Technical Note 01 – LBC Conditions

St Anselm Hall, Manchester

Roof Replacement & Remedial Works

September 26

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1 Introduction

This Technical Note provides additional information and updates in relation to discharge of listed Conditions attached to the Decision on Application Reference: **145661/LO/2026** at St Anselm Hall, Kent Road East, Manchester, M14 5BX.

This Technical Note should be read in conjunction with the additional accompanying documentation as listed:

- PN_9140-001-02 (Basement GA Plan)
- PN_9140-002-02 (Ground Floor GA Plan)
- PN_9140-003-02 (First Floor GA Plan)
- PN9140_Halestone_Report 01_St Anselm Hall_Plaster Survey
- PN9140_Halestone_Method Statement_Plaster Methodology
- PN9140_Halestone_Capability Statement

And existing documentation previously submitted with the original application:

- Specification Preambles (PN9140_Preambles)
- Schedule of Works (PN9140_Schedule)
- PN9104_St Ansem Hall_Design & Heritage Statement

2 Conditions 11 & 12 (Internal Plasterwork)

Condition 11

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of internal repair works, a detailed method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. The method statement shall identify:

a. Areas of fabric to be removed,
b. Areas requiring further investigation,
c. Measures to minimise loss of historic fabric,
d. Proposed methods of reinstatement.

Condition 12

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the removal of any decorative plasterwork, a detailed survey of all affected decorative features shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include:

a. Photographic recording,
b. Measured drawings where appropriate,
c. Details of mould profiles,
d. In-situ samples of replacement work,
e. Details of the specialist contractor undertaking the works.

2.1 Photographic Recording

Following the determination of the Listed Building Consent a photographic register has been prepared of the existing internal fabric and associated details (i.e. joinery, mouldings, articulation etc,) to record the condition and existing details prior to works commencing. This record has been created utilising a web-based portal (extract contained within Figure 2-1). These records will be supplemented by profile moulding where necessary to facilitate replacement elements to be installed where existing cannot be retained.

Access to the register / portal (Multivista - Client Floorplan Overview) can be provided to the local authority / assigned case officer in support of this project and application; it is proposed that the register will be updated as the works progress and new elements exposed along with evidence of the completed works.

Should access to the portal be required by the local authority then email addresses will need to be provided and added to the portal for access rights. Alternatively, an extract of the images for each area can be extracted and provided as standalone documents. Should this be required please advise and we can facilitate.



Figure 2-1 Photographic Recording

2.2 Existing Condition Audit

A site condition audit of the existing internal plaster work (walls, ceilings and articulation) has been undertaken of the areas affected by the direct water ingress as detailed on the supporting plans listed in Section 1. The

purpose of the survey was to appraise the existing condition and stability of the existing plaster finish including areas of traditional lathe and plaster construction.

A copy of the report has been submitted in addition to this technical note (document reference: PN9140_Halestone_Report 01_St Anselm Hall_Plaster Survey).

The proposed general arrangement plans for internal areas have been updated as listed within Section 1 to reflect the results of the survey and details the extent of existing plaster work to be removed and replaced. The areas identified for replacement are considered necessary due to either material failure and / or direct water ingress; replacement is required in order to return the areas back to a state suitable for occupation.

The extent and methodology of the survey are detailed within the report; where existing plasterwork is concealed or obscured by wall coverings a reasonable assessment has been undertake via non-intrusive methods (i.e. percussion / pressure tests). Some limited opening of the existing structure has been undertaken as detailed within the report; for example, the encased lintel within room 1.021 has been exposed and the over-boarding within room G.003 removed to expose the existing traditional plaster beneath.

The proposed extent of the replacement as identified on the drawings is the minimum required, and has been amended following the condition audit, with some areas (i.e. G.011 ceiling) being suitable for retention. However, it should be noted that the condition audit is an assessment and indication of condition rather than a definitive structural test. Once removal works are commenced reasonable measures will be put in place to protect and retain existing elements; however further removals may be required. Should this be the case then records will be updated and additional supplementary information submitted for review and approval.

2.3 Further Investigations

As detailed within the condition audit and previously submitted documentation there are areas of concealed structure that will require further investigation; these include existing traditional timber lathes and timber structural elements (i.e. floor / ceiling joists). Until the existing plaster is removed a full appraisal of these elements is not possible.

Where the existing structure is exposed due to the direct water ingress and the limited intrusive investigations undertaken there is evidence of timber decay, and provisions for the replacement elements has been provided within the previously submitted documentation (reference: PN9140_Preambles and PN9140_Schedule). Replacement elements will be limited to those that have materially failed.

There is a presumption and preference to retain existing elements where possible, where sufficient sound timber remains the methodology of splice repairs may be sufficient. Where there is significant failure of the elements (i.e. decay and or loss of section) then replacement and / strengthening may be required. Once exposed and appraised updated information will be provided and where necessary supported by a structural appraisal / recommendation.

2.4 Methodology & Capability

The proposed specification and methodology for the removal and replacement of existing plastered elements have been provided within the previously submitted documentation (reference: PN9140_Preambles and PN9140_Schedule) and associated drawings.

In support of this appended to this Technical Note are Contractor Capability Statements and Methodology for the Protection and Maintenance of Retained Historic Plaster (document references: PN9140_Halestone_Capability Statement and PN9140_Halestone_Method Statement_Plaster Methodology).

Initial protection has been provided to existing elements not affected by the proposed works including floor protection etc. whilst initial investigations are undertaken.

The proposed Contractors aligned to the scheme are pre-qualified by the Client and have demonstrated the required experience and competence for a scheme of this nature and are familiar with working with designated heritage assets and the traditional materials / methodologies.

The overall approach to the remedial works is to retain and repair sound historic fabric wherever practicable, while replacing areas that are demonstrably unstable, excessively deteriorated or no longer capable of providing a suitable substrate. The final extent of replacement will be confirmed following opening-up and removal of existing materials, and where relevant, structural assessment.

Where timber decay is identified, the repair strategy should consider splice repairs, strengthening or replacement, together with appropriate timber treatment where required.

2.5 Samples and Profiles

The proposed specification for the replacement lime-based plaster is detailed within the previously submitted documentation (reference: PN9140_Preambles and PN9140_Schedule). Post removal of the existing areas as identified in the accompanying general arrangement drawings; an appraisal of the existing substrates will be made in relation to any consolidation / remediation required prior to application of new plasterwork.

Following removal of existing linings and any consolidation of existing substrates we will arrange for representative in-situ samples to be prepared and notify the local authority of timescales so that any inspection / appraisal can take place. This will likely include applications on the various substrates understood to be present (i.e. masonry, stud and lathe ceilings).

Details of all sample elements will be provided as an addendum / update to this technical note.

During the removal process mouldings and profiles of any articulation affected by the proposed remedial works or those directly damaged by water ingress will be taken, recorded and details provided to the local authority. As detailed within the methodology statements there is a presumption in favour of retaining existing elements articulation. Where existing features can be retained in-situ, repaired or removed and reinstated this will be implemented; replacement with new will only be undertaken where the existing has failed and no longer has integrity.

Details of all replacement elements will be provided as an addendum / update to this technical note.

3 Next Steps / Moving Forward

Subject to confirmation of the details provided within this technical note and the supporting documents (including those submitted with the original application) works will commence with the removal of the exiting defective plasterworks and further recording of details.

As detailed within this report once the plasterwork has been removed; an appraisal of the existing substrates and concealed joinery will be undertaken with further updates and proposals provided.

The requisite material samples and profiles will be provided as an updated addendum to this technical note to discharge the outstanding matter

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