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Lancaster 80

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1.0 HERITAGE STATEMENT (LISTED BUILDING CONSENT)

Project: Lancaster 80
Site: Princess Street / Side Street / Whitworth Street, Manchester
Proposal: Façade Conservation and Repair Works

1.1 Introduction

This Heritage Statement has been prepared in support of a Listed Building Consent application for façade repair and conservation works at Lancaster 80.

The document describes:

- The significance of the heritage asset
- The condition of the building
- The impact of the proposed works
- The justification for the proposals

1.2 Site and Heritage Context

Lancaster 80 is a Grade 2* listed building (List Entry Number:1254887), built between 1905 and 1912, by Harry S. Fairhurst and dated 1906 it is located within a historically significant commercial area of Manchester city centre's Warehouse District. The building occupies a prominent corner position across Princess Street, and Whitworth Street.

The surrounding area is characterised by late 19th and early 20th century commercial architecture, with consistent use of high-quality materials such as brick, sandstone, granite and faience and terracotta.

Originally constructed as packing and shipping warehouse. It was later converted into offices and subsequently apartment units.

The building makes a positive contribution to the wider townscape and the character of the conservation area.

1.3 Description of the Building

The building is multi-storey and constructed with:

- A structural steel-frame supporting terracotta cladding, brick panels and ornamental features.
- A granite apron on the ground floor
- Traditional lime mortar pointing
- Original timber sash windows
- Enriched decorative cornices, lintels, pilasters, and façade details
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- Later construction Wooden framed, 3 over 3 and 3 over 2 style windows on Side Street elevation

The façades are highly enriched, with significant architectural interest derived from the quality and extent of the terracotta detailing and reflecting the buildings' purpose at the time of construction.

1.4 Significance Assessment (Summary)

1.4.1 Overall Significance

The building is of high heritage significance, primarily due to its architectural quality, material richness, and contribution to the historic streetscape.

1.4.2 Heritage Values

Architectural Value (High)

- Extensive and well-preserved terracotta façade
- Strong composition and detailing
- Original timber windows

Historic Value (Medium–High)

- Reflects Manchester's commercial expansion
- Demonstrates use of terracotta in urban architecture

Evidential Value (Medium)

- Retains original construction methods and materials
- Embedded structural elements illustrate historic techniques

Aesthetic Value (High)

- High-quality decorative surfaces
- Weathering and patina contribute positively

Communal Value (Medium)

- Recognisable part of the local streetscape
- Contributes to area identity

1.4.3 Contribution of Elements

Element	Significance
Terracotta façade & ornamentation	High
Overall architectural composition	High
Timber windows (original)	High
Lime mortar pointing	Medium
Historic repairs	Medium
Modern repairs / redundant additions	Low

1.5 Condition and Need for Works

The building is showing clear signs of ongoing deterioration, including:

- Open and failed mortar joints allowing moisture ingress
- Cracking and displacement of terracotta elements
- Corrosion of embedded structural components
- Vegetation growth and surface soiling
- Timber decay and failure of window components

If these issues are not addressed, they will result in:

- Loss of historic fabric
- Increased rate of deterioration
- Potential safety risks

The proposed works are therefore necessary to secure the long-term conservation of the asset.

1.6 Proposed Works

The proposals comprise repair and conservation only, with no alteration to the building's character or appearance.

Key elements include:

- Scaffolding to access works
- Lime mortar repointing
- Terracotta repair, local replacement, and structural stabilisation
- Timber window repair and decoration
- Localised concrete and render repairs
- Cleaning and vegetation removal
- Replacement of inappropriate previous repairs

All works are like-for-like and conservation-led.

1.7 Impact Assessment

1.7.1 Impact on Significance

The proposed work will have an overall beneficial impact:

- **Positive impacts:**
  - Removal of vegetation and damaging growth
  - Repair of failing fabric
  - Replacement of inappropriate materials
  - Preservation of original features
  - Ownership satisfaction
  - Neighborhood development
  - Possible knock-on effect to neighbouring building owners.
- **Neutral impacts:**
  - Localised replacement of severely deteriorated components
  - Often works have no noticeable effect as they blend into the existing.
- **Negative impacts identified**
  - Minor disruption to foot traffic around the pavement area for approx. 1 week whilst scaffold is erected to first floor level. At this point the scaffold will provide a safe covered walkway.

1.7.2 Key Considerations

- Retention of historic fabric wherever possible
- Use of traditional materials (lime mortar, terracotta, timber, granite and brick)
- No visual alteration to façades
- Reversibility of interventions where feasible
- Minimal intervention approach

1.8 Justification for Works

The works are justified on the basis that:

- They address active defects that threaten the building's integrity
- They are necessary, proportionate, and conservation-led
- They follow best-practice guidance (BS 7913, Historic England)
- They will extend the life of the building without altering its character

The proposals therefore comply with:

- National planning policy (heritage conservation)
- Local policy objectives relating to preservation of listed buildings

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1.9 Methodology Summary

All works will follow established conservation methodology:

- Minimum intervention
- Retention of original fabric
- Like-for-like materials
- Breathable construction methods
- Reversible repairs where possible
- Avoidance of cement-based materials (unless structurally required)
- Hand tools used to avoid damage
- Lime-based mortars for breathability
- Colour-matched repair materials
- Specialist terracotta repair techniques
- Careful dismantling and reinstatement where required
- Protection and curing of new works

(Full methodology provided in following section)

1.10 Conclusion

The proposals represent a sensitive programme of essential repair and conservation.

They will:

- Preserve the architectural and historic significance of the building
- Remove harmful defects and inappropriate past repairs
- Ensure the long-term sustainability of heritage assets

2.0 Heritage Statement – Methodology for Façade Conservation Works

Project: Lancaster 80
Location: Princess Street, Side Street & Whitworth Street
Prepared for: Listed Building Consent Application

2.1 Introduction

This document sets out the proposed methodology for the conservation and repair of the historic façades at Lancaster 80. The building is of historic and architectural significance, characterised by extensive terracotta detailing, traditional lime mortar construction, and original timber window joinery.

The proposed works have been developed following detailed inspection and defect analysis and are guided by established conservation principles, including minimal intervention, retention of historic fabric, and use of compatible materials.

2.2 Conservation Philosophy

The approach to the proposed works is based on the following key principles:

- **Minimum intervention:** Only defective or deteriorated fabric will be addressed.
- **Retention of significance:** Original materials will be preserved wherever possible.
- **Like-for-like repair:** Replacement elements will match the original in material, appearance, and detailing.
- **Material compatibility:** All repairs will utilise breathable and compatible materials, particularly lime-based mortars.
- **Reversibility:** Interventions will be undertaken so that future removal or alteration does not adversely affect the historic fabric.

The methodology has been designed to ensure that the character, appearance, and long-term performance of the building are preserved.

2.3 Summary of Defects

The principal defects identified include:

- Weathered and open mortar joints with biological growth
- Cracking, displacement, and localised failure of terracotta units
- Failed historic repairs and redundant fixings
- Surface soiling and vegetation growth across façades
- Timber window decay, failed coatings, and defective glazing components
- Localised corrosion within concealed structural elements
- Spalling and cracking to concrete features
- Deterioration of render

These defects are typical of age-related deterioration combined with prolonged exposure to environmental conditions.

2.4 Proposed Repair Methodologies

2.4.1 Masonry Pointing

Existing mortar joints exhibit widespread weathering, open joints, and biological growth. These conditions allow water ingress and accelerate deterioration of the façade.

The proposed works involve the careful removal of vegetation and treatment with a biocide to prevent regrowth. Defective mortar will be raked out manually using hand tools to avoid damage to the surrounding masonry and terracotta.

Repointing will be carried out using lime mortar matched to the original composition, colour, and texture. The mortar will be applied in layers and finished to replicate the existing joint profile. Newly pointed areas will be protected during curing to ensure proper carbonation and long-term durability.

2.4.2 Terracotta Repairs

The terracotta elements represent a significant architectural feature of the building. Defects include cracking, spalling, failed repairs, and, in some areas, structural movement associated with corroding embedded metalwork.

Cleaning will be undertaken using controlled low-pressure steam cleaning, following removal of vegetation. This method ensures that dirt and biological growth are removed without damaging the glazed or fired surface.

Minor defects such as cracks and small losses will be addressed by carefully opening up the defect and filling with a colour-matched repair mortar, designed to replicate the appearance and performance of the original material.

Where terracotta units are loose, hollow, or displaced, they will be carefully removed and re-bedded using lime-based materials.

In areas where cracks indicate structural movement, or where previous repairs have failed, affected units will be selectively dismantled to expose the underlying structure. A further inspection by a qualified experienced structural engineer will be caried out and all findings shared. Should any structural works be required Any corroded metalwork will be cleaned, treated with corrosion inhibitors, and protected before the reinstatement of terracotta units.

Where elements are missing or beyond repair, new terracotta units will be manufactured to match the existing profiles, colour, and finish. Fixings will be in stainless steel, designed to accommodate movement and prevent future corrosion-related damage.

All interventions will be localised and carefully carried out to ensure continuity of appearance across the façade.

2.4.3 Timber Window Conservation

The building retains original timber windows, many of which show signs of deterioration, including peeling paint, decayed timber sections, failed seals, and defective putty.

The proposed works prioritise repair rather than replacement. Existing paint coatings will be removed using non-abrasive methods. Timber decay will be addressed using a hierarchy of interventions:

- Localised decay will be repaired using resin-based consolidation techniques (Repair Care has been specified)
- More significant decay will be addressed through splicing in new timber sections, carefully matched to the original.
- Severely deteriorated elements, such as cills, will be replaced on a like-for-like basis.

Failed glazing putty will be removed and replaced with traditional linseed oil putty, and defective seals will be renewed using appropriate breathable materials.

Windows will also be overhauled to ensure full functionality, including easing and adjustment of sashes and replacement of defective components. Finally, surfaces will be redecorated using Weathershield Exterior High Gloss

2.4.4 Concrete Repairs

Localised areas of concrete exhibit cracking and spalling, often exposing reinforcement.

Repairs will involve removal of all loose and deteriorated material, followed by cleaning and treatment of exposed reinforcement to prevent further corrosion. The concrete will then be reinstated using a suitable repair mortar, matched to the surrounding material.

Finally, the whole surface will be overpainted to ensure an even finish

Paint specification - TBC

2.4.5 Metalwork and Railings

Decorative and functional metalwork elements show evidence of paint failure and corrosion.

All surfaces will be prepared by removing loose coatings and corrosion, followed by repair or reinstatement of damaged sections. A full protective coating system will then be applied, comprising primer, undercoat, and finishing coats.

2.4.6 Cleaning and Vegetation Removal

Widespread surface soiling and biological growth detract from the appearance of the building and contribute to material decay.

Vegetation will be carefully removed manually. In extreme cases a root killing biocide may be locally applied to prevent regrowth. Cleaning will be carried out using controlled low-pressure cleaning methods, ensuring that the historic fabric is not damaged and that surface patina is retained.

2.4.7 Render and Masonry Repairs

Areas of render exhibiting cracking or delamination will be removed and reinstated using a like for like render systems following analysis of the existing material, ensuring compatibility with the underlying structure.

Stone, brick, and granite defects will be repaired using colour-matched mineral mortars, ensuring visual and material consistency.

2.5 Impact on Significance

The proposed works are considered to have a neutral or positive impact on the significance of the heritage asset.

- The removal of vegetation and inappropriate past repairs will enhance the clarity of architectural detailing.
- The repair and conservation of original materials will prolong the life of the building.
- Replacement elements will be carefully matched to preserve visual integrity.

No changes are proposed that would alter the character or appearance of the building.

2.6 Conclusion

The proposed methodology represents a sensitive and appropriate conservation-led approach to the repair of the building envelope.

By prioritising repair over replacement and using traditional materials and techniques, the works will ensure the long-term preservation of the building's historic character, while addressing current defects and preventing further deterioration.

3.0 Significance Assessment

3.1 Introduction

This section assesses the significance of Lancaster 80 in accordance with established heritage guidance, including the identification of the building's heritage values and the contribution made by its constituent elements. The assessment informs the proposed conservation approach and ensures that the works preserve or enhance the building's significance.

3.2 Heritage Designation and Context

Lancaster 80 is a designated heritage asset (listed building), forming part of a historically significant Warehouse District within Princess Street and Whitworth Street. The building contributes positively to the character and appearance of the surrounding conservation area and reflects the architectural development of the locality.

Its prominence within the urban context is reinforced by its scale, architectural detailing, and high-quality façade materials, particularly the extensive use of terracotta.

3.3 Architectural Significance

The building is of high architectural value, characterised by:

- Extensive use of decorative terracotta, including cornices, lintels, pilasters, and façade ornamentation
- Carefully composed elevations with strong vertical and horizontal articulation
- Surviving original timber sash windows, contributing to the building's historic character
- A cohesive design that reflects late 19th / early 20th century commercial architecture

The terracotta façade is of particular importance, representing both technical craftsmanship and stylistic expression. The level of detail and survival of original elements contribute significantly to the building's architectural interest.

3.4 Historic Significance

The building holds historic significance as part of the development of the surrounding commercial district. It reflects:

- The economic growth and urban expansion of the area during its period of construction
- The use of durable and decorative materials such as terracotta, typical of high-status commercial buildings of the time
- The survival of original fabric, which provides a tangible link to the building's historic function and evolution

The accumulated layers of repair and alteration also contribute to an understanding of the building's maintenance history and long-term use.

3.5 Evidential (Archaeological) Value

The building retains evidential value in its surviving fabric, including:

- Original construction methods in terracotta and masonry
- Historic lime mortar pointing techniques
- Early joinery methods in timber windows
- Embedded structural elements, including metal fixings and supports

These elements provide insight into historic construction technology and the performance of materials over time.

3.6 Aesthetic Value

The building has strong aesthetic value, derived from:

- The richness of the terracotta detailing and ornamentation
- The consistency of materials and finishes across elevations
- The visual contribution to the wider streetscape

Weathering, patina, and minor irregularities in the façade contribute positively to its character and authenticity.

3.7 Communal Value

The building contributes to the communal value of the area as:

- A recognisable and established element of the local built environment
- Part of a coherent historic streetscape

- A structure that reflects the shared history and identity of the area

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3.8 Contribution of Fabric to Significance

The relative importance of key elements is as follows:

High Significance

- Original terracotta cladding and decorative features
- Overall façade composition and architectural detailing
- Original timber window frames and joinery (where extant)

Medium Significance

- Lime mortar pointing and joint finishes
- Historic repairs where they illustrate the building's evolution

Lower Significance

- Modern repairs and interventions
- Failed or inappropriate previous works (e.g. cementitious repairs, non-matching materials)
- Redundant fixings and later additions with no heritage value

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3.9 Condition and Vulnerability

The building is currently experiencing progressive weathering and localised deterioration, including:

- Open joints allowing water ingress
- Cracking and displacement in terracotta elements
- Corrosion of embedded structural components
- Decay of timber windows and failure of protective coatings

If left unaddressed, these issues would result in:

- Accelerated material loss
- Increased risk to public safety
- Loss of historic fabric and detailing

3.10 Impact of Proposed Works

The proposed works have been designed to ensure that:

- Key elements of high significance are retained and repaired wherever possible
- Replacement is limited to elements that are beyond repair
- All new work is visually and materially compatible with the existing fabric

The removal of inappropriate modern repairs and vegetation will enhance the building's appearance and durability.

Overall, the proposals will result in a positive impact on the building's significance, by:

- Conserving original materials
- Restoring architectural clarity
- Extending the life of the historic fabric

3.11 Summary of Significance

Lancaster 80 is a heritage asset of high significance, particularly for its architectural qualities and well-preserved terracotta façade.

The building's significance is primarily embodied in:

- Its architectural design and material quality
- Its contribution to the surrounding historic townscape
- It's surviving original fabric

The proposed conservation works are necessary, proportionate, and sensitive, and will ensure the continued preservation and appreciation of the building.

4.0 Historic Building Conservation Methodologies

4.1 POINTING

4.1.1Defects

- Moss, vegetation growth and biological colonisation
- Open joints and mortar loss
- Cracked and displaced joints
- Recessed or weathered mortar
- Missing or failed flaunching

- Lateral movement within joints

4.1.2Methodology

- Carefully remove all vegetation by hand, ensuring complete removal of root systems.
- If roots cannot be removed, then apply appropriate biocide treatment to kill residual spores and inhibit regrowth.
- Rake out defective mortar joints using hand tools only to avoid damaging masonry arrises.
- Achieve a consistent depth (minimum 2–2.5× joint width).
- Flush joints with clean water to remove debris and dust.
- Repoint using lime mortar compatible with the historic fabric:
    - Match original colour, texture, and composition
    - Use NHL or hot-mixed lime where appropriate
- Compact mortar in layers and finish to match existing joint profile.
- Re-form flaunching using lime mortar (not cement-based).
- Protect freshly pointed work with damp hessian to ensure proper curing.

4.2 TERRACOTTA

4.2.1 Defects

- Hairline to wide cracks (including progressive movement)
- Failed historic repairs
- Open joints and loose bedding
- Spalling and surface loss
- Missing or displaced units
- Hollow or poorly bonded panels
- Drill holes and redundant fixings
- Vegetation growth, staining, and soiling
- Structural failure caused by corroding embedded steel

4.2.2Methodology

- Undertake full visual and rubber hammer survey to identify hollow or unstable areas.
- Remove vegetation manually and, if necessary (see above), treat embedded roots with biocide.
- Clean surfaces using controlled low-pressure steam cleaning (DOFF or Thermatech) to preserve patina.

4.2.3 Minor repairs:

- Carefully chase out cracks to sound material using hand tools or fine bladed oscillating multi tool (Fein cutter or similar)
- Clean with water and repair using colour-matched terracotta repair mortar.
- Match surrounding texture and finish.

4.2.4 Joint repairs:

- Rake out defective mortar and repoint with lime mortar compatible with terracotta.

4.2.5 Hollow or loose units:

- Carefully remove and re-bed in lime mortar or appropriate bedding system.

4.2.6 Structural defects and movement:

- Remove terracotta units to expose the structural frame.
- Clean all steel elements and remove corrosion.
- Apply corrosion inhibitor and protective coating.
- Reinstate terracotta using stainless steel fixings, allowing for movement.

4.2.7 Replacement units:

- Take templates and produce new terracotta matching:
  - Profile
  - Colour
  - Texture
  - Finish
- Fix using appropriate concealed stainless-steel systems.

4.2.8 Redundant fixings / holes:

- Remove all metalwork.
- Make good with colour-matched repair mortar.

4.3 WINDOWS (TIMBER)

4.3.1 Defects

- Flaking, peeling paint
- Failed mastic and seals
- Timber decay (minor to severe)
- Stiff or inoperable sashes
- Stiff or inoperable hinged closers
- Failed or missing putty
- Missing or loose beads

4.3.2 Methodology

- Retain original fabric wherever possible. Cut back to sound timber.

4.3.3 Preparation:

- Remove defective paint using non-abrasive methods.
- Protect surrounding elements.

4.3.4 Repairs:

- Minor decay → epoxy resin repair. Repair Care™
- Moderate decay → splice repair with matching timber
- Severe decay → replace affected section (e.g. sill)

4.3.5 Joint repairs:

- Cut out and repair defective joints using resin or new timber inserts.

4.3.6 Glazing:

- Remove failed putty and re-glaze using linseed oil putty.
- Replace failed glazing units to match existing appearance.

4.3.7 Seals:

- Remove failed mastic and replace with compatible breathable sealant.

4.3.8 Operation:

- Ease, adjust and overhaul sash mechanisms.
- Replace cords, beads and hardware where required.
- Apply a small amount of mineral oil to hinges and ease.

4.3.9 Decoration:

- Apply primer, undercoat(s), and gloss finish using Dulux Weathershield paint system

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4.4 CONCRETE

4.4.1 Defects

- Spalling and surface breakdown
- Cracking
- Exposed reinforcement
- Missing concrete

4.4.2 Methodology

- Break out all loose and unsound concrete back to sound substrate.
- Expose reinforcement and clean to remove corrosion.
- Apply corrosion inhibitor/protection system.
- Rebuild using appropriate repair mortar. Sample to be analysed to determine original build up.
- Finish to match surrounding profile and appearance.
- Paint over entire surface to a uniform coat to ensure an even appearance.

4.5 RAILINGS / METALWORK

4.5.1 Defects

- Paint failure
- Corrosion
- Loose fixings

4.5.2 Methodology

- Remove loose paint and corrosion by mechanical means.
- Repair by re-fixing or welding broken components.
- Apply protective coating system:
    - Primer
    - Undercoat
    - Oil-based gloss finish coatings

4.6 MASONRY CLEANING / VEGETATION

4.6.1 Defects

- Surface soiling
- Biological growth

4.6.2 Methodology

- Remove vegetation manually.
- Apply biocide treatment.
- Clean using controlled steam cleaning (DOFF/Thermatech).
- Avoid high pressure or abrasive methods.

4.7 BRICKWORK / STONE / GRANITE

4.7.1 Defects

- Spalling
- Cracking
- Residue or surface damage

4.7.2 Methodology

- Remove loose or damaged material.
- Clean carefully.
- Repair using colour-matched mineral repair mortar.
- Fill or stitch cracks depending on severity.

4.8 RENDER

4.8.1 Defects

- Cracking
- Hollow or delaminated areas

4.8.2 Methodology

- Identify defective areas via tap testing.
- Remove loose render.
- Reapply using lime-based render system to match existing.

4.9 SCAFFOLDING ERECTION AND DISMANTLE

4.9.1 Scaffolding Methodology – Lancaster 80 (Terracotta Façade)

4.9.2 Project Overview

Erection of bespoke access scaffolding for terracotta cleaning and repair works at Lancaster 80, M1 6NF. Works to be undertaken with minimal impact to listed fabric.

4.9.3 Key Constraints

Terracotta is brittle and prone to cracking. Decorative features create irregular fixing conditions, and mortar joints may be weak.

4.9.4 Scaffold Design Strategy

Independent scaffold design prioritising free-standing and buttressed arrangements. Fully boarded lifts aligned with terracotta courses.

4.9.5 Scaffold Tie Strategy

Primary approach uses non-invasive systems (buttresses, rakers). Secondary uses reveal ties with load spreading pads. Drilled fixings only as last resort in mortar joints using non-percussive methods.

4.9.6 Protection Measures

Foam padding at contact points, breathable sheeting, and stand-off distances to avoid damage and staining.

4.9.7 Cleaning Access Zones

Dedicated working platforms for each elevation zone with controlled cleaning bays and water management measures.

4.9.8 Erection Method

Progressive erection with exclusion zones, ground protection, and supervised installation.

4.9.9 Inspection Regime

Weekly and post-weather inspections plus daily visual checks near terracotta features.

4.9.10 Dismantling

Reverse sequence dismantling, careful tie removal, and protection of façade.

4.9.11 Making Good

All fixing points repaired using colour-matched lime mortar and final condition survey undertaken.

4.9.12 Risk Mitigation

Avoid fixing into terracotta, control water runoff, and use reversible interventions.

5.0 Planning Policy Context

5.1 Legislative Framework

The proposed works are considered within the statutory duties of the:

- **Planning (Listed Buildings and Conservation Areas) Act 1990**, which requires that:
    - Special regard is given to the desirability of preserving a listed building, its setting, and its special architectural or historic interest.

This statutory duty underpins all decision-making and carries considerable weight.

5.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, December 2024) is a material consideration in determining the application and sets out the overarching policy approach to the historic environment. [1]

5.2.1 Key Relevant Policies

Paragraph 202–203: Significance and Conservation

- Heritage assets are described as an irreplaceable resource which should be conserved appropriately to their significance. [2]
- Planning decisions should seek to sustain and enhance significance and recognise the wider benefits of conservation. [3]

Paragraph 207 (formerly 194): Heritage Statements

- Applicants are required to describe the significance of affected heritage assets, including the contribution of their setting.
- The level of detail should be proportionate to the asset's importance and sufficient to assess impact.

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[1] https://www.gov.uk/guidance/national-planning-policy-framework

[2] https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment

[3] https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment

5.2.2 Impact and Harm (Section 16)

- Great weight must be given to the **conservation of designated heritage assets**, irrespective of the level of harm.
- Any harm to significance must be clearly justified and weighed against public benefits. [4]

5.2.3 Compliance with NPPF

The proposed works comply with NPPF requirements as follows:

- ✓ **Significance understood:** A full significance assessment has been provided
- ✓ **Impact minimised:** Proposals involve repair only, with no harmful alteration
- ✓ **Enhancement:** Removal of vegetation, failed materials, and inappropriate repairs enhances significance
- ✓ **Justification:** Works are necessary to prevent further deterioration

The proposals therefore accord fully with Section 16 of the NPPF, resulting in a positive heritage outcome.

5.3 Manchester Core Strategy (Adopted 2012, Updated 2024)

The Manchester Core Strategy forms part of the statutory Development Plan and is the primary local policy document against which applications are assessed. [5]

5.3.1 Policy EN3 – Heritage

Policy EN3 is the key heritage policy and requires that:

- The historic environment and heritage assets are conserved and enhanced
- Development must have regard to the significance of heritage assets and their settings
- Proposals should protect and, where possible, enhance architectural and historic features

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[4] https://docs.planning.org.uk/20210607/97/QPTBAVQSMM300/yvtlytoqp73ckits.pdf

[5] https://www.manchester.gov.uk/planning-and-regeneration/planning/core-strategy-2012-2027

- The use of appropriate materials and techniques is essential

(Policy partially updated through Places for Everyone 2024 but remains applicable in principle) [6]

5.3.2 Compliance with Policy EN3

The proposals fully comply with Policy EN3:

- ✓ **Conservation-led approach** adopted throughout
- ✓ **No loss of significant fabric** except where unavoidable
- ✓ **Use of traditional materials**, including:
  - Lime mortar
  - Matching terracotta
  - Timber repairs
- ✓ **Enhancement of building appearance** through removal of vegetation and inappropriate repairs
- ✓ **Retention of architectural detail and character**

5.4 Manchester Local Plan Context

The Manchester Local Plan (Core Strategy + Places for Everyone 2024) provides the wider policy framework guiding development in the city. [7]

It emphasises:

- Protection of the city's historic environment as a key asset
- The role of heritage in placemaking and identity
- The need to manage change positively while conserving significance

5.5 Overall Policy Compliance

The proposed works are fully aligned with both national and local policy:

5.5.1 National (NPPF)

- Conserves and enhances significance
- Provides proportionate assessment
- Delivers clear heritage benefits

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[6] https://www.manchester.gov.uk/planning-and-regeneration/planning/core-strategy-2012-2027/addendum-to-manchester-core-strategy-2024

[7] https://www.manchester.gov.uk/planning-and-regeneration/planning/local-plan

- Avoids harm

5.5.2 Local (Manchester Core Strategy)

- Preserves listed building fabric
- Uses appropriate traditional materials
- Enhances architectural quality
- Supports long-term conservation

5.6 Planning Balance

In accordance with the NPPF and local policy:

- The works result in no harm and clear heritage benefit
- The proposal represents sustainable conservation of a designated heritage asset
- The statutory duty to preserve the listed building is fully satisfied

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5.7 Summary (Policy Position)

The proposed façade repair works:

- Comply with NPPF Section 16 – Conserving the Historic Environment
- Comply with Manchester Core Strategy Policy EN3
- Meet statutory duties under the Listed Buildings Act
- Deliver a clear enhancement to the heritage asset

6.0 Samples – Benchmarks

6.1 Sample production

Samples shall be produced on site wherever possible, MUST be reversible or lightest touch available and carried out only in areas where the fabric has deteriorated and is earmarked for repair or conservation in the current scope. Where samples cannot be carried out on site, i.e. new terracotta units, these will be in the form of a sample swatch from the supplier and numbered with a unique reference to allow for easy identification and placing on the building.

6.2 List of Samples required

Terracotta

Sample swatches of colour matched terracotta

Timber

Timber species to be determined by inspection. FSC certified and of a moisture content between 9-13% on delivery.

Paint

Windows - Currently specified as Dulux Weathershield –

Colour:

Side Street elevation - Red (to be colour matched with existing) – Gloss finish subject to sample review and approval.

Princess/Whitworth Street elevation- Red/Maroon (to be colour matched with existing) – Gloss finish subject to sample review and approval.

Render – White – TBC subject to sample approval

Repair Care™

Repair of damaged timber to be carried out in situ once scaffold is erected.

Cleaning

Cleaning sample to be carried out on an area of terracotta and brick. Low pressure (<50bar) and between 80°-100° temperature to be carried out first. If unsuitable then raise the temperature incrementally until desired outcome is achieved.

Pointing Mortar

Sand samples – to determine colour. Leighton Buzzard

Mortar samples as specified and applied in area where cleaning sample has been undertaken to provide a finished result.

Render

Render specification to be determined following analysis. A sample patch will be carried out on an area earmarked for repair.

6.3 Approvals process

6.3.1

Samples will be offered for inspection in situ where practicable.

Samples will be photographed and recorded on a samples register and stored in MBL QA folder.

If the sample is rejected, i.e. for colour or finish, it will be carefully removed and a new sample under guidance from the Conservation Department will be offered.

Once agreed a signature will be given by the MCC representative, and the procurement of further material can proceed.

The sample will remain in situ as a benchmark.

7.0 Scaffolding Methodology

7.1 Purpose of document

The protection of the façade is paramount. The scaffold shall at no time cause damage or have a deleterious effect on the existing or new building façade.

7.2 Key Heritage Requirement

The purpose of this scaffold methodology is to provide a briefing to all involved in the design and erection of the scaffold and to illustrate the importance of always protecting the building fabric.

7.3 Scope

Erection, inspection, maintenance and dismantling of an independent scaffold for conservation works.

7.4 Pre-Commencement Requirements

Before any scaffold is built all operatives will be briefed on this document in a separate induction aimed directly at the history and heritage of the building and its importance within the built environment.

We will also undertake a photographic condition survey, identify fragile elements and review the scaffold design as we proceed. If at any point the scaffold needs an element redesigned to ensure better protection i.e. around projecting details such as cills or canopies, then work will stop until a solution is found.

7.5 Protection of Historic Fabric

In order to prevent tubes touching the building face we will use plastic end caps on tubes and wooden sole pads, foam padding, non-marking protection, exclusion zones around decorative features, controlled material handling, debris netting and weather protection in the form of sheeting to divert rain or water run off away from the building.

7.6 Erection Procedure

All scaffolding operatives will be briefed with the site-specific induction and each morning a daily briefing will take place to discuss any issues that may occur during that day's shift. Establish exclusion zones, prepare foundations as per the design layout and use wooden sole boards to spread the load of the standard. We will erect lift by lift and install protection measures to each lift before proceeding upwards.

7.7 Inspection Regime

The scaffold will be inspected daily during the erection phase. Once complete the scaffold will be handed over to the PM and signed off. The scaffold will then be statutorily inspected every 7 days, after any alterations and after adverse weather. Monitor protection pads and contact points.

7.8 Emergency Procedures

In the unlikely event that damage occurs stop works immediately, secure area, notify conservation consultant and record condition.

7.9 Dismantling

Reverse erection sequence, retain protection until complete and make good, approved tie locations in mortar joints with approved mortar mix.

7.10 Specific Terracotta and Faience Tie Restriction

The scaffold contractor acknowledges that the faience and terracotta facade forms part of the designated historic fabric of the building. No scaffold ties will be fixed through the face of the terracotta or faience, and no part of the scaffold installation shall cause permanent alteration, penetration, loading, abrasion or damage to the historic cladding system.