AVISON YOUNG

11 York Street
Manchester
M2 2AW

T: +44 (0)8449 02 03 04
F: +44 (0)121 609 8314

avisonyoung.co.uk

Our Ref: 04C600465
Your Ref: PP-15159797

20th August 2026

Planning and Building Control
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir/Madam,

LISTED BUILDING CONSENT FOR THE REPAIR WORKS AND ERECTION OF SCAFFOLDING AT MANCHESTER ROYAL EXCHANGE, OLD BANK STREET, MANCHESTER, M2 7PE

On behalf of our client, BVK Highstreet Retail Royal Exchange Manchester Ltd ("the Applicant") please find enclosed an application for listed building consent for the repair works and erection of scaffolding to all of the elevations and clocktower of the Manchester Royal Exchange building, Old Bank Street, Manchester, M2 7PE.

The description of development on the planning application forms is as follows:

> *"Listed building consent for the repair works and erection of scaffolding to all elevations and clocktower of the Manchester Royal Exchange, Old Bank Street, Manchester, M2 7PE."*

The listed building consent application is accompanied by a comprehensive suite of supporting documents and plan. The enclosed documents are:

- Completed Application Forms;
- This supporting Planning Statement (including Design and Access Statement);
- Heritage Statement;
- Supporting Plans:
  - Location Plan (ref: Location Plan)
  - Existing Site Plan (ref: 5732-00)
  - Proposed Site Plan (ref: GB-DWG-2026-312 Sheets 1, 2 and 3)
  - Existing Elevations Market Street (ref: 5732-01)
  - Existing Elevations Exchange Street & St Ann's Square (ref: 5732-02 and 5732-03)
  - Existing Elevations Old Bank Street (ref: 5732-04)
  - Existing Elevations Cross Street (ref: 5732-05 and 5732-06)
  - Proposed Elevations Market Street Kerbs Detail (ref: 5732-07)
  - Proposed Elevations Exchange Street & St Ann's Square Kerbs Detail (ref: 5732-08 and 5732-09)
  - Proposed Elevations Old Bank Street Kerbs Detail (ref: 5732-010)
  - Proposed Elevations Cross Street Kerbs Detail (ref: 5732-11 and 5732-12)
  - Existing Cross-Section Exchange Street & St Ann's Square (ref: 5732-03)
  - Existing Cross-Section Cross Street (ref: 5732-06)
  - Proposed Cross-Section Exchange Street & St Ann's Square (ref: 5732-09)
  - Proposed Cross-Section Cross Street (ref: 5732-12)
  - Existing and Proposed Cross-Section Market Street (5732-13)

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- Existing and Proposed Cross-Section Old Bank Street (ref: 5732-13)
- Proposed Scaffold and Fixings Drawings:
  - Proposed Scaffolding Market Street Elevation (ref: GB-DWG-2026-312 Sheet 4)
  - Proposed Scaffolding Exchange Street & St Ann's Square Elevation (ref: GB-DWG-2026-312 Sheets 5 and 6)
  - Proposed Scaffolding Cross Street Elevation (ref: GB-DWG-2026-312 Sheets 9 and 10)
  - Proposed Scaffolding Old Bank Street Elevation (ref: GB-DWG-2026-312 Sheet 11)
  - Proposed Scaffolding Cross-Section Cross Street (ref: GB-DWG-2026-312 Sheet 7)
  - Proposed Scaffolding Cross-Section Exchange Street & St Ann's Square (ref: GB-DWG-2026-312 Sheet 8)
  - Proposed Scaffolding Details (ref: GB-DWG-2026-312 Sheets 12 and 13)
- Building Condition Survey including Photographs (ref: Rope Access Survey Findings Brief);
- Method Statement for the Repairs, Scaffold Installation and Fixings (ref: Methodologies of Works);
- Schedule of Repairs (refs: Repair Schedule; Stone Central Survey – All Elevations), including marked up elevation drawings showing the stone work locations:
  - Marked Up Survey Elevation Drawing Market Street (ref: SC_RE_01)
  - Marked Up Survey Elevation Drawing Old Bank Street (ref: SC_RE_02)
  - Marked Up Survey Elevation Drawing Cross Street (ref: SC_RE_03)
  - Marked Up Survey Elevation Drawing Exchange Street & St Ann's Square (ref: SC_RE_04)
- MRE Kerb Details (refs: Hardisty Survey Report - MRE Kerb Details; & MRE Kerb Detail Specification);
- Proposed Post and Wire Bird Nesting Deterrent System (ref: Eco-Environmental – Royal Exchange Manchester); and
- Programme of Works (ref: Manchester Royal Exchange Facade Restoration Works).

Site & Background

Manchester Royal Exchange is a Grade II Listed building (listing entry: 1200826) and is located within St. Ann's Square Conservation Area, within Manchester City Centre. The building is predominantly in retail use (Use Class E(a)), with part of the building in use as a theatre (sui generis).

The building is immediately bordered by Market Street to the north, Cross Street to the east, Old Bank Street to the south, and Exchange Street and St Ann's Square to the west. The surrounding area comprises a mix of retail and commercial uses.

The building has undergone a number of alterations in recent years, and further refurbishment works are required to ensure that the building remains in safe condition in a premier commercial location within the city centre. The proposed works are necessary to repair the building's masonry, stonework, rainwater goods, windows and other external fabric. Whilst temporary measures have been implemented to mitigate immediate hazards to public safety from falling debris, which includes the installation of temporary scaffolding and an associated protective crash deck on the lower levels of the building, comprehensive repair works are still required to repair and preserve the historic fabric of the building.

Planning History

A review of Manchester City Council's planning application search has been undertaken. A number of Listed Building Consent applications have been approved in recent years for minor alterations to the building, with the most recent application (ref: PLA-2026-000546) approved in July 2026.

Proposals

The application seeks Listed Building Consent for the proposed development which comprises a programme of external conservation repairs to the elevations and clocktower of the Grade II Listed Manchester Royal Exchange building, including repairs to masonry, stonework, rainwater goods, windows and other external fabric, together with the erection of a temporary perimeter scaffold required to safely facilitate those works. Full details of the proposed development are contained within the accompanying repair schedules, scaffold drawings, methodology statements, architectural drawings and condition survey.

A summary of the principal elements of the proposals is listed below:

- Localised stone repairs and plastic repairs to deteriorated masonry.
- Mortar repairs, crack stitching and repointing of defective joints.
- Limited replacement of severely deteriorated stone where repair is not feasible.
- Cleaning and associated conservation works to the external stone elevations.
- Alterations to the existing ground floor crash deck and the erection of temporary access scaffolding to facilitate inspection and repair works.
- Installation of a discreet bird deterrent wire in selected locations to reduce fouling an associated stone decay.
- Associated making good and reinstatement works following completion of the repairs.

The works have been identified following detailed inspections of the building, which identified stone decay, failed historic repairs, open joints, defective fixings and areas of unstable masonry requiring remedial intervention.

The proposed works comprise the cleaning of the stone elevations, removal of redundant fixings, localised stone indent repairs, lime mortar repointing, descaling and redressing of stone surfaces, masonry restoration works, and repairs to cracked and fractured stonework through the installation of stainless-steel reinforcement stitching and associated repair mortars. Details of the methodologies for proposed works can be found at **Appendix I.**

The application also includes remedial waterproofing works to existing asphalt kerb details where deterioration, cracking and water ingress have been identified. Lead is proposed to be used at high level kerb detail as shown on the attached plans. Whilst lead would ordinarily represent the preferred solution in heritage terms, the lower-level kerb areas incorporate many pillar details, tight angles and hidden gully's which make the installation of traditional lead coverings impractical. A liquid applied waterproofing system is therefore proposed in these locations to provide a more suitable and effective waterproofing solution. The liquid product used would be finished in a dark grey colour, making it similar to lead, and this product would come with a warranty and would also be easy to maintain and repair.

In order to facilitate the repair works, temporary scaffolding is required to be installed around the entire perimeter of the building. The scaffold incorporates pedestrian protection measures including protective crash decks to safeguard pedestrians from falling debris. Loading bays, goods

hoists and access staircases are also included to enable the safe undertaking of the proposed works. Full details of the scaffolding can be found in the accompanying drawings (ref: GB-DWG-2026-312), along with a programme for the works.

The proposals also include the installation of a discreet bird deterrent system to reduce fouling and associated stone decay. The submitted specification confirms that the deterrent system comprises a spring-tensioned stainless steel bird wire system mounted on small stainless steel posts, rather than more visually intrusive alternatives such as netting or spikes. The system has been selected because of its discreet appearance and minimal visual impact upon the architectural detailing whilst reducing fouling and the associated deterioration of the stonework.

It is proposed to wrap the scaffolding with a scaffold wrap with images sympathetic to the existing building. The indicative wrap design has been included at **Appendix II** and once the final design has been confirmed, this will be applied for in a subsequent advertisement consent application.

Once the scaffolding has been installed, this will allow access to survey the previously inaccessible windows and rainwater goods to understand their condition and to determine if further repairs are required.

In addition, samples of all materials to be used will be provided post-submission as part of the approval process.

Relevant Planning Policy

The Planning and Compulsory Purchase Act 2004 ("The Act") establishes the legislative background for town planning in England and Wales. Section 38(6) of The Act requires that proposals are determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The current adopted Development Plan for Manchester City Council comprises the following:

- Manchester Core Strategy (adopted July 2012);
- Extant Policies of the Unitary Development Plan (adopted 1995); and
- Places for Everyone Joint Development Plan (adopted March 2024).

Other planning policy documents relevant to the proposal which could be deemed as material planning considerations will also be considered in this Planning Statement, including the National Planning Policy Framework (adopted August 2026).

<u>Manchester Core Strategy (2012) 'CS'</u>

The key policies of the Core Strategy which apply to the proposed development are:

- **Policy SP1: Spatial Principles** outlines that development in all parts of the city should protect and enhance the built and natural environment.
- **Policy CC9: Design and Heritage** states that the design of buildings needs to be of the highest standard in terms of appearance and function. Furthermore, it outlines that development in Manchester City Centre should preserve or enhance the heritage assets which includes listed buildings and conservation areas.
- **Policy EN1: Design Principles and Strategic Character Areas** states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic

character area in which the development is located. In the City Centre Character Area, developer's will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- **Policy EN3: Heritage** outlines that throughout the city, the council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods including those of the city centre. It also adds that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, and conservation areas.
- **Policy DM1: Development Management** states that all development should have regard to the following specific issues, including appropriate siting, layout, scale, form, massing and detail; and impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.

Extant Policies of the UDP (1995) 'UDP'

- **Policy DC18 Conservation Areas** states that the Council will give particularly careful consideration to development proposals within Conservation Areas, including the effect of major changes to the appearance of existing buildings.
- **Policy DC19 Listed Buildings** states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone Joint Development Plan (2024) 'PFEJDP'

- **Policy JP-Strat2: City Centre** states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester.
- **Policy JP-S1: Sustainable Development** states that development should seek to maximise economic, social and environmental benefits, while minimising any adverse impacts. It also requires the use of sustainable construction techniques and encourages opportunities to secure net gains across each of these objectives.
- **Policy JP-P2: Heritage** seeks to sustain and enhance the historic environment, heritage assets and their settings. It states that opportunities will be encouraged to promote the enjoyment, understanding and interpretation of heritage assets, helping to maximise public benefits and reinforce Greater Manchester's distinctive character, identity and sense of place.

National Planning Policy Framework (2026) 'NPPF'

In addition to the policies of the statutory Development Plan, the NPPF is also considered to be a material consideration in the context of the proposed development. The relevant sections of the NPPF are detailed below.

Policy HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

Policy HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

Policy HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and

b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

Policy HE10: Loss or removal of heritage assets

1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

a. The development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset; and

b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

2. Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations.

3. Development proposals to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), should retain the feature in situ where possible (and, where appropriate, be supported by an explanation of their historic and social context).

Planning Assessment

A Heritage Statement has been prepared by Adapt Heritage in support of this application.

The repair methodology has been developed following condition surveys and specialist inspection of the building. The proposals have been prepared in accordance with established conservation principles, seeking to retain the maximum amount of historic fabric whilst ensuring the long-term conservation of the listed building. The submitted methodology confirms that replacement has

been limited to isolated areas where deterioration is beyond practical repair, with the extent of intervention informed by close inspection following scaffold erection.

Throughout the proposals there is a clear emphasis on repair rather than replacement, matching existing materials, profiles, tooling and finishes, undertaking mortar analysis before repointing, agreeing sample panels where appropriate and employing compatible lime-based materials. Collectively, these measures ensure that intervention remains proportionate and that the significance of the listed building is sustained. Further detail of the repair works are set out in the accompanying Heritage Statement. It is therefore considered that the proposals will deliver clear heritage benefits through the repair and conservation of one of Manchester's most significant historic buildings.

The temporary scaffolding, which is required to facilitate close inspection, conservation and repair of all external elevations, parapets and roof details, has similarly been designed to minimise intervention in the historic fabric through careful positioning of fixings and appropriate methods of installation and removal. The scaffold design follows Historic England's best practice guidance by adopting an independent scaffold arrangement wherever practicable. The drawings demonstrate that the scaffold is supported from ground level on base plates and timber sole boards, with independent towers, bridged sections and carefully designed loading arrangements reducing reliance upon the historic building for support. Protective measures have also been incorporated to avoid abrasion and unnecessary contact with the historic stonework.

Whilst the scaffold will temporarily alter public views of the Royal Exchange during the construction period, this visual effect is both temporary and necessary to facilitate the conservation works. No permanent alterations are proposed to the scale, form, architectural composition or external appearance of the Royal Exchange. Following completion of the works, the scaffold will be removed and the building will remain visually unchanged other than through the beneficial repair of deteriorated historic fabric.

The proposals will therefore preserve the character and appearance of the St Ann's Square Conservation Area whilst sustaining the positive contribution made by the Royal Exchange to its significance. The temporary scaffold represents a necessary and wholly reversible intervention designed in accordance with Historic England's guidance to minimise physical impact on the listed building

In light of the above, it is considered that the proposed development preserves the significance of the Grade II listed Royal Exchange and the character and appearance of the St Ann's Square Conservation Area. The proposals therefore accord with Policy CC9 of the CS, Policies DC18 and DC19 of the UDP, Policy JP-P2 of the PFEJDP and Policies HE4, HE5, HE6, HE9 and HE10 of the NPPF.

Design and Access Statement

Design

The proposed works will not result in any change of use and external alterations are limited to the repair and maintenance of the external elevations. These works have been informed through the findings of the heritage statement which assesses the nature of the proposed works in the context of the building and its historical and architectural significance. Accordingly, the listed building will remain visually unchanged other than through the beneficial repair of deteriorated historic fabric.

Amount

The proposed works, comprising temporary scaffolding and external elevation repairs, will not result in any change to the net floor space available within the building.

Layout

No changes to the layout of the building are proposed as part of this application.

Scale

The scale of the work which consent is sought for is relatively minor, involving localised repairs, and is considered appropriate to the character and setting of both the Royal Exchange and the surrounding historic environment.

Landscaping

There will be no landscaping as part of the proposals.

Access

No changes to the existing access points are proposed.

Summary

This LBC application has been submitted via Planning Portal (ref: PP-15159797). I trust that the enclosed information will enable you to validate the submission as soon as possible.

Upon validation, we wish to request a follow up meeting with MCC's Heritage Officer, Paul Mason, and the contractor to discuss the programme and early site commencement.

If you have any queries or require any further details, please do not hesitate to contact me.

Associate
07464 652865
james.borley@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

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APPENDIX I – Methodologies of Works

MARKET ST.

ST ANN'S SQ.

EST. 1921

THE ROYAL EXCHANGE

MANCHESTER

CROSS ST.

OLD BANK ST.

Methodologies of Works

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STONE CENTRAL

Carried out by Stone Central NW Ltd

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Methodologies of Works

This section provides an overview of how each element of repair works are to be undertaken during the proposed remedial works / project, as summarised in the below methodologies of work.

Cleaning

ThermaTech superheated water cleaning equipment. Conceived for the requirements of building conservation, restoration and refurbishment, this system is highly effective for removing soot, grease, oil, and organic matter from a wide range of substrates.

The ThermaTech system produces superheated water, a liquid spray at 150°C. This temperature is capable of melting and removing many paints, surface treatments, chewing gum, wax and bitumen.

ThermaTech reduces reliance on chemicals and boosts the performance of milder agents. It also uses less water than conventional hot and cold-water pressure washers. In this way it yields positive results for COSHH and REACH in safety and environmental risk assessment.

Removal of fixings

1. Carefully remove redundant fixing via drilling around to loosen fixing and remove.
2. Clean out resulting hole to remove dust & debris cleaning out with water.
3. Spray with clean water prior to commencement.
4. Infill with lime mortar ensuring it has been well compacted and the mortar is colour toned to match the existing as best as possible.

Stone Indents

Before any repairs are undertaken, the existing stonework details should be carefully categorised for the type of stone, colour of stone, finish to stone face.

1. Carefully mark out area to be cut out to receive indent.
2. Remove loose and friable stone from face, with hand tools.
3. Using a grinder cut into the stone to form a neat straight line between the new indent and the existing stone.
4. Once the initial cuts are made around the perimeter of the indent location then the defective section of stone can be removed using a mixture of mechanical and hand tools.
5. The stone should be cut back to the required depth ensuring sound stone remains.
6. Dampen area prior to installation of indent with clean water.
7. New indent will be made to match any existing profile with templates made and followed by masons in the workshop prior to delivering to site.

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8. Indent repairs should be fixed in place using stainless steel dowels set in resin.
9. The interface between a stone indent and repaired stone should be kept as tight as possible and grout filled.

Repointing

A mortar sample should be taken from site and a mortar analysis undertaken prior to commencement. This will give an indication of the existing mortar and propose a best match.

Samples to be provided and will be agreed with the local conservation officer prior to carrying out any works.

A proposal for a 3:1 mortar mix with 3 parts sand to 1-part Ionic Natural Hydraulic Lime.

Process

1. Joints should be carefully raked out to a depth at least twice the width of the joint.
2. Rake out mortar with use of both hand & mechanical tools by experienced stonemasons. Hard patches of mortar will be removed by use of mechanical grinders to ensure no damage is done to the arises.
3. Thoroughly brush out dust & loose mortar followed by thoroughly cleaning out with water.
4. Spray joints with clean water prior to commencement of repointing works to dampen the area to control suction.
5. Push in the new mortar from a hand board and press it well into the joint tool made to the size of the joints to ensure they are filled full depth.
6. Fill the joints with mortar until it is flush with the face of the stonework. Ensure that no mortar encroaches/smears upon the face of the stone. Finish joints neatly as specified when the mortar is curing, but before it is fully set, with a light brush finish. This will expose any aggregate for appearance and better weathering (subject to approved sample) Differences in timing and techniques may give rise to inconsistencies in the visual appearance and performance. The optimal timing of finishing the joints will depend on the stone type, mortar mix and the weather. Correct timing will become apparent to an experienced and practised stonemason at an early stage.
7. If required deep point joints where required, wedge with natural slate and point with the same mix.
8. No pointing should be carried out in frost or when frost is likely to occur. Pointing should be protected against weather where possible by use of hessian sheeting if required during both warm & cold temperatures.

Descaling & Redressing

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Redressing is the removal of the surface layer from the decayed stone.

1. Initially use a phosphor bronze or churn brush to brush off any loose and friable material from the face of the stone.
2. Using a fine chisel remove more stubborn carbon build up from areas around the joints
3. Finally rub any proud edges down with a carborundum block to ensure no water traps remain.

Restoration to stonework

1. Identify the area where the repair is required.
2. Carefully remove the defective or damaged stone from the face to create a square, undercut edge to a minimum depth of 20mm. Ensure all remaining stone is sound, using appropriate hand and mechanical tools, and avoid leaving any feather edges.
3. Clean area to leave free from dust and debris by thoroughly washing out with water.
4. Form a sufficient key within the existing sound masonry to ensure the restoration mortar bonds correctly to the existing stone.
5. Dampen to control suction by spraying with clean water.
6. Apply mortar firmly, ensuring good adhesion with no voids. Form a mechanical key to undercoats by combing or scratching to produce evenly spaced lines.
7. If required for deep repairs insert non-ferrous pins, armatures, reinforcing wire as necessary & progressively build up in layers not exceeding 12mm to original profile using lime-based restoration mortar.
8. Prevent each layer from drying out rapidly by covering immediately with plastics sheeting and/ or dampening intermittently with clean water.
9. Final coat to be finished with a float and colour toned, textured to match existing stonework profiles.

Skew Stitch Pinning Joints and Fractures

The objective is to anchor cracks or fractured masonry by introducing threaded stainless-steel reinforcing across the crack and fractured masonry.

1. Following the fracture drill 12mm diameter holes angled either side passing across the fracture in a cross-stitch pattern.
2. The holes should be deep enough to pass through areas of sound stone on each side of the joint / fracture. Min 150mm either side
3. Clear the drill holes free from loose materials and dust etc. using a blow-out pump.
4. Using an approved anchor resin, inject the holes until approx. 75% full. Insert an 8mm/10mm wat threaded bar to the desired length.

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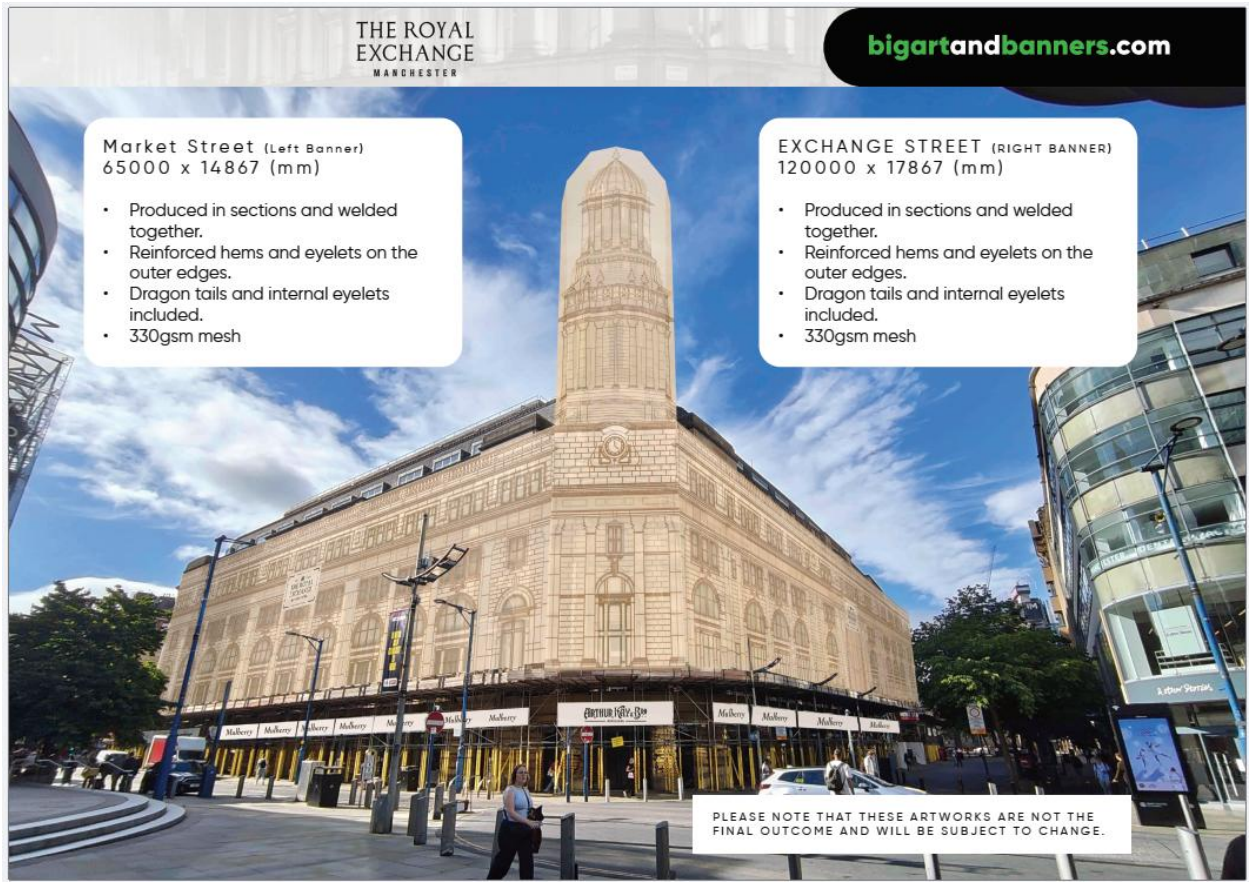
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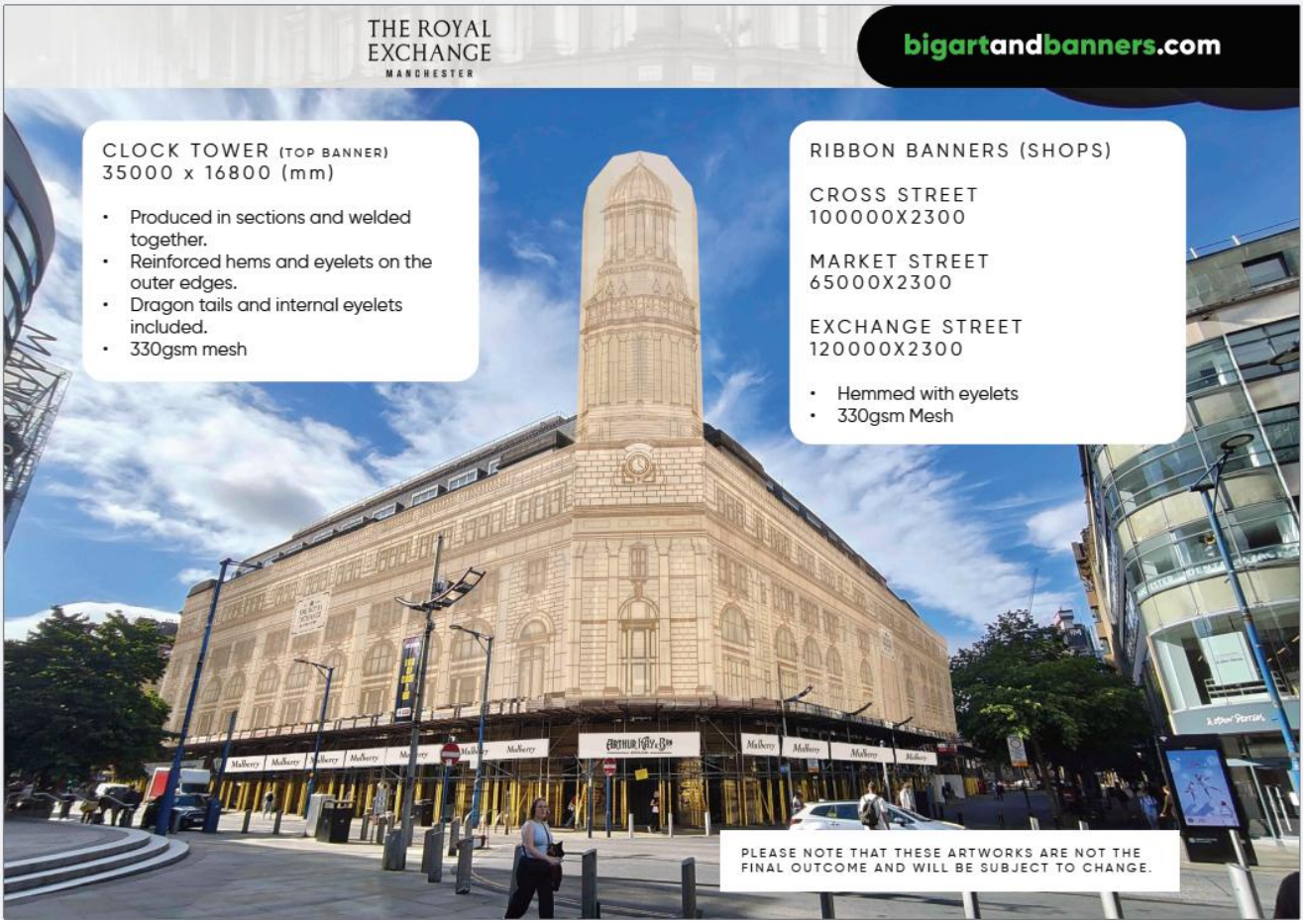
5. Make good holes on completion with lime-based restoration mortar.
6. For minor cracks and fractures clean out removing loose material
7. Fill crack or fracture with lime-based restoration mortar to match stone

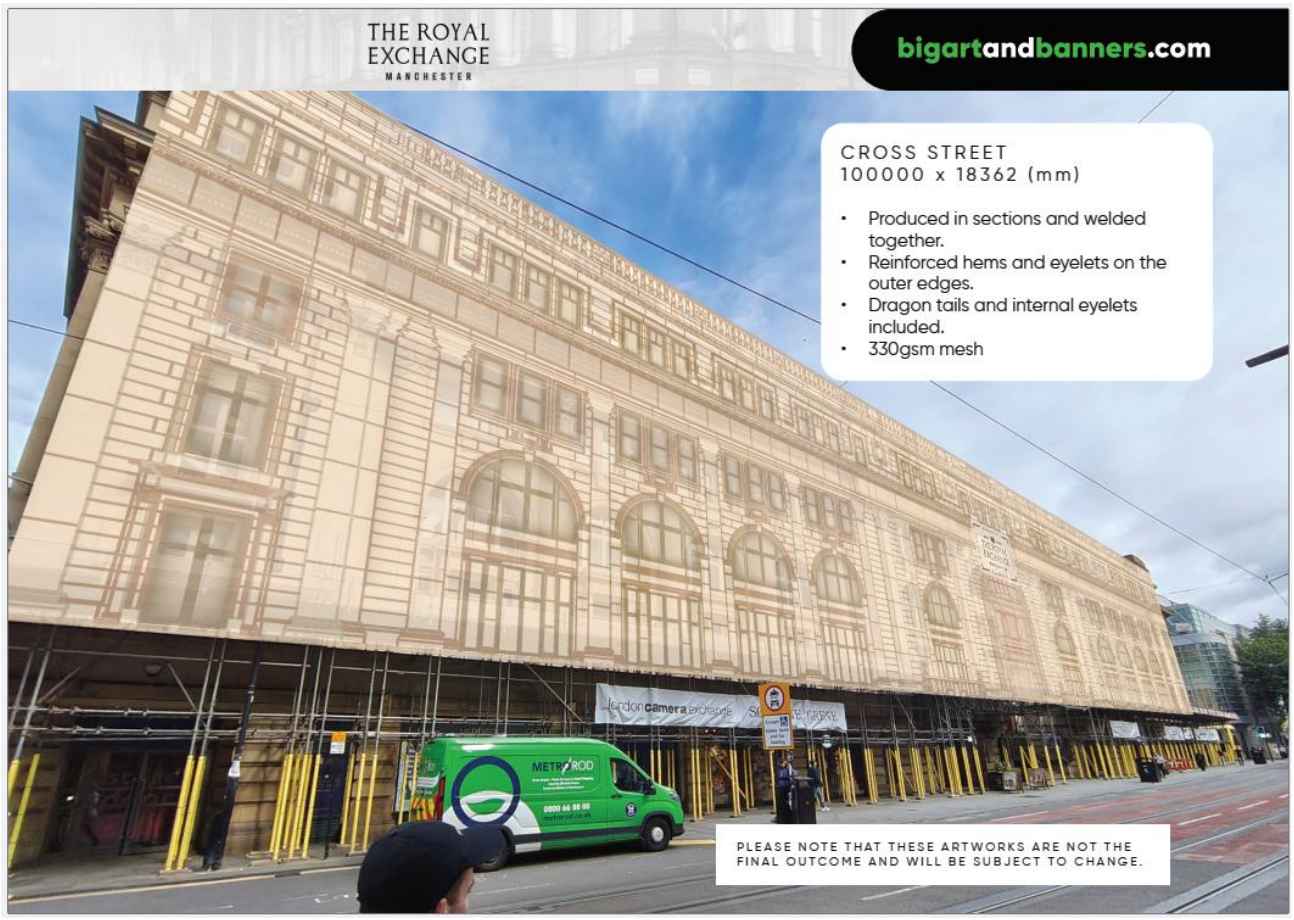
Carried out by Stone Central NW Ltd

AVISON YOUNG

APPENDIX II – Indicative Scaffold Wrap Design




THE ROYAL EXCHANGE
MANCHESTER
bigartandbanners.com
CLOCK TOWER (TOP BANNER)
35000 x 16800 (mm)
• Produced in sections and welded together.
• Reinforced hems and eyelets on the outer edges.
• Dragon tails and internal eyelets included.
• 330gsm mesh
RIBBON BANNERS (SHOPS)
CROSS STREET
100000X2300
MARKET STREET
65000X2300
EXCHANGE STREET
120000X2300
• Hemmed with eyelets
• 330gsm Mesh
PLEASE NOTE THAT THESE ARTWORKS ARE NOT THE FINAL OUTCOME AND WILL BE SUBJECT TO CHANGE.


THE ROYAL EXCHANGE
MANCHESTER
bigartandbanners.com
CROSS STREET
100000 x 18362 (mm)
• Produced in sections and welded together.
• Reinforced hems and eyelets on the outer edges.
• Dragon tails and internal eyelets included.
• 330gsm mesh
PLEASE NOTE THAT THESE ARTWORKS ARE NOT THE FINAL OUTCOME AND WILL BE SUBJECT TO CHANGE.