Technical Note 02 – LBC Conditions

St Anselm Hall, Manchester

Roof Replacement & Remedial Works

October 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_9140-004-02 (Proposed Roof Plan)
- PN_9140-007-01 (Indicative Roof Details)
- PN_9140-008-00 (Existing Roof Details)

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 Condition 3 (Roof Details)

Condition 3

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of repairs to the roof, samples and specifications of any replacement slates, details of the existing and proposed laying pattern and sizes / coursing and an in-situ sample of the proposed pointing to ridge tiles shall be submitted to and approved in writing by the City Council as Local Planning Authority.

2.1 Existing Roof Details

Further inspections and recording of the existing roof detailing has been undertaken following adaptation of the temporary roofing scaffold. The temporary roof structure will remain in-situ until the replacement roof coverings are in place.

Please refer to the accompanying drawing reference: PN_9140-008-00 (Existing Roof Details) which documents the existing roof condition in further detail.

Please refer to the accompanying drawing reference: PN_9140-004-02 (Proposed Roof Plan) which details the existing laying pattern and roof pitches which will be replicated in any roof covering replacement.

As confirmed previously in correspondence with Holly Wright (Manchester City Council Planning Officer); the existing slate covered roofs are a combination of regular and diminishing coursing; the respective pitches are confirmed on the accompanying plans along with photographic references. We can confirm that the coursing and laying patterns as identified and shown on the accompanying plans will be replicated. The slate sizing will be confirmed and documented as each respective roof is stripped. Further details will be provided in due course as an addendum to this technical note.

The existing angular capped ridge and hip tiles are suitable for retention and re-use. The mortar bedding of these tiles various across roof pitches; along with the material properties. There appears to elements of historic mortar and later remedial mortar. The condition of the bedding material is poor; in places it is severely weathered / deteriorated. All cappings are proposed to be lifted, retained and re-instated with new 1:3 (NHL 3.5 lime:sharp sand) mix as detailed within the previously submitted specification documentation.

In terms of the proposed replacement roof coverings it is proposed that each roof pitch will be stripped and recorded sequentially; this will involve recording the coursing / slate sizing in particular where diminishing

coursing is apparent. There is a preference to retain and re-use the existing slates where possible. Within the proposals previously submitted there was a notional percentage value between retained and new slates; however this will need to be validated once removal of the existing coverings is undertaken.

Further investigations of the existing coverings now access is available has identified numerous previous repairs utilising ‘tingles’ and evidence of ‘nail fatigue’. Within the previous submitted specification the following methodology has been provided for the removal and sorting of existing slates:

- *General: Carefully remove slates, battens, underlay, etc. with minimum disturbance of adjacent retained slating.*
- *Undamaged slates: Set aside for reuse. The Contractor is to allow for sorting removed slates before re-covering and allow for re-holing / dressing as necessary. All slates should 'ring' when struck, and all cracked, dull, soft or pitted slates are to be discarded. Head nail holes to be not less than 25mm from the head of the slate. Allow for cleaning all loose debris from sound, retained slates and sorting in accordance to length and thickness and arranged in stacks equivalent to each course length, stacked vertically on their heads (i.e. peg holes downwards).*

As roof pitches are stripped and existing slates sorted an addendum to this technical note will be submitted confirmed the location extent of replacement slates required.

2.2 Material Samples

Where replacement slates are required, these will be procured from suitable UK quarries in accordance with the specification requirements previously submitted; new or sound second-hand slates are to match existing in type, size, thickness, colour and texture. samples are to be provided and be approved prior to re-instatement.

Within the previous submitted specification the following details have been provided:

- *Supplier: Burlington Slate Ltd, Cavendish House, Kirkby-in-Furness, Cumbria, LA17 7UN*
    - *Product reference: Burlington Blue.*
- *Supplier: Welsh Slate, Penrhyn Quarry, Bethesda, Bangor, Gwynedd, LL57 4YG*
    - *Product reference:*
        - *Penrhryn Heath Blue Natural Roofing Slate.*
        - *Ffestiniog Blue Grey Natural Roofing Slate.*
        - *Cwt-Y-Bugall Dark Blue Grey Natural Roofing Slate.*
- *Type: Blue-grey natural roofing slate; samples to be approved.*
- *Size: Sized to match existing coursing and gauge.*

Samples of the proposed replacement slates will be provided for approval specific to the roof pitches and coursing parameters of each roof pitch. Removal of the existing roof coverings will be required in order that suitable samples can be obtained and presented along with in-situ reinstatement.

As detailed previously the existing hip and ridge tiles are suitable for retention and reinstatement. In-situ samples of the proposed new bedding shall be submitted in due course. This can either be done on the existing roof or the preference would be once the new / reinstated coverings are in place. We are content to review this further should there be a preference to undertake samples on the existing roof.

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 roof coverings.

As detailed previously the removal of the existing roof coverings will be undertaken in a manner that favours retention of the existing slates where suitable. Any shortfall in slates and required replacement will be documented and recorded with details submitted as an addendum to this technical note.

Samples of any proposed replacement slates will be provided prior to any re-instatement works commencing.

The removal of the existing coverings will then allow further inspection of the existing roof timbers and associated joining and allow details to be provided in relation to other conditions; namely:

- Condition 4 - confirmation of the scope and detail of any repairs, structural works and replacement works to roof timbers.
- Condition 5 – eaves / fascia repairs.

4 Other Roof Conditions Update

Following the further inspection of the roof and associated elements we are in the position to provide the following update on other listed conditions; further formal submissions will be made in relation to these and the below commentary is provided as an interim update.

Condition 5

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of repairs to the eaves and fascia, details of any proposed repairs to the decorative timber eaves, fascia boards and associated architectural detailing together with an in-situ sample of the repairs shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The existing eaves / fascia / gutter detail has been updated to reflect site observation as detailed in the accompanying drawing reference: PN_9140-007-01 (Indicative Roof Details). There is evidence of decay and deterioration to sections of the timber eaves fascia and moulding section below the capping detail. These sections are mechanically fixed through to the timber substrate beneath. The extent of replacement, fixings and repair methodology will be confirmed once the existing lead lining is fully removed to the box gutter detail and the full substrate can be observed.

An additional technical note will be submitted in relation this specific condition in due course once further details have been obtained.

Condition 6

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the repair / replacement of any rainwater goods, a condition survey and repair / replacement strategy together with samples and specifications of the repair / replacement rainwater goods shall be submitted to and approved in writing by the City Council as Local Planning Authority.

An initial appraisal of existing cast iron rainwater goods has been undertaken as far as reasonably practicable given the existing access conditions. At this stage the assessment of the existing fittings is that they are in a reasonable condition and would be suitable for retention. There are isolated failures to some brackets / shoes which would warrant isolated replacement, but wholesale replacement would not be required. It would be proposed that isolated element replacement be undertaken where identified as failed / compromised and a programme of re-decoration undertaken on a like for like basis.

An additional technical note will be submitted in relation this specific condition in due course once further details have been obtained.

Condition 8

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the replacement of any rooflights, full details shall be submitted to and approved in writing by the City Council as Local Planning Authority

As confirmed previously in correspondence with Holly Wright (Manchester City Council Planning Officer); of the in-line rooflights to existing pitched roofs only one (RL3) appears to be of potentially original timber construction. Initial observations of the rooflight externally indicate numerous previous repairs included lead, mastic and liquid applied waterproofing sealant. Further reviews are required once the existing roof tiles and leadwork around the rooflight are removed to determine whether repairs are feasible.

The remaining rooflights (RL2, RL4 and RL6) are later aluminium and wired glass insertions and are deemed to be of limited significance. An asbestos refurbishment and demolition survey of the existing rooflights has identified that there is Asbestos Containing Material (Chrysotile) within the mastic. This will require removal by a licenced abatement contractor.

It is proposed that these rooflights be removed and replaced with new conservation rooflights as per the specification previously provided.

We will be providing further specification, detailing, drawings etc. to support the replacement in due course; an additional technical note will be submitted in relation this specific condition once further details have been obtained.

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