Heritage Impact Assessment

27 and 29 King Street, Manchester, M2 6AF



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CRAIG FOSTER ARCHITECTS

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1.00	**THE PROPERTY**
1.01	The property comprises 27 and 29 King Street, Manchester M2 6AF. The applicant owns 27 King Street, which is not listed. The adjacent premises at 29 King Street form part of The Old Exchange which is listed as 4.01 below.
1.02	The site sits with the St Anns Square Conservation Area
2.00	**SCOPE OF THE REPORT**
2.01	This is a Heritage Statement prepared in accordance with Historic England Advice Note 12.
2.02	National Planning Policy Framework requires 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.
3.00	**THE NATURE OF THE PROPOSAL**
3.01	The applicant owns 27 King Street and is undertaking a programme of refurbishment. While their premises is not listed, the works necessitate some minor repairs to the outside wall of 29 King Street, above the party wall between the two premises, as part of measures to prevent water ingress into their premises. Hence the application is submitted in relation to those minor works.
3.02	The works comprise: - Installation of new stepped lead flashings between the roof of 27 King Street and the walls and chimney breasts on the western side of 29 King Street. - Pointing repairs to existing parapet coping above the front of the party wall between 27 and 29 King Street - Pointing repairs to chimneys and repairs to the flaunching of chimney pots relating to 27 King Street, on the top of chimneys above the party wall between 27 and 29 King Street.
4.00	**DESIGNATION RECORDS FOR THE HERITAGE ASSET AND ITS SIGNIFICANCE**
4.01	Old Exchange, 29 and 31 King Street and 5, 6 and 7 St Anns Passage are Grade 2 Listed: List Entry No. 1197936. The Listing describes the property as: *"Range of shops with passage through. Dated 1897 on frieze over ground floor; altered. Probably iron-framed, with cladding of red sandstone and terracotta, slated mansard roof. Rectangular plan with central through-passage. Eclectic style. Three storeys and attics, 3 structural bays; with plastered piers to ground floor (those to left altered), frieze lettered "AD/OLD EXCHANGE/1897" and to cornice, C20 shop fronts; giant ionic pilasters to 1st and 2nd floors, ornamental terracotta panels between 1st and 2nd floors, bracketed frieze and moulded main cornice with low parapet, 4 moulded lateral chimney stacks and 4 symmetrically disposed segmental pedimented dormers in the roof. The 1st floor has wide elliptical arched windows (one in the first bay and 2 in each of the others). with decorated spandrels and wood mullion and transom glazing; the 2nd floor has mullioned windows with segmental headed lights (3 in the 1st bay, 2 + 2 in the 2nd bay, and 3+3 in the 3rd bay)."*
4.03	The Application property is a significant component within the St Anns Square Conservation Area linking the Church of St Ann to King Street and creating a public accessible enclosed space between it and the Church.

5.00	PHOTOGRAPHS		
5.01	Elevation to King Street No 27 to left, 29 to right.		
5.02	Flashing to front roof to be renewed		
5.03	Coping to be repointed		

5.04	Flashing to rear roof To be renewed		
			
5.05	Chimneys to be inspected and flaunching renewed as necessary.		

6.00	**IMPACT OF THE PROPOSALS**
6.01	The proposed works are to repair existing defects using like-for-like details and materials.
6.02	The visual impact of the repairs will be negligible and have no substantive impact on King Street or to the rear of the building, nor on the contribution the building makes to the St Anns Square Conservation Area, nor its relationship to the nearby Listed Heritage Assets.
6.03	There will be no change to the overall facade configuration.
7.00	**MATERIALS PROPOSED**
7.01	Leadwork will be Code 5 Leadwork installed strictly in accordance with the recommendations and guidance of the Lead Sheet Training Academy (formerly Lead Sheet Association). Code 5 Leadwork is elected to comply with BS EN 12588 for a Listed or pre-1919 building.
7.02	Mortar for jointing and pointing will be Ironstone Terracotta Lime Mortar, as previously approved for use on these premises. Data Sheet and Use instructions are attached.
7.03	Flaunching to the chimneys shall be thoroughly checked on site to ensure that pots remain secure and well-seated. Mortar shall be lime-based as for pointing and installed to a steep smooth-finished profile matching existing. Refer to attached data sheet for mix ratio and use instructions.

Ironstone
Mortars
Caring for your older building
Natural Breathable Sustainable Durable

Ironstone Terracotta Lime Mortar Data Sheet

Product
Multi-purpose, dry ready mixed Lime Mortar (just add water)
Mix Ratio – 2:5
Binder Strength – NHL 3.5

Factory blended Natural Hydraulic Lime Mortar with NHL 3.5 binder from Heidelberg Materials Socli blended with kiln dried Grit and River sand, which are 2mm down. The sands are prewashed to remove sediment before being dried.

Usage
Suitable for applications in building conservation where the binder strength is appropriate for the host background / surface.

Coverage
After mixing, a 25kg bag will produce approximately 14.5 litres of mortar.

Advantages
- Quality controlled production
- Consistency of mix ratio
- Significantly improved workability and reduced risk of shrinkage
- Improved and even cure which offers an improved bond with the substrate.
- Extended working and finishing time.
- Can be used on high suction backgrounds.

Colours
This product is entirely natural.

Surface Preparation
Before pointing or building , clean and remove all dust and loose material from joints and masonry.

Where necessary the background should be adequately dampened to promote adhesion/ bond with the host surface.

How to Mix
Slowly add 25kg of Ironstone Mortar into a drum mixer. Add only 4 to 5 litres of clean water. Pour the water in slowly as the product mixes, using just enough to achieve the correct workability. Mix for 5 – 10 minutes. Ironstone mortars may be re-worked for up to 8hrs.

Always avoid making the mortar too wet as this can promote shrinkage. Whisk mixers are also suitable for use.

It is possible for settlement to occur in the bag in transit, hence if mixing a part bag ensures the contents are thoroughly blended prior to mixing with water.

How to Apply
Pointing and building mortars should be finished the same day or the following day in cooler periods. Lime mortars require longer curing times than cement, but the methods and principles of application are similar.

Curing and Why
Natural Hydraulic Lime (NHL) mortars do not set as quickly as modern cement based products. NHL starts to set once water is added and hardens by reacting with carbon dioxide which is a slow process. Strength and long term durability are achieved over months, not days. Protect the mortar against the effects of drying winds, strong sunlight, rain and frost. In warm weather gently mist spray with water after application and cover if required with damp hessian. In cold weather cover fresh mortar with protective layers of hessian to help avoid frost damage.

Packaging
Available in 25kg polythene lined paper bags or sealed one tonne bulk bags. The paper used is suitable for recycling.

Storage
This product should be stored in dry conditions, in unopened bags and clear from the ground. Use within 6 months of manufacturing date (provided on each bag).

Performance

Test	Performance
Compressive strength Nmm2	1.79
Fresh Mortar Density Kg/m3	1870.9
Water Absorption Kg/m2	1.83
Flexural Strength Nmm2	.356
Water Addition Rate ml per 1kg	191.38
Dried Mortar Density Kg/m3	1672.85
Air Entertainment %	9.9

Health and Safety

Risk Phrases	Safety Phrases
R36/37/38 Irritating to eyes, respiratory system and skin	S22 Do not breathe dust
R43 Contact with wet mortar may cause irritation, dermatitis and/or burns	S26 In case contact with eyes, rinse immediately with plenty water and seek medical advice
R66 Repeated exposure may cause skin dryness and cracking	S24/25 Avoid contact with skin and eyes
	S36 Wear suitable protective clothing