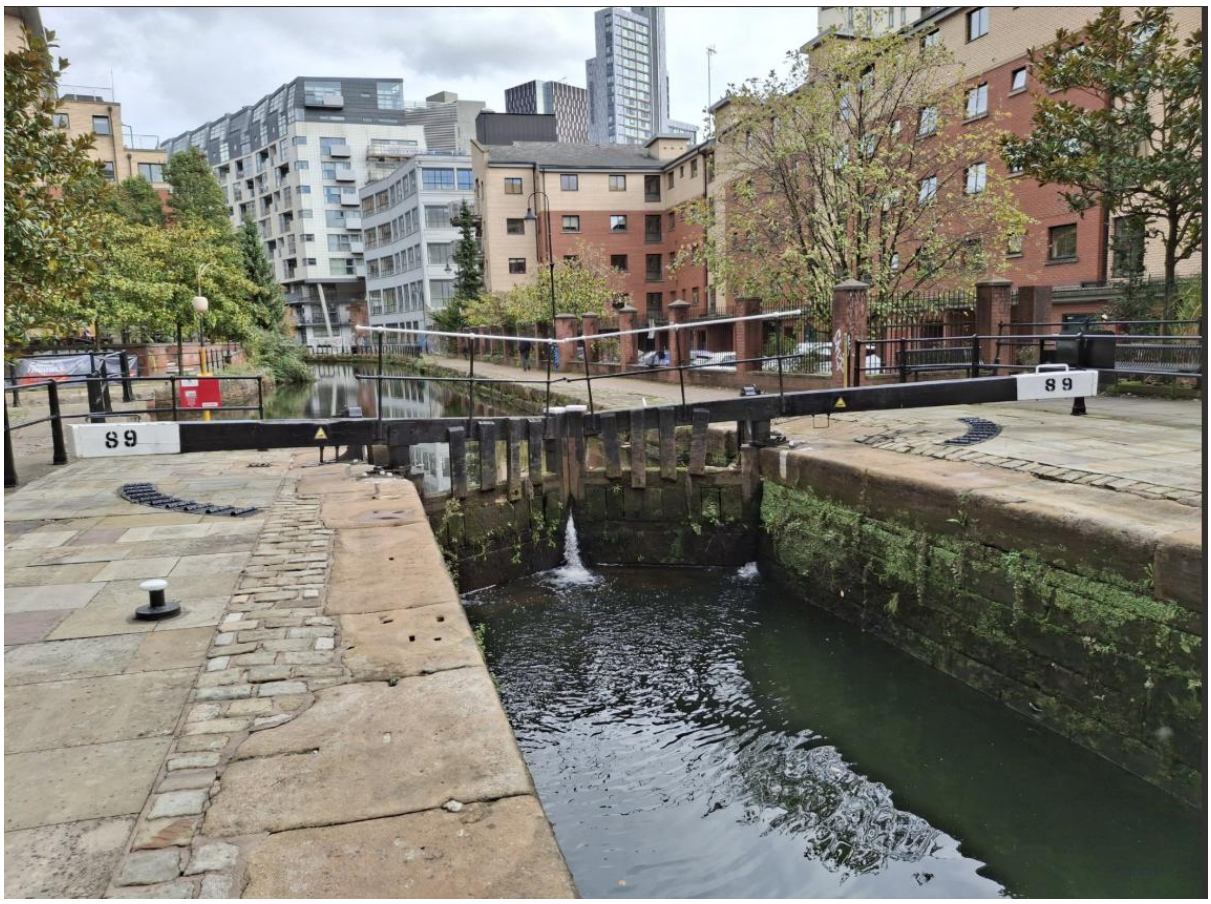
Rochdale Canal Lock No.89 (Tib Lock), on south side of Havelock Mills

Grade II listed

Design and Access Statement



Introduction

Rochdale Canal Tib Lock No. 89 is an important city centre historic site closely adjoining the junction with the (now truncated) Manchester and Salford Junction Canal. Tib is a reference to the adjoining river. A programme of repair/refurbishment works are planned to properly preserve the listed building and ensure the lock's safe and continued navigability. It is suggested that much of this work does not affect the character or significance of the listed building but is included within the application for the Council's consideration.

Nature of works

Proposed movement of towpath-side top gate cast iron heel grips to align with the end of the gate balance beam. It is suspected that the current misalignment is due to modern heel grips having been installed in the wrong location.



ZX12318711 – towpath side treads don't match the balance beam.

Heel grips and associated dome head fixings shall be set into a 100mm thick ST4 concrete sub-base, as was done at Lock 87, see *Figure 8*.
If new fixings are required, stainless steel dome head fixings that match the dimensions of the existing shall be used.

Surrounding paving slabs to be lifted and reinstated around the repositioned heel grips.
Existing subbase to be compacted and slabs set on a Class II cementitious mortar.
Joint thicknesses shall match existing and be filled with Class II cementitious mortar.
Any new paving slabs required shall be identical in colour or close match and approved by the Heritage Advisor.

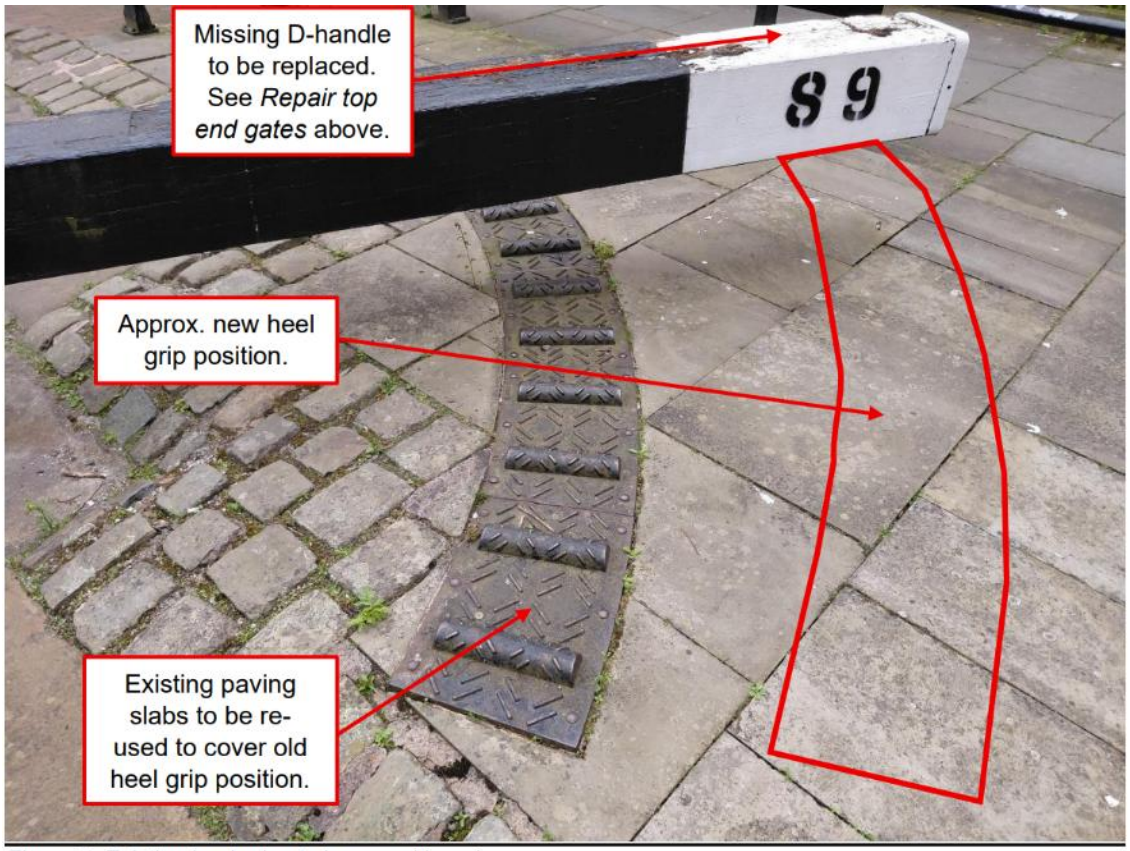


Figure 7: Existing heel grips to be repositioned.



Figure 8: Identical heel grips repositioned at Rochdale Lock 87.

Movement of towpath-side and offside bottom gate cast iron heel grips to align with the end of gate balance beams if found to be necessary following gate replacement.

General repairs or necessary like for like replacement including:

replacement of the downstream gates, cill beams, quoins and pots;

ZX18709387, ZX15825311 – Replace bottom end gates
Existing gates to be removed. New gates designed and fabricated by the Trust's lock gate workshops shall be installed.



Lock 89 upstream view of tail gates



Lock 89 downstream view of the tail gates

reduce leakage through the headgates, looking at the mitre, cill and quoins as well as the gate.

ZX19485358, ZX19317512 – Repair top end gates

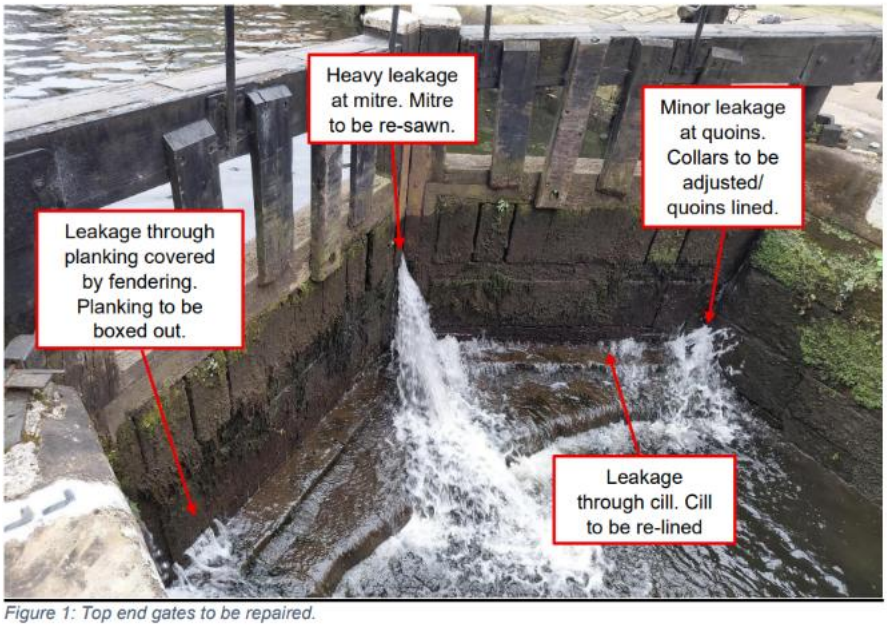


Figure 1: Top end gates to be repaired.



Lock 89 viewed from upstream towpath side



Lock 89 downstream view of head gates

masonry repairs and pointing in the chamber, particularly the downstream gate recesses (replace missing bricks around low water level) and the chamber walls below low water level;

ZX12679218, ZX19296849 – Missing brickwork and repointing

Brick repair/ replacement, stone repair and repointing work to be undertaken as shown in *Figures 4 to 6 below*. Brick repairs are shown in blue, stone repairs are shown in red, and repointing is shown in green.

Damaged brickwork (blue) to BEM gate recess shown in *Figure 4* shall be repaired by replacing missing and damaged bricks, bedded and pointed with NHL5 lime mortar.

2No. areas of damaged stonework (red) as shown in *Figure 6* shall be repaired by squaring off damaged area and dowelling new piece of stone in with resin anchors.
New piece of stone to also be bedded in with NHL5 lime mortar.
1No. to 2No. M8 stainless steel dowels per stone repair min. 150mm in length shall be used.
Dowels shall be embedded into new stone piece by 50% of its thickness, i.e. 50mm embedment into 100mm thick stone. Remainder of dowel shall be embedded into existing stone lock wall.
Resin shall be HILTI HIT-HY 270 or similar approved.

All repointing (green) to be completed using an NHL5 lime mortar mix.

All new brick and stone shall be identical in colour to existing or a close match and approved by the heritage advisor.

Additional areas of repair may be identified on site following inspection, particularly below water level.
Additional areas of repair shall be agreed between the designer and contractor following inspection.

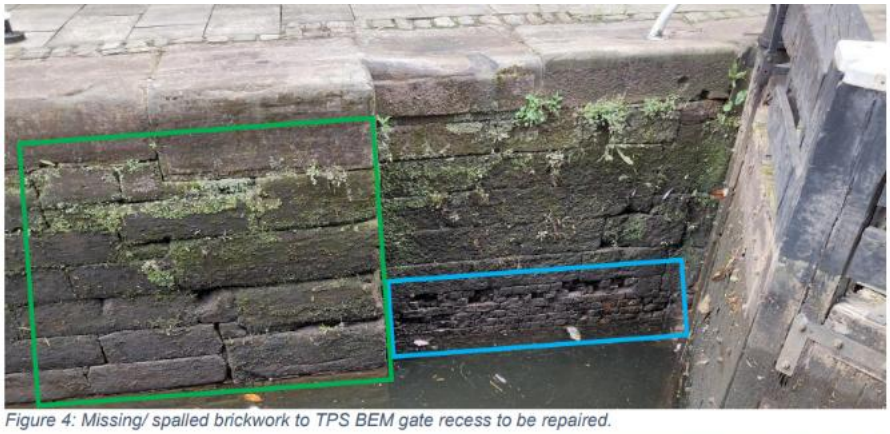


Figure 4: Missing/ spalled brickwork to TPS BEM gate recess to be repaired.



Figure 5: TPS lock wall repointing.

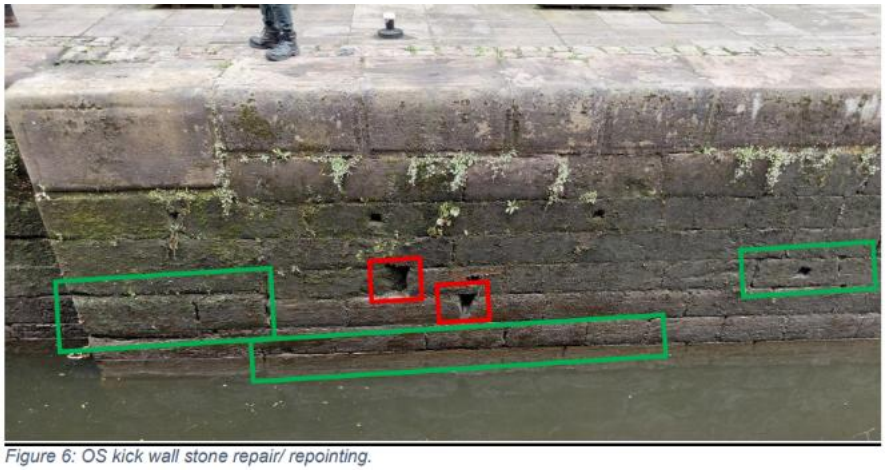


Figure 6: OS kick wall stone repair/ repointing.

inspect and repair/replace the ground paddles where necessary;

repair the offside ground paddle Pawl catch which is out of line;

ZX18997362 – OS ground paddle pawl catch out of line
Defect to be corrected by adding stainless steel washers to act as spacers until it is in line.



Figure 9: Pawl catch out of line with gearing.

check corrosion to lock ladders and fixings and replace if necessary;



Lock 89 offside lock ladder

bent handrail to be repaired;



Figure 3: Bent handrail to be repaired.

whilst it is not expected, the engineer is to be called to site if a timber floor is found around the downstream gates (possible repair).

Conclusions

Works to the heel grips are required for public safety (lock gate operation); the continued use of the canal by boaters retains historic significance. The need for minimum intervention to the historic fabric has informed scheme design - particularly important as the extent of fabric and design significance is not known.

Therefore, whilst the scheme has positive (NPPF August 2026) elements, it is considered that there is the potential for some minor harm to the special architectural and historic interest of the listed building from alteration to heel grip locations (possible historic design). Therefore, some consideration has been made to the retention of a

‘memory’ of existing heel grip locations by the ‘making good’ of existing locations with stone setts rather than adjustment to the existing slabs. However, this would appear to impact the simple and practical form of large unit stone slab paving in a city centre location, and has been discounted. Furthermore, the recent acceptability of similar works at Lock 87 is noted (see Condition 4 of 144183/LO/2025).

The works do not impact the character or appearance (in setting or views) of adjoining conservation areas or the setting of nearby listed buildings.

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Heritage Advisor, Canal & River Trust