

Bernard Taylor Partnership Limited

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS 0161 443 1221
info@btparchitects.co.uk www.btparchitects.co.uk



To whom it may concern: Manchester City Council Planning Department

Proposal: Listed building consent for external alterations works to roof.

Location: India House, 73 - 75 Whitworth Street, Manchester, M1 6LG

Date of application: 18 October 2024

Application number: 141300/LO/2024

RE: Discharge of Condition 4

Planning Statement request to Discharge Condition 4

The proposed scaffolding and support arrangements have been developed to ensure the required works can be undertaken while safeguarding the architectural and historic significance of the listed building. The overarching strategy is based on a conservation-led approach that prioritises minimal intervention, reversibility and the protection of the building's terracotta façade and associated fabric.

This approach directly responds to Condition 4 of the Listed Building Consent, Application number: 141300/LO/2024, which requires that no scaffolding shall be installed until a methodology and specification has been submitted to and approved in writing by the City Council as Local Planning Authority, including details of scaffold locations, fixing methods, protection of the building fabric and the approach to making good following removal.

In response to this requirement, the scaffolding methodology has been prepared by Connolly Scaffolding Ltd, who have extensive experience working on listed buildings and sensitive heritage environments. Their document sets out the principles for scaffold installation, the means of affixing to the building fabric, the type and location of fixings, and measures to minimise risk to historic materials, including the use of least-invasive tying methods and non-ferrous components.

The proposed scaffold arrangement is illustrated within the accompanying scaffold design drawings prepared by Buckley Design Services / Connolly Scaffolding Ltd, including the External Access Scaffold – India House, Manchester (Drawing No. CO002-11385-1 Rev D). These drawings identify the location, layout and configuration of the scaffold, together with elevations, tie positions, structural details and protection measures required to safeguard the listed façade during installation and use.

It is acknowledged that these drawings represent the latest available scaffold design at the time of submission and may be subject to minor refinement or adjustment in response to site conditions, structural coordination or further technical review. Any such changes will remain consistent with the approved conservation principles, fixing strategy and heritage protection methodology and will not materially alter the impact on the listed building fabric.

In parallel, the approach to making good and tie-scar repair has been developed with Reclessia Ltd, specialist conservation contractors in historic buildings and terracotta repair. Their methodology ensures that all new and existing tie scars will be repaired using compatible lime-based materials and colour-matching techniques to preserve the material integrity and visual coherence of the façade.

BTP Architects will oversee and coordinate the implementation of these works to ensure that the scaffolding installation, protection measures and making-good process are carried out strictly in accordance with the approved methodologies and within the timeframes set out under Condition 4, thereby safeguarding the character and appearance of the listed building in accordance with relevant planning and heritage policies.

Directors: M Atkinson BA(Hons), M.Arch, ARB, RIBA. S J Dennis BSc, B.Arch(Hons), ARB, RIBA. E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Beirne BA(Hons), M.Arch(Hons), ARB, RIBA.
A (Kwok) Wan BA(Hons), M.Arch, ARB, RIBA. E L Cross BA(Hons). Company No. 4168609.

