



32-34 Laystall Street, Manchester

Method Statement for Removal of Cladding and Render to West Elevation.

June 2022.

1.0 Introduction

The building which forms the Site today was initially constructed in c.1879 as the offices, showroom and workshops of John Armitage & Son's terracotta and fireclay manufacturing company. The building was subsequently extended to form a clothing manufacturer's during the 1950s and further extended in the c.1990s.

The Site is bounded by Laystall Street (formally Lees Street) to the north, Brock Street (formally Bank Street) to the east, a rear alleyway to the south, and Pigeon Street to the west, which includes an area of surface car parking.

As part of the consented redevelopment of the site, the elements other than the offices and showroom are to be demolished and a new extension erected to the west.

As part of the survey and inspection works, some concern has been raised both by the conservation architect and engineer about the condition and saturation of the gable to the west of the building, which is clad in metal sheet with cement render below, and the approach to its consequent conservation and repair. There is therefore an urgent need to remove the modern metal sheet cladding and the (assumed) cementitious render below which is trapping moisture in the wall and preventing both drying and full inspection. Consequently a method statement for the removal has been prepared by Chambers Conservation, specialist conservation architects.

The cladding is understood to be bolted through the wall as bolt fixings are visible internally. Cement render is assumed as it is exposed at ground floor level.



View from the North-west, (2021), showing the metal cladding to the west elevation with cement render visible at low level.



Internal fixings associated with metal sheet cladding (2022).

2.0 Schedule of Works

- 2.1 All works are to be undertaken by a suitably skilled contractor. Proposed names and details to be submitted to CA prior to commencement of any works. Approval to be given before any works commence.
- 2.2 Prior to commencement the contractor is to identify all fixings for the metal cladding visible internally and identify on internal elevations (provided by OMI architects).
- 2.3 Undertake a full set of record photographs of the wall internally and cladding externally.
- 2.4 Provide protection to facing brick and terracotta to front elevation before commencing the removal works. This shall comprise ply boxing/protection to projecting terracotta (fixed to mortar joints only) and correx sheeting, taped, or similar to 1.5m minimum of facing brickwork (north elevation).
- 2.5 Carefully remove capping and trims, ensuring no damage to adjacent surfaces. Allow for inspection by CA to perimeter following removal. Provide lighting to enable inspection of the void behind the cladding.
- 2.6 Support cladding panels externally and provide adjacent scaffold or similar to enable removal. Initially loosen fixings internally to enable removal. If fixings are corroded beyond use, carefully cut cladding externally around each fixing (this is less likely to damage the fabric than cutting internally). Ensuring support at all times both for safe removal and to ensure minimum risk of damage to brickwork.
- 2.7 Working sequentially from top down (as cladding panels are lapped vertically), remove each section in turn. Provide photographs/opportunity to visit for CA following removal of uppermost section.
- 2.8 Following removal of cladding, allow for inspection of render by CA and for full inspection to assess extent and bonding of render to substrate. Assume all render to be removed, but subject to this review (i.e. if render is very well bonded to substrate a review may be needed to ensure any damage to brickwork is minimised or avoided as far as possible).
- 2.9 Carefully remove render using hand tools only (subject to trials). In accordance with the following process:

2.9.1 Remove cement render over brickwork using hand tools. This process assumes that the render is cracked (which are apparent at low level) and consequently split into areas. Removal is best achieved by continual gentle tapping with a hammer at the centre of each area until the different mechanical properties between the brick and the cementitious render causes the two to part with minimum damage. The process is quite lengthy and time should be allowed for it. Care is to be taken to avoid damage to the brick substrate, particularly where the render is well-adhered. If subsequently directed by CA, remove cement residual pointing (beneath) by using hand tools such as quirks or narrow chisels. Clean out joints using dry air sprays and non-ferrous or stiff bristle brushes. Consequent repair methodology to then be confirmed by CA.

2.10 Subject to repair method referenced above, the wall may need protecting subsequently to aid the drying process, although prompt removal will enable drying during the summer months.