

Sir Ralph Abercrombie

- Brick repair/replace and façade clean
- Roof repair and replacement strategy.

Domis Construction

DOMIS



1. Understand Fabric & Historic Significance

- Original elevations have been extensively rebuilt — especially west and north walls, possibly after WWII bomb damage — and there are later extensions which are due to be repaired/made good.
- B. Complex Material History due to the changes that the building has been subject to.
- Because the pub has seen multiple phases of alteration, expect a mix of:
 - Historic brickwork
 - Rebuilt/repared areas not original from the 19th century
 - Patch repairs from past maintenance

A detailed materials survey and mortar analysis is essential which will be carried out by one of our partners (Kinlan Ltd). They have lots of previous experience on this type of construction with the latest works with Domis being the Liverpool Road, Commercial pub façade retention scheme carried out in 2023.

This was a mix bag of repairs and replace that can be used as the yard stick for any remedials that are required to be carried out.

2. Detailed Condition & Materials Survey

Before any repairs:

A. Brickwork Mapping

Record:

- Brick type, size, texture
- Bond pattern (e.g., English, Flemish)
- Unique historic markers vs later replacements

B. Mortar Analysis

- Identify original binder (likely lime but this might have been re pointed at some point).
- Determine if later **cementitious mortars** were used (common in mid-20th century repairs)

C. Moisture & Salt

- Damp problems near ground level and behind later extensions to be checked.
- Salt contamination from de-icing/groundwater

3. Repair Philosophy — Conservation Principles

Even though it's not listed, treating it with **conservation best practice** ensures its longevity and community value which is something that we are keen to ensure happens on the project:

A. Minimum Intervention

Repair rather than rebuild where possible.

B. Compatible Materials

- Use **lime-based mortars** (NHL or hot-mixed lime), not cement mortars. Depending on whether or not this comes back as the original binder materials used.
- Breathability is key for older brickwork.

C. Retention of Historic Fabric

Only replace bricks when irreparably damaged and samples to be provided for approval prior.

4. Specific Brick Repair Techniques

Repointing

1. **Remove deteriorated mortar by hand tools** — no power grinders.
2. **Match original mortar:**
 1. Binder: likely NHL 2 or 3.5 lime
 2. Sand specification from local aggregate
 3. Colour blend to match existing
3. **Profile & finish** to match surviving joints.

Brick Replacement (If Necessary)

- Use **reclaimed 19th-century bricks** matching size/colour/texture samples to be provided to ensure they are deemed acceptable by the planners.
- Avoid modern dense bricks — they trap moisture.

Brick Conservation Methods

Where bricks are spalled but not collapsed:

- **Lime repair mortars** (plastic repairs)
- **Careful consolidation** instead of replacement

5. Integration with Adjacent Development

The pub is part of a larger regeneration context, with surrounding

build-to-modern-standards development.

Ensure repair works consider:

- Vibrations from adjacent construction
- Differential movement
- Foundations and ground levels

The structural engineer Renaissance with conservation experience will be involved in mapping the process for us once we take possession of the building.

6. Moisture Management

Before brickwork repair:

- Fix **gutters, downpipes, and drainage**
- Ensure ground levels slope away from walls
- Remove impermeable paints or coatings

Moisture is the primary driver of brick-and-mortar decay which is why a full survey of the building is required to satisfy our concerns over its condition.

7. Documentation & Approvals

Even without a formal listing we will:

- We will prepare drawings and a method statement which will be inclusive but not exclusive to the original elements of the building.
- Consult Manchester City Conservation/Planning on the façade as discussed with the planning officers on site.
- Prepare sample panels of repointing as early as possible.

8. Maintenance Strategy

After repair/handover:

- Biannual checks of pointing and brick condition should be carried out by the building operator/owner/manager.
- Clearing of gutters and below-ground drainage should be carried out in line with building management plan (6 monthly as a rough steer)
- Monitor signs of movement or new cracks using tell tales to areas that are not visible to the general public. (Western elevation adjacent to No. 2 St M's.

Roof works

Phased Strategy

1. Pre-repair diagnostics

1. Detailed survey
2. Moisture mapping
3. Structural check

2. Temporary weather protection

1. Protect vulnerable areas while work proceeds

3. Repair execution

1. Slates/tiles
2. Flashings and valleys
3. Gutters & rainwater goods
4. Structural timber repairs

4. Interface fixes

1. Brickwork parapets and roof abutments
2. Chimney details

5. Final inspection & testing

1. Water testing after rain
2. Post-repair monitoring

1. Understanding the Building.

Before any detailed repair work, a holistic investigation and conservation approach is essential.

Roof Condition Survey & Diagnostics

Comprehensive Inspection

- Commission a detailed roof survey by a **conservation-experienced architect/roofing specialist**, including:
 - Visual inspection of all roof planes
 - Condition of coverings, flashings, ridges, valleys
 - Structural timbers and connections
 - Roof drainage (gutters, downpipes, outlets)
 - Junctions with parapets and party walls

Historical Materials Identification

- Determine original roof materials versus later replacements (e.g., slate vs tile vs modern membrane), to **conserve or reinstate appropriately**.

Moisture & Leak Detection

- Use moisture meters/thermal imaging to trace wet/damp areas without removing finishes prematurely.

3. Conservation- Led Roof Repair Philosophy

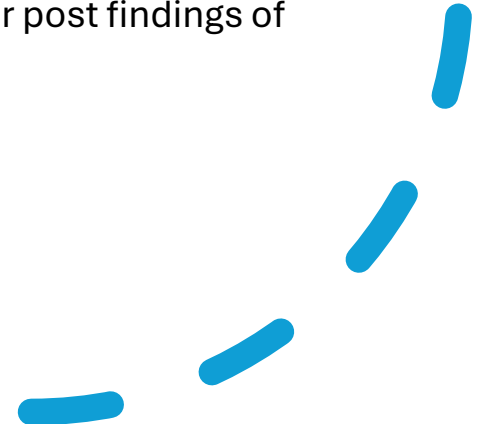
Even without statutory listing, treat the roof with heritage good-practice principles due to the nature of the building and its age.

Least Intervention — repair, not replace, wherever feasible

Match Original Materials — Source like-for-like slate/tile, due to the roof being in such a bad way we aren't going to introduce like for like battens etc. this will be sourced as a new timber product.

Breathable Assemblies — Avoid impermeable modern membranes without review, this will need to be led by the conservation specialist and the structural engineer post findings of reports.

Documentation — record all changes for future reference



4. Typical Roof Faults & Recommended Fixes

Slipping or Missing Slates/Tiles

Cause:

- Age, wind uplift, past repairs, vibration from nearby construction

Strategy:

- Salvage and reuse original slates where possible
- Match replacements in size, colour, texture

Edge conditions:

- Check verge and ridge details — ensure secure fixings

Gutter & Downpipe Failures

Cause:

- Blockages, corrosion, improper fall

Strategy:

- Clear and repair gutters/downpipes
- Provide adequate falls and outlet points
- Consider cast iron or heritage-profile gutters
- Water must be carried clear of walls to protect vulnerable brickwork.

Timber Structure Issues

Cause:

- Decay from long-term moisture ingress or rodent/bird activity.

Strategy:

- Sister or splice structural sections rather than wholesale replacement.
- Use timber of equal or greater durability
- Treat surrounding areas to stop ongoing water ingress if they are found to be prevalent on the scheme.

5. Material & Detail Specifications

Roof Coverings

Slate is typically preferred for 19th-century buildings; match size and colour which is what we will look to adhere to.

We will avoid modern fibre-cement alternatives unless analysed and proven compatible

Underlay & Breathability

Use breathable underlays where intervention requires stripping — avoid impervious modern sheet materials that trap moisture

Leadwork will be code-lined lead to British Standards for weatherproofing around chimneys, dormers, and parapets