reference to the above and following receipt of partial discharge of this condition **CDN/22/0018**, please find enclosed the remaining information in pursuance of full discharge and approval of pre-commencement condition **5** for the above related Listed Building Consent.

Condition 5 – Removal of Existing Fabrics

With reference to this condition and email correspondence received by Jennifer Atkinson on 8th March 2022 we believe the following items have now been progressed in pursuance of full discharge of this condition. Original list of queries below and our response to them in blue:

1. The documents produced seem well considered, bearing in mind the complexities of the works and site constraints. It is clear that there will be many hold points and these have been highlighted in the method statements and we'll need to agree how much input we have at each hold point and whether the further investigations flag up a change of approach or anything different to the approvals. There is obviously a great deal of risk attached to the works and we would need to be made aware if any of the works are causing damage or weakening of the structure as we need to ensure that the retained elements are protected. – **Noted – we understand that a programme of hold points was agreed with the site team and associated works were assessed to ensure the retaining structure was protected as required.**
2. The demo and enabling works report states that we will need to agree an acceptable method of dealing with loose masonry to reduce the risk of debris becoming loose during the heavy civils work. We are happy to discuss and agree an approach with yourselves and Buttress in this regard. – **Noted – we understand that a method was agreed in relation to this and any items removed from the façade were noted and assigned to the heritage tracker attached to this application for reference.**

3. In the Bradley Demolition document - Key Notes on page 4 it states that this is an 'outline method statement and more details, safe systems of working will be developed as work commences following further on site assessment' Again we will need to agree what we need to agree in terms of further method statements, changes of sequencing. – [Noted – we believe that full communication was maintained during the demolition process with key hold points factored into the programme.](#)
4. In Bradleys report it highlights that 'if work becomes unstable' then the sequence could change. If the work does become unstable - then we will need to be advised depending on the degree of unsteadiness. – [It was noted that this was in relation to the original internal walls \(demolished\) with an agreement from the site team that any potential impact on the retained facades would be communicated and any amended method statement agreed. Retrospectively no issues arose during this period and the method statements were retained.](#)
5. I couldn't see a temporary scaffold design in the pack of drawings, but there is reference to it. Can this be sent unless it's in the info pack being uploaded. – [Further information was submitted following this request which you should be in receipt of.](#)
6. There are documents relating to vibration monitoring, but there doesn't seem to be a control document advising how this will be monitored and by whom - Bradleys / Buttress / Eric Wright. Have the vibration levels been set and how have they been advised? How many will there be and where will they be located? – [Further information was submitted following this request which you should be in receipt of.](#)
7. The Buttress Conservation Strategy states that the contractor is to provide adequate protection to historic features without causing damage. Methods of building protection to be agreed with the architect prior to works being carried out. What are these and have they been agreed? – [Methods for building fabric protection were considered within the demolition methodology and reviewed by ourselves and this has since been evidenced on site.](#)
8. Further Assessment - states that details are needed at appropriate point including method statement for conservation works / details of supervision and details of safeguarding to protect fabric. We'll need to see and agree these details. – [This was reviewed following demolition and the relevant samples for repairs reviewed on site under condition 7.](#)

The team and contractor acknowledge the requirements for compliance of conditions and the works will be carried out accordingly.

We trust the attached/ enclosed information is satisfactory and we look forward to hearing a response from you in due course for the contractor to commence on site.

Yours Faithfully

A handwritten signature in dark ink, consisting of a series of fluid, connected strokes that form a stylized, somewhat abstract representation of the name Paul Nelson.

Paul Nelson | Senior Architect
for **Buttress**

cc. Chris Keating – Eric Wright Construction

Chris McManus – Great Places Housing Group