10th November 2025

Brunswick Mill, Manchester - Heritage Methodology, Condition 21 (new vertical risers)

This note seeks discharge of Condition 21 of the consent (Listed Building Consent reference 130395/LO/2021 regarding the repair work relating to the introduction of new vertical risers within the historic brick, jack-arched floor structures:

> *21) Prior to the commencement of works associated with the new vertical risers, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *This shall include details of the how openings shall be created within the listed building in order to minimise unnecessary removal of listed fabric. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.*
>
> *Should any parts of the Listed Building become damaged as a consequence of the works then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.*
>
> *Reason - To ensure the installation of the risers is appropriate and does not cause and harm or damage to the fabric of the Listed Building and that any damaged to the building which result as a consequence is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).*

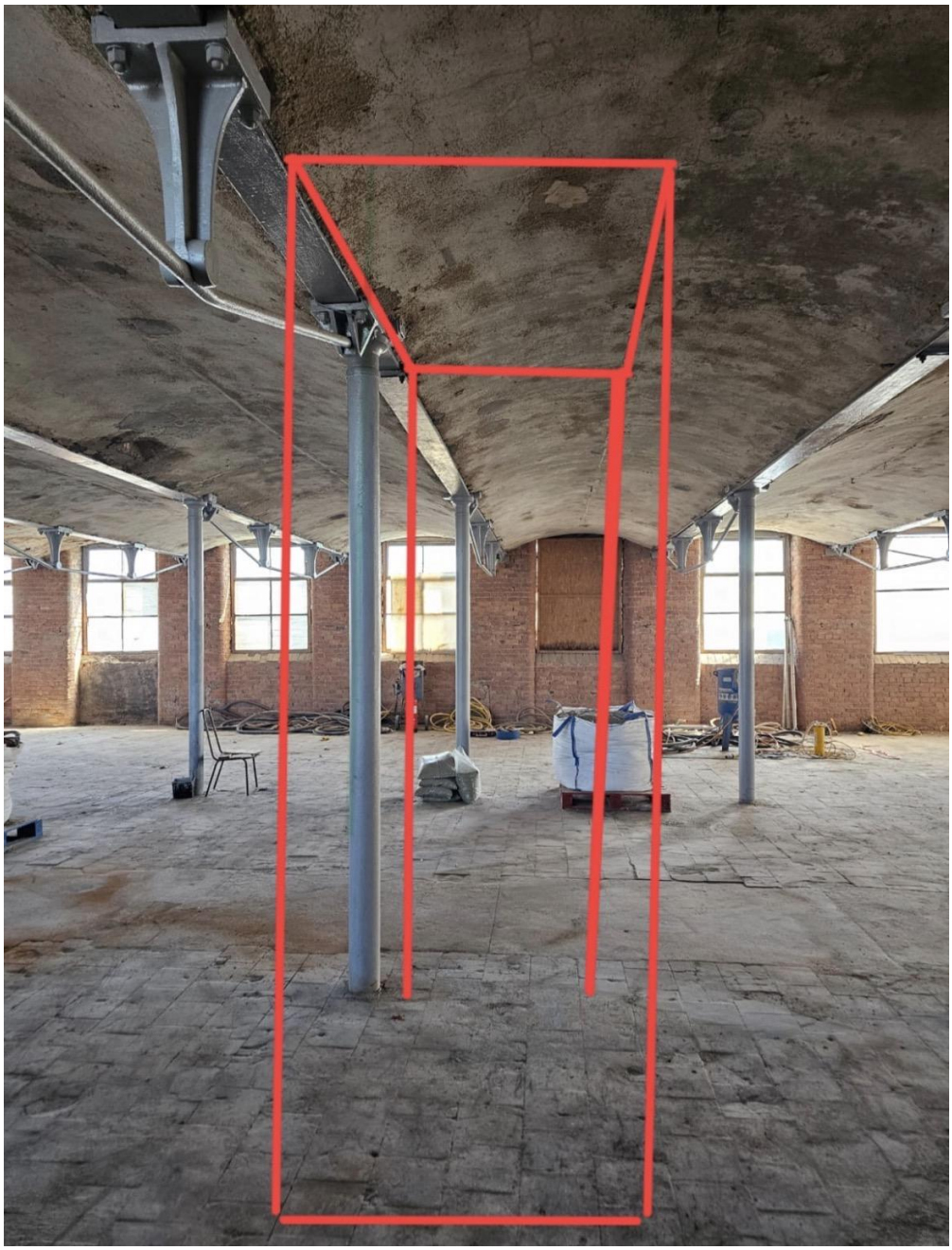
Heritage Architecture Ltd. have provided advice and review of the method statements from Arrowsmith Group to ensure that good conservation practice will be followed.

In order to form agreement with the LPA in terms of quality/finish of repairs it is essential that following the completion of works to one riser location that work stops and the heritage consultant and LPA are invited to view the completed work before work continues in other locations.

Preparation for works

Before works commence a condition survey of the areas of the proposed alterations to the original jack-arches will be undertaken in order to record the current condition of the structure. Following the completion of this exercise, a structural engineer will review the findings of the proposed areas of demolition and surrounding structure.

Following review of the structure, the locations of the proposed new riser openings will be marked out using chalk or removable marker pens only—no permanent marking methods.



Approximate location of a proposed riser, showing its interaction at floor and ceiling levels. This is typical across the building.

Fabric removal - Protection Measures

Erect dust barriers and protective coverings for areas not directly affected by the works to prevent contamination and damage. Bricks and rubble will be prevented from falling onto the floor surface below by the use of crash decks erected directly below the area being worked on.

Any immediately surrounding cast iron elements will be protected from potential damage by the surrounding brickwork being carefully removed by hand.

Temporary propping will be erected beneath the ceilings in order to support adjacent arches during demolition.

Use hand tools and non-vibrating tools (e.g., small cold chisels, masonry saws, and lump hammers) to carefully remove sections of brickwork, minimizing the risk of damage to adjacent structures. No mechanical breakers, impact drills, or percussive tools will be permitted near historic brickwork or render.

Individual bricks will be removed carefully and not allowed to drop to the floor. Each brick will be carefully stored on pallets or in marked crates for potential re-use either in areas of the new opening where damage has occurred, or in other locations across the building.

Dust suppression (via low-pressure mist spray) will be employed to reduce airborne particles without saturating the structure.

Formation and Structural Integrity

a. Once the opening has been carefully formed, edges will be checked by the structural engineer to confirm stability.
b. Any required lintels or supports will be inserted using hand tools and using the agreed lime mortar mix for packing where applicable.
c. New supports (e.g., steel angles or lintels) will be isolated from historic fabric with a nonreactive barrier (e.g., DPC membrane) to prevent future staining or corrosion.

Finishing and Making Good

a. All exposed surfaces will be made good using matching lime/sand mortar (1:1 mix) to match existing composition and texture.
b. Any damaged or non-reusable bricks will be replaced with bricks salvaged from the new openings.
c. Where applicable, brickwork will be decorated using breathable, mineral-based paints (limewash or equivalent).

Proposed materials

As previously approved by Manchester City Council, following the completion of demolition works, examples of any damaged or missing surrounding brickwork will be replaced like-for-like using matching bricks salvaged from the existing mill building.

New bricks, as well as damaged and missing areas of mortar, will be bedded and repointed using the previously approved lime mortar (NHL 3.5) sample used on the exterior of the mill building. Joints will be raked out and cleaned using low-pressure water, and new lime mortar applied ensuring the joint profile matches the original.

It is considered that the submitted method statements and guidance from Heritage Architecture Ltd. comprises an appropriate level of detail for the demolition and alteration of the original brick jack-arches for the construction of new lifts, and that the approach proposed would not have a damaging impact upon the listed building.

General principles

- All works should be performed by a contractor with proven experience with the material substrates affected.

- Prior to commencement of any works, the appointed contractor/operative must receive an induction on the heritage significance and sensitivity of the building and made aware of the implications of the Listed status of the building prior to undertaking any works to ensure that the works do not result in any damage or loss of important fabric outside of the agreed scope.

- The submitted Heritage Statement of the consented scheme for Brunswick Mill by Heritage Architecture Ltd. must be provided for operatives' perusal before any works commence.

- All works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable.

- All operatives must be made aware that only elements that form part of their works should be removed/altered. Any necessary removal outside of these works must be checked by the project manager and heritage advisor before commencing.

- Prior to the commencement of any works all operatives will be inducted and trained in the careful removal of relevant building elements to ensure no unnecessary/accidental damage is caused to retained fabric and features of the building.

- When removing building fabric from the listed building, care must always be taken for careful removal in order to not damage surrounding historic fabric, such as retained brickwork/cast iron elements, flooring.

- All work to be performed on the building should be executed in a professional manner so as to cause minimum disturbance to remaining historic features and building materials.

- The contractor will remain responsible for the work executed and for the application of this methodology.

- Any damage occasioned at any time is to be completely repaired to the Heritage Advisor's/LPA's satisfaction.

Health and safety – Dust, burning on site, gas, vapour risks, noise

- Dust – Reduce dust by properly protecting areas of work with plastic and tarpaulin as necessary.

- Noise – Works that cannot be executed without undue noise or vibration will be agreed in advance with the client.

Removal of materials and protection of fabric

- All materials will be removed from the building from the designated access routes into the skips placed within the central courtyard area. The existing open bay opening out onto the

central courtyard from level two of the mill shall be used to remove soft strip debris into skip below.

- The movement of waste within the central courtyard area will be managed by the contractor at suitable times. Protection methods might include plywood panels, taped plastic sheeting and rigid taped plastic panelling, where appropriate.