



OUR TOWN HALL
MANCHESTER CITY COUNCIL
Amendments to Size of Stone Components
March 2023

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Issue Details				
DOCUMENT TITLE	DOCUMENT REVISION	ISSUED FOR	ISSUE DATE	REVIEWD BY
Amendments to size of stone components				

Introduction

The following is intended as a brief justification statement as both a record of change and for approval in principle for the varying of the size of some stone components to be used on the Town Hall. The following justification and supporting drawings will be submitted as part of the partial discharge of condition 11u –

‘Full details and scope of all external repairs to the building fabric including to external sculptures and carved elements’.

What is the need for change?

As a general principle of conservation best practice the stone replacement and additional new stones for the Town Hall have been carefully sourced as part of a process involving the Local Planning Authority and wider consultation. This stone is the best available match for the existing stone. Where stone is to be replaced or where new stone is to be added this is as close as practically possible to being a like-for-like repair.

At Johnson’s Wellfield Quarry, where the stone for the Town Hall is sourced, due to the limited bed height the relatively large stones required for some of the components on the Town Hall are not available. The lack of availability does not relate to cost but rather it being not practically possible to

source the matching stone in the size required.

The options for resolution to this issue are:

- Use smaller stones creating additional joints
- Use a different type of stone
- Stones are not replaced

Using a different type of stone is not considered acceptable as this would be more visually intrusive to the building.

Not replacing previously identified stones for replacement is problematic for programme and logistical reasons, where many are already in the process of being removed. The OTH project is also considered a once in a generation opportunity to carry out conservation repairs whilst access

and the skills are available; leaving stones that require replacement ‘unrepaired’ builds in issues in the medium- to long-term which would be more difficult to resolve without the scaffold.

Using multiple, smaller stones to replace a single unit is considered the most appropriate response.

Justification

The exact number of stones that will vary in size is not known at this stage and this document is intended to present the issue and the proposed resolution in principle. The strategy is presented alongside the proposed amendments to Princess Street and Lloyd Street which will allow any changes to be recorded as a physical record and submitted as part of condition 11u. It is important to note that not all of those stones identified in the supporting documentation will require varying size as this document is intended to agree the principle.

The strategy and principles for replacement are -

- Any change to the size of existing stones will only take place where the matching stone size is not available
- Where additional joints have to be introduced to string courses or hood moulds the joints should be a minimum of 75mm from joints in the ashlar stone or voussoirs above and below. In general, the joint spacing should be greater than this absolute minimum with a preferred spacing of 100 to 150mm.
- Where a row of replacement components occurs, such as several string course stones, the total length should be

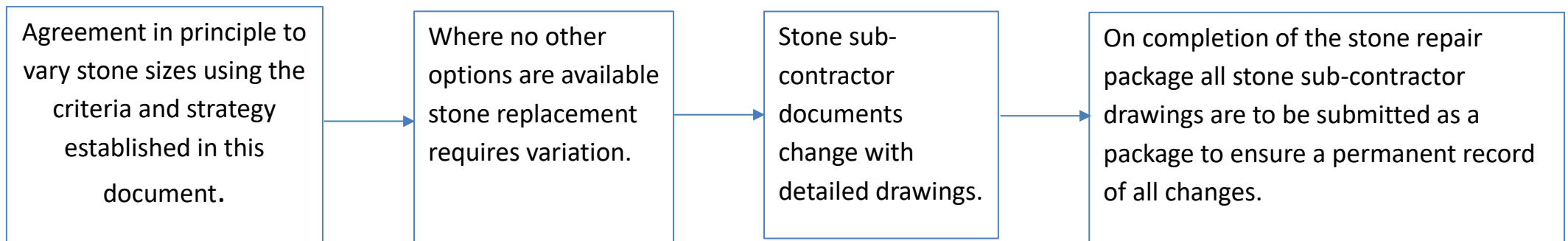
considered with the space filled with the minimum number of replacement components to the maximum length available. In these instances, the length of the replacement components should be varied.

- In all instances where it is proposed to vary the length of replacement components the drawings for these components should be re-issued showing the location of the perp joints above and below and the location of other features such as window reveals in relation to these components so that the joint spacing can be assessed and agreed.

- Where a row of replacement components occurs, an amended drawing should be issued showing the row of components with the proposed new joint arrangement in relation to perp joints above and below and other features such as window reveals.

The proposed workflow process

Document No.	Document Title	Step Name	Action	Assigned To	Step Outcome	Step Status
Workflow No.: WF-006178 Name: Cluster 2 : Samples Workflow S3						
OTH-STE-EX-XX-SAM-X-009	Replacement Stone Coping Sample	MCC		Mr Paul Mason - Our Town Hall Manchester City Council	Status A	Completed
OTH-STE-EX-XX-SAM-X-009	Replacement Stone Coping Sample	Purcell		Mr Gareth Richings - Purcell Terri Moylan - Purcell	Status A	Completed
OTH-STE-EX-XX-SAM-X-009	Replacement Stone Coping Sample	Arup		Ms Harriet Tilley - Arup Tom Waterson - Arup	Status A	Completed
OTH-STE-EX-XX-SAM-X-009	Replacement Stone Coping Sample	LL Review		Clara Minnican - Lendlease Construction (Europe) Ltd Mr Joe Keenan - Lendlease Construction (Europe) Ltd Mr Rob Odey - Lendlease Construction (Europe) Ltd Mr Will Rycroft - Lendlease Construction (Europe) Ltd	Status A	Completed
OTH-STE-EX-XX-SAM-X-009	Replacement Stone Coping Sample	F&G		Mrs Chiaolin Gunn-Russell - Faithful+Gould Ltd Mr Indi Lall - Faithful+Gould Ltd	Status A	Completed
OTH-STE-EX-XX-SAM-X-009	Replacement Stone Coping Sample	LL Review & instruction to SubCon		Clara Minnican - Lendlease Construction (Europe) Ltd Mr Joe Keenan - Lendlease Construction (Europe) Ltd Mr Rob Odey - Lendlease Construction (Europe) Ltd Mr Will Rycroft - Lendlease Construction (Europe) Ltd	Status A	Completed



What is the level of harm?

Whilst 'like-for-like' replacement of failing stone can be considered highly beneficial to significance, it is acknowledged that changing the stone sizing is a change to the original building that may take place across an unknown number of areas. However, the works will still result in the replacement of failing stone and help to care for the long-term protection of the building, so it is wrong to describe the change as harmful. The replacement of failing stone remains a positive but admittedly less so than if carried out like-for-like.

The need for the approach is outlined above and can be considered as the 'clear and convincing justification' required in planning terms.

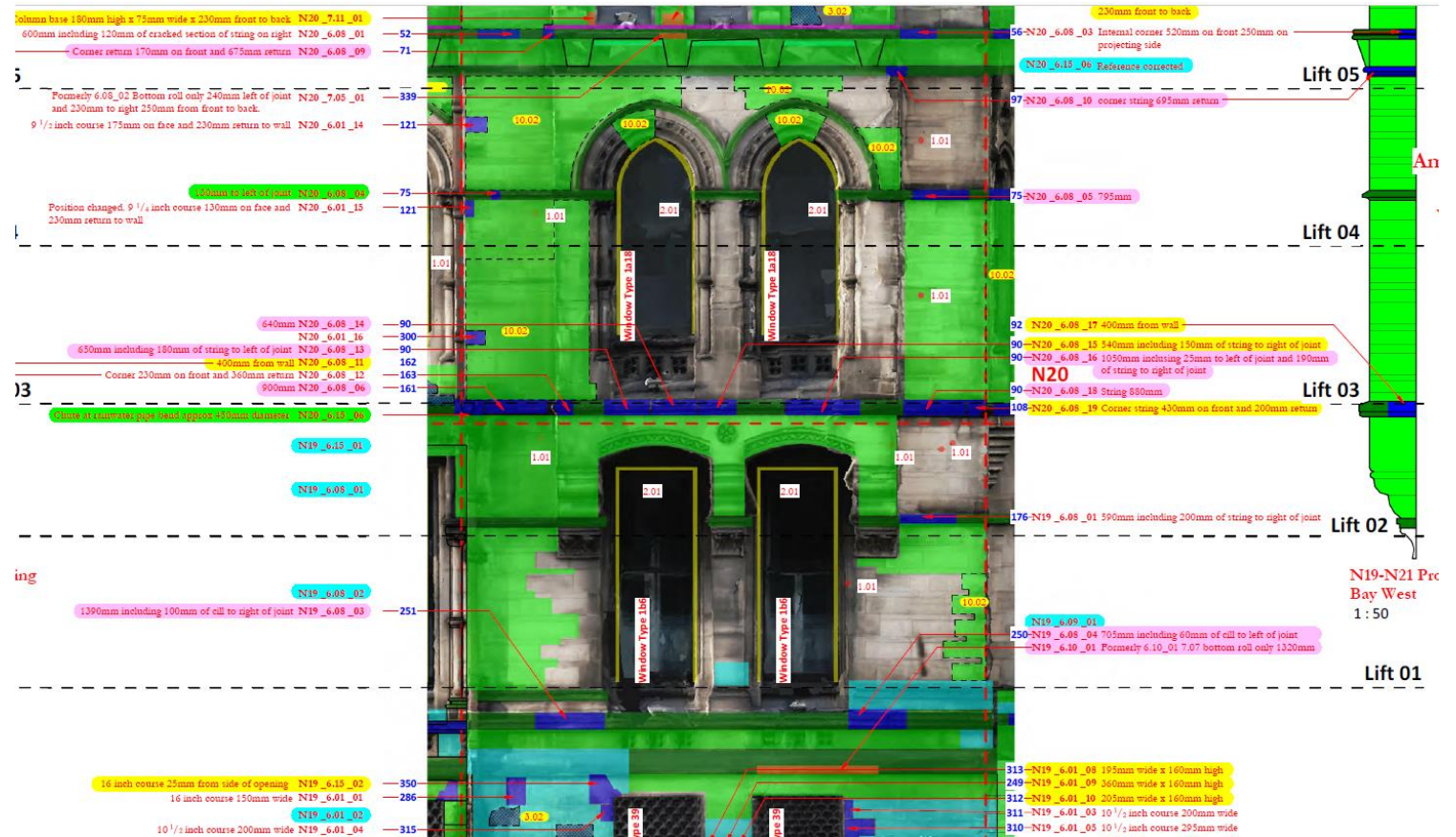


Figure 1 Extract from the issue drawings for Princess Street showing the proposed stone variation (text highlighted in pink). For full details see supporting drawings