

crusader photo-report

project title	date	client/applicant	project address	ward	notes
crusader mill	08 02 2022	Capital & Centric	Crusader 70 Chapeltown St Manchester M1 2EW	Manchester City Council	photoreport to discharge planning conditions relating to applications 113363/FO/2016 113364/LO/201
document title	status/revision	author			
planning photo report	-	shedkm architects ltd			

contents

01

introduction

04

02

photographic report

06

02.01

cornices

07

02.02

historic and industrial features

08

02.03

entrance gates

10

02.04

new cores

12

02.05

existing stairs

14

02.06

cloister details

15

02.07

roof terraces

16

02.08

masonry facades

18

02.09

interfaces between new and old

22

01 introduction

this photoreport follows a site visit with case officer Angela Leckie and conservation officer Paul Mason to view the completed scheme and agree final constructed details in relation to the following conditions:

outstanding conditions

CDN/17/0593, Discharge of conditions Phase 1 (Conversion of Mill Buildings)

- 10 (Materials)

CDN/17/0594 Discharge of conditions Phase 1 (Conversion of Mill Buildings),

- 5 (Materials)
- 7a (cornices) and 7l (shadow gaps and interfaces) attached to application ref no 113364/LO/201

CDN/17/0636 Discharge of conditions Phase 1 (Conversion of Mill Buildings)

- 7 (d) (detailed design of timber gates)
- 29 (Photographic Survey) attached to application ref no 113364/LO/201

02 photographic report

2.1 cornices



- key** (clockwise from top left)
- 01** repair of existing cornices to create new template
 - 02** section of replacement cornice
 - 03** cornices being installed, with acanthus leaves being individually placed
 - 04** cornice installation
 - 05** section of cornice mould being made in workshop



2.2 historic and industrial features



- key** (clockwise from top left)
- 01 existing beams, sandblasted with steel reinforcement
 - 02 steel pattress plates cleaned, repaired and reinstated
 - 03 existing internal steel beam – cleaned, repaired and reinstated
 - 04 existing timber trusses with tie rods – timber sandblasted, steel rods cleaned and painted
 - 05 existing timber beams, sandblasted and retained
 - 06 external cast iron pilasters cleaned, repaired and repainted
 - 07 existing bridgelink repaired with steel plate balustrades added to use as terrace

- following page**
- 08 external cast iron pilasters cleaned, repaired and repainted with new metal gates set into undercroft opening
 - 09 castiron doors retained as existing and mounted in existing stairwell
 - 10 external cast iron pilasters cleaned, repaired and repainted





2.3 entrance gates



key (clockwise from top left)

- 01 east entrance gate external view
- 02 east entrance gate internal view
- 03 west entrance gate external view
- 04 west entrance gate internal view

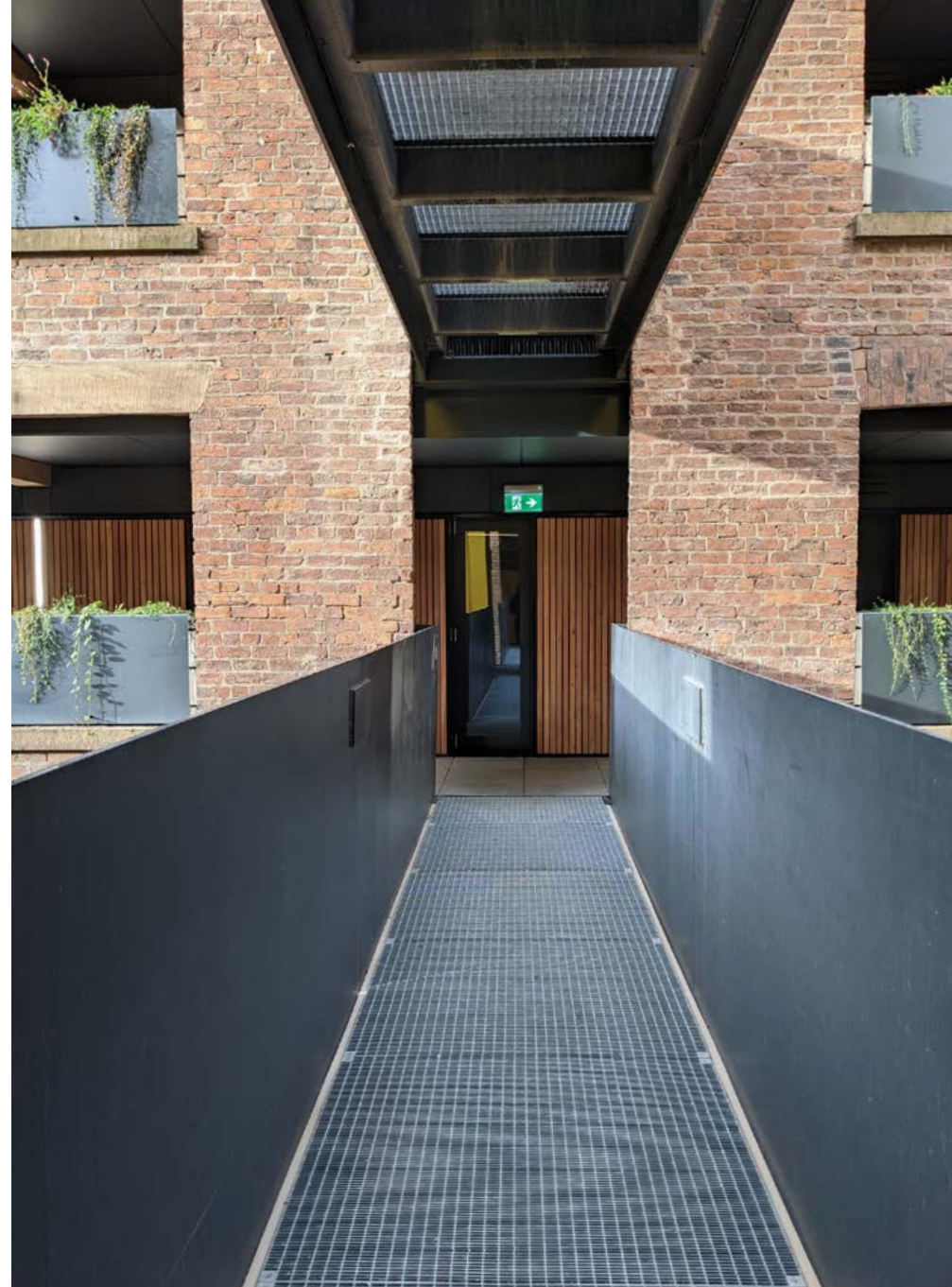


2.4 new cores

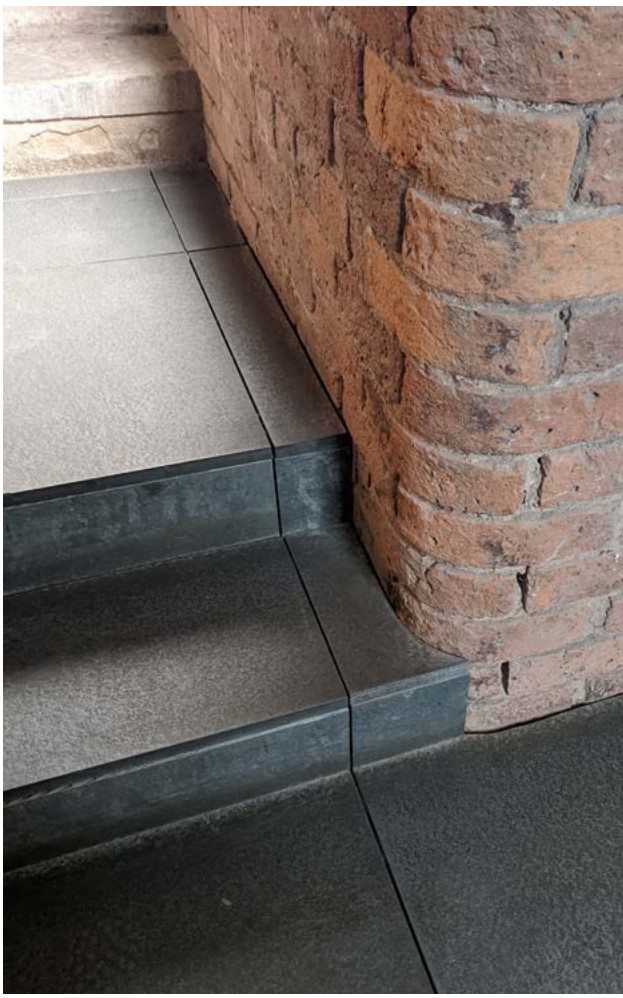
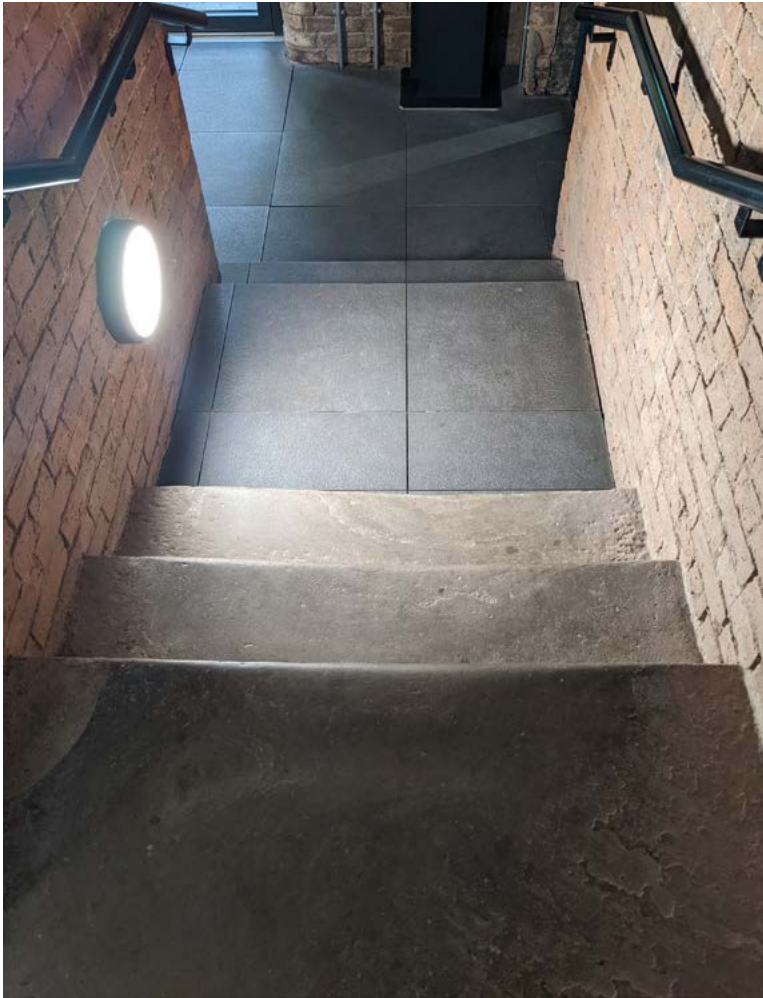


- key** (clockwise from top left)
- 01 bridgelink connection to existing facade
 - 02 core and bridgelink view from the courtyard
 - 03 view looking up at core, bridgelink and masonry
 - following page**
 - 04 interface of bridgelink and existing masonry facade viewed from below
 - 05 interface of bridgelink and existing masonry facade viewed from walkway

2.4 new cores

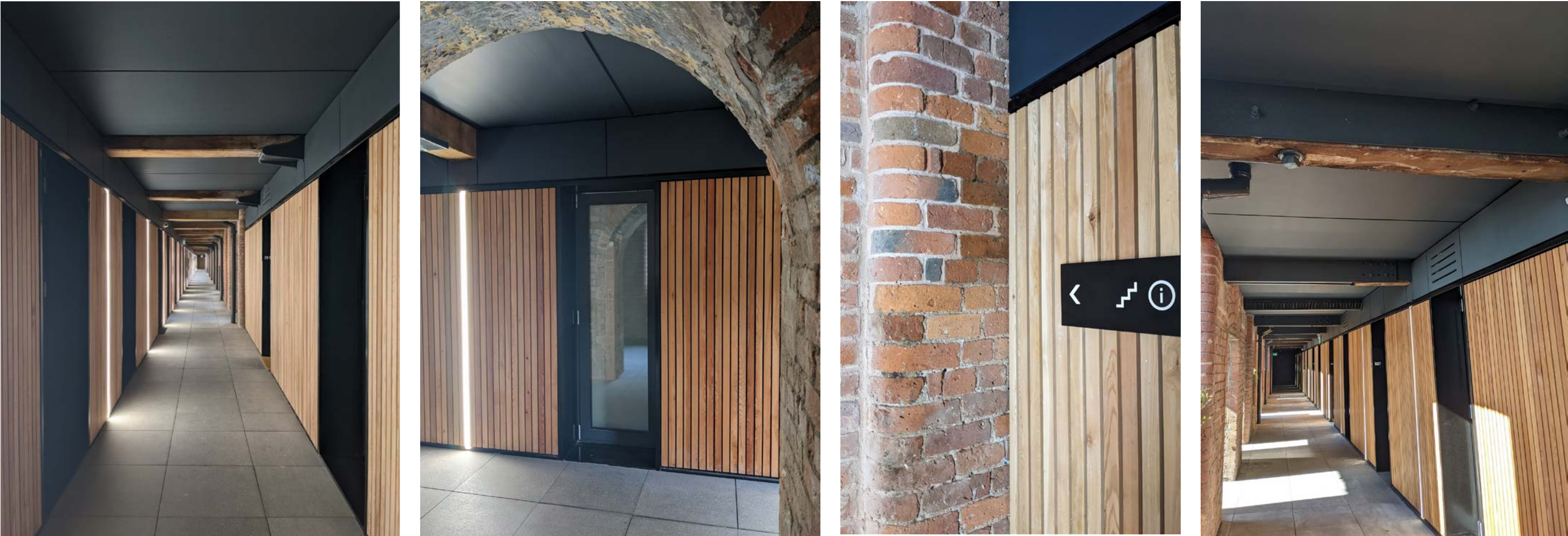


2.5 existing stairs



- key** (from left)
- 01** new flooring, existing stone treads, handrails and lighting
 - 02** interface of new flooring and existing stone treads
 - 03** existing stone treads repaired and cleaned
 - 04** new tiles scribed to existing masonry

2.6 cloister details



- key** (from left)
- 01** view along cloister showing new coister walls and soffit interface with existing timber beams
 - 02** cloister timber cladding, aluminium window reveals, frieze and soffit
 - 03** interface of new cloister wall with existing masonry
 - 04** interface of new soffit with steel plate to beams

2.7 roof terraces



- key** (from left)
- 01** 'cut-out' roof terraces - interface with existing coping and gutter, glazed balustrade and flashing with slate roof shown
 - 02** roof terraces viewed from below
 - 03** aluminium flashing to head of door and cladding to cheeks
 - 04** terraces viewed from bridgelink showing minimal visual impact to roof line

2.7 roof terraces



2.8 masonry facades



key (from left)

- 01 SE corner - new openings to masonry with double doors and juliette balconies
- 02 chimney brickwork, repointed and cleaned
- 03 tramline elevation – new section of brickwork along full ground floor
- 04 tramline elevation – new section of brickwork between cast-iron pilasters
(*redundant wires removed since last visit and low level repointing completed)
- 05 west stair access
- 06 openings reinstated to west courtyard elevation

2.8 masonry facades



2.8 masonry facades



- key** (from left)
- 01 painted signage to B1 retained, new brickwork to reinstated cills and replacement brickwork at low level.
 - 02 brickwork on chapeltown street (* low level repointed along the full length of elevation completed)
 - 03 section of new brickwork between cast-iron pilasters on chapeltown street
 - 04 cut brickwork at bridgelink junction
 - 05 brickwork to outrigger (* missing bricks to arch to be replaced, repointing required)
 - 06 repaired and cleaned brockwork to B3 courtyard facade

2.8 masonry facades



2.9 interfaces between new and existing



- key** (from left)
- 01 recessed soffit board forming shadow gap between masonry and timber beam
 - 02 recessed soffit board forming shadow gap between beam and beam saddle
 - 03 shadowgaps between each facade cladding element
 - 04 shadow gap between new cloister wall and existing masonry
 - 05 planters set-off existing masonry
 - 06 bridgelink balustrade set-off existing masonry
 - 07 shadow gap between existing timber beam and soffit

2.9 interfaces between new and existing



shedkm

liverpool

tempest
12 tithebarn street
liverpool L2 2DT

+44 (0) 151 709 8211

design@shedkm.co.uk

london

london house
115 golden lane
london EC1Y 0TJ

+44 (0) 207 253 8881

shedkm.co.uk