

Application for Listed Building Consent –
Supporting Statement

6-14a Oxford Road,
Manchester M1 5QA



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Rheith Limited
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1. Introduction

1.1. Introduction

This supporting statement has been prepared by Delwyn Jones Bsc (Hons) MRICS in support of an application for Listed Building Consent for specific interventions proposed at 6-14a Oxford Road with the objectives of addressing necessary maintenance and repairs.

The application for Listed Building Consent is made to Manchester City Council as the relevant planning authority and the application proposed seeks approval of the measures outlined at Section 7 of this document.

1.2. Context

The proposals, which are scheduled to be implemented over the spring and summer of 2026, form part of a long term strategy of the planned maintenance and repair of the building, initiated by the current owners of the building some 15 years ago.

Past programmed cycles of repairs and maintenance, undertaken in 2012 and 2018, involved interventions which are part replicated within the current application and which received relevant Listed Building Consent on those occasions.

The main focus of the current application relates to the proposed interventions at principal cornice level of the building. Here past interventions undertaken circa 2000 (seemingly scheduled prior to the building attaining Grade II Listed status) involved alterations to the original terracotta features to address then safety concerns related to the then corrosion of steelwork supporting the cantilevered cornice. The current proposals seek to address corrosion risk to sections of the cornice lying beyond the scope of the interventions undertaken circa 2000.

The current proposals have been developed with the benefit of:

- the findings of ongoing monitoring of the condition of the building over the past 15+ years as part of the planned maintenance strategy.
- the findings of intrusive investigations and opening up works undertaken as an integral part of 2012 and 2018 cycles of repairs and maintenance.
- the findings of other targeted investigations undertaken more specifically over the period from 2023 to date.
- the findings of other studies commissioned over recent years, principally an options appraisal commissioned from Arup in respect of the possible installation of a system of cathodic protection to the main steel frame of the building with the objective of suppressing the rate(s) of development of corrosion of embedded steelwork.

1.3. Pre-application consultation

Prior to the submission of this application for Listed Building Consent an introductory meeting was held on site on 18 February 2025. The attendees were:

- Manchester City Council – Paul Mason
- Hollis Global Limited – Delwyn Jones (subsequently founder of Rheith Limited)

1.4. Format of this supporting statement

Supplemental information including copy photographs, drawings and notes on parameters surrounding proposed methodology are collated within the Appendices to the Supporting Statement.

1.5. This Supporting Statement

This Supporting Statement sets out the heritage significance of the building, antecedent history, the background issues, outlines the findings of options studies undertaken, outlines policy context and provides a reasoned, fact based, analysis and justification for the proposed interventions.

2. Building significance

2.1. Location

6-14a Oxford Road stands on the west side of the Oxford Road 'corridor', an arterial route leading to the southern part of Manchester City Centre.

The locality has seen significant investment and development over recent years, perhaps most significantly a new build high density development known as 'Circle Square' positioned directly opposite on the east side of Oxford Road, the Maldron Hotel Manchester City Centre development positioned diagonally on Charles Street (a further high density scheme) and the North Dalton complex forming part of Manchester Metropolitan University, located off Chester Street.

Notwithstanding the introduction of numerous newer buildings of contemporary design within the locality, 6-14a Oxford Road with its classical terracotta façade continues to present a distinctive and significant frontage onto Oxford Road.

2.2. 'The Dance House'

6-14a Oxford Road has historically been known as 'The Regal Twins' and more recently 'The Dance House'.

The building was originally constructed on a speculative basis, conceived as shopping parade at street level with a rentable hall/meeting rooms above. Construction commenced in 1929. Prior to completion the plans were changed to provide a two screen cinema on the upper levels, arranged around a centrally positioned entrance, restaurant and rest facilities.

Opened as the Regal Twin Cinema in 1930, the upper floors continued in use as a cinema through to 1986.

The use of the upper floors was part changed circa 1990 with the auditorium on the north side of the building being converted to form rehearsal studios and ancillary accommodation through the introduction of mezzanine levels. The southern auditorium was retained as a theatre. The building then became known as the 'Dancehouse Theatre' in 1992 offering study courses in the performing arts in addition to the retained theatre being a freestanding venue for performances and broadcasting (the former BBC Complex originally stood on the opposite side of Oxford Road).

The building today continues to support retail and restaurant uses, (primarily at ground floor level,) and is also home to the Northern Ballet School and BIMM Music Institute, which offer higher education courses across the creative industries.

2.3. Character of the building

The building is of steel framed construction with the principal elevations clad with terracotta. These elevations extend to four storeys and are in classical style with the ends curving onto the return frontages of Chester Street and Hulme Street respectively.

Externally the building maintains a substantially original appearance.

To quote from the listing entry:

'.. the building represents an early example of a multiple cinema complex, a type which only became common some forty years later with the decline of film attendance. The exterior is a particularly handsome faience composition ..'

3. Antecedent maintenance history

3.1. 1930-2000

6-14a, Oxford Road is understood to have been constructed circa 1930.

Maintenance history over the first 60+ years is uncertain but there is a suspicion that there may have been an element of 'running down' during the period leading to the closure of its use as a cinema in 1986.

Circa 1990 saw significant investment in bringing the upper floors of the building back into occupancy and use, with the conversion to 'The Dancehouse'.

Circa 2000 there were significant interventions to remedy defects which had developed at principal cornice level. These interventions involved removal of original terracotta features to gain access to treat the supporting steelwork. The terracotta features removed in 2000 were reinstated adopting replica Glass Reinforced Concrete (GRC) mouldings.

Concurrently with these works a number of window head features, again in terracotta, and subject to cracking/spalling in consequence of corrosion of the supporting steelwork, were removed to facilitate treatment of the steelwork. Reinstatement was similarly undertaken adopting replica GRC mouldings.

3.2. 2000 to date

6-14a, Oxford Road was subject to listing in 2000. Subsequently the building owners commissioned advice on a strategy for the ongoing management of the condition of the façade. The adopted strategy involved/introduces introducing layers of planned preventative maintenance in addition to traditional reactive interventions.

In summary, the strategy has five key strands:

- A regime for periodic monitoring of the condition of the external fabric
- 'First aid' and ad hoc interventions as necessary to address potential issues of water penetration arising outside the main cycle of repairs and maintenance.
- A forward planned programme of cyclical redecoration, repairs and maintenance (adopting intervals of 6-8 years – governed by the cycle specific considerations).
- Active exploration and consideration of options intended to mitigate future maintenance demands (such as the possible introduction of cathodic protection to passivate structural steelwork).
- A feedback loop to inform future decisions on issues such as the nature and frequency of ongoing monitoring and the scheduling of planned cyclical redecoration, repairs and maintenance.

Milestones over the past 20 years and scheduled activity in the implementation of the Planned Maintenance Programme (PMP) are outlined below:

Date	Activity
Period 2005-2010	Implementation of a series of projects, each of modest scale and based on targeted repairs/maintenance primarily intended to address priority repairs and issues of potential water penetration.
2012 (Phase 1 PMP)	Implementation of Phase 1 of a forward cyclical repairs and maintenance programme. Scope: ▪ Redecoration and cleaning ▪ Replacement of damaged terracotta ▪ Headwall and cornice repairs ▪ Treatment of corroded steelwork
2018 (Phase 2 PMP)	Implementation of Phase 2 of a forward planned cyclical repairs and maintenance programme. Scope essentially as Phase 1 but with different locations identified for terracotta replacement and the treatment of corroded steelwork.
Scheduled for 2026 (Phase 3 PMP)	Scheduled implementation of Phase 3 of a forward planned cyclical repairs and maintenance programme. Scope essentially as Phase 2 but with a significant element of proposed interventions directed to addressing issues related to the corrosion of steelwork at principal cornice level.

4. Issues to be addressed by interventions proposed under this application

4.1. Instances of graffiti applied to terracotta

Instances of spray or pen applied graffiti marking to the mid and lower sections of terracotta pilasters at street level is an intermittent but reoccurring issue.



The issue is currently part managed through a call off contract with a specialist contractor. However, work undertaken on a 'responsive' basis cannot always achieve an optimal outcome in terms of removal of the marking and/or reinstatement of the surface barrier coating which is relied upon to mitigate against the penetration of paint/marker in the event of subsequent instances of graffiti in the same location.

The adopted strategy is one of reviewing levels of removal of marking/shadowing on the face of the terracotta and of reinstating barrier coating protection under more controlled conditions as part of the programme of cyclical maintenance activity.

4.2. The cleaning of terracotta

The facades of the building have been subject to cleaning by means of water and mild detergent under past cycles of forward maintenance.

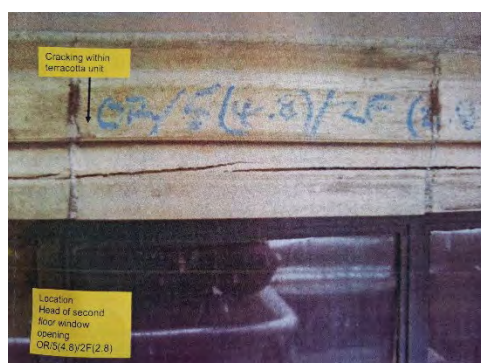
From a technical perspective the drivers for removing surface dust, particulates and grime from the terracotta façade are:

- to reveal the underlying terracotta and thereby facilitate ongoing monitoring and identify any fine cracking which may be indicative of the initial stages of development of a defect
- to facilitate the colour matching of any mortar adopted for re-pointing or repairing operations
- to facilitate achieving an optimum match in respect of colour, fleck and sheen for any replacement terracotta units
- to avoid a stark visual contrast in appearance between otherwise soiled sections of the elevations and locations subject to interventions such as the localised replacement of terracotta units

The strategy, however, is not one of comprehensive cleaning of the terracotta as attempts to fully remove surface deposits which have accumulated over decades bring a high risk of permanent damage to the terracotta glaze. The strategy is one of 'gentle and periodic' removal, with the avoidance of damage to the glaze taking priority over the full removal of surface deposits. The 6-8 year cycle of the forward planned maintenance programme provides a good fit with this strategy.

4.3. The repair and replacement of terracotta (adopting terracotta)

Interventions involving the breakout of original terracotta units followed by reinstatement adopting matching, new, terracotta units arise where cracking and displacement of the terracotta has occurred in consequence of the expansive corrosion of the embedded steel frame.



Such interventions have been undertaken under past cycles of maintenance. The scale of interventions proposed under the 2026 cycle is much reduced. This is taken as an indicator of the success of past interventions in arresting rates of corrosion of embedded steelwork.

Past pilot studies and experience gained in the implementation of past cycles of work have identified:

- that it is not possible to achieve necessary access to treat the embedded corroded steelwork and at the same time salvage the associated terracotta units for re-use
- that the extent of necessary exposure of steelwork customarily extends beyond the 'boundaries' of the terracotta units which show visual signs of damage as the initial onset of corrosion does not necessarily result in disruption of the terracotta facing (there are other factors at play also)

The adopted strategy is one of localised intervention with terracotta features reinstated in matching terracotta following treatment of the embedded steelwork, in addition to addressing potential sources of water entry which could account for localised corrosion of the embedded steelwork.

The conclusion of the independent options study in respect of the possible introduction of cathodic protection to the building referred to in Section 5.4 of this Statement also endorse this traditional approach to repair as 'reliable, proportionate and most suited to the Dancehouse'.

The following record photographs show the application of this approach to the repair of a defective window head detail of the nature shown above in this Section 4.3.



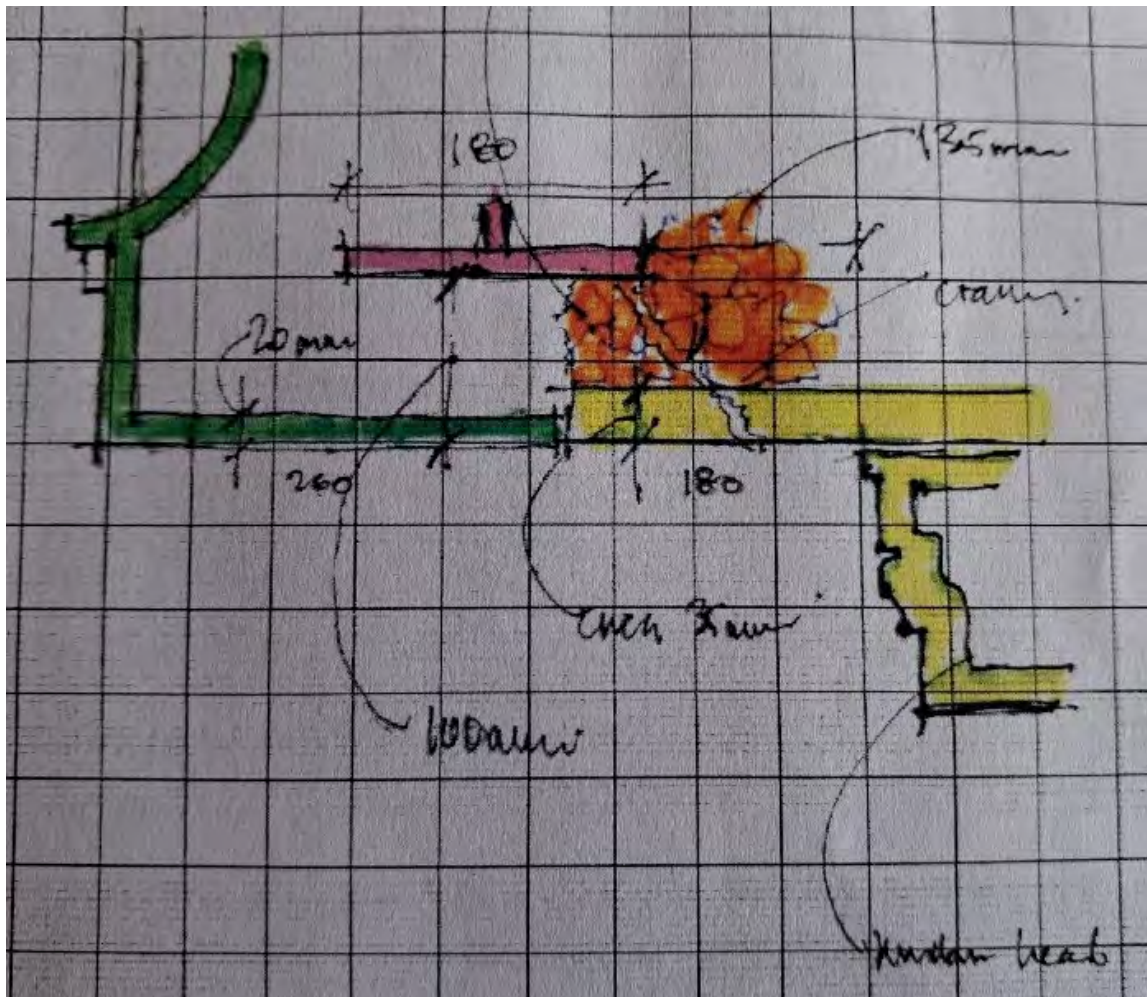
4.4. Corrosion of steelwork to the underside of principal cornice

A 'wrap up' inspection undertaken immediately prior to the removal of scaffolding erected in the course of the 2018 cycle of maintenance identified one instance of the development of a particular defect in terracotta to the soffit of the principal cornice. The defect took the form of fine cracking and minor displacement of the terracotta. Light hammer testing identified 'hollowness' consistent with the development of a spall. Given that the cornice projects above the public pavement a precautionary approach was adopted and the terracotta broken out to the extent that it failed 'tap testing'.

Given that significant interventions had been undertaken at cornice level circa 2000, the identification of defects of this nature, whilst on the radar, were not anticipated.

Checks were extended to other like details whilst the scaffolding remained in place. No other instances of a spall to the terracotta soffit units were identified in 2018 and on that basis it was unclear whether the defect in question was a 'one off' or an early indication of the possible development of a potentially more widespread issue.

Records were taken of details of construction and condition at the location of the spall prior to making safe and temporary boarding over. A copy of a sketch cross section detail with graphic representation of the factors at play in the development of the defect is shown below. The mode of failure is exaggerated for the purpose of illustration.



In factual terms the key finding was that terracotta replacement undertaken circa 2000 had been partial and that the construction of the rearmost 200mm or so of the underside of the cornice (viewed from pavement level) to this section of the Oxford Road frontage of the building remained original, that is steelwork remained encased with the original 1930's concrete infill, with a terracotta 'shell' completing the soffit detail. It could be seen that concrete which originally would have encased the remainder of steelwork support to the cornice had been removed (presumably as part of the circa 2000 interventions) and a paint coating subsequently applied to the then newly exposed steelwork, likely with the objective of reinstating corrosion protection.

The mode of failure resulting in the initiation of a spall in the remaining terracotta to the soffit of the cornice was identified as corrosion of the supporting steelwork beyond the boundary of the interventions undertaken circa 2000 with the associated expansive outward pressure resulting in cracking and displacement of the surrounding concrete encasement and, in turn, attached terracotta.

In May of 2024, both as part of an ongoing strategy of condition monitoring and as a precursor to the implementation of the proposed 2026 cycle of planned repair and maintenance, a close quarters survey of cornice was organised. Methodology took the form of visual inspection combined with light hammer testing for the characteristic 'hollowness' associated with the location of 'spalls'. The survey identified a number of instances of the development of defects in corresponding locations elsewhere along the cornice, locations which passed both visual and tap testing in 2018. Whilst the defects identified were generally at 'initiation' stage the data supported the proposition:

- that the defect and mode of failure first recorded in 2018 was not unique to that location
- that the same construction detailing (post the circa 2000 interventions) as had been identified in 2018 was repeated to much (if not all) of the cornice to the building
- that the mode of failure was progressive in nature and over time, if left unchecked, would likely, ultimately, become widespread
- that in the absence of interventions, as corrosion of the steelwork progressed over time this would trigger the initiation of further spalls in the concrete/terracotta encasement to the underside of the steelwork with the associated risk of a spall or spalls falling from the building

In order to make more informed judgments on the forecast rate of development of further defects to the cornice and have available detailed information on dimensions and other constraints to feed into options studies in respect of possible remedial works a set of intrusive investigations were undertaken in February 2025 involving the dismantling (and subsequent reinstatement) of a section of cornice to the Chester Street elevation of the building.

The key findings of those investigations were:

- that there were variations in the scope of interventions undertaken circa 2000 and that in some instances the concrete and terracotta encasement to steelwork had been removed to the full depth of the underside of the cornice.
- where such interventions had already been undertaken circa 2000 that the soffit to the cornice had been fully reinstated adopting replica GRC planks.
- that deterioration had taken place in respect of paint coatings applied to the steelwork circa 2000 and that those paint systems could no longer be relied upon to be effective in preventing corrosion
- that any system of reinstatement would need to be designed to accommodate a significant dimensional constraint which exists between the level of the underside of the steelwork supporting the cornice and the finished level of the underside of the cornice.
- that 'bi-metallic' corrosion had occurred in respect of a number of fixings adopted for reinstatement works circa 2000 the cumulative effect of which, over time, would be to introduce uncertainty over the reliance which could be placed on such fixings.

The mixed findings of the February 2025 intrusive investigations in respect of the cornice detail to the Chester Street elevation of the building were considered insufficient to provide a high level of confidence surrounding detailed design development for necessary remedial works. A further set of intrusive investigations, this time in respect of a section of the Oxford Road section of the cornice, were organised for the Summer of 2025. The purpose of those future investigations would be to gather additional data on condition, establish the extent to which construction details were consistent (and conversely departed from a particular pattern) and gain greater insight as to critical dimensions within which a solution for reinstatement would need to be developed.



Underside of structural steelwork

Soffit of cornice

With the benefit of that additional information the parameters to be satisfied by any system of reinstatement were identified as:

- removal of remaining defective concrete and terracotta encasement to the underside of the cornice (at the rear of the cornice soffit)
- passivation of accessible sections of steelwork immediately behind the cornice feature (and not exposed on completion of the intervention) against corrosion
- treatment of exposed sections of steelwork against corrosion
- replacement of fixings dating from circa 2000 corroded or potentially vulnerable to bi-metallic corrosion with robust measures introduced to protect against bi-metallic corrosion
- the adoption of robust fixing details for the reinstatement of GRC mouldings dating from circa 2000 to provide 'belt and braces' safeguards against rotation or other movement
- the introduction of supplemental steelwork to reduce reliance on the effectiveness of any new fixings to corroded sections of original 1930's steelwork
- a system for the reinstatement of the rearmost sections of the underside of the cornice feature with a solution capable of being implemented adopting a critical dimension of some 70mm-80mm between the level of the underside of the original supporting steelwork and the finished underside of the cornice

The reader is referred to Section 5.5 of this Statement concerning the outcome of options studies.

4.5. **Potential water penetration of 'skyward' facing perp joints in principal cornice**

The findings of intrusive investigations undertaken in respect of the principal cornice suggest moisture and/or high humidity within the cornice construction continue to be a potential factor resulting in conditions existing which are conducive to the corrosion of steelwork supporting the cornice feature.

Joint treatment on the installation of replica GRC units circa 2000 was by means of the use of flexible sealant. The anticipated service life of such flexible sealant joints installed in 'ideal conditions' would rarely be in excess of 15 years. 'Ideal conditions' in this context takes in such factors as joint width relative to joint depth, the use of backing cord and the like. The limited thickness of the GRC mouldings presents a challenge in satisfying 'ideal conditions' and widespread failure of sealant joints between 'shell' of GRC mouldings installed circa 2000 were noted as having developed by 2011-2012. Traditional mortar has subsequently been adopted for repointing operations with greater success but, there is a compromise in that traditional mortar is unable to accommodate thermal and other movement within the GRC units. This can result in hairline movement cracking at joint locations.

In order to reduce the susceptibility of 'skyward facing' joints between adjacent GRC units to the penetration of water or moisture the requirement identified is one of a change in detailing to eliminate potential paths for the tracking of water into the construction cavity formed by the GRC mouldings, thereby bringing about a less humid environment surrounding encased steelwork.



5. Research, investigations and options studies

5.1. Initial (historic) research

As part of the process of establishing a planned maintenance programme for the building and to inform studies surrounding the characteristics of original design and construction research was initiated some 15+ years ago to trace drawings and other information relating to the original design of the building. That research succeeded in identifying a number of original drawings and other pictorial details from the late 1920's which gave insight into the form of construction adopted.

This information has been pooled with other information obtained by the author of this Statement surrounding construction practices during this era for framed commercial buildings clad externally with either ashlar or terracotta.

There are numerous parallels surrounding the use of ashlar or terracotta as a facing in terms of construction detailing, but also key differences.

A common feature is that a degree of reliance is placed upon the performance of the facing (whether ashlar or terracotta) to mitigate against corrosion of embedded steelwork (main structural frame and secondary steelwork).

The most significant differentiating issues in the context of the long term performance of the external envelopes of such buildings is that ashlar is essentially porous whilst the glaze applied to terracotta faience renders individual terracotta units essentially impervious to moisture. This has a bearing on how the respective forms of construction perform in response to moisture from rainfall or other sources and the movement of water across the elevations.

5.2. Research specifically related to terracotta practice during the period 1910-1930

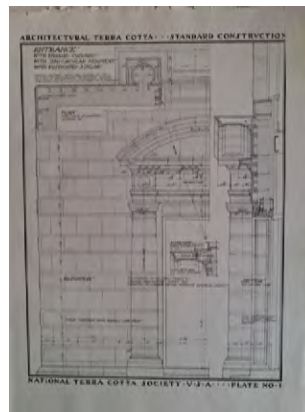
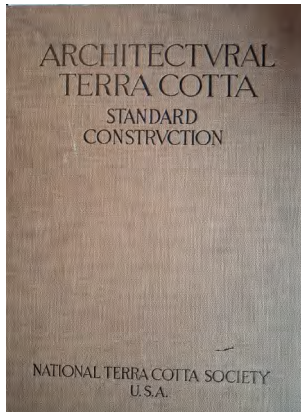
The latter part of the 19th century and the early part of the 20th century (up to the date of the Great Depression) saw a significant surge in cross Atlantic trade in terracotta for building facades and ornamentation.

Trade between the UK and the United States was particularly prominent, with terracotta being used extensively in skyscrapers and public buildings.

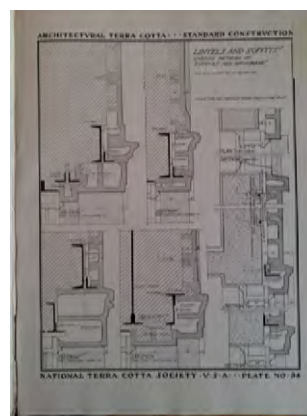
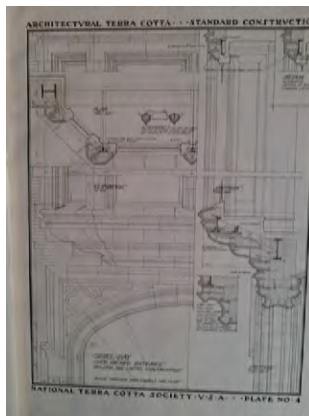
Shaws of Darwen (predecessors to Darwen Terracotta and Faience - the proposed suppliers of replacement terracotta in the context of this application) were established in 1897.

This era will have witnessed significant commonality of terracotta practice on both sides of the Atlantic.

As part of research undertaken it has been possible to obtain an original copy of a Standard Construction Manual for 'Architectural Terracotta' dating from 1914 published by 'National Terracotta Society - USA'.



The manual is understood to have been sourced from the archives of North West based architectural practice prominent in the 1920's and 1930's for the design of notable art deco and classical buildings and has the hallmark of representing 'best practice' during the period of the design and construction of 6-14a, Oxford Road.



The drawings within the above publication indicate it to have been common practice for the design and construction of terracotta faced buildings from this era:

- To rely upon terracotta units of relatively shallow depth to encase the main steel frame of the building
- To incorporate secondary steelwork in construction at window head and similar details to both support the self-weight of the construction above and as suspension frame for units which would otherwise be unsupported
- To not provide concrete or other encasement to all faces of steelwork
- To not incorporate what would be regarded today as effective design measures at headwall or similar details to provide a barrier against water which has penetrated the detail in question from migrating into construction beyond the headwall or similar feature

5.3. **Intrusive investigations**

Intrusive investigations undertaken by way of forward planning in advance of the 2012 and 2018 cycles of repair and maintenance and subsequently, the findings from exposure works during the implementation of the foregoing projects, identified the following:

- That the form and standard construction of the building is generally consistent with the standards prevailing in the 1920s-1930s
- That the structural steelwork and secondary steelwork is partially encased in concrete
- That the composition of the concrete can be variable in part providing 'fill' to the hollow sections of terracotta which clad the steelwork
- Steelwork corrosion was most apparent at the level of the second floor window heads, cornice and headwall and towards ground level (where the migration of de-icing salts may be a contributory factor)

- That the environment surrounding the steelwork is vulnerable to being damp/humid in the event of paths for water penetration being present
- That the original parapet construction did not incorporate an effective barrier (damp proof membrane or similar) to prevent water which entered the headwall from percolating the underlying structure and reaching the steel frame encased in construction at third floor roof level and below
- The sources of the moisture in the zones where structural steelwork could be found was rainwater penetration of the faience and the paths by which water was entering the fabric were primarily:
 - Via joints between the terracotta units
 - Via defective render to the rear face of the parapet units
 - Via penetrations made in the faience to accommodate fixings for the ornate balustrade at third floor level
 - Via joints between replica GRC units

(Past interventions, principally under the 2012 and 2018 cycles of planned maintenance, and when formed the subject of past applications for Listed Building Consent, have substantially addressed historic issues of water penetration of the fabric.)

5.4. Options studies

Some structures and buildings lend themselves to the retrospective introduction of systems intended to 'passivate' structural and secondary steelwork otherwise exposed to conditions which would be conducive to surface corrosion. One such approach is known as 'cathodic protection'. This typically involves passing a low voltage current through the steelwork to be 'passivated'. The target outcome is that corrosion rates are suppressed. Not all structures or buildings, however, are suited to the use of 'cathodic protection'.

During the interval 2020-2024 the owners of 6-14a, Oxford Road commissioned specialist advice concerning whether the design and form of construction of the building lend themselves to the use of cathodic protection as an effective means of suppressing corrosion of the frame and secondary steelwork.

The study was ultimately entrusted to Arup, a leading firm of building surveyors with strong experience in buildings of this nature, who assembled an experienced multi-disciplinary team directed by Andrew Lawrence, a Conservation Accredited Engineer and RA Eng Visiting Professor, Cambridge University.

The scope of the study undertaken may be summarised as follows:

- a review of record information relating to the original design and construction of the building and of records relating to investigations and interventions undertaken over the preceding 20 years
- survey inspection of the building
- collation, for the various elements of the façade, of known construction details and information available concerning the condition of various steel elements
- consideration of the impact of various options including nil intervention and hybrid approaches
- research of possible cathodic protection measures including the potential for phased installation, maintenance requirements and likely effectiveness
- preparation of a report summarising the findings of the foregoing, putting a shape to possible remediation strategies, issues which a potential pilot study should address, the criteria which the effectiveness or otherwise of a potential pilot study would be measured, commentary on the implications of potential implementation on the heritage attributes of the building

The findings and conclusions of the study commissioned in respect of the options for ongoing repair and protection of the building may be summarised as follows:

1. The form of construction and potential triggers for the development of defects in the building fabric are as might be expected for a building dating from the 1930's
2. Cathodic protection was not considered to be an appropriate form of intervention. This is because cathodic protection was deemed to be potentially more intrusive than a traditional repairs strategy, a potential source of unintended consequences as a result of stray current induced corrosion, and the effectiveness of cathodic protection in suppressing corrosion for a building of the characteristics of 6-14a, Oxford Road uncertain
3. The recommendation was that construction of the 'traditional' strategy adopted for the past 20 years represented the optimum approach to safeguarding the building. The essential strands of a 'traditional' strategy are identified as:
 - ensuring sources of water ingress into the façade are mitigated
 - where faience defects are minimal and not of structural significance to adopt a 'leave as found' policy or only undertake minimal interventions where possible
 - where faience defects are significant to remove the affected terracotta units, clean and re-coat steelwork on a localised basis, and replace the faience with matching new terracotta units

This 'traditional' strategy is identified as a reliable and proportionate approach well suited to the Dancehouse façade. It is also consistent with repairs over the past 20 years, and reflects best-practice laid out by Historic England and The Institution of Structural Engineers.

4. Interventions over the preceding 20 years were identified as seemingly effective in arresting the rate of deterioration and as providing a good baseline upon which to develop the future strategy.

5.5. Options appraisal in respect of replacement terracotta units to the underside of the principal cornice

Circa 2000 it is understood that major repairs were undertaken to the principal cornice of the building. Research has been unsuccessful in tracing survey information from that period but the circumstantial evidence is that it had been identified that the terracotta 'shell' to the cornice have been disrupted by corrosive expansion of the encapsulated steel frame and that major intervention was identified as necessary at that time to remove the risk of sections of terracotta falling from the building.

The solution adopted circa 2000 involved substantial removal of the cornice projection (which will have included concrete encasement to the associated supporting steelwork), treatment of the newly exposed steelwork and reinstatement of the cornice feature adopting replica mouldings manufactured of Glass Reinforced Concrete (GRC).

Critically, in the context of this application, the interventions undertaken circa 2000 left sections of the underside of cornice immediately adjacent to the plane of the elevations untouched as terracotta with concrete infill encapsulating steelwork. One surmises that this will have been on the basis that steelwork in this location, beneath and at the rear of the cornice, was not identified circa 2000 as being subject to significant corrosion.

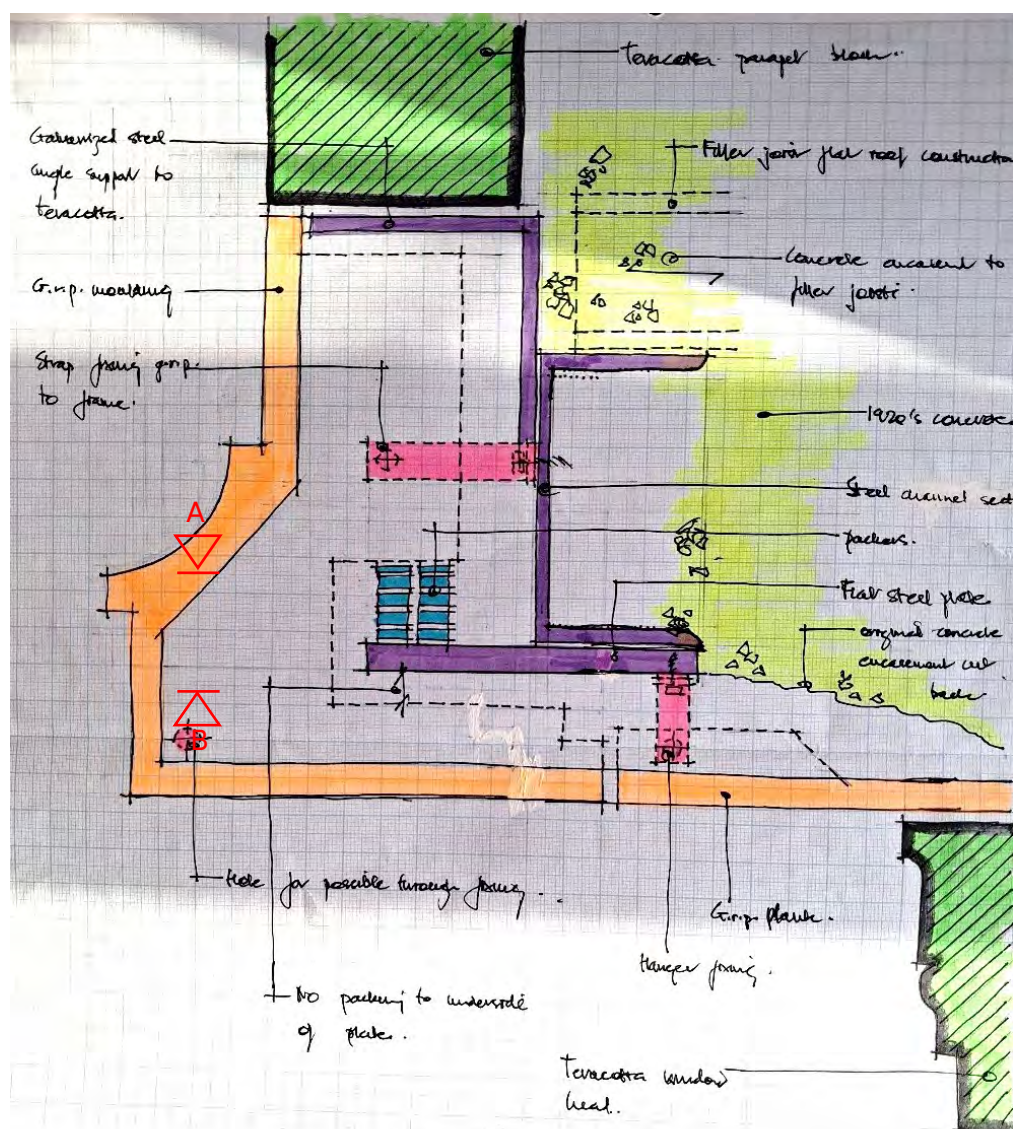
The reader is referred to Section 4 of this Statement concerning the drivers for it now being necessary, 25 years later, to intervene in respect of this section of the original cornice not subject to remedial measures circa 2000.

The building will originally have been constructed bottom upwards, and original detailing for the cornice reflects this.

With the cornice insitu it is not possible to adopt the same construction techniques and replicate the original detailing.

Solutions for reinstatement of the narrow sections of projecting terracotta to the soffit of the cornice are limited to the adoption of 'planks' fixed to and/or suspended in one way or another from the original steel supports to the cornice.

A cross section sketch of the make up of the existing cornice at this level (based on the findings of forward planning investigations) appears below. For the location in question it should be noted that the original terracotta to the rear of the underside of the cornice had been removed (one assumes as part of the interventions undertaken circa 2000) and detailing encountered in this specific location has seen the terracotta soffit filling reinstated adopting GRC units.



G-114A, OXFORD ROAD, MANCHESTER
 INTENSIVE INVESTIGATIONS - PRINCIPAL CORNICES [CHURCH ST. LOCATIONS]
 02.02.2025. UPDATES FOLLOWING FURTHER INVESTIGATIONS 08.02.2025
 APPROX. HALF SCALE.

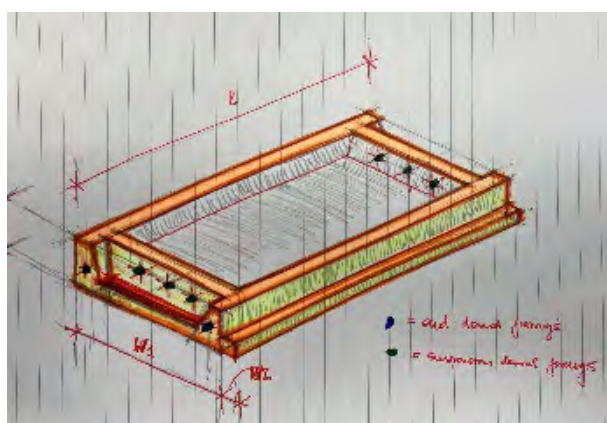
The key design constraint on the development of a solution for reinstatement in this location is the available dimension between the underside of the structural steelwork and the level of the underside of the cornice. This cryptical dimension is recorded at circa 85mm-100mm in locations where verified through intrusive investigation, but allowing for construction tolerances quite possible reduces to 70mm or less.

This dimension is annotated 'A-B' above.

A solution to the challenge of reinstatement in this location following removal of the original terracotta, is identified as needing to satisfy the following criteria:

- be accommodated (tile thickness and fixings) within a total depth of potentially not more than 70mm
- that the sufficiency of the system of suspension/fixing of the suspended tiles should be capable of verification and 'sign off' during assembly/installation given that the cornice projects above the pavement

The preferred option explored was one of the adoption of bespoke terracotta 'soffit planks' suspended from the original steelwork. Discussions were held with Darwen Terracotta (a terracotta manufacturer with a history of past involvement with the building) to identify and develop (on paper) options utilising terracotta planks. A sketch detail of a possible solution appears below:

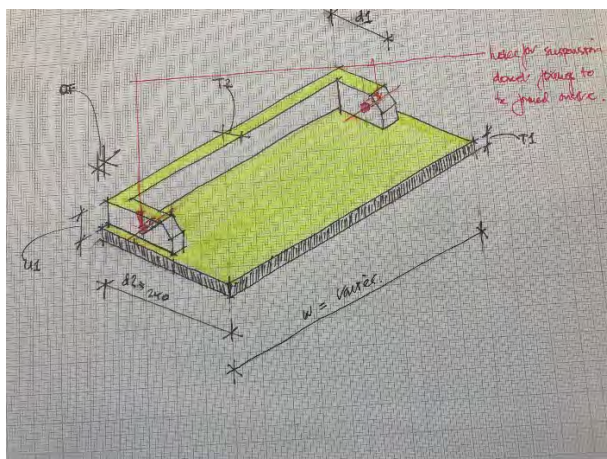


Unfortunately the studies identified that there was a high probability that the adoption of a solution based on the adoption of terracotta planks would not be feasible. The realisation was:

- that the thickness of terracotta tiles (with ribs to accommodate fixings) could not be reduce to a point which would accommodation a 70mm constraint on the total depth of the fixing/suspension system and tile thickness
- that a consequence of minimisation of the thickness/dimensions of terracotta units would be that it would not be feasible to undertake any further on site cutting/adjustments to accommodate departures in tolerances beyond those identified in sample locations already subject to forward planning checks.

The conclusion of the foregoing options study in respect of the reinstatement of residual sections of terracotta to the underside of the principal cornice are that the adoption of terracotta replacement units could not be relied upon to satisfy the criteria referred to above.

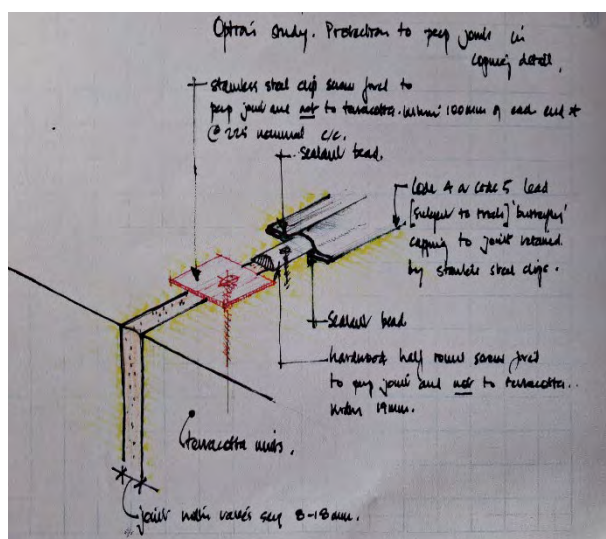
This accounts for the proposals to adopt replica 'planks' manufactured by GRC for the associated reinstatement works. In addition to being near indistinguishable in appearance to the original terracotta when viewed from street level, units manufactured of GRC are of lesser total thickness than corresponding units formed of terracotta. As such, replica GRC units are capable of satisfying the criteria referred to above.



5.6. Options appraisal in respect of the treatment of 'skyward' facing perp joints in principal cornice

Options appraisals for similar scenarios have been undertaken in connection with past cycles of maintenance. In order not to materially change the appearance of the building a preferred approach (where feasible) is to introduce raised profile weathering tongues in lead at joint positions as opposed to the introduction of continuous lead aprons or similar across an architectural feature.

Below is a sketch of the design selection developed for the treatment of 'skyward' facing joints within the parapet capping together with a photo of the parapet, post installation.





The optimum solutions in this instance is identified as the adoption of raised profile lead 'tongues' at individual joint locations between GRC mouldings.

6. Relevant planning policies

6.1. General

Planning policies relevant to the subject application are:

- National Planning Policy Framework dated December 2024 published by the Ministry of Housing Communities and Local Government (as amended on 07 February 2005).
- Manchester Core Strategy as updated within the Addendum to Manchester Core Strategy 2024, published by Manchester City Council and known as the 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Tameside, Trafford and Wigan 2022 to 2039'.

It is these policies, specific to heritage, which are of relevance to the application. As such they are considered in greater detail, in turn, below.

6.2. National Planning Policy Framework dated December 2024 (NPPF)

Section 16 of the NPPF sets out policies relating to the conservation and enhancement of the historic environment. It requires Local Planning Authorities to plan positively for the historic environment in assessing applications.

The following extracts are reproduced from Section 16.

NPPF para reference	Text (extracts)
Para. 207	'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'
Para. 210	'In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them viable uses consistent with their conservation; b) ...'
Para. 212	'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation..'

6.3. Manchester Core Strategy 2024 (MCS 2024)

The 2024 revisions to the Manchester Core Strategy 2012-2027 expand the coverage and depth of policies within the Manchester Core Strategy 2012-2027 relating to heritage. The relevant policy is Policy JP-P2: Heritage.

The following extracts are reproduced from Policy JP-P2: Heritage:

MCS Addendum page number	Text (extracts)
Page 192	'We will proactively manage and work within partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings..'
Page 193	'... knowledge should be used to inform the positive management and integration of our heritage by: 4. Delivering positive benefits that sustain and enhance the historic environment as well as contributing to economic viability ... Particular consideration will be given to ensure that the significance of key elements of the historic environment ... are protected from harm.'
Page 194	'Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.'

7. Proposed interventions

7.1. The removal of graffiti and the application of an anti-graffiti barrier coating

The scope of the proposed interventions are identified within the following drawings included at Appendix C to this Supporting Statement.

Reference	Title	Originator
128507-101-10404 Rev C01	Oxford Road Elevation Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10405 Rev C01	Hulme Street and Chester Street Elevations Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10406 Rev C01	Measham Mews Elevation Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited

Proposed parameters relating to methodology for the surface treatment of terracotta at street level with a sacrificial anti-graffiti barrier coating to mitigate against permanent damage arising from graffiti are included at Appendix D to this Supporting Statement.

7.2. Cleaning of terracotta

The scope of the proposed cleaning of terracotta is identified upon the following drawings included at Appendix C to this Supporting Statement.

Reference	Title	Originator
128507-101-10404 Rev C01	Oxford Road Elevation Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10405 Rev C01	Hulme Street and Chester Street Elevations Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10406 Rev C01	Measham Mews Elevation Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited

7.3. Repair and replacement of terracotta (adopting terracotta)

The scope of the proposed repair and replacement of terracotta units (adopting terracotta) is identified upon the following drawings included at Appendix C to this Supporting Statement.

Reference	Title	Originator
128507-101-10407 Rev C03	Oxford Road Elevation Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited
128507-101-10408 Rev C01	Hulme Street and Chester Street Elevations Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited
128507-101-10409 Rev C01	Measham Mews Elevation Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited

Proposed parameters relating to methodology for the cutting out and subsequent replacement of terracotta units are included at Appendix D to this Supporting Statement.

7.4. Repair and replacement of terracotta (adopting glass reinforced concrete (GRC) replica mouldings)

The scope of the proposed interventions and associated designs are identified upon the following drawings included at Appendix C to this Supporting Statement.

Reference	Title	Originator
128507-101-10407 Rev C03	Oxford Road Elevation Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited
128507-101-10408 Rev C01	Hulme Street and Chester Street Elevations Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited
128507-101-10409 Rev C01	Measham Mews Elevation Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited
087085-CUR-XX-3F-D-S-21100 Rev P03	Cornice Remedial Fixing Details	Curtins Consulting Engineers

Proposed parameters relating to methodology for the implementation of the works are included at Appendix D to this Supporting Statement.

7.5. The introduction of new weatherings in lead to mitigate against water penetration of joints between cornice units

The scope of the proposed introduction of new lead weatherings to 'skyward' facing joints between cornice units is identified upon the following drawings included at Appendix C to this Supporting Statement.

Reference	Title	Originator
128507-101-10404 Rev C01	Oxford Road Elevation Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10405 Rev C01	Hulme Street and Chester Street Elevations Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10406 Rev C01	Measham Mews Elevation Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-12000 Rev C01	Lead Butterfly Weathering Tongue to Perp Joints	Hollis Global Limited

8. Assessment of proposed interventions against relevant planning policies

To re-cap, relevant guidance for the determination of applications for Listed Building Consent are reproduced for ease of reference at Section 6 of this Supporting Statement.

Guidance requires that an applicant describes the significance of the heritage asset effected, and states that the level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on the building's significance.

Guidance requires that weight be given to the asset's conservation.

Guidance also requires that proposals be informed, as necessary, by appropriate assessments.

In this instance:

- the importance of the building has been evaluated
- the Listed Building record has been consulted
- design and construction practice for the 1930's has been researched
- the maintenance history of the building has been researched
- proposals have been informed by the findings of intrusive and other investigations and monitoring undertaken at the building over the past 20 years

In terms of overall strategy and specific proposals for intervention:

- proposals have been developed following options studies
- a factual, reasoned, basis and justification is set out in support of each proposed intervention

Proposals have been carefully developed to maintain, repair and conserve without changing the character or appearance of the Listed building.

The impact of the proposed interventions which form the basis of the application for Listed Building Consent is assessed as POSITIVE.

9. Summary conclusions

6-14a, Oxford Road dates from 1930.

The adoption of a steel structure enclosed with an external envelope clad with ashlar or terracotta was routine for commercial buildings of the era. The issues identified are not untypical of those customarily encountered where this form of construction has been adopted after a building service life of circa 100 years.

Whilst strategies and available methodologies for the ongoing maintenance of such buildings are relatively mature, each building will have its own characteristics in terms of variables such as past maintenance history, location and exposure. This requires that strategies are developed on a case-by-case basis and interventions both well considered and targeted, particularly where buildings make a prominent historic or architectural contribution.

6-14a, Oxford Road benefits from the adoption of a long term, structured, regime of forward planned repairs and maintenance.

The proposed interventions which form the basis of an application for Listed Building Consent are targeted at the remedy of defects in the building and have been developed to ensure that elements of significance surrounding the appearance of the building are unchanged whilst providing protection to this designated heritage asset.

The contents of this Supporting Statement set out clearly the rationale for the proposed interventions, identify their benefits and demonstrate how those interventions will mitigate against future deterioration of the fabric of the building. The proposed interventions represent one cycle in a wider, ongoing, programme of forward planned repairs and maintenance and are a necessary element of that longer term strategy.

Delwyn Jones BSc (Hons) MRICS
Rheith Limited

Appendix A

Listing text

Historic England listing:

SJ8497 OXFORD ROAD 698-1/20/11127 Manchester 05-OCT-00: 6-14A Dancehouse Theatre, including nos. 6-14a

GV II

Also Known As: Regal Twins, including nos. 6-14a, 6-14a, OXFORD ROAD, Manchester
Former cinema, built 1929-30 by Pendleton and Dickenson of Manchester for Emmanuel Nove. Faience clad façade, with stock brick rear elevations, on steel frame; flat roof with gable ends and flat-pitched sides. Original plan of two double-height auditoria set over first-floor restaurant and waiting halls, and ground-floor foyer and shops.

EXTERIOR: Long, four-storey principal facade in classical style, clad in white faience, the ends curving into the return walls. The facade is divided into nine bays, filled with shop units at ground level, except for the central bay which forms the entrance to the theatre, with a canopy above to attract attention. At first and second floor levels the bays are separated by giant pilasters with stylised yellow faience Ionic capitals. The cornice is ornamented with miniature arches. Each bay contains six windows. All the bays, excepting the one over the entrance, have subsidiary pilasters on the first floor and consoles on the second floor to support the cornice. The windows over the entrance are separated by giant pilasters surmounted by capitals in the form of lion masks. The third floor is set back behind a balcony, which has a simple metal balustrade in the form of cross-members and verticals. The bay over the entrance rises to form an arched portico, with a volute keystone and a shaped pediment. On the top left corner of this appear the letters EN (for Emmanuel Nove) with the date, 1930, on the top right corner. The metal balustrade also continues across the bottom of the portico. The central pilasters of the quadrant ends have capitals in the form of embellished oval cartouches. The second floor quadrant central windows have faience balustraded balconies. All the windows have six light mullion and transom glazing. The last bay on the returns is treated differently, the furthest half of each being blind and the nearest half of the left hand one only having a window at second floor level. The rear elevation has large horizontal first-floor windows and a scattering of smaller windows to light the main stairwell, hallways and lavatories. Flat roof with gable ends and flat-pitched sides. Art Deco folding metal gates at the entrance to the theatre are not original, but were added in an appropriate style in 1992.

INTERIOR: Foyer retains a little original ceiling decoration, and was refurbished in the Art Deco style in 1992, with wall decoration inspired by that elsewhere in the building. Staircase rises through the centre of the building, with a metal balustrade with rising sun and Greek fret decoration; some of this is original, more has been renewed to the same pattern. At rear an escape stair set around 1930s metal lift cage and lift. The surviving cinema auditorium is at the second and third floor levels and has much fine Art Deco plaster decoration on the walls, a little renewed. This has an undulating profile with attenuated fluted pilasters and broader ones in the form of cascades or of the zig-zag Moderne type. Flat barrel ceiling divided into fields with plaster cruciform ventilation grilles. The other cinema auditorium and the first-floor spaces (parts of which were originally a restaurant and waiting halls) have now been converted to offices and rehearsal rooms; while the wall decoration here has gone, the Art Deco cruciform plaster ventilation grilles have survived. The windows and interiors of the shops are not of special interest; the shops' significance is only as part of the formal composition of the facade.

ANALYSIS: The cinema was built as a speculative suite of halls by Emmanuel Nove, who was a housing estate developer. After his project failed, it opened as the Regal Twins (operated by the Manchester Piccadilly Picture Theatre), closing as the Cannon in 1986, to become the Dancehouse Theatre in 1992. The Regal Twins represents an early example of a multiple cinema complex, a type which only became common some forty years later with the decline in film attendances. The exterior is a particularly handsome faience composition. Internally there is much high quality Art Deco plaster decoration to the surviving auditorium, in a surprisingly rich Art Deco idiom rare in Britain.

SOURCES: Dennis Sharp, *The Picture Palace*, London, Hugh Evelyn, 1969, p.211 William Shenton, unpublished gazetteer of Manchester cinemas

Listing NGR: SJ8417797373

Appendix B

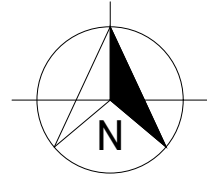
Photographs

Ref	Photo	Description
1.		View of lower section of cornice. Form is a GRC moulding. Charles Street elevation between Grid Lines B and C.
2.		View of lower section of cornice following removal of GRC moulding. Note support bracket to terracotta units above GRC. Charles Street elevation between Grid Lines B and C.
3.		View of lower section of cornice following removal of GRC moulding. Note strap fixings to GRC moulding understood to date from circa 2000. Charles Street elevation between Grid Lines B and C.

Appendix C

Drawings

Reference	Title	Originator
128507-101-10104 Rev C00	Site Location Plan	Hollis Global Limited
128507-101-10401 Rev C00	Oxford Road Elevation Grid Referencing System	Hollis Global Limited
128507-101-10402 Rev C01	Hulme Street and Chester Street Elevations Grid Referencing System	Hollis Global Limited
128507-101-10403 Rev C00	Measham Mews Elevation Grid Referencing System	Hollis Global Limited
128507-101-10404 Rev C01	Oxford Road Elevation Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10405 Rev C01	Hulme Street and Chester Street Elevations Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10406 Rev C01	Measham Mews Elevation Cleaning and treatment of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10407 Rev C03	Oxford Road Elevation Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited
128507-101-10408 Rev C01	Hulme Street and Chester Street Elevations Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited
128507-101-10409 Rev C01	Measham Mews Elevation Replacement/Repair of Terracotta and Masonry Repairs	Hollis Global Limited
128507-101-10410 Rev C01	Oxford Road Elevation Re-pointing of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10411 Rev C01	Hulme Street and Chester Elevations Re-pointing of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-10412 Rev C01	Measham Mews Elevation Re-pointing of Terracotta and Lead Weatherings	Hollis Global Limited
128507-101-12000 Rev C01	Lead Butterfly Weathering Tongue to Perp Joints	Hollis Global Limited
087085-CUR-XX-3F-D-S-21100 Rev P03	Cornice Remedial Fixing Details	Curtins Consulting Engineers
087085-CUR-ZZ-3F-D-S-03001 Rev P01	Investigation requirements to cornice	Curtins Consulting Engineers

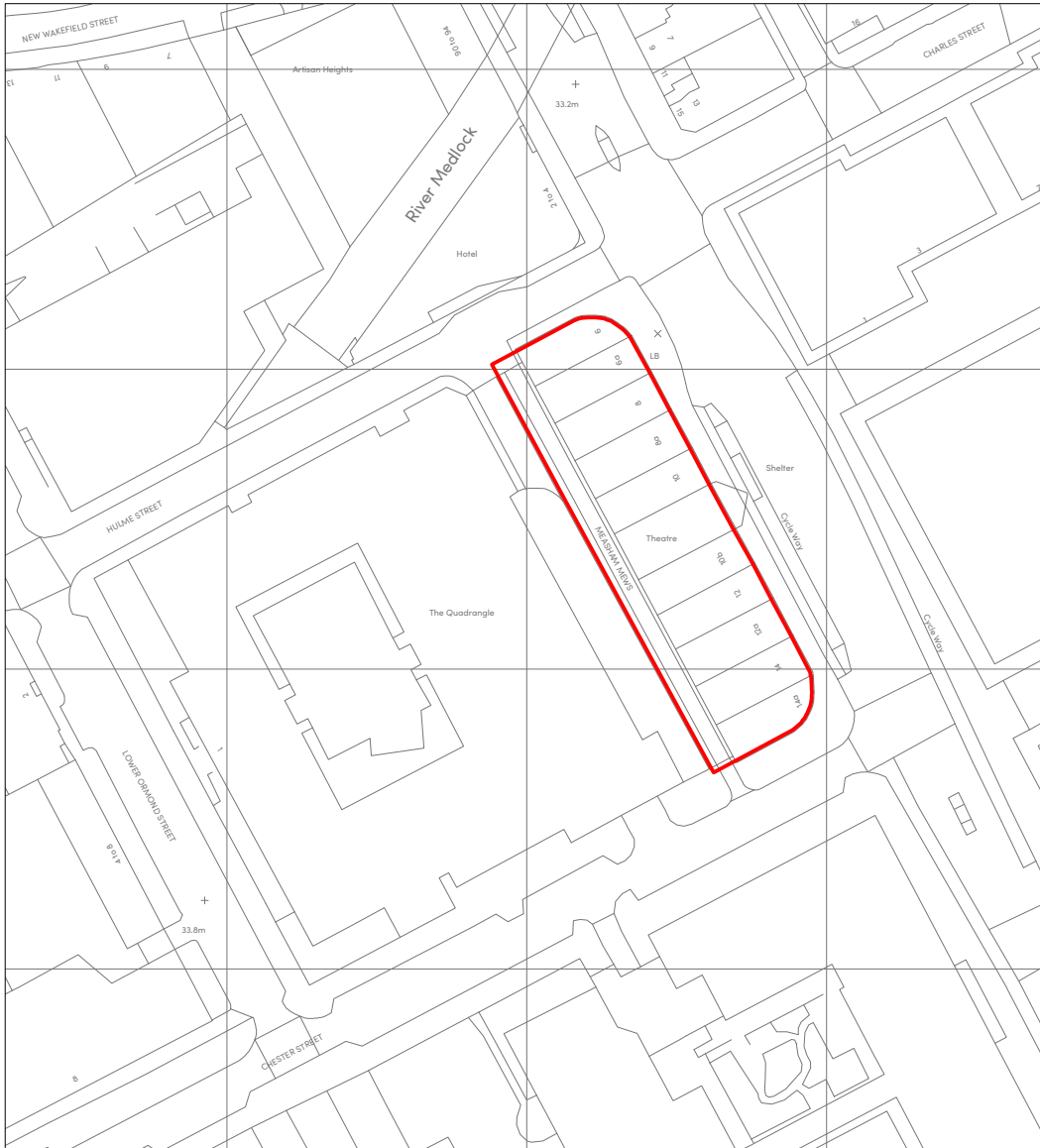


NOTES

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KEY

— Demise Line



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REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE

SITE PLAN

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

6-14a Oxford Road
Manchester
M1 5QA

HOLLIS

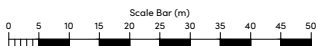
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M2 5NT

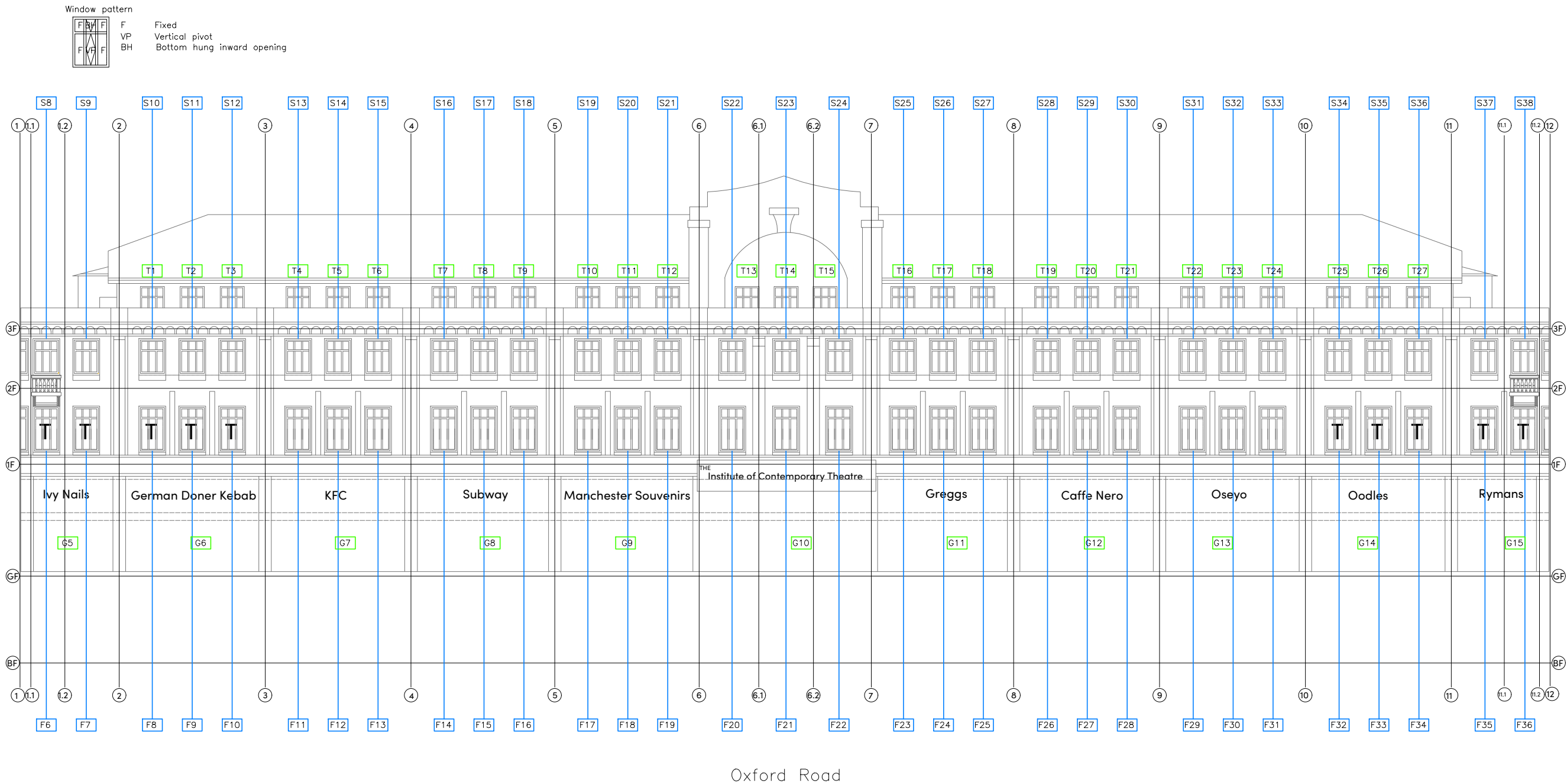


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W hollisglobal.com

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FILE TYPE M2	DISCIPLINE/ ROLE G	NUMBER 10104	STATUS A1	REVISION C00

SITE PLAN





T = Timber framed window / door

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BF = Basement Floor Level
GF = Ground Floor Level
FF = First Floor Level
SF = Second Floor Level
TF = Third Floor Level

REVISIONS

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THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

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PROGRAMME - 2025

TITLE

OXFORD ROAD ELEVATION
GRID REFERENCING SYSTEM

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

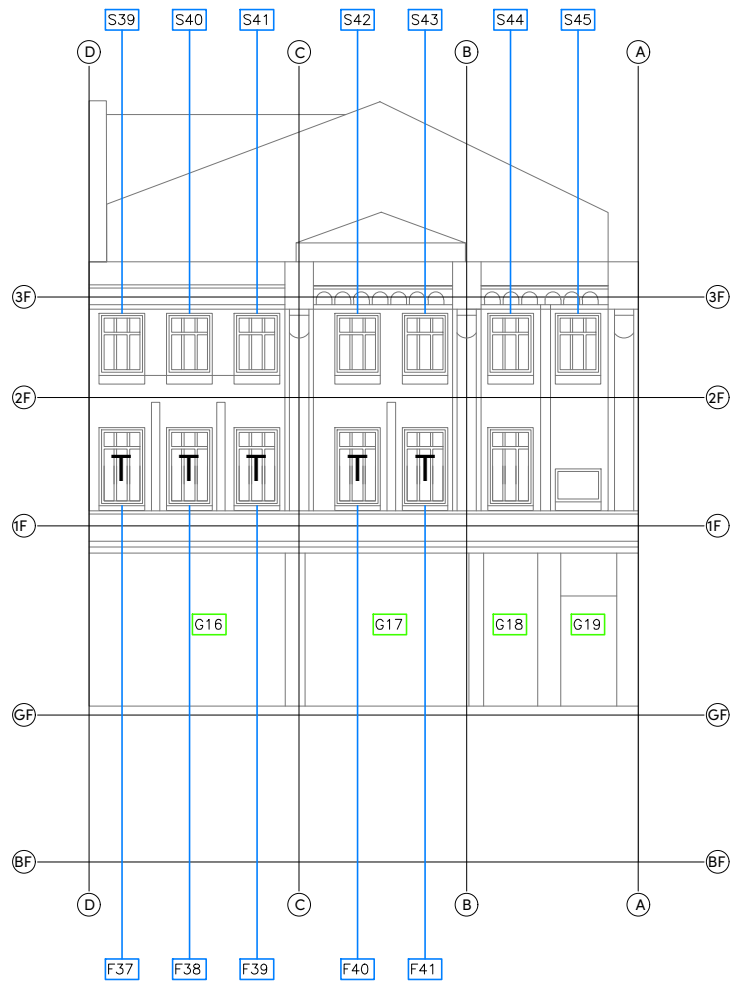
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M1 5QA

HOLLIS

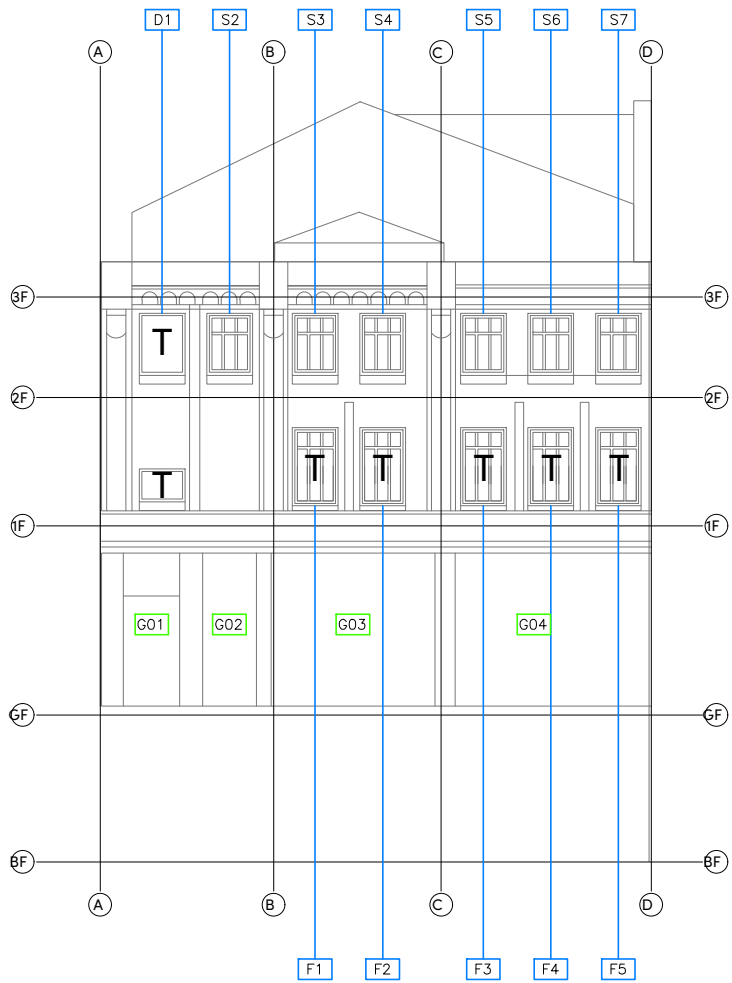
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M2 5NT

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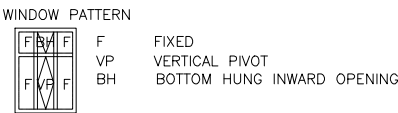
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HULME STREET



CHESTER STREET



T = Timber framed window / door

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TF = Third Floor Level

REVISIONS

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C01	24.03.25	DRAWING UPDATED	NH

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REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE

HULME STREET & CHESTER STREET
ELEVATIONS
GRID REFERENCING SYSTEM

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

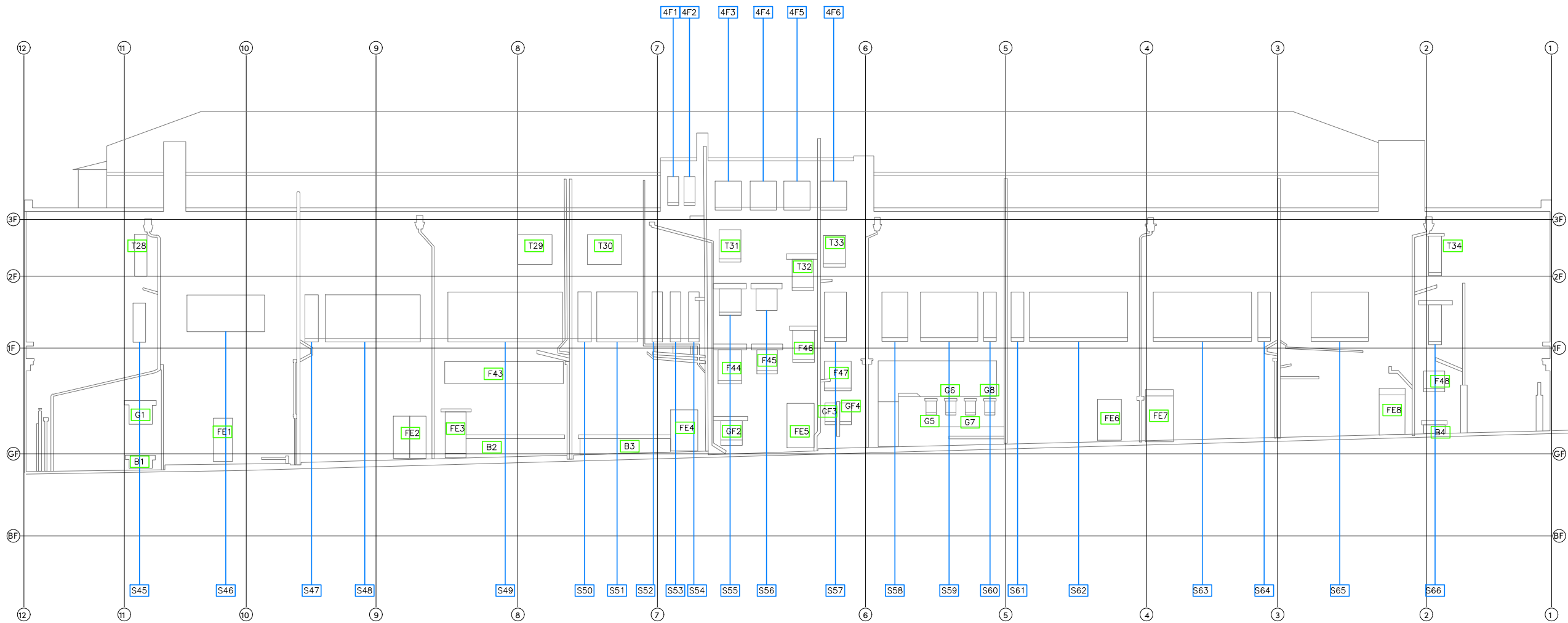
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Measham Mews

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TF = Third Floor Level

REVISIONS

REV.	DATE	AMENDMENTS	INITIAL

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REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE

MEASHAM MEWS ELEVATION
GRID REFERENCING SYSTEM

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

6-14a Oxford Road
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M1 5QA

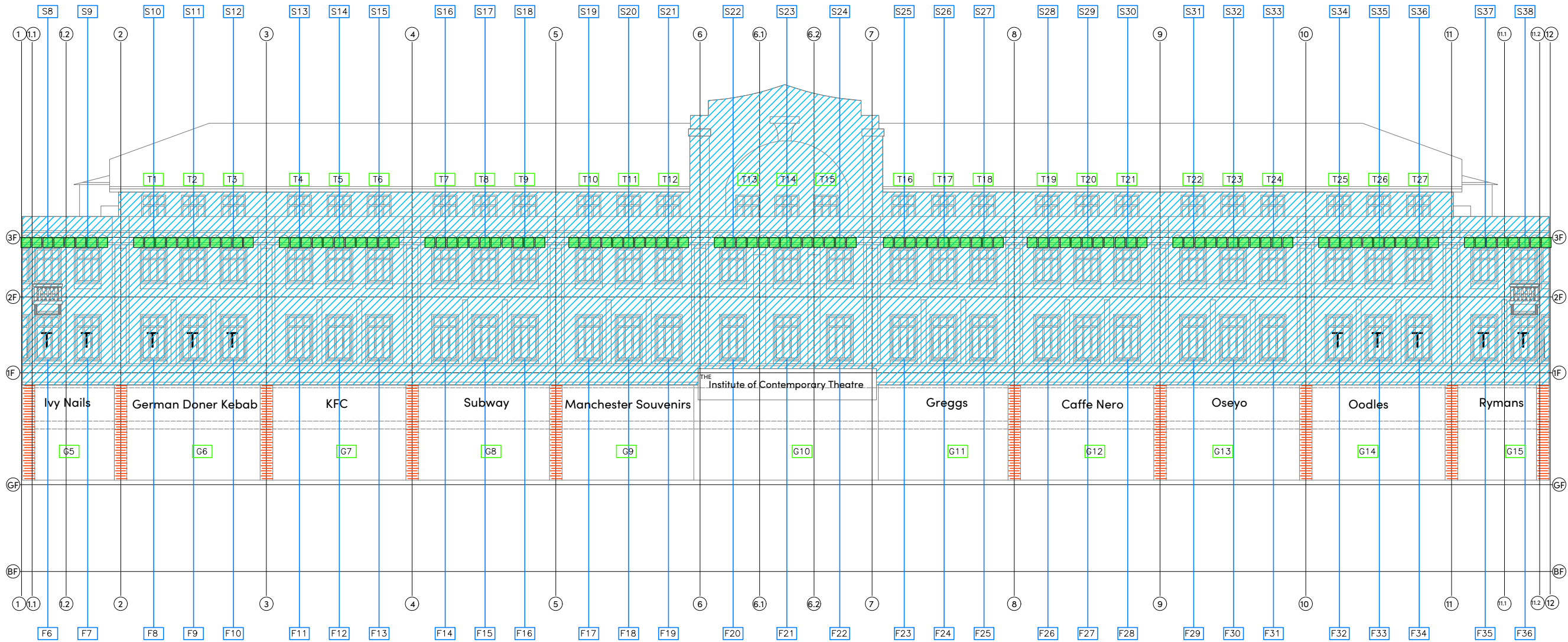
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TF = Third Floor Level

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PROGRAMME - 2025

TITLE

OXFORD ROAD ELEVATION
CLEANING & TREATMENT OF
TERRACOTTA & LEAD WEATHERINGS

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

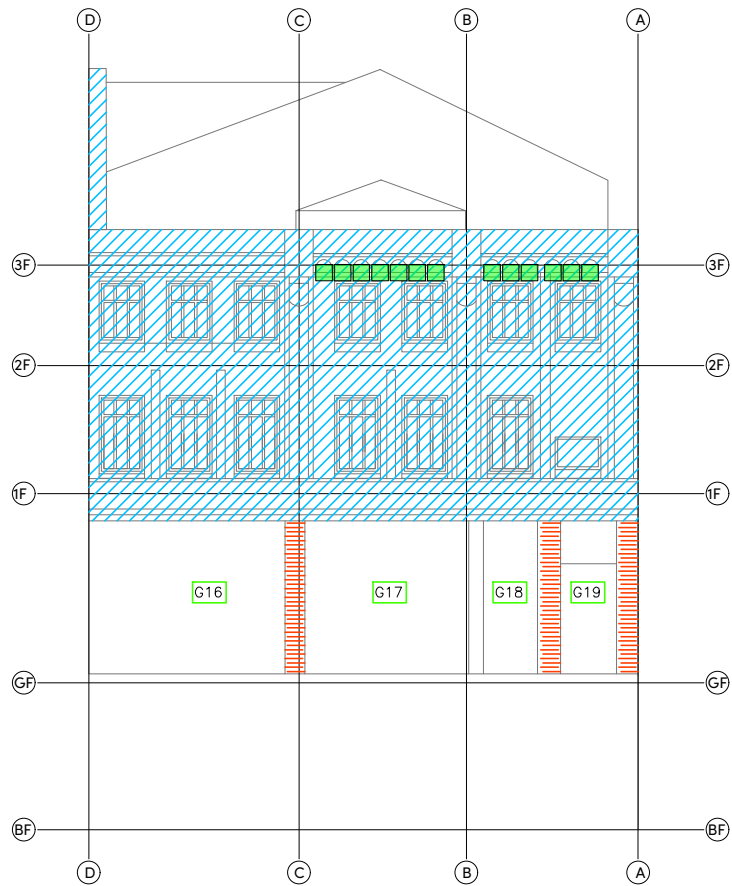
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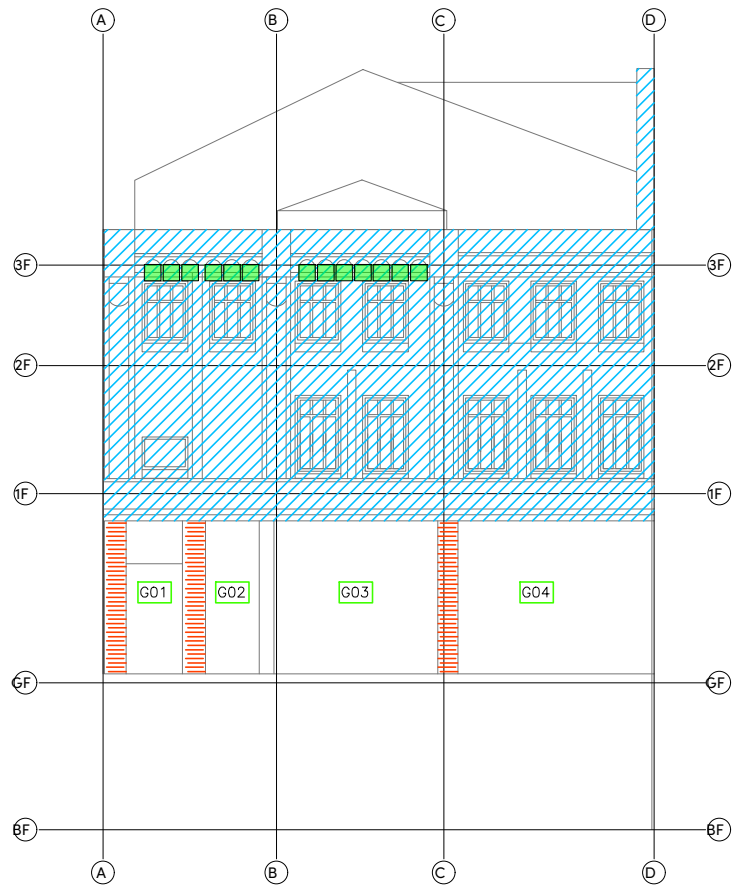


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PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
128507	101	HLS	00	ZZ
FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
M2	B	10404	A1	C01



HULME STREET



CHESTER STREET

KEY

 = Clean only

 = Clean & Anti-Graffiti Treatment

 = Lead weathering to upper surface of perp joints

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES ONLY.
- 4) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
- 5) BASE DRAWING PROVIDED BY CLIENT, ORIGINALLY PRODUCED BY DELVA PATMAN REDLER DATED 16.03.18.

KEY

BF = Basement Floor Level
GF = Ground Floor Level
FF = First Floor Level
SF = Second Floor Level
TF = Third Floor Level

REVISIONS

REV.	DATE	AMENDMENTS	INITIAL
C01	24.03.25	DRAWING UPDATED	NH

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE

HULME STREET & CHESTER STREET
ELEVATIONS
CLEANING & TREATMENT OF
TERRACOTTA & LEAD WEATHERINGS

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

6-14a Oxford Road
Manchester
M1 5QA

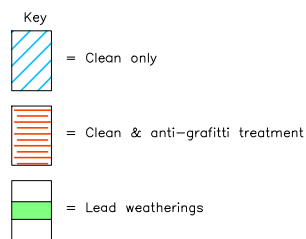
HOLLIS

The Lexicon
10-12 Mount Street
Manchester
M2 5NT

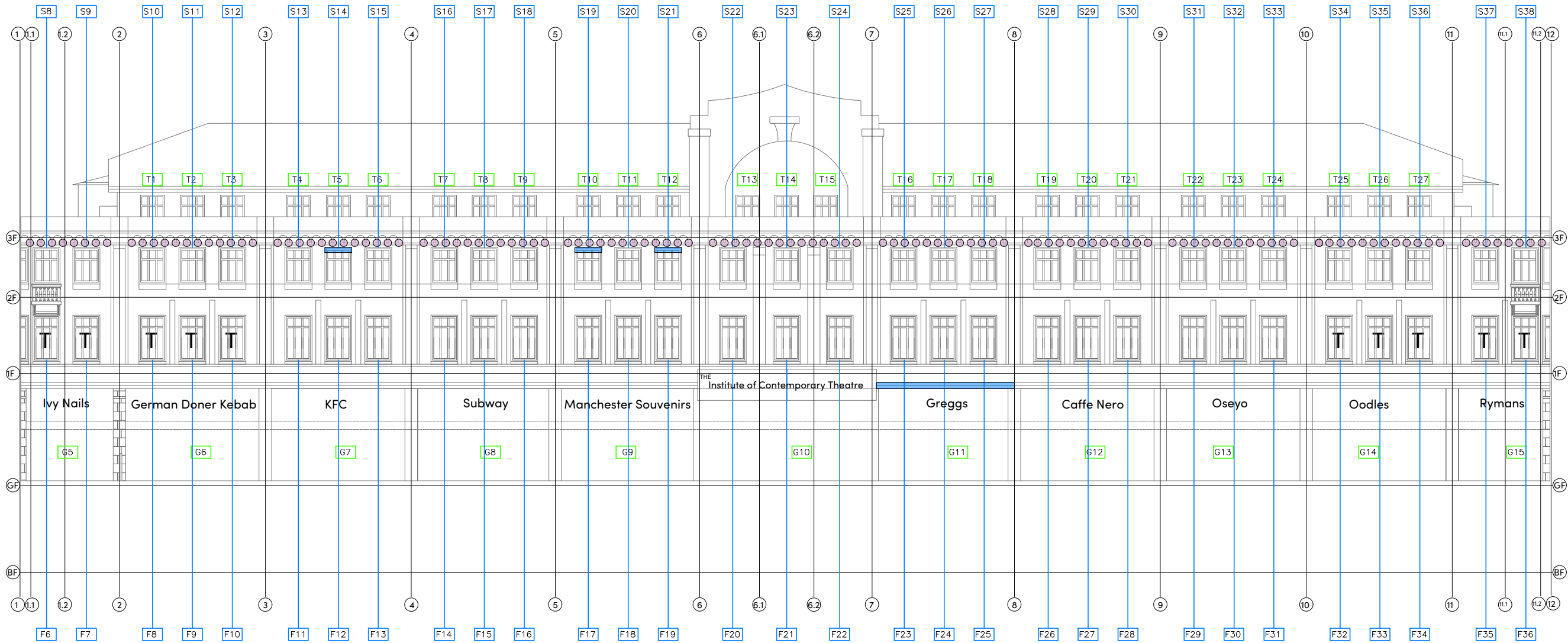
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DATE 11.03.2025		DRAWN BY NH		
SCALE NTS @A3		CHECKED DJ		
PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
128507	101	HLS	00	ZZ
FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
M2	B	10405	A1	C01



DATE		DRAWN BY		
11.03.2025		NH		
SCALE		CHECKED		
NTS @A3		DJ		
PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
128507	101	HLS	00	ZZ
FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
M2	B	10406	A1	C01



Key for replacement terracotta/GRC/steelwork interventions

Type	Symbol
Ashlar + quoin	●
Architrave / window heads	■
Parapet block	●
Vissoir	●
Other (Disassemble and re-build)	●
Replace galvanised steel brackets	●

NOTES

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- 4) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
- 5) BASE DRAWING PROVIDED BY CLIENT; ORIGINALLY PRODUCED BY DELVA PATMAN REDLER DATED '16.03.18'.

KEY

BF = Basement Floor Level
GF = Ground Floor Level
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SF = Second Floor Level
TF = Third Floor Level

REVISIONS

C03	30.01.26	DRAWING UPDATED	NH
C02	22.01.26	DRAWING UPDATED	NH
C01	24.03.25	DRAWING UPDATED	NH
REV.	DATE	AMENDMENTS	INITIAL

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

**REPAIR & MAINTENANCE
PROGRAMME - 2025**

TITLE

**OXFORD ROAD ELEVATION
REPLACEMENT / REPAIR OF
TERRACOTTA & MASONRY REPAIRS**

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

**6-14a Oxford Road
Manchester
M1 5QA**

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DATE	11.03.2025	DRAWN BY	NH
SCALE	@A3	CHECKED	DJ
PROJECT	NTS	ORIGINATOR	HLS
LINE	101	VOLUME/ ZONE/RELDG	00
DISCIPLINE/ TYPE	B	STATUS	ZZ
NUMBER	10407	REVISION	C03



HULME STREET



CHESTER STREET

Key for replacement terracotta/GRC/steelwork interventions

Type	Symbol
Ashlar + quoin	●
Architrave / window heads	●
Parapet block	●
Vissoir	●
Other (Disassemble and re-build)	●
Replace galvanised steel brackets	●

NOTES

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KEY

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TF = Third Floor Level

REVISIONS

REV.	DATE	AMENDMENTS	INITIAL
C01	24.03.25	DRAWING UPDATED	NH

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE
HULME STREET & CHESTER STREET
ELEVATIONS
REPLACEMENT / REPAIR OF
TERRACOTTA & MASONRY REPAIRS

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

6-14a Oxford Road
Manchester
M1 5QA

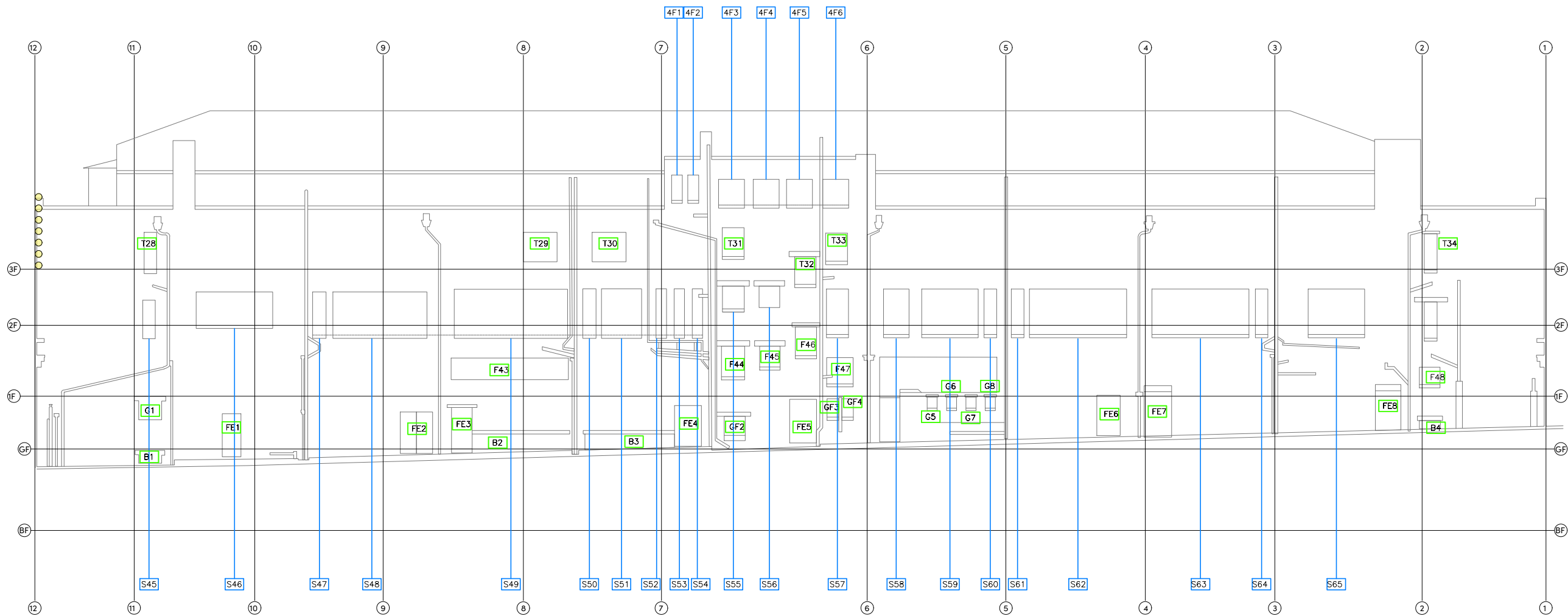
HOLLIS



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DATE	11.03.2025	DRAWN BY	NH
SCALE	NTS @A3	CHECKED	DJ
PROJECT	NTS	ORIGINATOR	VOLUME/ ZONE/RELDG
128507	101	HLS	00
FILE	DISCIPLINE/ TYPE	NUMBER	STATUS
M2	B	10408	A1



Measham Mews

Key for replacement terracotta/GRC/steelwork interventions

Type	Symbol
Ashlar + quoin	●
Architrave / window heads	●
Parapet block	●
Vissoir	●
Other (Disassemble and re-build)	●
Replace galvanised steel brackets	●

Note

1. Symbol show location of replacement units but not necessarily number of replacement units involved. Number of units for replacement and dimensions are identified seperately within detailed schedules.
2. At corner positions, symbol appears on one face only of quoin.

NOTES

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KEY

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TF = Third Floor Level

REVISIONS

REV.	DATE	AMENDMENTS	INITIAL
C01	24.03.25	DRAWING UPDATED	NH

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE

MEASHAM MEWS ELEVATION
REPLACEMENT / REPAIR OF
TERRACOTTA & MASONRY REPAIRS

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

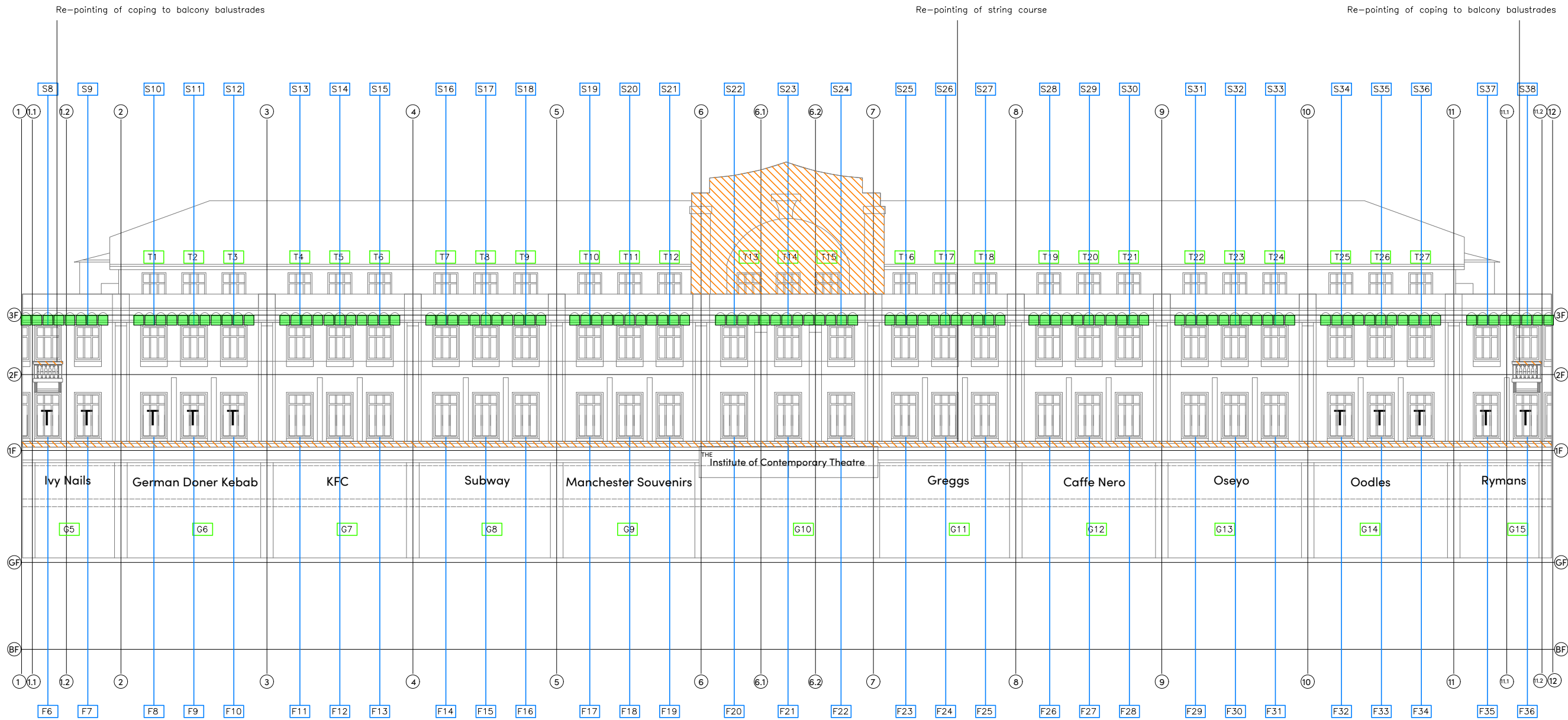
6-14a Oxford Road
Manchester
M1 5QA

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The Lexicon
10-12 Mount Street
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M2 5NT

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DATE	11.03.2025	DRAWN BY	NH
SCALE	NTS	CHECKED	DJ
PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/RELDG
128507	101	HLS	00
FILE	DISCIPLINE/ TYPE	NUMBER	STATUS
M2	B	10409	A1



NOTES

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- 4) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
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REVISIONS

REV.	DATE	AMENDMENTS	INITIAL
C01	24.03.25	DRAWING UPDATED	NH

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE

OXFORD ROAD ELEVATION
RE-POINTING OF TERRACOTTA &
LEAD WEATHERINGS

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

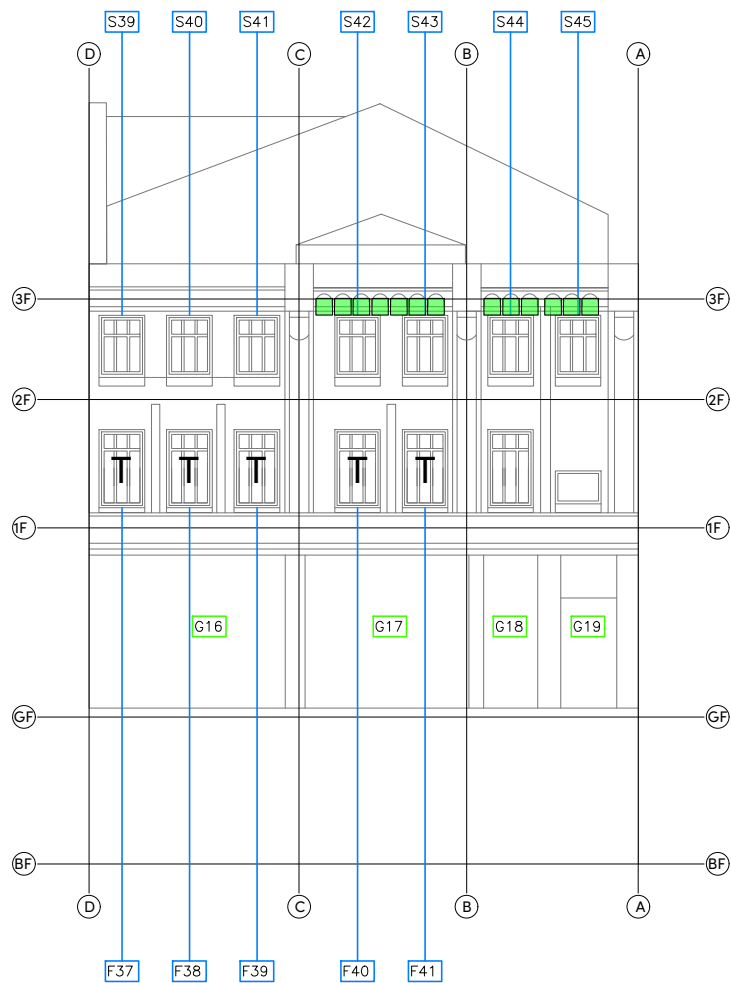
6-14a Oxford Road
Manchester
M1 5QA

HOLLIS

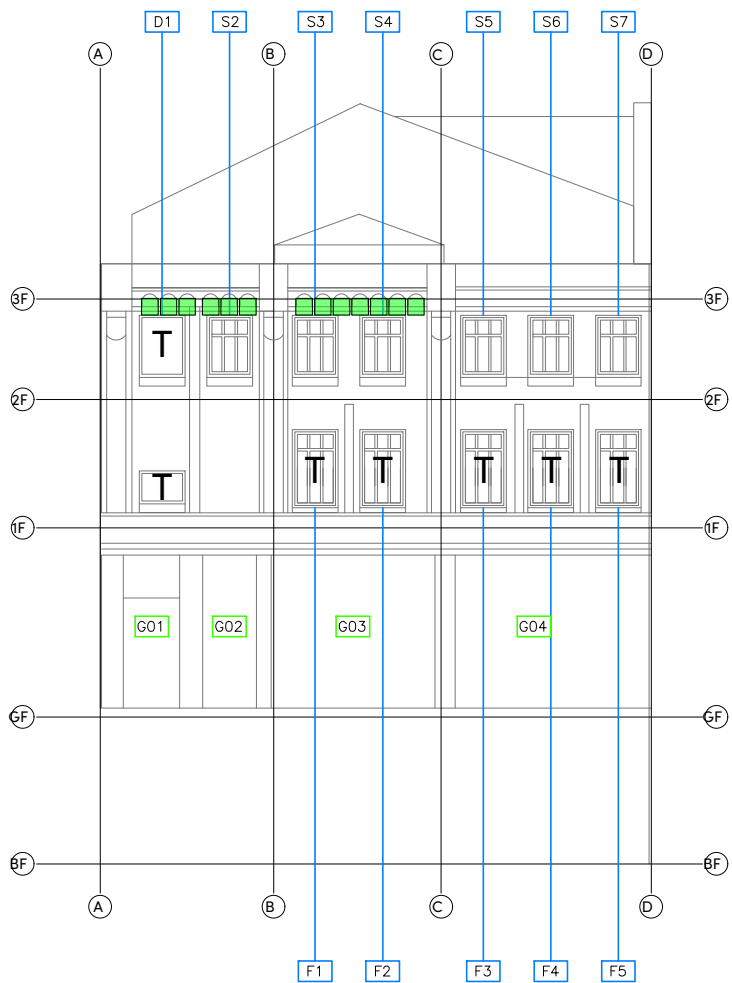
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10-12 Mount Street
Manchester
M2 5NT

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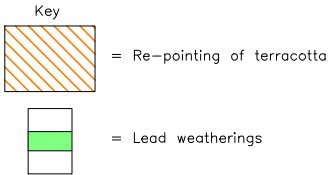
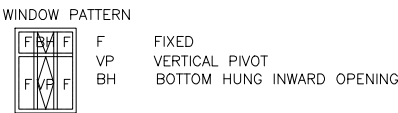
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128507	101	HLS	00	ZZ
FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
M2	B	10410	A1	C01



HULME STREET



CHESTER STREET



NOTES

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REVISIONS

REV.	DATE	AMENDMENTS	INITIAL
C01	24.03.25	DRAWING UPDATED	NH

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE
HULME STREET & CHESTER STREET
ELEVATION
RE-POINTING OF TERRACOTTA &
LEAD WEATHERINGS

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

6-14a Oxford Road
Manchester
M1 5QA

HOLLIS

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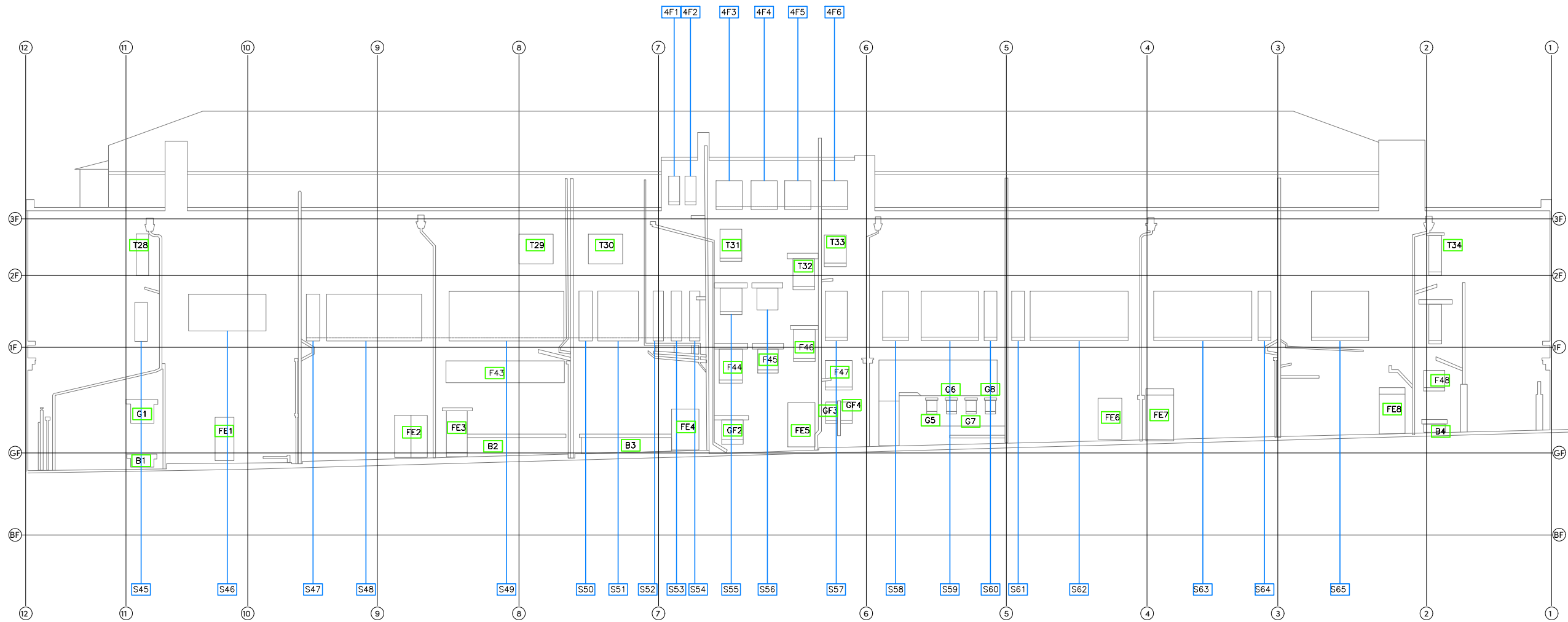
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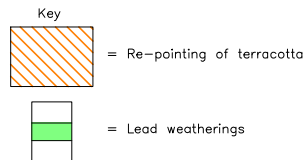
SCALE
NTS

CHECKED
DJ

PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/RELDG	LEVEL
128507	101	HLS	00	ZZ
FILE	DISCIPLINE/ TYPE	NUMBER	STATUS	REVISION
M2	B	10411	A1	C01



Measham Mews



NOTES

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- 4) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
- 5) BASE DRAWING PROVIDED BY CLIENT, ORIGINALLY PRODUCED BY DELVA PATMAN REDLER DATED 16.03.18.

KEY

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FF = First Floor Level
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TF = Third Floor Level

REVISIONS

REV.	DATE	AMENDMENTS	INITIAL
C01	24.03.25	DRAWING UPDATED	NH

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE
MEASHAM MEWS ELEVATION
RE-POINTING OF TERRACOTTA &
LEAD WEATHERINGS

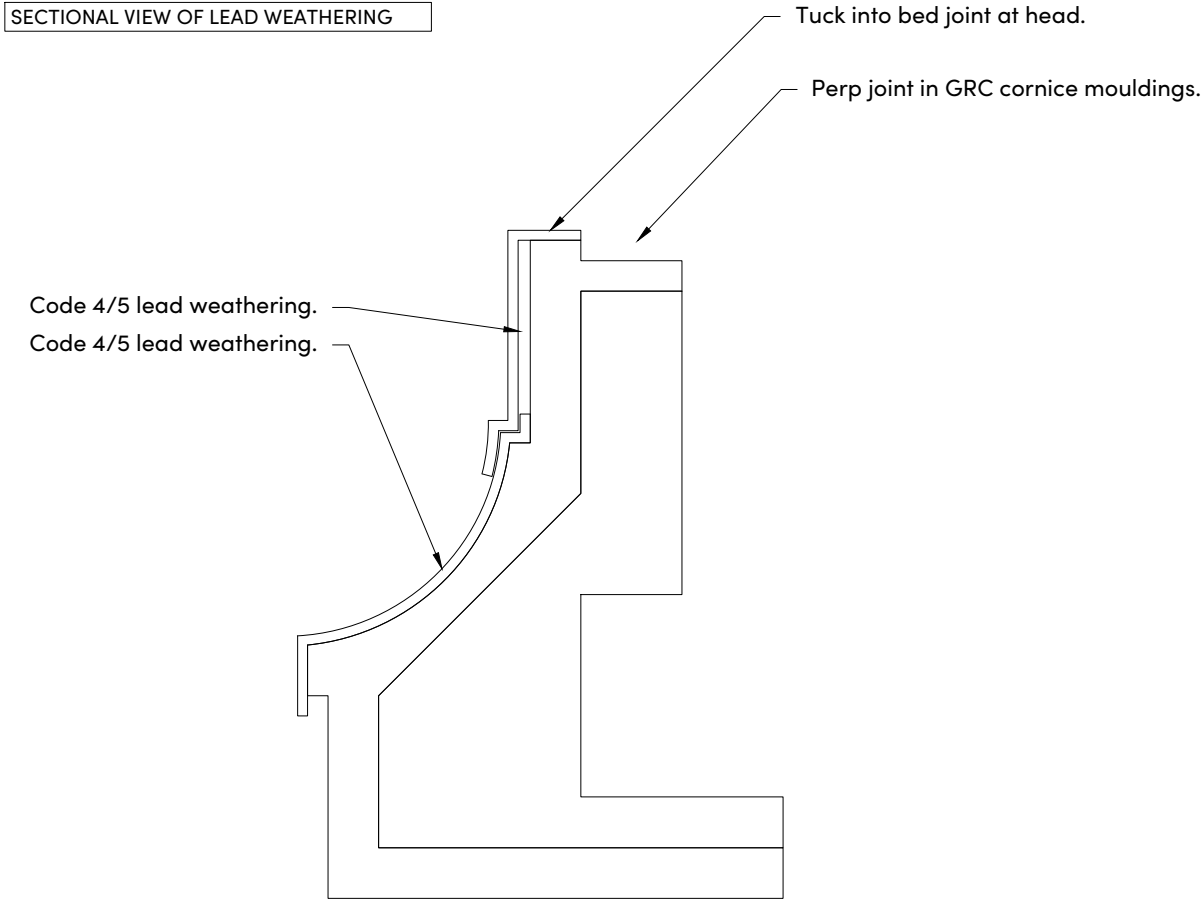
CLIENT
Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME
6-14a Oxford Road
Manchester
M1 5QA

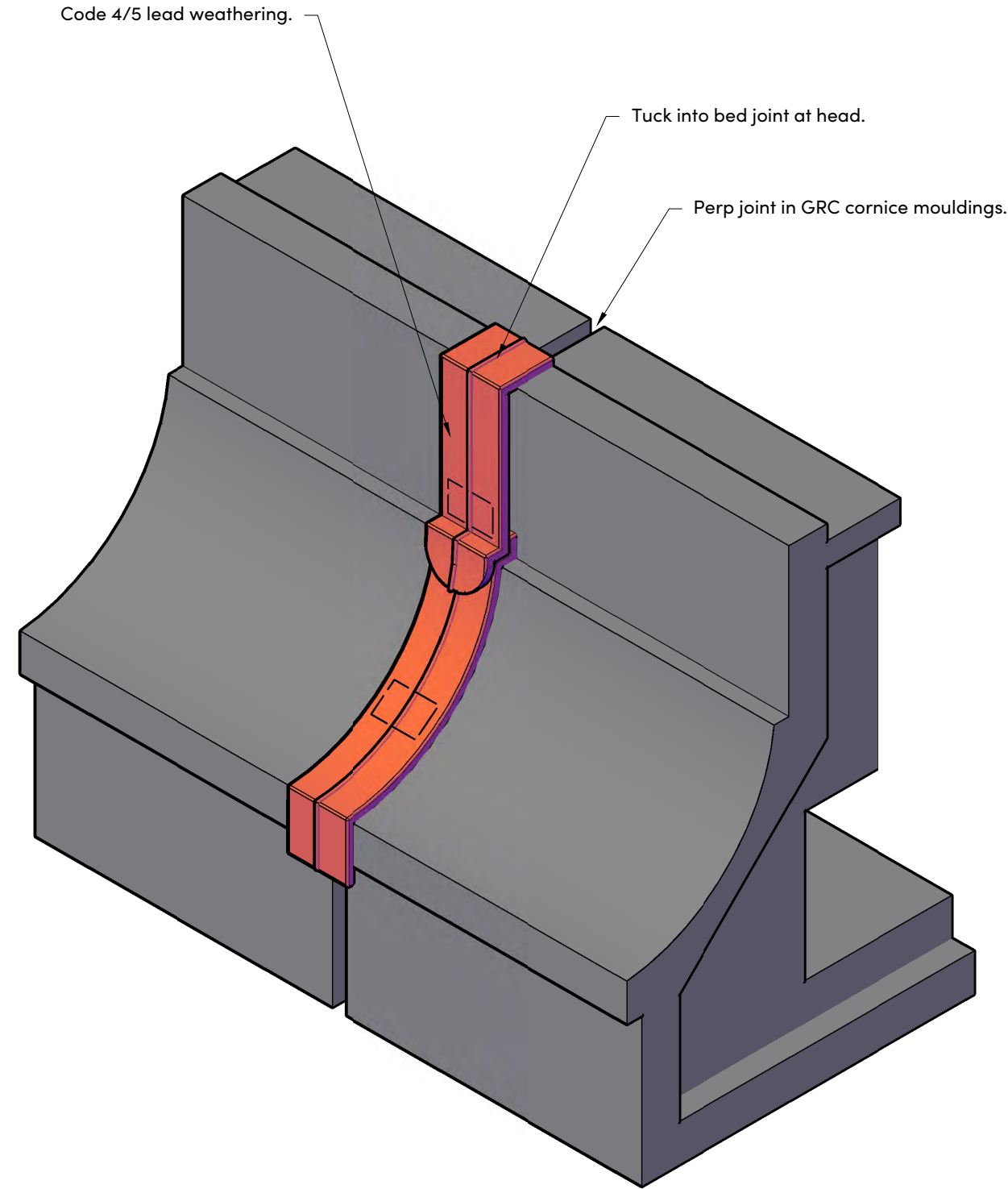
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11.03.2025		NH		
SCALE		CHECKED		
NTS @A3		DJ		
PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
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FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
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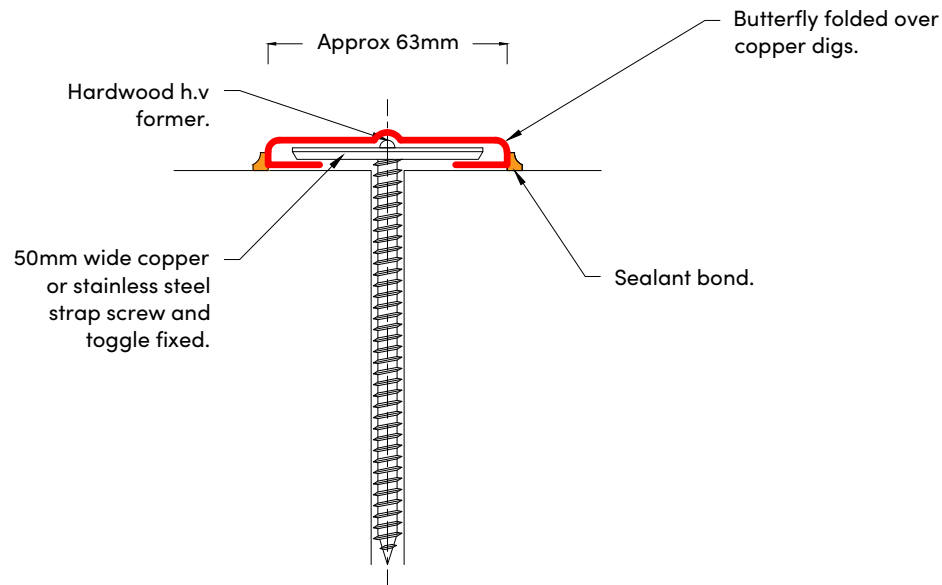
SECTIONAL VIEW OF LEAD WEATHERING



3D VIEW OF LEAD WEATHERING



SECTIONAL VIEW OF BUTTERFLY WEATHERING TONGUE



NOTES

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- 3) ALL DIMENSIONS ARE IN MILLIMETRES ONLY.
- 4) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
- 5) PLEASE NOTE DRAWING IS INDICATIVE ONLY.

KEY

REVISIONS

REV.	DATE	AMENDMENTS	INITIAL
C01	14.10.25	DRAWING UPDATED.	NH

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

REPAIR & MAINTENANCE
PROGRAMME - 2025

TITLE
LEAD BUTTERFLY WEATHERING
TONGUE TO PERP JOINTS

CLIENT

Pugh Davies Properties Limited
1 Tabley Mews
Stamford Street, Altrincham
Cheshire, WA14 1DA

PROJECT NAME

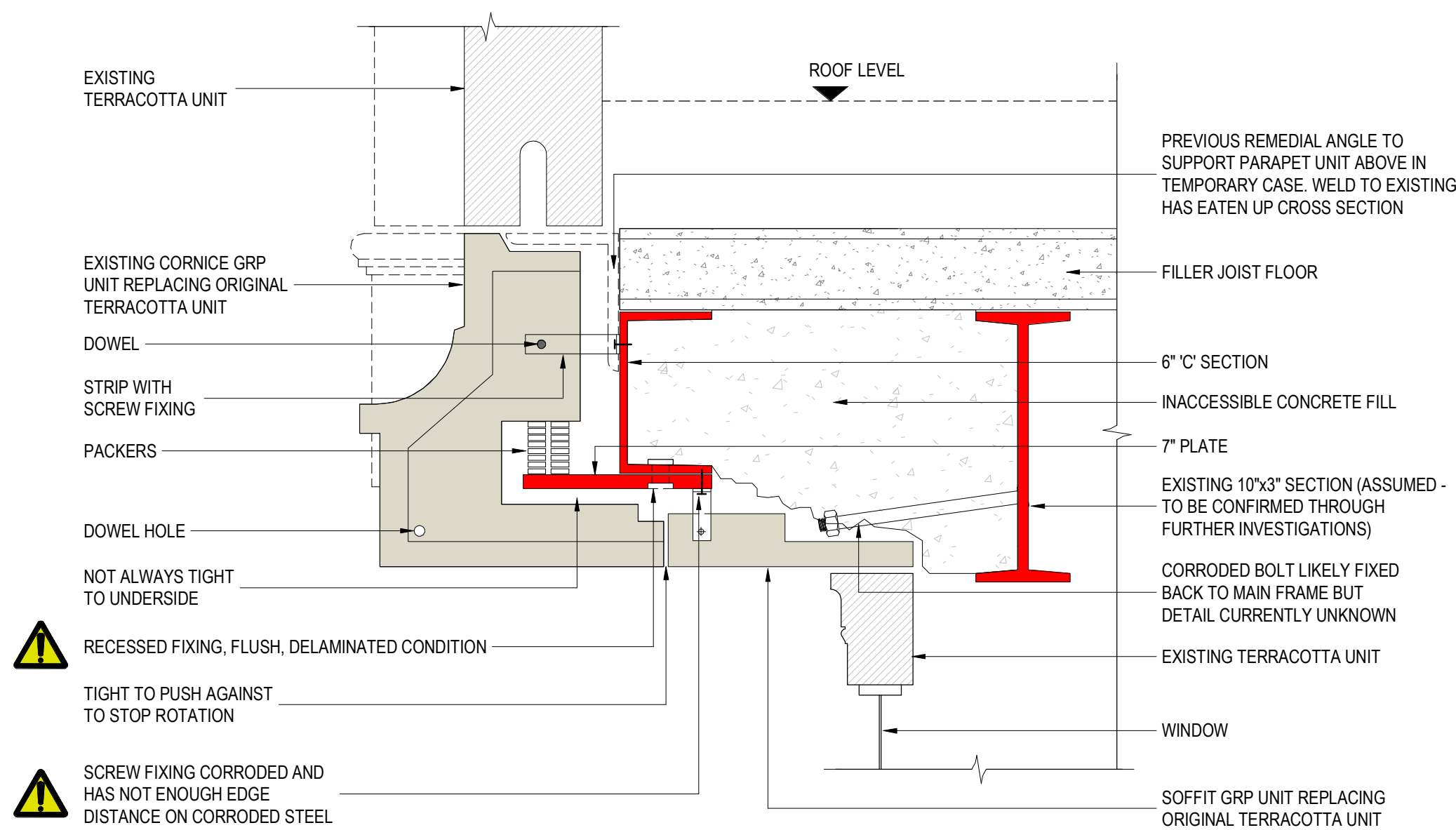
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M1 5QA

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Manchester
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DATE	10.06.2025	DRAWN BY	NH
SCALE	NTS @A3	CHECKED	DJ
PROJECT	NTS	LINE	ORIGINATOR
128507	101	HLS	00
FILE	DISCIPLINE/	NUMBER	STATUS
M2	B	12000	A1



DETAIL 1
EXISTING CONDITION
SCALE: 1 : 5

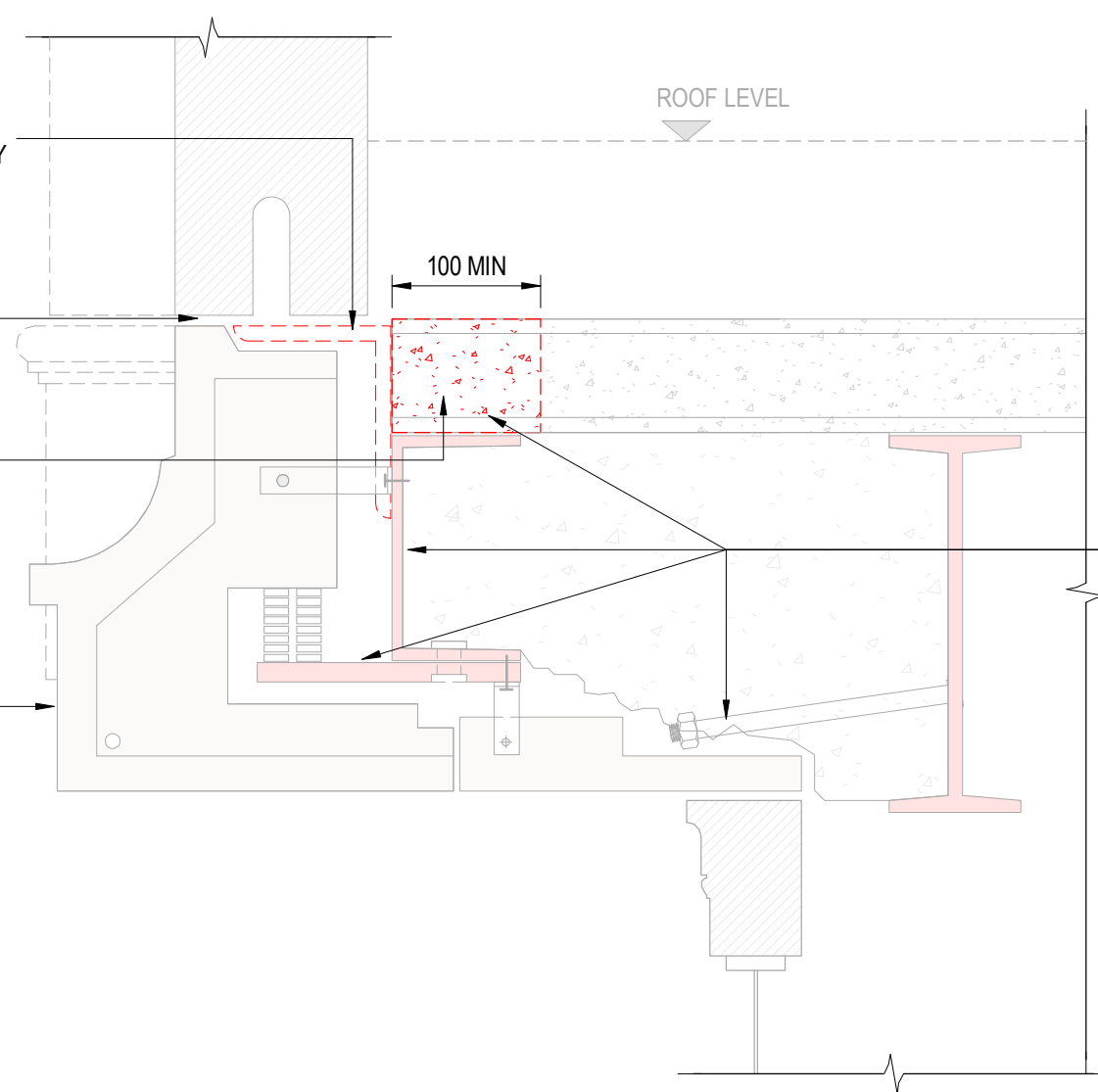
REMOVE GALVANISED STEEL BRACKETS BY CUTTING INTO THE BRACKET AND NOT INTO THE CHANNEL SECTION. ANY REMAINING PIECES OF SECTION SHOULD THEN BE GROUND FROM THE SURFACE - NOTE THAT THIS NEEDS TO BE DONE VERY CAREFULLY TO AVOID FURTHER DAMAGE AS THE EXISTING WELD HAS CONSUMED SOME OF THE EXISTING CHANNEL CROSS SECTION



TEMPORARY WORKS REQUIRED TO SUPPORT TERRACOTTA UNITS OF PARAPET ABOVE

EXPOSE MIN 100mm DEPTH OF FILLER JOIST BEARING BY REMOVING CONCRETE LOCALLY. ENSURE THAT ENOUGH IS REMOVED TO EXPOSE THE CORRODED STEEL BUT NOT SO MUCH THAT IT BECOMES INACCESSIBLE FOR WIRE BRUSHING AND REMEDIATION TOOLS

REMOVE CORNICE UNITS AND ASSOCIATED FIXINGS AND PACKERS



DETAIL 2
REMEDIAL STEP 1 - PROTECTING STEELWORK
SCALE: 1 : 5

NOTE:
THESE REMEDIAL WORKS ARE SUITABLE FOR PRICING ONLY AND REFLECT THE CURRENT UNDERSTANDING OF THE STRUCTURAL ARRANGEMENT OF THE CORNICE. FURTHER INVESTIGATION WORKS ARE RECOMMENDED TO CONFIRM THE STRUCTURAL ARRANGEMENT AND CONDITION OF THE CORNICE BEFORE DETAILED REMEDIATION DRAWINGS ARE PRODUCED.

CLEAN & REPROTECT EXPOSTED BOLT, CHANNEL SECTION, TOP FLANGE, PLATE AND EXPOSED END OF FILLER JOIST / TIE T SECTION TO C3 ENVIRONMENT. REINSTATE CONCRETE WITH SPECIALIST CONCRETE REPAIR COMPOUND RENDEROX HB (R2) OR APPROVED EQUAL STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. SEE 'METHODOLOGY FOR CONCRETE REPAIRS' IN BOX BELOW

GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
4. FOR GENERAL NOTES REFER TO DRAWING.

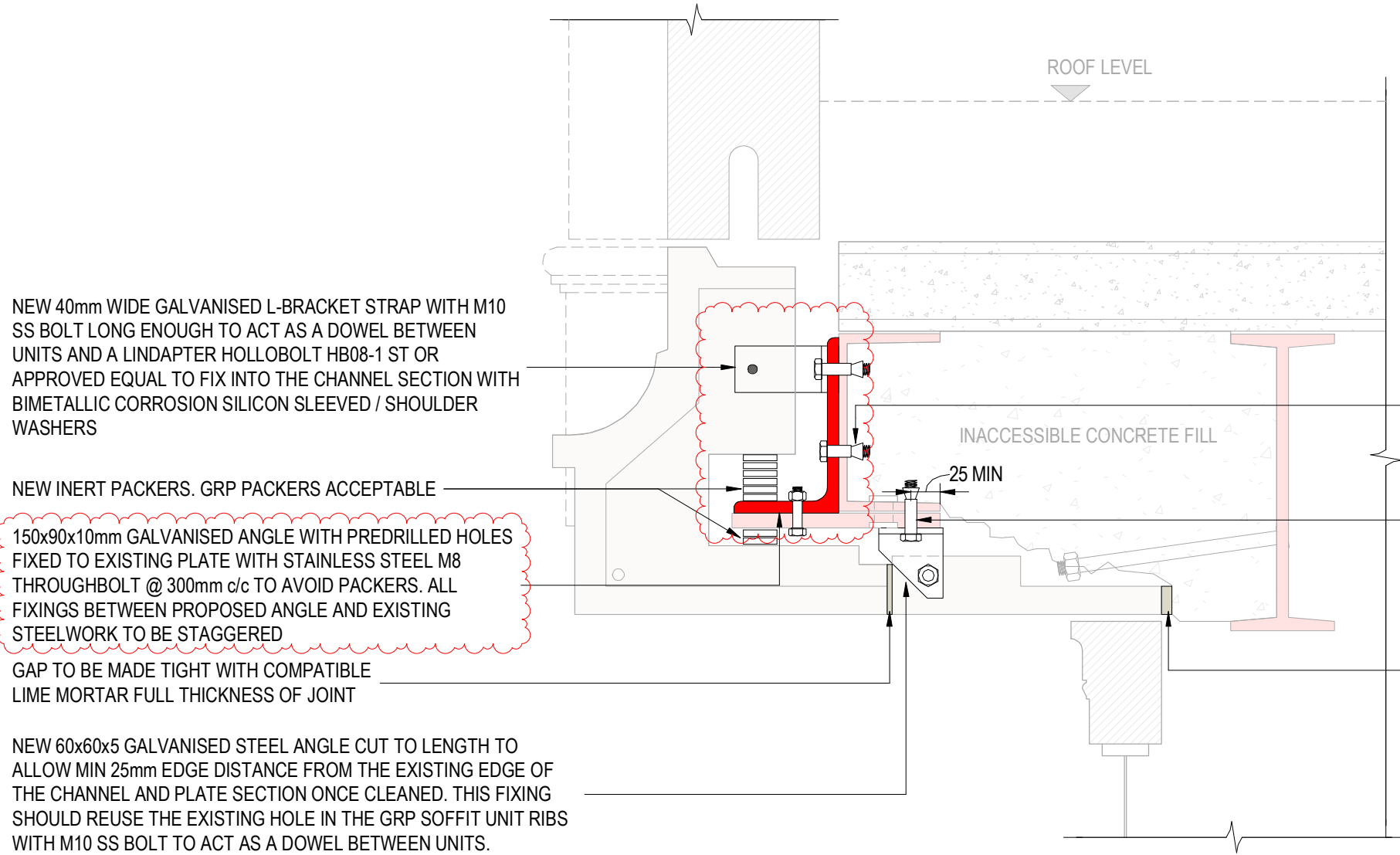
LEGEND:



DENOTES CDM HAZARD (RELATES TO CIVIL/STRUCTURAL MATTERS ONLY). HAZARDS THAT SHOULD BE OBVIOUS TO A COMPETENT CONTRACTOR HAVE NOT BEEN INDICATED ON THIS DRAWING. SHOULD ANY ADDITIONAL HAZARDS BE IDENTIFIED, THE CONTRACTOR SHOULD NOTIFY ALL RELEVANT PROJECT TEAM MEMBERS

REFERENCE DRAWINGS:

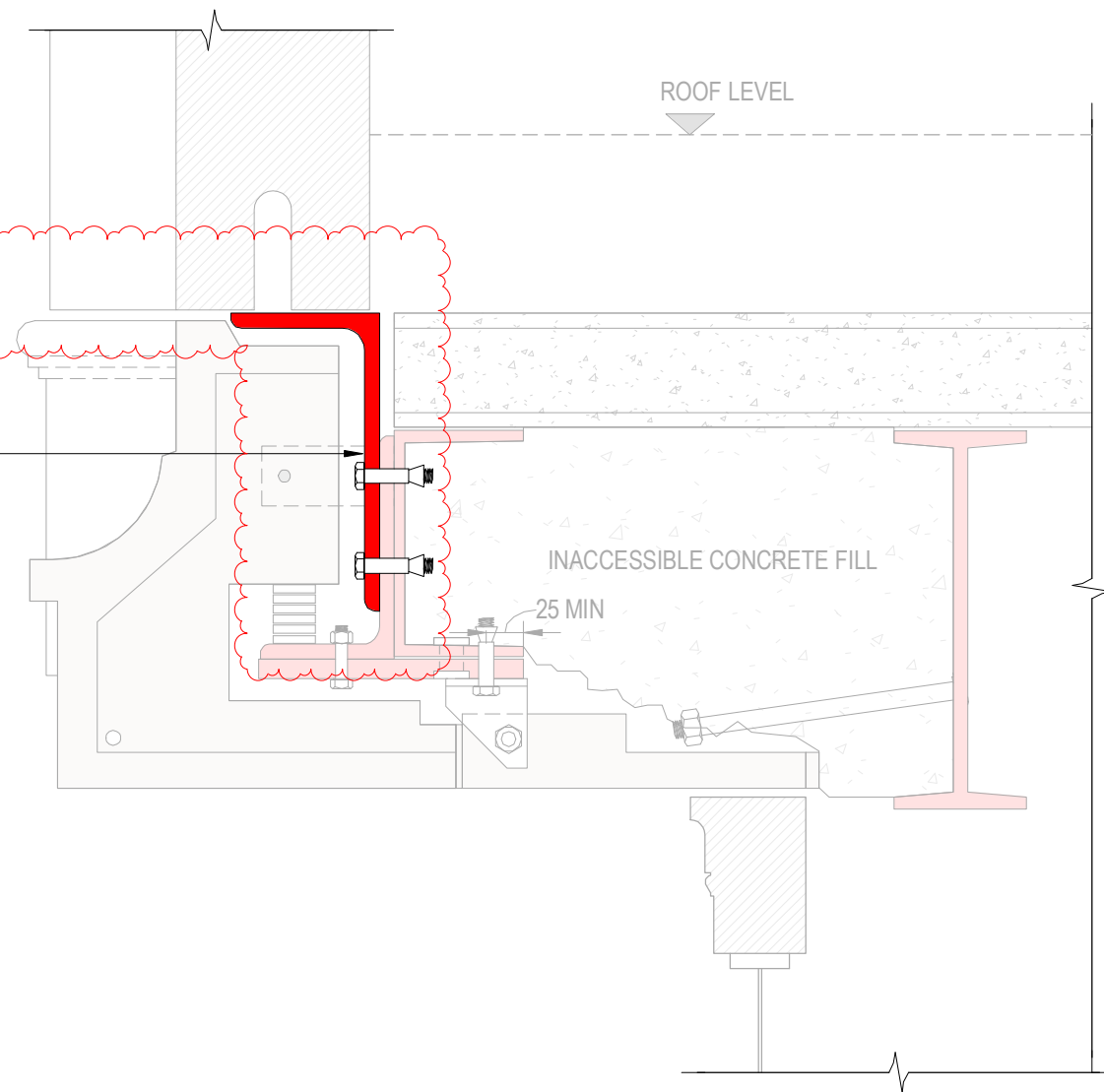
• 087085-CUR-ZZ-XX-D-S-03001 - INVESTIGATION REQUIREMENTS



DETAIL 3A
REMEDIAL STEP 2 - IMPROVING CONNECTIONS
SCALE: 1 : 5

PENDING THE FINDINGS OF INVESTIGATIONS OF THE STRUCTURAL SUPPORT OF THE UNITS ABOVE, TENDER APPLICATIONS SHOULD HAVE THIS NEW 200mm LONG ANGLE PRICED SEPARATELY TO ALLOW FOR OMISSION SHOULD THEY NOT BE REQUIRED

NEW 200mm LONG 200x100x10mm GALVANISED ANGLE TO BE INSTALLED WITH LINDAPTER HOLLOBOLT HB08-2 ST (CLAMPING THICKNESS 22-41mm) OR APPROVED EQUAL ANGLE MAY NEED TO BE CUSTOM FABRICATED TO FIT.



DETAIL 3B
REMEDIAL STEP 2 - ADDITIONAL ANGLE
SCALE: 1 : 5

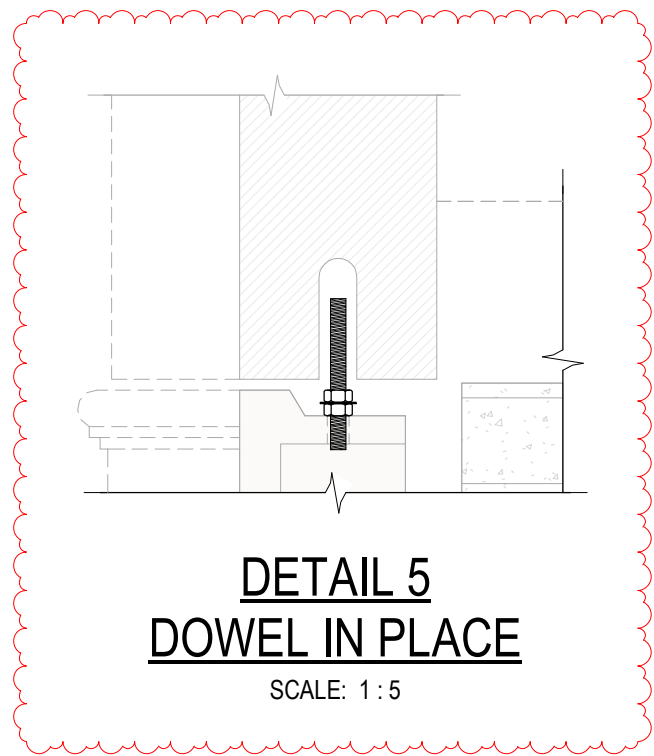
PROPOSED REMEDIATION SEQUENCING:

1. INSTALL FREE STANDING SCAFFOLD (NO FIXINGS TO BUILDING). ALL BAYS THAT ARE BEING WORKED ON WILL REQUIRE SUPPORT BY TEMPORARY WORKS.
2. RECORD LOCATION OF EACH UNITS AND REMOVE CORNICE AND SOFFIT UNITS. SOME OF THESE WILL BE GRP AND SOME MIGHT BE TERRACOTTA. RECORD AND NOTE DOWN LOCATION AND FIXING ARRANGEMENT OF ORIGINAL TERRACOTTA UNITS IF THESE ARE ENCOUNTERED.
3. REMOVE 100mm CONCRETE FROM OUTER FACE OF CHANNEL SECTION TO EXPOSE BEARING END ONTO CHANNEL OF FILLER JOIST AND TIE MEMBER
4. ONCE ONE SAMPLE BAY IS CLEANED AS A BENCHMARK FOR QUALITY, AND WITH MIN 14 DAYS NOTICE, TO ENSURE CLEAN, INSPECTION AND REPROTECTION CAN OCCUR ON THE SAME DAY TO AVOID FLASH CORROSION. ENGINEER TO INSPECT TO CHECK QUALITY OF CLEAN, REDUCED CROSS SECTION OF MEMBERS AND CONDITION OF FIXINGS. FURTHER INSPECTIONS ON OTHER BAYS MAY BE REQUIRED BUT WILL BE AT THE ENGINEERS DISCRETION. CONTRACTOR IS EXPECTED TO KEEP A PHOTO RECORD WITH THE CLEANLINESS OF ALL OTHER AREAS WHICH THE ENGINEER MAY ASK TO SEE AT ANY POINT
5. FULLY CLEAN THE EXPOSED STEEL TO Sa2.5 STANDARD (SHINY STEEL). THIS SHOULD INCLUDE THE END BEARINGS OF THE FILLER JOISTS AND THE TIE BEAMS, THE ACCESSIBLE TOP FLANGE AND BACK OF THE CHANNEL SECTION, THE ACCESSIBLE AREAS OF THE PLATE BELOW THE CHANNEL SECTION AND THE BEARING CONNECTION TO THE COLUMNS (DETAIL CURRENTLY UNKNOWN).
6. CHECK FIXINGS BETWEEN PLATE AND CHANNEL, AND BETWEEN CHANNEL AND T RESTRAINT TIE. REPLACE FIXINGS IF THESE ARE SIGNIFICANTLY DECAYED OR STRENGTHEN THE CONNECTION WITH A NEW BOLTED ANGLE CONNECTION (SEE DETAIL 3A) ONCE THE STEEL HAS BEEN REPROTECTED.
7. REPROTECT ALL CLEANED STEELWORK WITH A PAINT PROTECTION SYSTEM SUITABLE FOR C3 ENVIRONMENT.
8. REINSTATE CONCRETE ENCASEMENT AROUND FILLER JOISTS WITH FOSROC AS PER METHODOLOGY SPECIFIED.
9. REINSTATE SOFFIT UNIT WITH NEW FIXING ARRANGEMENT AS PER DETAIL 3. ALLOW FOR BIMETALLIC CORROSION SILICON SLEEVED / SHOULDER WASHERS
10. REINSTATE CORNICE UNITS IN THE ORDER THEY WERE ORIGINALLY INSTALLED WITH NEW FIXING ARRANGEMENT AND PACKERS AS PER DETAIL 3A. ALLOW FOR BIMETALLIC CORROSION SILICON SLEEVED / SHOULDER WASHERS
11. THE LAST CORNICE UNIT ON EACH BAY WILL REQUIRE A SLIGHTLY DIFFERENT TREATMENT TO ENABLE IT TO BE FIXED IN PLACE WITH NO ACCESS TO THE FIXINGS. SEE DETAIL 4
12. REPOINT ENTIRE BAY OF CORNICE UNITS WITH COMPATIBLE LIME MORTAR. ALLOW FOR APPROPRIATE AFTERCARE TO ENSURE THE MORTAR HAS PROPERLY BONDED TO THE SUBSTRATE
13. MORTAR TO BE MODERATELY HYDRAULIC LIME WITH AGGREGATE TO BE SUITABLE FOR THE EXISTING JOINTS. CONTRACTOR TO SUBMIT SPECIFICATION FOR APPROVAL BY THE STRUCTURAL ENGINEER AND BUILDING SURVEYOR. COLOUR SAMPLES TO BE PROVIDED AS PART OF SUBMISSION TO ENSURE CLOSE MATCH WITH EXISTING

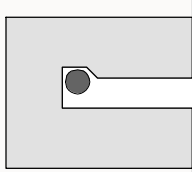
METHODOLOGY FOR CONCRETE REPAIR:

NOTE THAT THE FOLLOWING PRODUCTS ARE ALL FOSROC AND ARE COMPATIBLE TO BE USED IN THE SEQUENCE SHOWN. IF AN ALTERNATIVE PRODUCT IS PROPOSED, THIS WILL NEED TO BE REVIEWED AND APPROVED TO ENSURE COMPATIBILITY.

1. CLEANING OF STEEL NEEDS TO BE BACK TO BRIGHT METAL ie CLEANLINESS Sa2.5. THIS CAN EITHER BE ACHIEVED WITH SANDBLASTING OR WITH MECHANICAL TOOLS (THE LATTER TAKES LONGER TO ACHIEVE THE SAME RESULTS).
2. FOR STEEL PAINT PROTECTION APPLY FOSROC® NITOPRIME ZINCRICH PLUS IN TWO COATS.
3. THEN APPLY FOSROC® RENDEROC PRIMER TO BOTH THE STEEL AND THE CONCRETE AS PER THE RENDEROC SPEC. THIS IS A HIGH PERFORMANCE POLYMER / CEMENT SLURRY BONDING AGENT THAT HELPS TO BOND THE REPAIR MORTAR TO THE EXISTING SUBSTRATE.
4. THEN APPLY FOSROC® RENDEROC HB AS THIS IS MORE LIGHTWEIGHT AND MORE COMPATIBLE WITH THE SUBSTRATE. THIS WILL REPRODUCE SOME FIRE PROTECTION AND COVER TO THE STEEL



DETAIL 5
DOWEL IN PLACE
SCALE: 1 : 5



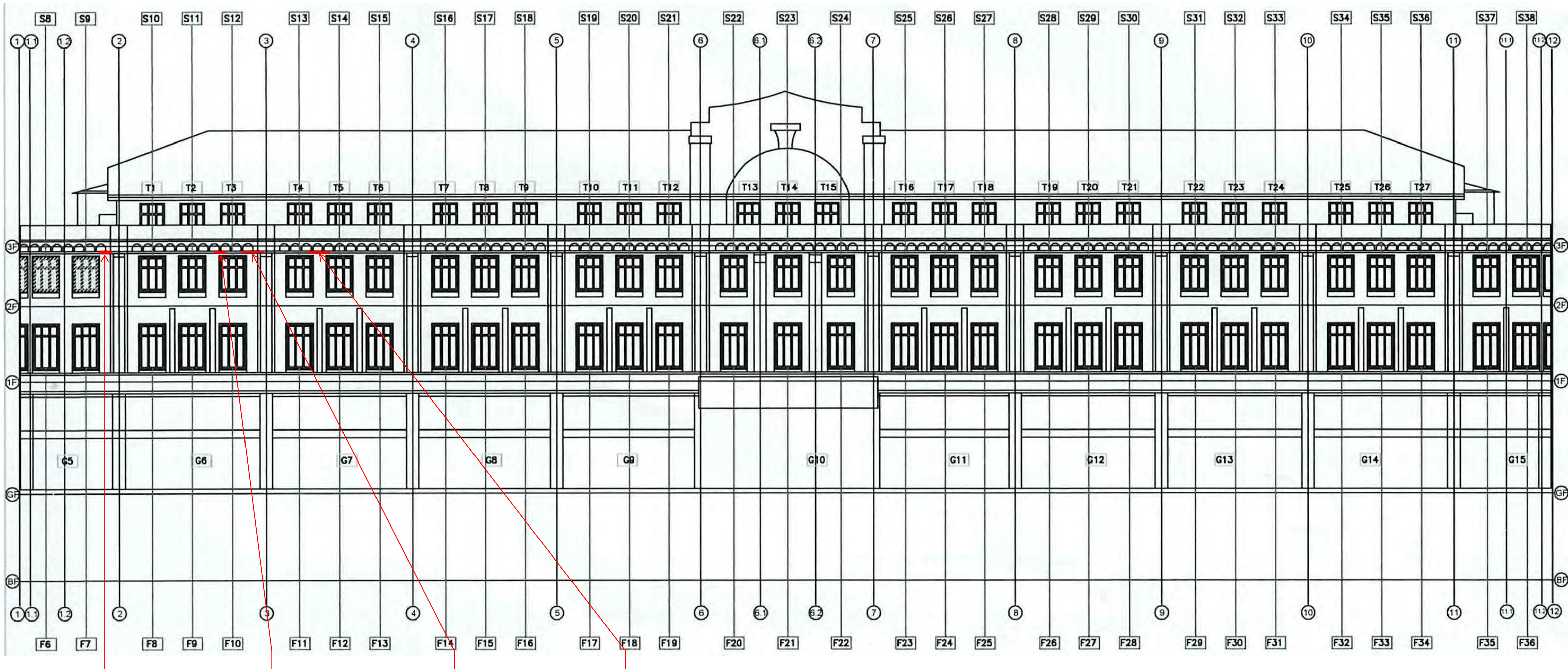
NOT TO SCALE

DETAIL 4
REMEDIAL STEP 3 - ADDITIONAL CONSIDERATIONS FOR LAST UNIT IN EACH BAY WHERE ACCESS IS NO LONGER POSSIBLE FOR FIXINGS
SCALE: 1 : 5

P03	UPDATES AFTER TENDER QUERIES COMMENTS	22.10.25	SW	SJ
P02	NOTE ADDED TO DETAIL 3B, NOTE REMOVED FROM DETAIL 4	06.03.25	SW	SJ
P01	PRELIMINARY ISSUE	24.02.25	SW	SJ

Rev:	Description:	Date:	By:	Chkd:
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Status:	PRELIMINARY			
Project:	OXFORD ROAD			
Dwg Title:	CORNICE REMEDIAL FIXING DETAILS			
Drawn By	SW	Designed By	SJ	Checked By
				KOB
		Date	FEB '25	Scales @ A1
				As indicated
Project No - Originator - Function - Spatial - Form - Discipline - Number				Revision:
087085 - CUR - XX - 3F - D - S - 21100				P03

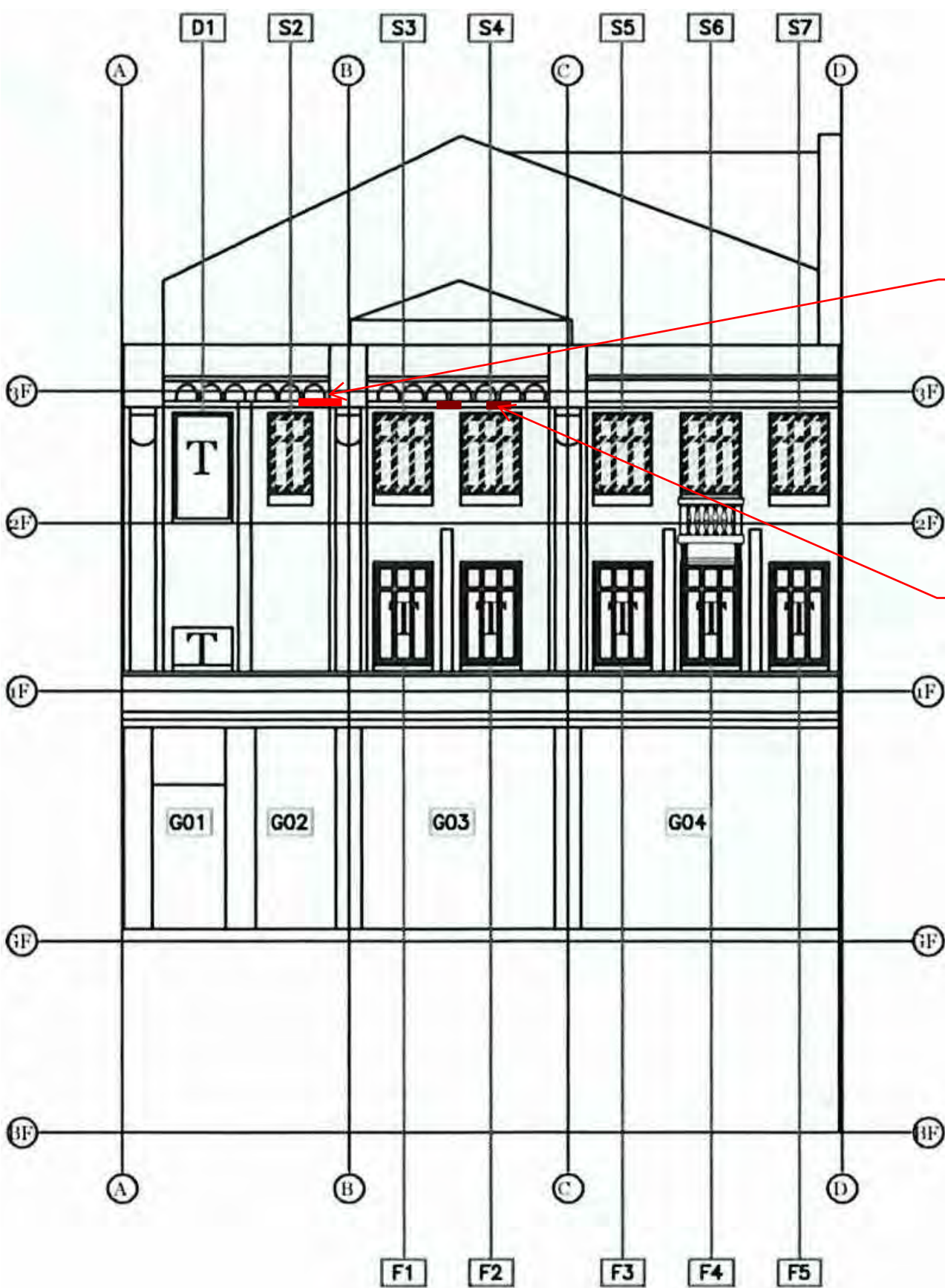


OR / 2 / 3F
CURVED ELEVATION.
INVESTIGATE CORNICE BEAM BEARING
AND CONNECTION TO COLUMN FROM
OUTSIDE FACE BY REMOVING THE
UNITS ADJACENT TO CONNECTION.

OR / 3 (-2m) / 3F
INVESTIGATE CONDITION OF
STEEL AROUND THIS LOCATION
AND CHECK FOR T RESTRAINT
ANGLES TO ESTABLISH CENTERS

OR / 3 / 3F
INVESTIGATE CORNICE BEAM BEARING
AND CONNECTION TO COLUMN FROM
OUTSIDE FACE BY REMOVING THE
UNITS ADJACENT TO CONNECTION.

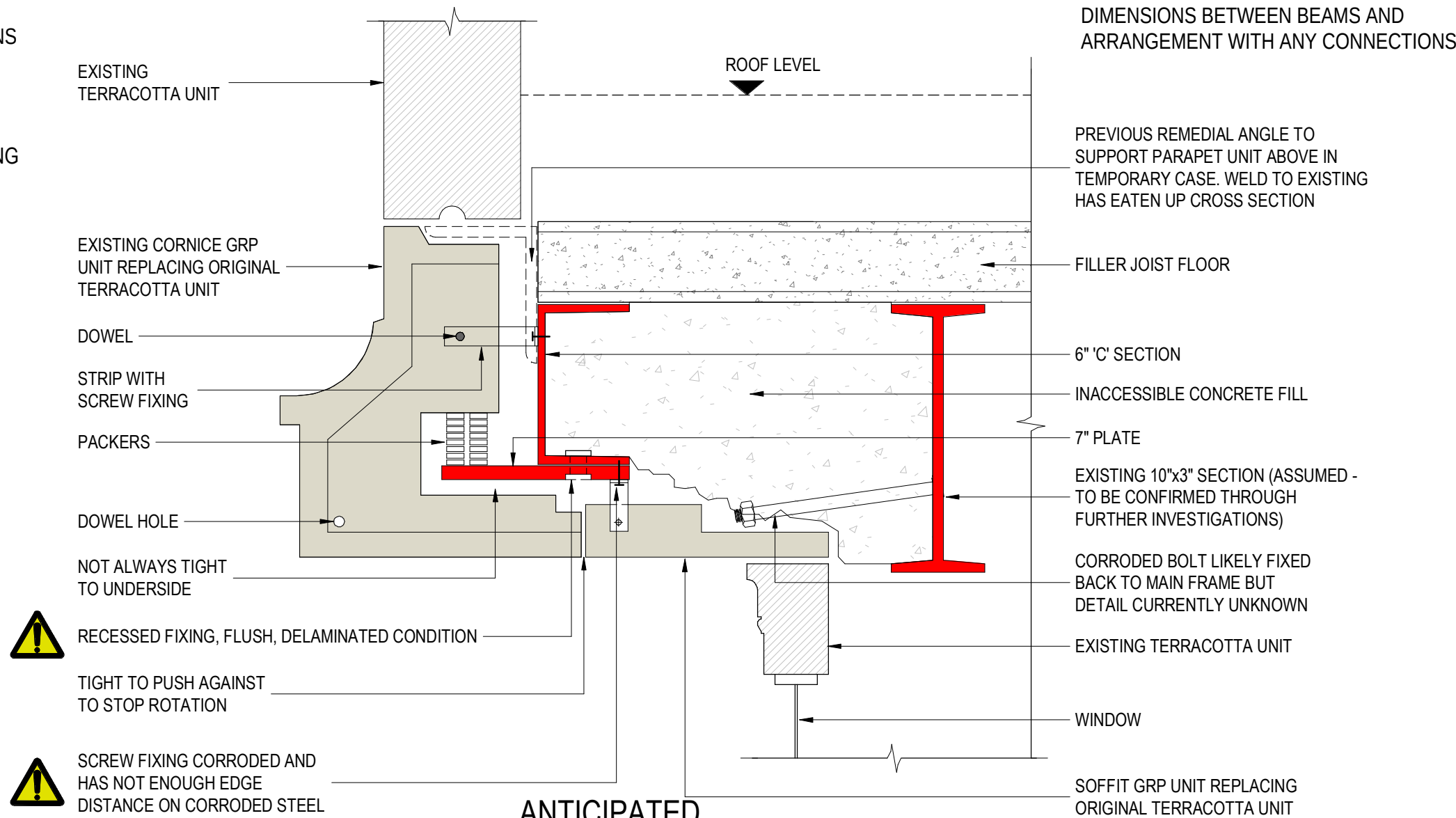
OR / 3 (2.5m) / 3F
INVESTIGATE CONDITION OF
STEEL AROUND THIS LOCATION
AND CHECK FOR T RESTRAINT
ANGLES TO ESTABLISH CENTERS



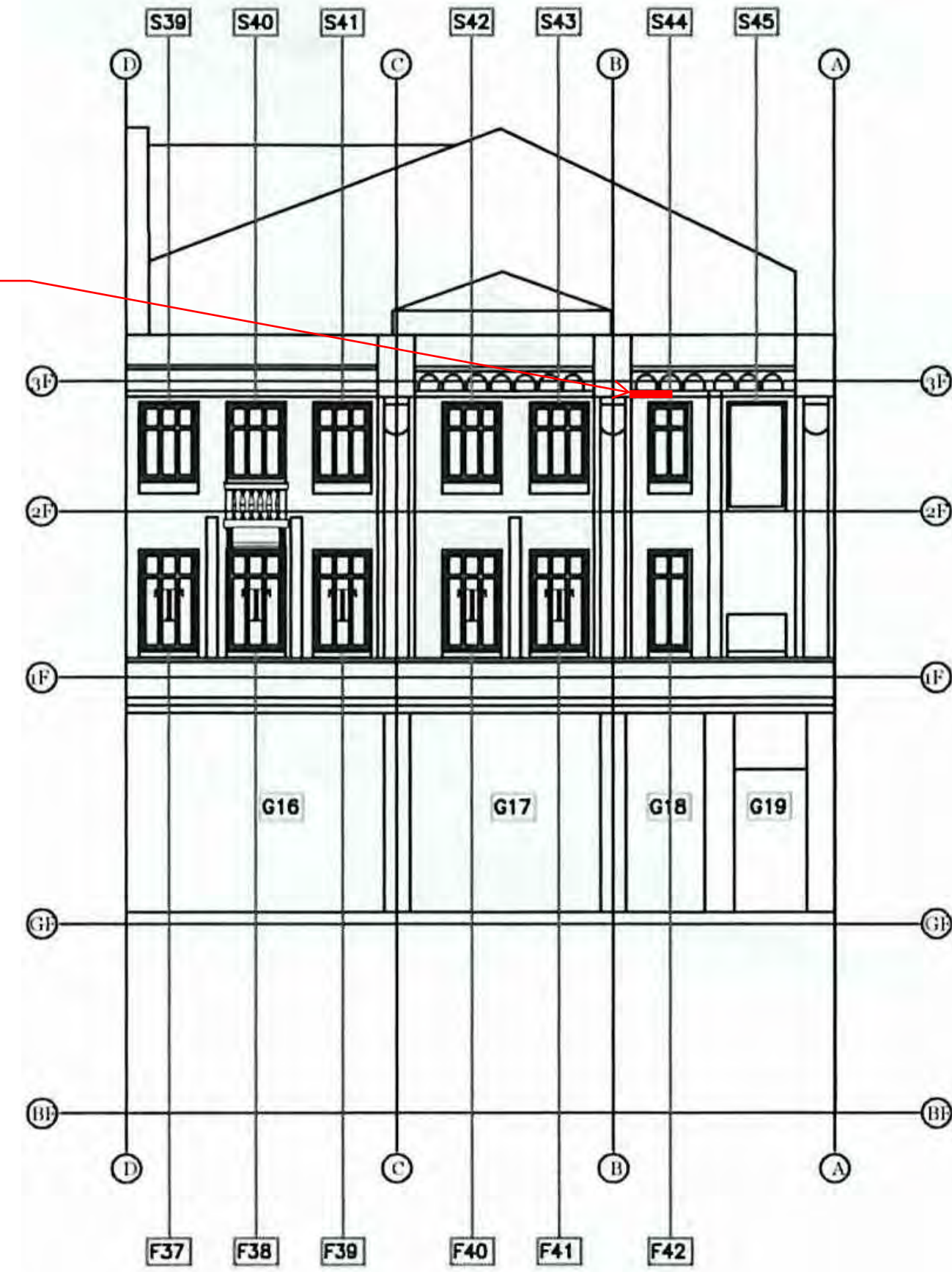
CS / B / 3F
INVESTIGATE CORNICE BEAM BEARING
AND CONNECTION TO COLUMN FROM
OUTSIDE FACE BY REMOVING THE UNITS
ADJACENT TO CONNECTION. ALSO
CHECK CONDITION OF STEEL.
AT THIS LOCATION UNCOVER THE
RELATIONSHIP BETWEEN THE INTERNAL
PRIMARY BEAMS AND THE OUTER
CORNICE CHANNEL SECTION. THIS
NEEDS TO INCLUDE SECTION SIZES,
DIMENSIONS BETWEEN BEAMS AND
ARRANGEMENT WITH ANY CONNECTIONS

INVESTIGATION UNDERTAKEN BEGINNING
OF FEBRUARY 2025 AND RECORDED IN
SURVEY RECORD DRAWING

INVESTIGATION NOTE:
AT EACH INVESTIGATION LOCATION, CHECK THE FOLLOWING:
- CONDITION OF STEELWORK
- CONDITION AND TYPES OF CONNECTION DETAILS
(terracotta to steel and steel to steel)
- SIZE OF STRUCTURAL MEMBERS
- CHECK 'T' TIE MEMBER ARRANGEMENT AND CENTERS
- ANY CHANGE IN STRUCTURAL ARRANGEMENT



ANTICIPATED
DETAIL1
EXISTING CONDITION
SCALE: 1:5



GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FOR GENERAL NOTES REFER TO DRAWING.

P01	FIRST ISSUE	24/02/25	SJ	KOB
Rev.	Description:	Date:	By:	Chkd:

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Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Status:
FOR REVIEW AND COMMENT

Client:
PD PROPERTIES LIMITED

Project:
6-14 OXFORD ROAD

Dwg Title:
INVESTIGATION
REQUIREMENTS TO CORNICE

Drawn By: SJ
Designed By: SJ
Checked By: KOB

Project No: 081752
Date: 19/02/2025
Scales @ A1: NOT TO SCALE

Project Code - Originator - Function - Spatial - Form - Discipline - Number
087085 - CUR - ZZ - 3F - D - S - 03001
Revision: P01

Appendix D

Key parameters relating to methodology for proposed interventions

Reference	Title	Originator
Ref: 128507-101-PMS-Terracotta Replacement Rev -	Parameters relating to proposed methodology for the cutting out and subsequent replacement of terracotta units	Rheith Limited
Ref: 128507-101-PMS-Anti-Graffiti Treatment Rev -	Parameters relating to proposed methodology for the surface treatment of terracotta at street level with a sacrificial anti-graffiti barrier coating to mitigate against permanent damage arising from instances of graffiti	Rheith Limited
Ref: 128507-101-PMS-Terracotta Replacement (adopting replica GRC units) Rev -	Parameters relating to proposed methodology for the replacement of terracotta to the underside of the principal cornice with replica GRC units	Rheith Limited

Parameters relating to proposed methodology for the cutting out and subsequent replacement of terracotta units

Ref: 128507-101-PMS-Terracotta Replacement Rev -

A.0 Introduction

A.1 This note relates to the following specific operations:

- the replacement of terracotta blocks forming the heads of window openings
- the replacement of terracotta blocks forming a string course at the head of the Ground Floor level

A.2 An underlying design assumption is that 6–14a, Oxford Road is a framed structure and that the terracotta faience is not relied upon to carry primary loads. Should construction details revealed in the course of the breakout indicate that this may not be the case then proposed methodology would need to be reviewed from the perspective of the temporary support.

A.3 Works proposed under the 2026 cycle of the Repair and Maintenance Programme replicate operations undertaken under an earlier cycle of repairs in 2012 and 2018. This note is informed by the findings of those earlier operations in terms of the original design details and method of construction of the building.

B.0 Stage 1 – Breakout

B.1 Units scheduled for replacement to be clearly identified.

B.2 Cut line to be introduced by means of hand held power tools close to the limits of proposed replacement as a means of mitigating the risk of vibration or other damage extending to the adjoining units which are to be retained.

B.3 Terracotta units to be carefully broken out adopting methods which again mitigate against damaging adjacent units.

B.4 Hold points during breakout of each individual terracotta unit to review:

- possible necessity for temporary support to replace that previously afforded by the unit which is being broken out
- condition of secondary steelwork in terms of effectiveness in suspending/restraining the faience work

B.5 Hold point – record photographs and sketch details of construction encountered.

C.0 Works to background structure

C.1 On removal of terracotta unit's assessment to be undertaken on the condition and serviceability of secondary steelwork and the main beams / stanchions. It is envisaged that this will involve an amount of break out of mortar encasement to secondary steelwork and concrete encasement to primary steelwork.

C.2 Treatment of steelwork to reinstate corrosion protection and fire protection to primary steelwork to be separately specified on exposure and assessment of existing conditions and extent of corrosion. Based on experience with earlier phases of identical work at 6-14a, Oxford Road it is not anticipated that the degree of corrosion of existing steelwork will be such to necessitate replacement or localised strengthening but it is the expectation that reinstatement may involve the use of new additional hangers/fixings/restraint ties. Any replacement hangers/fixings/restraint ties to be un-ferrous with adoption of isolation sleeves/washers as appropriate to prevent bi-metallic corrosion.

C3 Hold point – record photographs and sketch details of remedial measures undertaken.

D.0 Installation of new terracotta

D.1 Following any works identified as necessary to address corrosion/fire protection of steelwork new terracotta units would be installed reversing the order of dis-assembly paying particular attention to packing mortar into voids and to achieve anchorage at ties and hangers.

D.2 Special arrangements would be made in respect of the last unit to be installed in any horizontal row of units or course of a pilaster. This would normally involve the use of dowels to compensate for it not being possible to access the rear of the last unit to be installed to achieve the same level of confidence on the question of compaction of mortar and the infill of voids.

D.3 On completion joints to the section of terracotta subject to replacement would be pointed and finished to match the mortar colour, texture and joint profile of surrounding terracotta, and the whole of the area affected by the works cleaned down to removed dust and other residues.

Parameters relating to proposed methodology for the surface treatment of terracotta at street level with a sacrificial anti-graffiti barrier coating to mitigate against permanent damage arising from instances of graffiti

Ref: 128507-101-PMS-Anti-Graffiti Treatment Rev -

A.0 Introduction

A.1 This note relates to the following specific operations:

- the cleaning and surface treatment of terracotta to pilasters and similar features at Ground Floor level with a sacrificial barrier coating to remove existing graffiti and mitigate against permanent damage arising from instances of graffiti applied by spray paints or similar.

This method statement does not extend to operations associated with the periodic cleaning or 'wash down' of the elevations of the building to remove deposits from airborne dust, other particulates or pollution.

A.2 There exists for the benefit of the building a call off contract for periodic removal of graffiti which operates on a reactive basis. The underlying strategy is to address instances of graffiti promptly in order that the existence of graffiti does not present a catalyst attracting other graffiti. It can, however, be difficult to maintain consistency of standards of graffiti removal/ reinstatement of protective coating under a 'short response' contact. It is this practical limitation which accounts for the proposal to periodically remove and re-apply 'anti-graffiti' treatment following the 6-8 year cycle of planned maintenance at the building.

A.3 The methodology to be adopted is to be in accordance with the recommendations of BS 8221-1: 2012 – Code of Practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete.

B.0 Stage 1 – Protection of building

B.1 Prior to commencement of cleaning works undertake adequate measures to protect elements of the building, to include:

- i) Temporarily seal any fractures and similar structural defects and protect joints in order to prevent entry of cleaning agents or water.
- ii) Remove or otherwise adequately protect, external fixtures such as illuminated signs and nameplates and store for subsequent replacement unless otherwise specified. The electricity supply to these fixtures should be discontinued.
- iii) Temporary protection of decorative features such as balustrades, cornices, ornamentation.
- iv) Temporary protection of door and window frames or other components which may be vulnerable to damage in consequence of the cleaning methods to be employed.
- v) Temporary protection of glazing and polished surfaces.
- vi) Mask or otherwise protect sealants, movement joint fillers etc., or other materials which may be vulnerable to damage in consequence of the cleaning methods to be employed, such as asphaltic or bituminous materials.
- vii) Protection to finishes internally, where there is a risk of run off of cleaning material being carried in on shoes or wheeled traffic.

and to prevent ingress of water, water vapour, dust etc. into the building to include:

- i) Checking that door and window openings are shut.
- ii) Protection at junctions of:
 - (a) Frames and openings
 - (b) Frames and opening doors, casements and/or sliding sashes.
 - (c) Joints in cladding panels
- iii) Protection/shielding of mechanical ventilation of air conditioning air intake and/or exhaust.

C.0 Method of operation

- C.1 Where different cleaning methods are to be employed on the same elevation, or where not all surfaces are to be cleaned, resulting in differences in appearance, the visually acceptable relationship between the differing surfaces is to be obtained by forming a 'break' between surfaces coincident with architectural features such as movement joints, changes of plane etc.

Where a large area is to be cleaned, it is to be broken down into sections for cleaning in such a way that cleaning of any such section can be carried out with the minimum of risk of:

- a) Spoiling adjacent sections (those already cleaned or those to be left uncleaned).
- b) Run off of cleaning water down the elevations, which may result in a streaked or uneven appearance.

In general it is recommended that any cleaning solutions are applied to elements or areas from the bottom upwards and washed down from the top downwards.

The foregoing should be taken into account in determining the sequence of cleaning for various sections of work.

D.0 Removal of existing 'anti-graffiti' barrier coating

- D.1 Research and investigate the chemical composition of existing barrier coating. Identify suitable dissolving agent. Trials are to be carried out to determine the minimum strength of emulsifying agent capable with the removal of existing barrier coating. Record the PH value of selected emulsifying agent for quality control purposes.
- D.2 Thoroughly wet the surface to be treated with clean water to prevent unnecessary penetration.
- D.3 Apply the emulsifying agent with a brush or hand held spray bottle to the previously wetted surface.
- D.4 Following appropriate dwell time for the emulsifying agent to take effect, thoroughly brush the surface and rinse off the dissolving agent with discriminating use of medium-high pressure water lance.

E.0 Removal of residual graffiti

E.1 Over-riding principles:

- graffiti residues are to be removed in as far as is reasonably practicable but with the prevention of permanent damage to the terracotta glaze taking priority over the standard of removal of paint residues ultimately achieved.
- residual 'ghosting' of graffiti marking will be acceptable in preference to damage to terracotta or the glaze.

E.2 A series of small scale trials are to be adopted prior to finalisation of the proposed methodology. It may be necessary to adopt differing techniques in circumstances where different graffiti paints or markers have been used on different sections of the elevations.

E.3 A progressive approach is to be adopted involving repeated applications initially adopting weaker concentrations of cleaning agent and/or reserve use only of potentially more 'intrusive' methods. The adoption of a sequential approach may involve the localised use of gel or poultice techniques following initial use and review of the effectiveness of conventional emulsifying agents and rinse techniques.

E.4 Thoroughly brush the surface and rinse off the residues of cleaning agents with discriminatory use of medium-high pressure water lance.

F.0 Re-application of anti-graffiti barrier coating

F.1 Criteria for the selection of an anti-graffiti barrier coating system:

- Water based
- Non-toxic
- UV stable and non-yellowing
- Clear formulation which does not bring about a discernible shift in colour or appearance of the terracotta
- Suitable for re-application by brush, roller or low pressure spray
- Removable through the use of medium-high pressure rinse using hot or cold water

F.2 Extent of application of anti-graffiti barrier coating system. To avoid any patchiness in appearance at the periphery of areas subject to treatment the surface areas subject to treatment are to be 'framed' by forming a break between those areas subject to treatment and those not treated co-incident with the location of architectural features such as movement joints, string courses, architectural recess etc.

F.3 Barrier coating to be applied uniformly to selected surfaces by brush or roller. Details of system adopted, concentration levels, rate(s) of application, recommendations for periodic re-application and/or removal/re-application in the event of future instances of graffiti to be recorded within the Building Manual for future reference.

Parameters relating to proposed methodology for the replacement of terracotta to the underside of the principal cornice with replica GRC units
Ref: 128507-101-PMS-Terracotta Replacement (adopting replica GRC units) Rev –

A.0 Introduction

A.1 This note relates to the following specific operations:

- the dismantling of the existing cornice feature formed of GRC mouldings installed circa 2000.
- the selection of salvaged cornice units for subsequent re-use.
- strategy for the avoidance of particularly stark differences in appearance were new GRC cornice mouldings to be introduced randomly within sections of the cornice otherwise reinstated adopting matching, but weathered, GRC mouldings dating from circa 2000.

B.0 The dismantling of the existing cornice features formed of GRC mouldings installed circa 2000

B.1 Intrusive investigations undertaken to date identify GRC cornice mouldings installed circa 2000 to be held insitu by the following means:

- Dowel fixings and horizontal straps connected by means of screw fixing to a steel channel (installed on its side) at the rear of the cornice.
- Dowel fixings between adjoining GRC mouldings.
- Packers installed between cut outs in the GRC mouldings and horizontal steel plate.

In some instances expanding foam, introduced into the cavity behind the GRC mouldings, also serves to hold units into place.

The methodology and sequencing of dismantling operations is to be planned with the objectives of avoiding structural or cosmetic damage to the existing GRC mouldings in order that they are available and suited for reinstatement.

Trials undertaken to date have identified that once one unit has been removed from a row of cornice mouldings extraction of the remainder carries a far lower risk of damage as removal of the first of the units affords access from both the face of the moulding and the side. Packers encountered in the course of past intrusive investigations have been found not to be glued and capable of being loosened and extracted comparatively readily.

Dowel fixings (straps) and mould to mould dowel fixings have generally been found to be adapted bolts of approx. 10-12mm OD. They are generally capable of being severed through the careful use of a reciprocating saw fitted with a long blade inserted through the perp joints between adjacent GRC mouldings.

A sequence for dismantling which has been found through trials to mitigate against the risk of damages to the units has been:

- careful removal of pointing and bedding mortar to the full perimeter of a moulding using hand tools.
- the adoption of a reciprocating saw fitted with a long blade inserted into joints initially to cut through any backing mortar and/or expanding foam filler to the cavity. This process identifies dowel positions.
- Subsequent use of a long metal cutting blade to sever dowel fixings.
- careful easing out of mouldings without use of force. If mouldings have not loosened or will not release identify the constraint and sever/remove, again without exerting force on the GRC shell.

Each salvaged GRC moulding should be tagged to identify its original position along the cornice and be marked with a unique number/reference.

C.0 The selection of salvaged cornice units for subsequent re-use

- C.1 Salvaged GRC units should be carefully examined to assess suitability for re-use. In order that the presence of fine hairline cracking or similar is not overlooked, examination should be preceded by a wash and wipe down of the units.

Checks should include:

- close visual examination for defects
- 'hug' testing for robustness by hand
- light 'tap' testing by light hammer or similar
- checks on alignment and distortion
- checks on overall dimensional tolerances
- visual cross checks on finished sheen, fleck and colour against an established benchmark

- C.2 Units should be permanently marked (on the rear of the shells) ✓ or ✕ to record the outcome of the foregoing checks.

- C.3 A Master Schedule should be maintained in order to readily identify the proposed rate of possible re-use of salvaged units.

D.0 Strategy for the avoidance of potentially stark differences in appearance were new GRC cornice mouldings to be introduced randomly within sections of the cornice otherwise reinstated adopting matching, but weathered, GRC mouldings dating from circa 2000

- D.1 Reference should be made to the Master Schedule referred to at C.3 above.

- D.2 In the event of a deficiency between the total number of units available from salvage of the mouldings installed circa 2000 and the total number of units required for full reinstatement, the order of precedence shall be as follows:

- the Oxford Street elevation should take first priority in terms of reinstatement adopting salvaged units, followed by the Chester Street elevation.
- a lower priority should apply to the Hulme Street elevation, and the Hulme Street elevation would be the preferred location for co-locating 'new' replica mouldings.