



8803 | Ancoats Dispensary, Manchester

8803 | Ancoats Dispensary, Manchester

Architectural Conservation Strategy

Description of work items

21/04/2022

Buttress





Architectural Conservation Strategy

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Rev	Date	Status	Initials	Description
6	17/06/2022	Construction	PN	Updated with additional information added following enabling works. Additional information highlighted in blue.
5	21/04/2022	Tender	AH	Updated to EWC comments. Torc omitted
4	10/03/2022	Planning	AH	Reference to Retained Building Repairs & NBS Specification
3	09/07/2021	Planning	PN	Planning Issue
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Definitions

REMOVE means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not include removing associated pipework, wiring, ductwork or other services, unless specifically stated. This term is used for work and materials to be taken down or otherwise unfixed by whatever means the Contractor considers appropriate and removed from site.

STORE/KEEP FOR REUSE means during removal prevent damage to the stated components or materials and clean off bedding and jointing materials. Stack neatly and in an arrangement to suit the element to which is being stored, adequately ventilate and thoroughly protect and store until required by the Employer or for use in the Works as instructed. This term is used for components which are to be retained as stated. Handle such components with care and protect from damage. In pricing such work, it will be assumed that the Contractor considers that they are able to unfix and handle without damage.

HAND TO EMPLOYER means carefully remove and hand element and/or component over to the client.

REPLACE means remove the stated existing components, features and finishes. Provide and fit in lieu new components, features or finishes which, unless specified otherwise, must match those which have been removed. Make good as necessary.

REPAIR means carry out local remedial work to components, features and finishes as found in the existing building, re-secure or re-fix as necessary and leave in a sound and neat condition. It does not include: Replacement of components or parts of components. Redecoration.

MAKE GOOD means carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include: Replacement of components or parts of components. Redecoration. The meaning of the term shall not be limited by this definition where used in connection with the defect's liability provisions of the Contract.

EASE means make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds. Make good all disturbed finishes as necessary.

TO MATCH EXISTING means, use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval of appearance.

TO MATCH ADJACENT means that the component is *to match existing* components in that immediate vicinity, particular room or area.

SALVAGED refers to materials that have been *removed* and *kept for re-use* on this job: no second-hand or reclaimed material is to be used on this project.

APPRAISE means the contractor is to appraise and carry out own independent assessment of the works detailed here within and update the scope of works as is necessary through consultation with the Architect.

EXTEND FINISHINGS means extend finishes to match the original in all respects to plaster, tiling, skirting or whatever the existing wall, floor (and ceiling if relevant) finishing's are over the areas affected or required to be made good and apply one coat of primer

to plaster or woodwork or other surfaces scheduled for decoration. Decoration is described elsewhere. When viewing this work, note the type and quality of the old work and allow for cutting back and neatly jointing and making good all work disturbed.

1 Introduction

This document contains a schedule of 'work items' that are to be undertaken as part of the project across the retained facades, including a series of conservation strategies which are to be adopted across the interior and exterior asset.

This document should be read in conjunction with the Drawings, Specifications, and Consultants separate packages of works.

A **Work Item** is either; a single operation, a series of operations or a complete element of the project and the cost for each 'work item' is to be entered in the Schedule of Works. The Work Item references are presented in numerical form with no duplicate items. The Work Items within this document relate to the Architectural package of works only. The design team consultants may look to adopt a similar strategy, but their references must be unique to those represented within this documentation. All work items within the schedule are to be included across the project.

Note: general work items may be included within the schedules only and not presented on the drawings.

The **Conservation Strategy** is broken down into a series of sub-headings which provide a general scope of works and methodologies for repair, cleaning, replacement, restoration works and general proposals across key architectural features, elements and components.

1.1 Work in listed and none listed buildings

It is the responsibility of the Contractor to ensure that no disturbance of any fabric within the listed building takes place, unless this is specifically detailed on the Architect's drawings and/or specification. The Architect's information is subject to listed building consent and any deviation from this is an offence under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Should the Contractor be in doubt about the extent of works or protection required, they should consult with the Architect prior to those works being carried out. Agreement may also be required from the local authority Conservation Officer in some cases, and therefore the Contractor should make any queries to the Architect in a timely manner.

The Contractor is to provide adequate protection to any historic features, which are to be retained in order to avoid damage as the works are in progress. The methods for protection should be agreed with the Architect prior to works being carried out.

Should it be the case that it is not possible to protect historic features without causing further damage to the building, it is the Contractor's responsibility to exercise maximum care to avoid disturbing any historic fabric during the course of the works. This may entail an approach of temporary protection with the agreement of the Architect.

It should be noted that damage to historic fabric cannot be made good in an acceptable manner and that the Contractor is to take all necessary measures to ensure damage does not occur.

The Contractor is to satisfy themselves that they are in possession of adequate information prior to commencing any work.

Any discrepancies found within this document by the Contractor should be brought to the attention of the Architect at the time of tendering.

The Contractor is to be responsible for all on site measurement including setting out for new work, details and dimensions for any replacement or repair work.

All dimensions included on the drawings are to be checked for accuracy on site prior to commencing work and any discrepancies should be reported to the Architect immediately.

No work shall commence until any such discrepancies have been resolved.

All works are to be carried out by experienced and highly skilled contractors.

1.2 Initial findings and recommendations

The defect descriptions (work items) and recommendations made within this document are based on an inspection made from ground level, previous drone surveys and recent façade inspection via scaffold access.

Unless otherwise stated, the inspection has been purely visual and no enclosed spaces or inaccessible parts (such as boarded floors, or hidden timbers etc) have been opened up for inspection.

The contents herein, indicate the condition of the buildings at the time of the survey. If a prolonged and sustained period of time has lapsed, following the survey, it is anticipated that the elements in question, may have fallen into further disrepair and may now require further additional works to rectify.

It is of paramount importance that any repairs undertaken, are carried out based on professional advice and undertaken by experienced contractors. Insensitive repairs, even correctly carried out, can easily destroy the architectural character of a building and inappropriate solutions to defects may prove unsatisfactory in the long term or in some cases aggravate the problem.

The contractor should note that there are areas of the existing fabric both internally and externally, which were either masked, concealed or hidden from view during the initial assessment by the Architect. This is due in main part to the site hoarding in place around the external façade. The contractor shall undertake a detailed assessment to appraise and to corroborate the initial findings as identified on the marked-up drawings and scheduled documents. It is advised that this is undertaken both prior to demolition works and at a subsequent stage once the current façade retention has been removed.

Where appropriate, photographs have been embedded within the document to provide additional background and information. They may not refer to the exact asset in question but may serve as a typical example of the work item being described.

2 Description of work items to the exterior

For the purpose of this report, works to the existing building are split into two distinct phases. These are namely

- 1) General façade repairs, pertaining to the extant fabric and
- 2) The re-instatement/ rebuilding works to the central tower and gables.

The former is to be read in conjunction with **8803 (04) & (20) series** demolition and fabric repair, most notably drawings **(04) 200-207 & (20) 101** which detail the interventions proposed to the existing façade. Whilst the latter is to be read in conjunction with **8803 (20) series** tower and gable construction, most notably drawings **(20) 001-003** and the accompanying **survey of stored materials**.

Note, in any project involving fabric repairs the drawings may have been prepared well in advance of the contract period and are reflective of the condition at the time of the survey.

The contractor and/or sub-contractor is to allow in the programme a period of two weeks to reappraise the drawings and confirm the scope of works to each identified area, once safe access has been provided.

All areas for repair are to be marked up on site by the contractor and agreed with the Architect prior to commencing any works.

General scope of works to the extant fabric are as follows - numbers are work item refs:

E10	Rainwater Goods
E11	Allow for full replacement of all redundant RWP & SWP downpipes, hoppers and gutters. All new external RWP and hoppers to match original (or equal and approved) and to be formed in Cast-Iron and placed in positions indicated across the proposed elevations to facilitate newly formed roofs.
E12	Redundant RWP clips, telephone brackets, scaffold fixings & general fixings to be carefully removed from face of brickwork, clean out fixing holes to remove dust & debris, infill holes using a lime based restoration mortar colour toned to match brickwork.
E20	Walls
E21	Allow for removal of established vegetation from within joints allowing for removal of roots where practical or treatment with suitable herbicide where not
E22	Allow for re-bedding of copings between gables to be re-instated. Carefully take up existing coping, clean off mortar, prepare wall head, re-bed & point in designated mortar incorporating 2 No stainless steel dowel & restraint fixings. Allow for lapping of DPC at interface with proposed roof level as per drawing (47)005 .
E23	Re-pointing of unsympathetic mortar (extent to be identified). Allow for careful raking out and repointing of masonry / stonework as identified by % on marked up drawings, using a suitable lime mortar. Carefully rake out using mechanical tools to a minimum depth of 25mm, brush & flush the joint with clean water to remove dust & debris, dampen prior to re-pointing in the designated mortar.
E24	Clean masonry using the Doff or ThermaTech steam cleaning system to remove biological growth & loose surface deposits, allowing for final wash down upon completion of works
E25	Allow for replacing spalled, cracked or missing bricks across elevation. Cut out individual brick, remove mortar from surrounding brickwork & insert suitable new/reclaimed replacement brick to match existing as closely as possible, bedded & pointed in designated mortar. Where reclaimed bricks are not available, new brick to be 73mm Furness natural orange (or equal and approved). Note: Brick type varies to area of North East Elevation between Ground and

	First floor and therefore allow for replacement with Furness Old Victorian Pressed Medium/Dark 80mm (or equal and approved) to match existing.
E26	Allow for <u>all</u> building fabric to receive a light DOFF steam clean including all returns, reveals, openings and wall heads incl. all relevant features.
E28	Allow for removal of white paint to low level brickwork band and stone string courses by application of paint softener & cleaning with the Doff or ThermaTech steam cleaning system. Proposed re-application of paint to areas such as the arched entrance is set out in drawing (20)101 with an allowance for resin repairs to cracks. Re-application to use appropriate Keim microporous paint (Refer to the Retained Building Repairs Specification Section 12.).
E60	Windows
E61	Allow for all existing timber vertical sash windows to be removed. Inspection of openings to be undertaken following removal of framing and any rectification works undertaken to surrounding masonry as required.

3 Investigative Works and Samples

3.1 Further Assessment

This section provides methodologies for necessary further investigations and exploration, which will focus on areas of the façade not visible during the façade inspection due to the presence of façade retention but also extends to a full survey of the internal face of the existing external walls.

In order to successfully ascertain the required level of information to undertake this survey, partial demolition works must first be undertaken to provide a route into the building shell such that a permanent framework can be constructed in order to restrain the two retained facades. The full phasing strategy is outlined in the **Method Statement - Ancoats Dispensary Demolition Rev 1 & Demolition Sequencing REV A prepared by Eric Wright Construction**.

The proposed structural framing and masonry restraint details are outlined in the **structural statement report prepared by Ridge. Document Ref: 5014349-RDG-XX-XX-RP-S-0001**

At this point and prior to allowing works to proceed onsite, the following will be provided and agreed to with the Conservation Officer, before any works are undertaken:

- Updated detailed method statement for conservation works
- Details of supervision and controls being put in place to ensure any opening up works are limited to agreed inspection areas in the first instance
- Details of safeguarding measures are to be put in place to protect the fabric.

All works are to be undertaken by approved conservation specialist sub-contractors.

3.2 Onsite Recording

In advance of any works commencing to the retained façades onsite (demolition, removals, conservation, restoration works etc) the existing fabric should be thoroughly recorded to provide reference and archive material for future use.

In advance of works commencing onsite, the contractor shall agree with the Architect and clearly label onsite items, fabric and contents that are not to be demolished and/or removed but are to be carefully protected and retained for reuse, conservation and/or restoration works.

Subject to approval and prior to commencing removal of detritus etc, the contractor shall ensure that all items to be salvaged are identified, set aside, protected, labelled (catalogued & tagged), safely stored for reuse and/or retention.

The following strategy shall be adopted for recording onsite items, prior to any physical works taking place:

Specific records:

- 1) Full dilapidation survey photographs both internally and externally prior to any works taking place.
- 2) Photograph each specific asset, component and/or element which are to undergo works (removal, repair, restoration etc)
- 3) Take mouldings and profiles (cross-sections/dimensions) of elements and components to allow for reproductions (like-for-like) to be produced.
- 4) Where elements of the fabric are loose, carefully remove (retain intact as far as is feasible), tag and store a remnant (of the above) of each instance to assist with future matching within a designated area within the building.

The contractor shall provide the Architect with appropriate method statements and mitigation measures for taking down, temporary support and retention measures, prior to dismantling or removal of any asset, component or element. No works should commence until the Architect has advised accordingly.

Note: Items identified during the demolition and enabling works have now been collated, photographed and listed within a 'Heritage Tracker' prepared by Eric Wright Construction. Additional stone and masonry originating from the Tower will be re-used where possible. Items so far assessed by the Stone Mason and Architect have been included within updated drawing 210005-BA-XX-XX-DR-A-(20)002_Rev C1

3.3 Samples & Trials

Representative samples are to be provided as requested and approved by the Architect prior to ordering, manufacture, fabrication, insertion etc of said elements and components, discussed and contained within this document.

Sample panels will be executed prior to commencement of the works and will be carried out by experienced operatives who will be working on the project. The purpose of the sample panels and trials are:

- a) To confirm the method, working pressures (cleaning) to be adopted.
- b) To confirm appropriate material selection.
- c) To confirm the method for raking out and repointing works.
- d) To confirm the mix, texture, composition and colour of mortar.
- e) To ensure that site operatives are familiar from the start of the project, operatives executing the trials should be actively involved in the works.

4 Conservation Strategy

The Conservation Strategy text should be read alongside **drawing series (04)**, specifically drawings **8803 (04) 200-207, (04)101 & (09)004** which outline the extent of works to the remaining facades. Additional detail is provided on the Tower and gable reconstruction which can be read alongside **drawing series (20)**, specifically drawings **8803 (20)001-003**.

The proposed building works have been broken down into several subheadings, which provides a detailed conservation strategy for each element and component across the existing retained heritage assets, as follows:

4.1 Demolitions and removals

4.1.1 Generally

- All areas of building fabric and contents identified for demolition and/or removal are highlighted within the (04) series drawing pack, specifically drawings 8803 (04) 200-207 & (04)101.
- Appropriately record the existing fabric prior to removal as per section 3.2 above.
- Undertake all demolition works as set out in the **Outline Demolition Methodology prepared by Eric Wright Construction**.
- Structural engineer to advise with regards to further temporary supports and any necessary BWIC.

4.1.2 Retain and salvage

- Carefully salvage, protect and label any materials, components and items which are to be temporarily removed and re-instated at a later date.
- Retain Samples of Hopper Heads for future replication of detail/ moulds in forming new Cast Iron rainwater goods.
- Retain samples of window framing to determine original paint colour using a suitable paint scrape analysis to be undertaken by specialist nominated by contractor.

4.2 Roofs and structure

4.2.1 Tower

- All original roofing has since been lost, however re-instatement of the Tower roof will be a key element to the re-building of this element and subsequently will require further design and detail work to be undertaken. It is proposed that a suite of details be developed to include the following;
- Proposed structural framing solution to match original form and design utilising existing records and photos were available.
- Details and specification of slate to be used for covering of roof, to match original as closely as possible. Refer to Retained Buildings Repair Specification Section 9.0
- Details and specification of Lead finials to turrets and main tower roof. Refer to Retained Buildings Repair Specification Section 10.0

4.2.2 New Roof Abutments (Dormers)

- The existing gables will be utilised as part of the new scheme and as such, the pitched dormers which originally formed part of the overall roofscape will be re-interpreted as part of the proposed extension. **For details of this junction and proposed build up, refer to drawing 8803 (47)005.**
 - Allow for the insertion of new dormer roofs to the north west and north east elevations following pitch of existing.
 - Allow for lead flashings where roof abuts existing gable. Refer to Retained Buildings Repair Specification Section 10.0
 - Details and specification of slate to be used for covering of roof to match original as closely as possible. Refer to Retained Buildings Repair Specification Section 9.0

4.3 Rainwater Goods

All redundant and existing RWP's to be removed inc. existing fixings from face of brickwork, clean out fixing holes to remove dust & debris, infill hole using a lime based restoration mortar colour toned to match brickwork.

All new RWP's to be formed in cast-iron, including gutters, downpipes, bracketing etc, sized and profiled to match original arrangement. Location of new RWP's to facilitate drainage of newly formed dormers and infills, refer to drawings (05) 101-102 and Retained Building Repairs Specification Section 11 for further details.

4.4 Leadwork

Where leadwork is required such as between junctions with existing walls and dormers, this should be installed to the standards as per the Lead Sheet Association's guidance as detailed in the Retained Building Repairs Specification Section 10.

4.5 Exterior Masonry and Stonework

The remaining elevations are predominantly built up of red brick with decorative horizontal terracotta banding with polychromatic voussoirs forming the arched window heads. The window opening profiles are lancet with inset trefoils formed in stone, these are typically arranged in groups of two, three or four with some of the central bays featuring shafts with decorative capitals. Both facades to be retained require varying elements of fabric repair works where identified due to degradation of the stone and brickwork, with evidence of delamination, erosion, open mortar joints (perps), cracks and fracturing.

Large vertical cracks are visible to a number of areas along the façade but most noticeably along the outer corner of the building between Lampwick Lane and Old Mill Street.

Allowing for undertaking the following scope of works, across the retain facades **(whilst referring to drawing (20)101 for further detail)**:

4.5.1 Masonry cleaning and brushing down of fabric is detailed in the Retained Building Repairs Specification Section 8 and includes the following cleaning works:

- Areas of heavy staining are to be cleaned using the DOFF cleaning method in conjunction with the DRS steam / wate vacuum recovery unit to both the internal and external surfaces (to limit increased saturation to the building fabric).
- There may be instances where particularly stained and heavily soiled surfaces from pollutants and inappropriate paint applications, may require increased abrasive methods such as TORC Any required use of the TORC system will be agreed in writing with the conservation officer prior to implementation.
- Extent of treatment is to be agreed with the CA after initial trialling and samples have been procured.
- The dark brick bands across both elevations appear to be fired to the exposed face to form the contrasting colour, in some locations this finish has been removed, possibly by abrasive cleaning given the face texture of the exposed red brick beneath. (Refer to photo below). These dark brick bands will not be replaced (as agreed with the Planning Officer) unless they coincide with areas requiring structural amendments such as with the corner of Lampwick Lane and Old Mill Street. It is generally acknowledged that the faded brick bands form a patina when reading the history of the building façade. It is also noted that the Voussoirs forming the arched window heads also adopt a

similar technique to create the alternating polychromatic effect. The same strategy outlined for the brick bands will be adopted in this instance too.



Evidence of previous abrasive cleaning to dark brick banding



Evidence of abrasive cleaning to polychromatic Voussoirs

4.5.2 Stonework repairs

The retained façade has now been fully surveyed, with the exception of some areas to ground level with limited access. Observed defects and proposed repair strategies are listed below:

- **Damaged Capitals** - Cut back face of any damaged sections of capital flush, indent new moulded section of stone fixed with epoxy resin & stainless steel dowels. A couple of instances have been identified which require full replacement of capital and these have been highlighted on drawing (20)101 and accompanying photo report schedule (09)004.
- **Blistered paintwork** - allow for removal of paint by application of paint softener & cleaning with the Doff or ThermoTech steam cleaning system. Re-instate painted finish following testing of samples utilising a Keim, microporous type.
- **Cracked Voussoirs** – Undertake suitable Resin repair to cracked voussoirs.
- **De-lamination to Cills** - Remove loose delaminating stone and dress back to a sound surface. No mechanical tools to be used without prior approval.

4.5.3 Masonry repairs

Observed defects and proposed repair strategies are listed below:

- **Damage to Un-protected Wall Heads** - Remove top 2 courses to assumed 2bk thick wall, clean off mortar & re-bed & point in designated lime mortar with allowance for 50% replacement of missing/damaged bricks with 73mm Furness orange type or Furness Old Victorian Pressed Medium/Dark 80mm.
- **Vertical Cracks in Brickwork** - At 300mm centres mechanically rake out joints to a depth of 50mm to a distance of 500mm either side of the crack, brush & flush the raked joint with clean water to remove dust & debris, inject a bead of epoxy mortar to back of the joint & insert & press home a 1m long, 6mm diameter threaded stainless steel stitching bar, re-point open joint in designated lime mortar. Structural Engineer to confirm spacing and setting out of stitching bar following inspection of façade.
- **Replacement of cracked or damaged bricks** - Cut out individual bricks, remove mortar from surrounding brickwork & insert suitable new/reclaimed replacement brick, bedded & pointed in designated lime mortar.

4.5.4 General raking out and re-pointing of joints to stonework and brick

- From the façade inspection it is apparent that the building has been repointed at a more recent date, the photo below illustrates the original lime based mix next to the later intervention. It is

proposed that any patch repairs or repointing is undertaken to match the colour of the more recent mortar to provide a consistent appearance. Mortar repairs to be made to approx 20% of facade. Detailed areas to be determined. All re-pointing and new pointing to be of a lime mortar mix (spec to be determined) with natural dye to match existing mortar (colour to be determined).



Evidence of original and later mortar samples

4.5.5 Remove fixings and make good

- Brush down and remove loose debris.
- Remove redundant fixings and/or previous poor-quality repairs and make good the surface of the masonry generally.
- Fill the resultant holes with mortar, colour matched.

4.5.6 Consolidate and make good masonry / stonework

- Brush down and remove loose debris.
- Rebuild area of brick / stone, appropriately tying into surrounding area.
- Rake out and repoint masonry etc.
- Fully grout brick / stone in before surrounding joints are repointed.
- Allow for making good and consolidation to any areas of recessed stonework / reveals.

4.5.7 Unsupported – masonry / stonework

- Unsupported masonry may be supported on a temporary basis only.

- Structural engineer to review. Scope of works as structural engineers design.
- Undertake necessary remedial repairs OR insertion of new lintel(s). Allow for making good of surrounding masonry in association with any structural works. Grout and repoint all joints to match existing.

4.5.8 Cracking / untied – masonry

- Stepped / vertical cracking through bed and head joints.
- Masonry / stonework inappropriately tied into fabric.
- Stitch repair / cintec anchor may be required as structural engineers design.
- Allow for checking of existing wall ties where evident.
- Structural engineer to review. Scope of works as structural engineers design.

4.6 Tower & Gable Re-instatement

4.6.1 Historic Works

The upper portion of the central tower to the Dispensary was dismantled in September 2011, after a building notice was issued by the City Council following concern over the instability of the structure. This resulted in the dismantling of the structure fronting Old Mill Street and the removal of elements of three top floor arched windows and gables as well as chimney stacks. The dismantled elements were put into storage in Grey Mare Lane police station. Following the demolition of this building in January 2021, the materials have now been transferred to; Bill Howarth Scrap Metals, Jersey Street, Ancoats M4 6JW

4.6.2 Survey & Integration of Remaining Elements

A full and in-depth audit and survey of these pallets was undertaken in September 2020 prior to the transfer of materials from Gray Mare Lane.

The purpose of this survey was to establish the extent of materials available for the reconstruction of the Tower and their relative condition for potential re-instatement. The survey information was then translated into a set of elevations which identified the repair works required with a reference back to the specific pallet the stored elements derived from. Where any elements were identified as missing, this has also been reflected in the elevation and highlighted as such. **Refer to drawing (20)002 for these detailed elevations.**

To this end it is understood that a number of feature mouldings or larger segments of stone will be re-cast to match existing as part of the Tower re-build. A further detailed inspection of these stored materials is currently underway in collaboration with Stone Central. It is anticipated that a more accurate and full schedule for replacement of these elements will now be drawn up with accurate dimensions & profiles to enable casting of stone to match existing.

4.6.3 Extent of Works Required

To facilitate the construction of the upper tower it will be necessary to remove the existing internal walls which originally formed the base and supporting structure. These three walls are in a bad state of repair and cannot be structurally tested to take the weight any longer. It is therefore proposed that the visible portion of the Tower rising externally above the new roof level be supported off a new structural deck and steel frame just above the fourth floor level. The footprint of the original tower will be preserved by incorporating new walls to form the entrance lobby with a new skin of brickwork to the internal lining. **The extent of**

demolition and sectional strategy detailing this proposal are represented in drawings (04)200 and (21)001 respectively.

4.6.4 Gable Re-construction

All adjacent gables are to be re-formed with original masonry where possible, all bedded & pointed in designated mortar allowing for stainless steel ties & restraint fixings as required.

4.7 Exterior Windows

4.7.1 Existing Window Replacement

All of the existing windows are to be replaced with new double glazed aluminium slim profiled framing. Refer to NBS specification section L10/331. It is proposed that a paint scrape analysis be undertaken to determine the original colour of the existing timber sash windows. For the purpose of the planning application, these are currently shown as white to match that currently evident on site.

Previously, these existing timber windows were fixed back to an internal reveal, the detail of which is visible from the drone image below. This had the effect of reducing the visible width of the framing when viewed from the outside.

4.7.2 Proposed Window Integration

In order to successfully upgrade the thermal performance around the narrow piers it is proposed to maximise these reveals by returning the insulation into them and thereby minimising the risk of cold bridging through the window framing. An indicative detail of this can be read with **reference to drawing 8803 (31) 100**. By using a slim profile framing, this should minimise the impact when viewed externally. The proposed profile detail is illustrated in **drawing 8803 (31) 002**



Existing Window and reveal detail looking from the inside

4.7.3 Basement Windows

During demolition and enabling works it was discovered that the existing basement window openings had been supported of timber lintels which where in poor condition. In order to rectify this – it is proposed that the window openings themselves are infilled with an engineering brick to fully support the wall above. This will enable the existing lintels to be removed ensuring the stability of the construction. The infill walls themselves will not be visible either externally or internally once the development has been completed.



Evidence of original and later mortar samples

4.8 Exterior Door & Stepped Entrance

4.8.1 Level Access Provision

During the site survey – it was discovered that the existing external level had been raised from that shown on older archive photos such as the one below. Since the design has progressed on the assumption that this level was unchanged, the access strategy has further developed. It is now proposed that, a level threshold be provided to the secondary entrance utilising a 1:21 slope down from street level. The main entrance will therefore be raised c.600mm above the proposed FFL and will therefore require steps down from the lobby to access the main stairs and apartments.



Original entrance arrangement with external steps and lower street level



Current height of Main Entrance relative to external ground level

4.8.2 Proposed Detail & Arrangement

Firstly, it is proposed that the new entrance door be set back into the lobby to ensure the prominence of the surrounding overhead arch and capitals. This offset will be formed through the use of a glazed screen with side panels forming the reveals. The transom/ glazing bars and framing will be of PPC aluminium RAL 9010 to match the surrounding windows. Further detail on the proposed main entrance arrangement can be found with reference to drawing (32)003 and NBS Specification H11.

4.9 Internal Face of External Walls

4.9.1 Proposed Works & Sequencing

- Remove all areas of plaster, back to bare masonry.
- Rake out, prepare substrate for repointing with a suitable lime mortar.
- Undertake repair works where required, pending assessment and further survey.
- Following construction of extension during internal fit out stage, internal faces to receive a 30mm application of Diasen Diathonite insulating plaster comprising of lime, cork and clay. Substrate to be applied to act as a breathable layer prior to installation of secondary insulation. Of which, build up will comprise; 170mm Foamglas Slab T3+, unvented cavity and plasterboard.
- New airbricks are to be incorporated into the façade to facilitate the connection of mechanical ventilation. It is proposed that these bricks be aligned with the existing feature banding and formed in such a way to match the detailing expressed within this banding. The location of these are highlighted on the proposed elevations (05)101 & 102.



Condition of Existing Walls during demolition and enabling works

4.9.2 Survey of Existing Wall Build Up

In order to confirm the above method statement, works and sequencing, a survey was undertaken to establish the existing wall build up to establish the risk posed from interstitial condensation/ thermal bridging following completion.

Where possible any intrusion into the façade was kept to a minimum by taking the results either from existing openings/ holes or from exposed heads (such as at parapet level).

The results from this survey are as follows:

Ground Floor (Lower Walls)

External Skin from outer to inner comprising of 2 layers of brickwork, a 70-100mm clear cavity and 2 layers of brickwork.



Upper Floors

External Skin from outer to inner comprising of 2 layers of brickwork, 70-100mm clear cavity and 1 layer of internal brick skin.



This survey information has subsequently been fed through to an independent assessor who is in the process of preparing a report to determine the associated risk from thermal bridging and interstitial condensation. Although the finalised version of this assessment is still ongoing, their initial findings confirm that there is a minimal risk associated in the proposed build up due to the relative high vapour resistance of the Foamglas Slab T3+. It is anticipated that any driving rain that penetrates the external masonry will be soaked up by the

presence of Diasen Diathonite. A full version of this report/ analysis will be available on request once completed.

5 General Recommendations

5.1 Limitations

The inspection was undertaken where safe access was available.

5.2 General Recommendations – Internal Areas

5.2.1 Asbestos

Undertake an R&D survey prior to any proposed works. All works to be carried out by licensed professionals.

5.2.2 Propping and Stabilisation

Some emergency propping and stabilisation works have already been implemented in the basement. There may be additional areas which require strengthening as the works progress. To be advised by the structural engineer.

5.2.3 Protection

It is vital that key architectural features are sufficiently and robustly protected from damage during the works (particularly during the demolition phase). Demolition should advance carefully and methodically towards the retained facades to avoid any further damage resulting from sudden collapse of internal walls. This detail is further covered in the **Method Statement - Ancoats Dispensary Demolition Rev 1 & Demolition Sequencing REV A prepared by Eric Wright Construction**

5.2.4 Further Investigations

Analysis of pointing & paintwork is advised where areas are to be made good on a like-for-like basis.

Analysis of existing drainage network.

Further investigations required within sub-floors, concealed spaces and existing basement etc.

5.3 Approved Document L – Building Regulations (Exemptions)

For historic buildings, a balance needs to be achieved between improving energy efficiency and avoiding damage to the existing fabric both with regards to the impact on significance and potential detrimental and irreversible damage imposed by inappropriate / unsuitable methods of improvement.

The Building Regulations Approved Document Part L make it clear that a reasonable compromise on energy efficiency targets may be acceptable in order to preserve character and appearance and to avoid technical risks.

5.3.1 Potential Risks of Upgrading Older Buildings

Note: information extracted from Historic England *'Energy Efficiency and Historic Buildings – application of part L of the Building Regulations to Historic and Traditionally Constructed Buildings'* guidance document.

- Causing unacceptable damage to the character and appearance of historic buildings.
- Causing damaging technical conflicts between the existing construction and changes to improve energy efficiency.

Considering the above, the Approved Documents L1B and L2B contain some exemptions for historic buildings, a list can be found below.

5.3.2 Building, structures, items of interest which are exempt from the requirements are:

- Listed Building at Grades I, II* and II
- Buildings in conservation areas
- Scheduled monuments
- 'Special Considerations' apply to:
 - Locally listed buildings
 - Buildings in national parks
 - Historic areas
 - Traditionally constructed buildings

Buildings and structures which are exempt are clearly defined within the Approved Documents.

Regulation 21 states:

".... where compliance with the energy efficiency requirements would unacceptably alter their character or appearance".

5.3.3 Potential Ways to Upgrade with Minimal Impact

- Undertake consequential improvements where required
 - Upgrading heating, cooling or air handling systems
 - Upgrading lighting systems
 - Upgrading thermal elements
 - Installing energy metering
 - Replacing windows

5.3.4 New Structures and Extensions

Newly constructed structures and extensions should comply fully with the recommendations made within the approved documents.

6 Appendices

6.1 Drawing List

Conservation Strategy specific drawing list only.

(04) Conservation Strategy Plans	
8803 (04) 200	Ground Floor Demolition Plan
8803 (04) 201	Proposed Ground Floor Intervention Plan
8803 (04) 202	Proposed First Floor Intervention Plan
8803 (04) 203	Proposed Second Floor Intervention Plan
8803 (04) 204	Proposed Third Floor Intervention Plan
8803 (04) 205	Proposed Fourth Floor Intervention Plan
8803 (04) 206	Proposed Fifth Floor Intervention Plan
8803 (04) 207	Proposed Roof Level Intervention Plan
(05) Conservation Strategy Elevations	
8803 (05) 201	Proposed Intervention Elevations Sheet 1 of 2
8803 (05) 202	Proposed Intervention Elevations Sheet 2 of 2
(20) Fabric Repairs	
8803 (20) 001	Tower Elevations Pre Demolition Including Element types
8803 (20) 002	Tower Reconstruction Survey
8803 (20) 003	3D Perspectives of the Tower
8803 (20) 101	North West & North East Elevation - Repairs
(21) External Walls	
8803 (21) 001	Tower Reference Sections
(31) Windows	
8803 (31) 001	Proposed Window Schedule & Types

8803 (31) 002	Bay Studies
8803 (31) 100	Typical Window Existing Building Details
(32) External Doors	
8803 (32) 001	External Door Schedule & Types
8803 (32) 003	Main Entrance Details
(47) Roof Details	
8803 (47) 005	Roof Details 5

6.2 Listing Description

Statutory Address:

Ardwick and Ancoats Hospital, Mill Street

The building or site itself may lie within the boundary of more than one authority.

District:

Manchester (Metropolitan Authority)

National Grid Reference:

SJ 8545198426

Details

SJ8598 698-1/17/455 03/10/74

MANCHESTER

MILL STREET, Ancoats (South East side) Ardwick and Ancoats Hospital (Formerly Listed as: MILL STREET, Ancoats (South East side) Ancoats Hospital)

GV II

Dispensary and hospital, now hospital. 1879-91, by Lewis and Crawcroft. Red brick with polychrome bands, steeply-pitched hipped slate roofs. Irregular plan. Gothic style. Three storeys and basements, 1:1:3:1:1 bays, symmetrical, the 3-bay centre and the ends projecting. The centre bay, treated as a 4-stage tower, breaks forwards slightly, has a 2-centred arched doorway with shafts, the arch inscribed "ANCOATS HOSPITAL" and an arched extrados band inscribed "ARDWICK AND ANCOATS DISPENSARY", 2-light windows to the 1st and 2nd floors, weathered coping with stone turrets, and an elaborate turret with an oculus and tall oversailing parapet with corner tourelles (and formerly a saddle-back roof). All the windows have narrow arched lights with polychrome heads and impost bands, all those of the 3-bay centre with shafts: the ground floor has mostly 3-light windows and the 1st floor has mostly 2-light windows, but the recessed bays which have 4 and 3-light windows to these floors; the 2nd floor has 2-light windows rising into gabled half-dormers. Later additions to rear. Interior not inspected.

Listing NGR: SJ8545198426

