



Atelier MB
Urban Architects



Science and Industry Museum Manchester

Project Ref: 2002

Methodologies

Supplementary Details Relating to Historic
Fabric

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To be read in conjunction with:
AtMB Full Listed Building Application
Documentation

Covering:
Great Western Warehouse
Station Building
1830s Warehouse

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1.00 Scope of Works
1.01 All work to be carried out by suitably qualified operatives and experienced conservators. 1.02 All fabric within a listed building is listed. Therefore, do not carry out any works that are not clearly outlined within the methodologies and specifications included in the works package. Seek instructions from the CA if additional fabric is disturbed, or further fire stopping issues are uncovered during the works. 1.03 The existing brickwork must not be altered, or openings enlarged to facilitate the installation of standard fire stopping details. Seek instructions if standard fire stopping detail cannot be installed without breaking out further masonry.
2.00 Preliminary Work
2.01 Provide suitable enclosure to prevent access to the works by the general public, and safe cleaning/repair. 2.02 Take photographs of the existing fabric prior to commencing the works.
3.00 Fabric Removal
3.01 Seek approval from TSIM client and/or CA prior to commencing works – this is to ensure: a) The site is secure, and any access limitations have been put in place as this is an active publicly accessible site. b) All removable items have been taken away from the space c) Any specialist protection works such as to archive material have been carried out. 3.02 Carefully erect any suitable support structures required to create safe access to carry out the works. NB this must not be fixing into historic fabric – including but not necessarily limited to all timber, brickwork, and ironwork. These structures should be designed to be free standing and/or fix into existing blockwork only (if agreed in advance). If additional support/scaffolding is required to bear load onto, or fix into such fabric, details must be agreed in advance with CA and Conservation Officer. 3.03 Remove existing fabric without damaging any surrounding fabric. Ensure adequate protection is put in place to prevent dust or debris spreading into other areas. Protection methodology to be prepared and submitted to the CA for approval prior to proceeding. 3.04 Removal of historic fabric or anything adhered to historic fabric must only be done with hand tools and/or poultices as specified. All poultice cleaning to be commenced with a site trial to be signed off by the CA prior to proceeding. This is to ensure the minimal chemical/abrasive damage is caused to the underlying historic fabric. All chemicals must be washed off as soon as possible in accordance with the specification and manufacturer recommendations. 3.05 See instructions if hand tools/poultice cannot remove adhered material sufficiently to carry out the remainder of the works. 3.06 Seek instructions if fabric removal reveals further damaged material beneath e.g. masonry.
4.00 Cleaning



4.01 As 2.30 above, site trials are to be carried out and approved by the CA prior to commencing any cleaning methods such as poultices.

4.02 Where mortar needs to be cleaned from face of brickwork, this must only be done with hand tools. If following site trials, the mortar cannot be removed without damaging the brickwork then the cement based mortar will be left in situ.

5.00 Repairs

5.01 Mortar samples are to be taken from the location of works to determine the exact mix, texture, and colour. This will then inform the proposed replacement mix which is to be agreed with the CA via site samples or biscuit samples presented on site. Take 3 no. samples from each different area of mortar for analysis. The number of distinct mortar types across the works is to be confirmed and agreed on site with the CA but it is anticipated that there will be at least 2 no. mortar mixes per building.

5.02 Plastic mortar repairs are only proposed as follows:

a) Where a distinct significant hole is found in a brick which compromises the fire protection, and the remainder of the brick is in an acceptable condition.

5.03 Replacement bricks are only proposed as follows:

- a) Where they are missing entirely,
- b) Where the extent of fabric loss is such that a plastic repair would not be effective, and to do nothing causes considerable aesthetic damage to the heritage significance of the space,
- c) Or where the fire protection offered by the wall has been compromised.

5.04 Repointing of brickwork is only to be carried out as follows:

- a) Where the existing pointing has been eroded such that the depth of the joint is more than twice the width.
- b) Where the existing pointing is friable and loose such that when the joint is carefully brushed out, the depth of the joint is more than twice the width.

5.05 Following repair work, ensure all building fabric surfaces are cleaned of any surface deposits without delay. This is to avoid staining and or residue being left in-situ.

6.00 Fire Stopping

6.01 Do not cover or apply sealant to ironwork brickwork or timber faces unless specifically agreed within methodology. Any application of sealant or adhesive etc. to the face of iron, timber or brickwork must be kept to a minimum and any residue or overspill cleaned off immediately.

7.0 Partitions

7.01 The careful removal of existing stud partitions is to be done with hand tools only where possible. The works are to be carried out so that minimal disruption/damage is caused to the surrounding fabric. Where fixings are made into existing mortar joints, these are to be reused where possible to install any new partitions. Where these former fixing points cannot be reused, the mortar/pointing should be repaired to match adjacent masonry.

7.02 New partitions are to be installed with minimal disruption to surrounding fabric. Where fixings are required into existing masonry, these must be done into mortar joints.



7.03 All perimeter seals to new partitions are to be done such that visual protrusion from the face of the partition is minimised. Any excess sealant must be cleaned off the adjacent surfaces as soon as possible to avoid staining/deposits. If this cannot be done with mild soapy water, any chemicals used must be washed off with clean water as soon as possible.



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