

**MILNROW LIBRARY- REPAIR WORKS
DESIGN, ACCESS AND IMPACT STATEMENT
NOVEMBER 2023**



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**ROCHDALE BOROUGH COUNCIL
MILNROW LIBRARY
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1.0 INTRODUCTION - BACKGROUND AND INVESTIGATIONS CARRIED OUT TO INFORM THE SCOPE OF REPAIR WORK.

Bradshaw Gass and Hope LLP was commissioned in December 2020 to carry out a Condition Survey of Milnrow Library, with specific attention to the roof and window condition but with a general overview of the fabric.

The survey was carried out on 4 and 15 December 2020. The initial survey was carried out from ground floor level and without accessing any roof voids or upper roof areas.

During this initial survey a number of issues become apparent that warranted further investigation and some that may require urgent reactive maintenance. These are indicated in the original report (**Appendix A**) and formed the basis of the further investigations.

Specialist surveys were carried out as follows:

- Historic leaded Lights – Survey by Pendle Glass
- Structural by Conservation Structural Engineers Blackett-Ord
- Specialist inspection of visible timbers
- Specialist inspection of the flat asphalt roof
- In addition, high level access was provided for inspection by the Conservation Architect of the roofs, ventilation turret, copings, and high level flashings and windows. This was enabled by Bullen Conservation with the assistance of Bradford Roofing and Robinson Preservations Ltd, timber and rot specialists.

These detailed investigations were carried out in January 2022 (**Appendix B**) and it was discovered that, in addition to the issues raised in the original survey and further investigated on site, there were three issues that presented an imminent risk to the health and safety of those accessing the building and to the long term survival of the building and its fabric.

- The upper three metres of the entrance gable had become detached from the roof and adjacent structure and rocked when pressed. This was directly above the main entrance to the library. In addition, the apex coping stone was completely un-bonded and remained in place through gravity alone. There were no securing dowels or ties. The gable appeared to be relatively stable but could be at risk of collapse in high winds.
- Two piers that flank the main entrance are formed of stone blocks and appeared to be stack bonded to the gable and lower masonry. The central stones to these piers were displaced from the face of the gable and wall by up to 20mm and appeared to be either fully detached to the central area or displaced by corroding iron cramps or ties. The central blocks were displaced sufficiently to present a real risk of collapse if not addressed.
- Two of the original Art Nouveau leaded lights were heavily buckled and one in particular was at a high risk of becoming displaced and falling.

As these issues were considered as urgently in need of attention, emergency holding works (**Appendix C**), were carried out to prevent injury to the public and to ensure the continued retention and repair of the original fabric of this important heritage asset. This included the temporary removal and safe storage of two leaded lights, the installation of a steel retaining frame to support the entrance gable and helical ties to secure the displaced facing stones of the entrance piers.

These temporary works were designed to hold the condition of the building until a full scope of repairs could be planned and executed. This application is for those works and is supported by the earlier reports and this Design and Access Statement

2.0 HERITAGE CONTEXT

(To be read as an addition to the observations of the original Condition Survey)

Milnrow Library is a grade II listed 'Carnegie' Library, built in 1907/1908, largely with funds provided through the Philanthropy of Andrew Carnegie and to the designs of Architects S.Butterworth and W.H.Duncan, who practiced widely in and around Rochdale and also designed the Carnegie Libraries in Clitheroe, Wardle and Littleborough. It is one of the earlier Carnegie Libraries, commissioned directly through Andrew Carnegie.

The main entrance elevation is set back within a small gated courtyard and is a masterpiece of Edwardian 'Free Style' architecture, combining elements of Arts and crafts (general styling) with Art Nouveau (leaded glass) and a mannerist expression in the accentuated verticality of the entrance bay and gable and the oversized keystone of the Diocletian window.

The Milnrow coat of arms, incorporating a banded fleece (a reference to Milnrow's woollen weaving heritage), framed with roses and thistles, is presented in relief on the panel between the two upper windows and decorated hood moulds frame the lower window and doorway. The theme of roses and thistles is echoed in the decorative corbel table to the upper gable spandrel and to the adjacent eaves course that aligns with it. The roses and thistles are respectively references to the County and to Carnegie's Scottish heritage.

The principal elevation is dressed in face bedded ashlar, in a medium grained local sandstone. The verticality of the entrance gable is balanced by a Diocletian window, at ground level, and a projecting oriel window bay at first floor, with a painted steel ventilation turret on the roof that accentuates the symmetry of the oriel window bay to give greater scale to the elevation.

The mullioned and transomed windows have fine leaded lights with delicate Art Nouveau designs to the principal upper lights and to the entrance doors.

The location, between the former Town Hall and Police Station once marked the cultural centre of Milnrow and creates a rich setting for the library. The front of the courtyard is enclosed with a rockfaced coursed sandstone wall with ashlar copings. The decorative iron gate is flanked by tall ashlar gate piers and is topped with iron railings with a large, suspended central lantern. It is understood that these replaced original railings that were removed for the war effort.

The courtyard has been heavily re-modelled with a ramp, mosaic floor design and landscaped margins. A palm tree obscures the general view of the lower Diocletian window.



2.0 HERITAGE CONTEXT

(To be read as an addition to the observations of the original Condition Survey)

The building is formed in several bays that wrap around an internal lightwell, at first floor level, and the original borrower's hall, at ground floor level. Other than the entrance elevation, all elevations are in a red, hard machine pressed brickwork and all pitched roofs are slated; Westmorland green to the main roofs and a welsh blue slate to the lower reading room roof. The central flat roof area is finished in asphalt and has a brick parapet to all sides.

The building retains much of its historic character and grandeur and was the subject of a major repair project in 2000. Much of the Library was re-roofed and repairs were made to the internal plasterwork, ceilings and windows. Alterations were made to the abutment with the town hall building, where an earlier link corridor, at first floor level, was removed.

These works were carried out to a high standard but the building is now, once more, in need of extensive maintenance and repair works.

The majority of the windows to the side and rear elevations are timber sashes in a 4:4 format.



Apart from the entrance gable, the north east gable of the meeting room, the perimeter of the flat roof and the two gables of the reading room, all eaves are traditional with iron gutters to all but the entrance elevation where the gutter is a lead lined stone trough.

Many of the windows have had partial repairs carried out but much of the original timber remains. The large gabled and mullioned windows to the rear (north east) of the building have been completely replaced with modern softwood and show extensive signs of deterioration.



2.0 HERITAGE CONTEXT

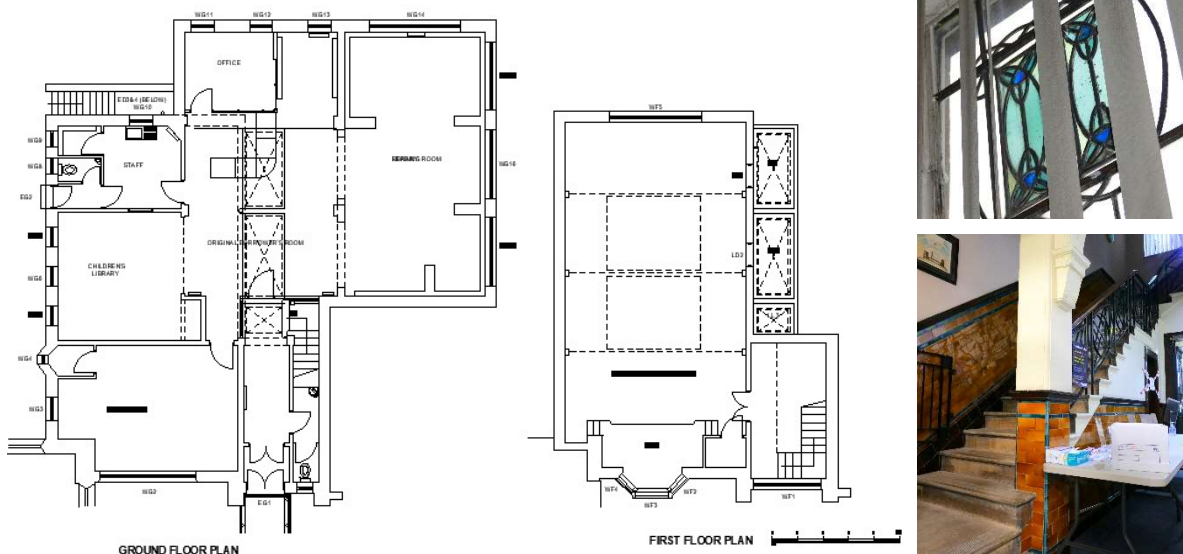
(To be read as an addition to the observations of the original Condition Survey)

As a relatively early example of an English Carnegie Library, the building has a low to medium heritage significance for historic, communal and aesthetic heritage values.

This is supported by the relatively unchanged external elevations and also by the extent of original fittings and finishes internally.

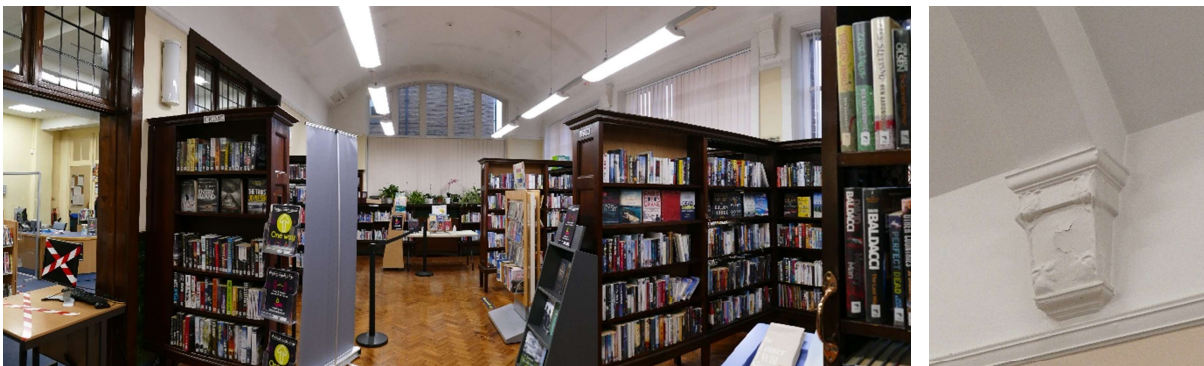
Original floor tiles, green glazed brick wall tiles, timber book cases, wall panelling, screens and doors remain and there has been little subdivision of the spaces, other than to define an office and work area, to the back of the central 'borrower's' room, and the installation of a glazed screen and door to act as a draught lobby between the library and stairwell. These are unremarkable. Not all of the internal furniture is in keeping with the character of the building. Go-pack tables and a

The integrity of the internal fittings is supported by the retention of the original window styles, although all of the windows are now painted shut and much of the original window hardware has been removed. The coffered ceilings, lay lights and the barrel vaulted ceiling of the reading room further support the significance of this building. Within the first floor reading room, ornate truss brackets and mouldings add to the character of the space. Roof lanterns above this space have been infilled and the stage, against the oriel window, is a modern and utilitarian detail.



The library is still in full operation as a library and as a resource for the people of Milnrow. The meeting room is used weekly by walking groups, the music service and other users and the children's room is in regular use by school and nursery groups, in addition to general access by the public.

The library has had, and still has a high communal value to the people of Milnrow and its long term survival is now threatened by a number of condition issues that have resulted from lack of maintenance, in recent years, and the general deterioration of the historic fabric.



3.0 HERITAGE PHILOSOPHY

(To be read as an addition to the observations of the original Condition Survey)

The integrity of Milnrow Library, as a substantially complete survival of an early Carnegie Library, affords it a medium level of heritage significance.

The philosophy of approach that has developed as a response to this building and its setting is one of a conservative approach, retaining as much of the original fabric, character and intent as possible and restoring it wherever possible. Repair works are to be carried out to sit in respectful context with the original fabric, although there should be no shame in their subtly retaining their identity as repairs or interventions. The approach should be that the repairs and interventions should be subtle enough to not be noticeable in the general scheme, but should be clear enough to be discerned at close inspection or by a specialist.

The interventions, where elements have to be replaced, are to be carried out with the loss of as little original fabric as possible. Splice repairs to the timber are to be localised repairs wherever possible. Stone indents to the ashlar facing of the entrance elevation are to be a minimum of half a block in face dimension to minimize any impact upon the overall scale and coursing of the masonry.

- The existing fabric is to be supported, conserved and maintained to retain its functional integrity but also to retain its existing character and imperfections.
- Where past cement pointing has been installed and is causing the deterioration of the adjacent fabric, it is to be carefully cut out with hand tools and is to be replaced with an appropriate lime mortar. Consideration is to be given, if necessary, to the use of a feigne cutter, but only to form a notch in the centre of the cement pointing, to allow it to be cut out with hand tools away from the vulnerable arrises, to minimize damage.
- The existing patina and age softened appearance should be retained wherever possible rather than elements being made to look new.
- Significance is to be reinstated where past, negative impact alterations can be reversed.
- Pragmatic changes should be considered where they slow the processes of decay or contribute to the ease of future maintenance without loss of significance.
- The palate of materials and colours used for any repair or refurbishment should be in context with the original perceived intention.
- Where time has revealed weaknesses in the detailing of the building improvements and adaptations should be considered but weighed in relation to any potential loss of character or significance.
- Alterations and interventions should, wherever possible, be reversible to allow future reinstatement of the original detail.
- Where the structure or fabric have failed, and before any repair or alteration works are carried out, a full record should be made of the original detail with photographs, drawings and dimensions to be retained and archived for future interpretation or re-use.
- Materials removed as part of any resulting works are, wherever possible, to be re-purposed. For example sections of sound stonework, retained from the failed lintol of the oriel window, can be used for smaller indent repairs elsewhere etc. This will ensure the retention of existing fabric. New materials for repairs etc are to be selected locally where possible but to be as close to the original as possible.
- Decisions in relation to additional alterations, adaptations and repairs, as the works unfold, are to be agreed with the Conservation Architect and Authority Conservation Officer before being carried out.

4.0 SUMMARY OF DEFECTS, PROPOSED REMEDIATION AND IMPACT UPON SIGNIFICANCE.

(To be read as an addition to the observations of the original Condition Survey and in the context of the proposal drawings and specification)

4.1 LOSS OF STRUCTURAL INTEGRITY TO THE ENTRANCE GABLE AND PIERS

From the first floor stair window upwards the entrance gable was found to be fully unrestrained. This could be moved independently of the side walls.

Issue: This is likely to be a result of corroding metal cramps and ties within the wall construction, between the brick construction and the stone facings to the entrance gable and piers. A temporary steel frame support has been added to the roof void at the back of the gable, but the deterioration of the ironwork will continue and this needs to be addressed. It also presents a potential risk to the safety of those accessing the building below.

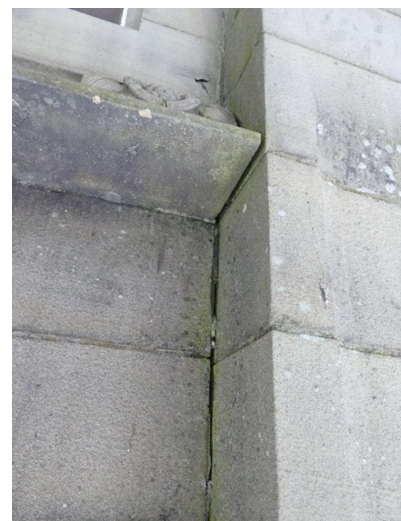
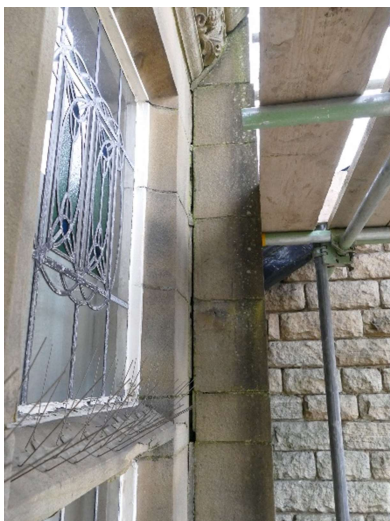
The movement of this wall has allowed water to penetrate between the side piers and the spandrel and through lifted flashings at the back. This is clearly evidenced internally where there is extensive water damage.

Proposal: It is proposed that the ceiling and roof structure are carefully propped and that this section of the gable wall is dismantled down to the base of the panel, so that corroding ties can be identified and replaced with appropriate stainless steel ties, before the panel is carefully re-built. All stonework is to be carefully labelled and identified on the plan and stored safely during the works. The re-construction is to re use all original stone, only using indents where there is no other option. (Refer also to section on spalling stone facings and split stonework).

Impact: Care is to be taken and a full method statement required, to ensure that this work is carried out with a conservation approach and that referencing and recording is robust. The panel will be re-assembled with new fixings and all joints will be fully re-pointed in an appropriate lime mortar to the approval of the conservation officer.

The impact of this will be wholly positive in that it will restore the integrity of the original heritage fabric with no visual external impact upon the building. Detailing of flashings will be addressed and joints sealed to ensure that water cannot penetrate the fabric in this area.

The side piers are currently at risk of collapse. The same approach as is proposed for the spandrel is proposed for the side piers. The works will include the careful cutting out and replacement of any corroded ferrous fixings discovered during the works. This will remove the future risk to the integrity of the stonework.



4.2 SPALLING OF THE FACE BEDDED STONE DRESSINGS

There is extensive spalling and splitting of the facing stonework.

Issue: A combination of the use of a relatively friable face bedded stone and a later re-pointing in a cementitious mortar, have led to the widespread spalling of the stone facings. This is unsightly and presents a risk of falling material onto those below, but it also exposes the head of the stonework below rendering it prone to increased spalling. This is a situation that will not resolve itself and will develop exponentially as areas of the stonework continue to fall and expose lower areas.

Proposal: It is proposed that the existing cementitious mortar is carefully cut out, using hand tools, and that the entire wall is re-pointed in a suitable lime mortar. Sections of stone that have spalled, a little, will be cut back to sound stone and be re-dressed. Where the depth of decay is greater and would leave too much of a ledge below for it to be effectively filleted, the stone is to be carefully cut out to a minimum depth of 100mm and a new stone indent installed to fully match the existing. Wherever possible, stone removed from the elevation is to be re-used for further repairs if of sound quality.

Impact: Care is to be taken and a full method statement required, to ensure that this work is carried out with a conservation approach and that referencing and recording is robust. Without repair, this unsightly and potentially dangerous spalling will increase, significantly impacting upon the aesthetic significance of the building and with a loss of detail and heritage fabric.

The repair works are likely to result in a quicker loss of some of the fabric, in the process of cutting out and re-pointing, but this will result in a robust facing that will be better able to resist the weather and will preserve the aesthetic significance of this amazing building.

New stone for the indents is to be sourced to match the existing in its original colour, texture, hardness, porosity and appearance. The Contractor will be required to obtain samples for approval by the Architect and conservation officer. Wherever possible, existing stone will be re-used.

This will also address the issue of joints that are open and that allow water to penetrate the outer facing of the fabric.

This will stave off the continued decay that is evident and will hold the fabric for future generations.

On-going maintenance and repair will always be required as the stone is friable and vulnerable but the damaged aesthetic significance will be improved, especially as the new stone patinas down over time.

Some very conservative doff cleaning is also proposed to reduce the moss growth and staining that has resulted from the existing defects. This is to be trialled in a discreet area first.



4.3 Displacement of the Oriel window

There is historic displacement evident but there is also evidence that the oriel window structure is now compromised and will continue to move.

Issue: Past movement in the alignment of the oriel window, in particular from the corbel/cantilevered base upwards, has led to the cracking of the side cill and a displacement in the key of the stonework into that of the main wall face. A past reinforcement scheme, using ferrous steel angles and resin bolt ties, has corroded and this is now splitting the stonework in a number of places on the mullions and has compromised the central upper lintol, which holds a principal iron tie back to the structure behind. This situation will not improve and the displacement will continue. The exposed, splits in the stonework will allow water to penetrate and the overall stability of the oriel window will eventually fail.

Proposal: An assessment of the structure and of the current, compromised reinforcement strategy, has determined that the bay will need to be carefully dismantled in order to remove the ferrous framing and bolts and to restore the verticality and integrity of the bay. It is proposed that the base is supported back to the structure behind and that the damaged sections of stone are stitch repaired, where they are not critical to the stability, and are replaced with new matching stone, dressed to fully match the original where they have a structural duty. The stone that is removed is to be assessed and re-purposed for smaller indent repairs elsewhere wherever possible. This work will require a robust propping strategy and recording of the stone elements removed for re-installation as the oriel structure is re-assembled. The leaded lights will need to be temporarily removed, stored and then re-installed, having been repaired as necessary by a leaded light specialist.

Impact: The deterioration of the oriel window structure appears slow but the compromise of the stone head and the corroding and jacking of the ferrous fixings, will impact upon the overall stability and there is a potential that the window could collapse. The cracking of the stonework will increase with freeze thaw action and this could in turn damage the glass and lead to stone falling.

The repair works are likely to result in a quicker loss of some of the fabric, in the process of cutting out and re-pointing, but this will result in a robust structure that will be better able to resist the weather and will preserve the aesthetic significance of the oriel window and its importance in the aesthetic composition of the elevation.

New stone for the repairs is to be sourced to match the existing in its original colour, texture, hardness, porosity and appearance. The Contractor will be required to obtain samples for approval by the Architect and conservation officer.

This will also address the issue of joints that are open and that allow water to penetrate the outer facing of the fabric.



4.4 Failure and inundation of the corbelled stone gutter

The entrance elevation is capped with a decoratively corbelled stone gutter. The gutter has a lead lining but this has failed and the depth is insufficient to contain heavy rainfall.

Issue: The south west facing roof planes drain into a corbelled stone gutter that follows the outline of the oriel window and drains via an embellished iron hopper head and rainwater pipe to the side of the entrance gable. The lead lining of the gutter is welded such that it is effectively one sheet and the excessive length and restrained corners have led to its fatiguing and splitting in a number of locations. This is evidence by cracks and ruffles and by the numerous repairs that have been carried out in the past. There is also evidence , in staining from wall washing below, that the gutter is inundated during heavy rainfall. The drip detail to this lining is also stopped short of the rim of external stone lipping and water is not fully thrown clear.

Proposal: This section of roof will need to be carefully cleared of the slates to allow the repair works to the oriel window. It is proposed that the detail is re-worked with the installation of a stone indent raising strip to the upper face of the corbelled gutter. This will have little visual impact from ground level and will be largely concealed by the new lead drip, but will increase the capacity of the gutter to reduce the risk of future inundation. The lay board and roof edge detail will be adapted to incorporate a discreet Nicholson ventilation strip and to raise the flashing level to accord with the raised gutter rim. The lead sheet will be replaced with new sand cast lead sheet and will be detailed in shorter bays with T-pren movement joints and lead cover strips. These will dress up to the tilting fillet and be protected with a sacrificial flashing so that their future replacement can be carried out without stripping the roof finish. The T-pren is expected to have a functional life well in excess of 20 years.

A weir outlet detail is to be created adjacent to the hopper head, to shed run-off away from the building but to give a clear indication of a blocked outlet.

Impact: The only visual impact of this intervention will be an increase of 25mm in the height of the stone gutter detail and this will be partially masked by a slight increase in the depth of the lead drip detail. It is felt that from ground level this will be almost imperceptible but the benefits of the intervention will be threefold. It will secure the integrity of the gutter, to shed water to the iron hopper head, it will prevent water from accessing the deeper fabric through cracks in the lead and it will introduce ventilation into the roof void to better protect the integrity of the timbers behind.

The weir outlet will quickly reveal if there is an outlet blockage and will direct the over-run away from the fabric.



4.5 Repair of the chimney stack

The rear chimney has two stone offsets to the south east side and the upper of these is displaced,

Issue: The south east face of the chimney shows signs of spalling. One of the two stone offsets is displaced and cracked and the brickwork behind has open joints. There has been longstanding water ingress through the stack, evident in the meeting room and at the lower level within the office. The jointing to the whole of the top section of the stack is displaced and open and the flaunching to the head of the chimney is split.

The detail, where the raking coping of the adjacent roof abuts the chimney, is poorly formed and water can track into the open brickwork at this point and into the parapet wall below.

Proposal: It is proposed that the top of the chimney is dismantled as shown on the drawings. This will allow it to be re-built with the incorporation of reinforcing mesh, to support the stone offsets and to resist future movement. The existing split and weathered capping stone will be replaced to fully match the original detail.

The brickwork will be carefully recorded, cleaned and sorted before being fully reinstated as the existing and with the incorporation of a chimney flashing and improved abutment flashings, to better shed the water. This will also make it less vulnerable to moisture ingress in the future.

Works will be carried out to establish a clear flow of air through the chimney, to help to ventilate the cellar and to help keep the brickwork dry. Repairs as required to any internal pargetting.

Impact: This work will reinstate the integrity of the chimney and of the two stone offset slabs. The existing water ingress will be greatly reduced and the ventilation through the chimney will help to remove moisture that does penetrate.

The new flashings will improve the ability of the chimney structure to shed water and will only be evident in the form of a narrow band of lead projecting from the face of the chimney.

This will be visible but will be discreet and will protect the integrity of the chimney and control water ingress for many years.

These works represent a positive impact on the heritage significance of the building.



4.6 Repairs to the roof

The roof was last re-furbished in 2000 and is in need of some localised repair.

Issue: The roof is generally in good condition. Re-roofing works carried out in 2000 were carried out to a very good standard and the general fabric remains in good condition. There is, however, a number of issues that require attention:

There are several slates that have slipped or that are missing. There are slates that have started to spall and some that have split.

There are lead hip flashings that have opened and require to be re-dressed to a tight, closed face.

There are open joints between many of the ridge tiles and some that have spalled.

The existing asphalt finish to the flat roof, is split and blistered and has seen many repairs over the past 20 years. A number of the flashings have been removed and some have been replaced with ubiflex but other sections of the roof are open to water ingress.

Proposal: It is proposed that the roof is re-furbished where necessary only. Damaged, slipped and missing slates are to be replaced with slates that fully match those around them. These are to be sourced ethically and as locally as is feasible.

Lead hips are to be re-dressed and all flashings are to be checked and repaired, re-fixed or replaced, as noted on the drawings. New lead is to be sand cast and is to be marked with Smart water.

Sections of the slate finish will be removed in their entirety to allow the progress of the works. This is the case around the chimney repair, around the entrance gable and oriel window repairs and the upper two courses to allow full inspection of the timbers or sarking at the head of the roof, when ridges are re-bedded and pointed, and to reinstate any damaged elements.

The blistered and split asphalt is to be carefully repaired and the surface re-paired to provide a good level of integrity. A new top course and protective paint is to be installed to ensure the on-going integrity of the roof.

Impact: The roof repairs will be carried out to fully match the existing, re-using existing slates where possible and sourcing matching slates to replace missing or damaged ones.. The impact will be a positive one in protecting the fabric below and ensuring the continued integrity of the roof and its flashings.

All slates will be re-fixed with copper nails and all pointing will be in a lime mortar.



4.7 Repairs to the copings

Some of the stone copings around the building have open joints.

Issue: There is salt and dirt staining where open jointed copings have allowed water to penetrate to the wall below. Copings have, in the 2000 refurbishment, had lead flashings installed at the joints to prevent water from tracking into the fabric. The mortar from many of the joints has now weathered back and water is able to enter both faces of the lead sheet flashings. Evidence of the water ingress is seen in the spalling of the sandstone copings, the staining of the walls below and the growth of mass in the joints of the brickwork below.

Proposal: The proposal is that all copings are lifted, as part of the works, and that a new bitumen and sand faced lead flashing is installed below all copings to provide a robust and long term line of water resistance. This will be partnered with stainless steel angle supports and dowels to each coping and the full re-bedding and pointing of the copings in an appropriate lime mortar.

The lead flashings will be detailed to project approximately 20mm so that they act as a drip detail below the stone copings, directing moisture away from the face of the walls. All copings will also be given a nominal tilt back towards the roof to minimise water run off to the front elevation.

Impact: The copings and the lead flashing details have been well detailed and the lead has helped to prevent water penetrating as the joints have become progressively more weathered. The lack of maintenance has led to the failure of some of these details, staining the wall below and allowing some internal water ingress (meeting room, reading room, etc). The proposed detail will provide a more robust detail that will not be quite as reliant upon maintenance work and that will protect the wall and fabric below.

The visual impact will be a narrow line of led projecting below the copings but this will be set back at the level of the wall and so will not appear as localised or disjointed as the existing detail. Some local conservative cleaning will be carried out to remove excessive staining and the areas of compromised pointing below will be re-pointed to restore the aesthetic significance and protect the fabric. This is a positive implication overall.



4.8 Repairs to the rainwater goods

Rainwater goods are corroding, some fixings have failed and some are leaking..

Issue: The heavy cast iron rainwater pipes are in need of refurbishment/re-decoration and repair. Some fixings have failed rendering some sections vulnerable to collapse if not attended to or if climbed. Decoration has failed to some sections, one rwp is missing, joints have leaked and there is corrosion and cracking to some of the sections.

The decorative hopper to the front elevation has a split fixing and is also corroded and in need of re-decoration/protection.

Proposal: The works propose the refurbishment of the existing cast iron rwps and the replacement of one missing and one damaged section in cast iron to match the existing.

All sections, along with gutter sections, are to be prepared, primed, decorated and re-sealed to ensure their integrity and continued performance. All fixings are to be replaced with new, nylon sleeved and colour coated stainless steel fixings to ensure the integrity of the fixings and to prevent collapse.

The original front hopper is to be stitch repaired, primed and fully re-decorated. Works are also to be carried out to improve the dressing of water into the hopper. On site consideration will also be given to installing a lead flashing to the joint above the hopper to dress over the top of the hopper to prevent water tracking down the wall behind it. This will be partnered with a weir outlet to the stone gutter above, to prevent over-run from the gutter above running down the face of the wall.

Existing staining and moss/algae growth will be conservatively cleaned to remove the most unsightly build up but to leave the overall time worn patina.

Impact: The proposed works will have no negative impact but will protect the integrity of the existing fabric and will greatly reduce the risk of water tracking down and staining the stone facings of the walls. The works will also support the aesthetic heritage value of the building.



4.9 Repairs to the steel ventilation turret

The turret is heavily corroded and its structural integrity is impacted..

Issue: The ventilation turret, that caps the south west apex of the meeting room roof, is heavily compromised by corrosion and appears to be fairly close to collapse. The unit is screw fixed to a timber plinth which is faced in lead sheet.

Crude lead capping details are formed over the corner post upstands of the plinth. It is not clear if these may have been from a more elaborate past ventilation turret detail. The turret is painted green to appear to be copper sheet.

Proposal: The proposal is for the removal and full repair of the ventilation turret, retaining as much original fabric as is possible. The opportunity will be taken to fully inspect the underlying timbers and leadwork and provision has been allowed for the repair or replacement of both if necessary. Wherever possible original fabric will be retained and re-instated.

The turret, along with the finial to the roof above the oriel window, will be re-coated to match the existing matt copper Verdigris colour.

Impact: The ventilation turret is an important element in the principal elevation of the library. Its integrity is now heavily compromised and its appearance detracts from the overall aesthetic value of the building.

The proposed works will restore the turret to its earlier glory. Repair works to the plinth and lead sheet /flashings, will ensure that the integrity of the weathering to the roof is retained, protecting the historic fabric below.

This will have no negative impact upon the significance of the building but will rather re-instate the overall splendour of this element of the elevation.

The works will also remove the risk of the turret, or at least part of it, falling onto the roof and area below.



4.10 Repairs to the windows

All windows are painted shut and many of the windows have rotten cills, sashes and cases.

Issue: The majority of the windows are 4;4 sash windows and over the years all have been painted shut. This may be because of draughts.

Many of the windows have had repairs carried out in a softer timber and are once again rotting. The window cills, sash bottom rails and sash boxes are the most impacted elements.

Windows have been painted shut and sash chords and some ironmongery has been removed. Those that remain are heavily coated in paint.

Some of the larger fixed windows are fully framed out in modern softwood and show extensive signs of failure. This is most evident to the north west windows of the meeting room and reading room where there is marked deterioration of the timbers. There are currently no opening lights in the north west window of the meeting room or of the windows within the reading room.

Proposal: It is proposed that the existing windows are repaired, replacing damaged timber with high quality oak and retaining the original hard pitch pine where it remains. Sash boxes are to be opened and repaired and all sash ironmongery cleaned and repaired and supplemented where required. Draught strips are to be installed to prevent draughts and care is to be taken to minimise damage to the existing glass.

New casement windows, with tele-winders, are to be installed to the larger window in the meeting room and to the corner windows in the reading room.

All windows are to be prepared and fully re-decorated and repairs are also to be carried out to the reveals and to ensure the integrity of the seal between the frame and the brickwork/stonework. Leaded lights/casements/hoppers are to be repaired/re-leaded as required and as identified by the leaded glass specialist.

Impact: The condition and appearance of the windows currently detracts from the aesthetic significance of the building and water ingress around windows is impacting the fabric and the internal conditions. The proposed works will restore the aesthetic value of the elevations and will protect the fabric from further deterioration.

The only impact of note is the installation of additional casements but this has been proposed to minimise the visual impact of the intervention.



4.11 Repairs to Internal Decorations

Water damage around windows, in particular, has compromised the aesthetic appearance of the interior of the building and has impacted upon the fabric. Inappropriate coatings have also lead to increased deterioration of the fabric.

Issue: The internal decoration around windows has been compromised by a number of issues:

Penetrating moisture to the reveals where the external stonework has cracked, spalling paintwork where impervious finishes have been applied to modern gypsum plaster in areas prone to condensation, decorations adjacent to failed pointing and flashings and spalling of paintwork where impervious glass paint has been applied over stone dressings and window details

Proposal: The reveals of all windows are to be re-decorated, along with the areas directly adjacent where the repair works impacts upon them.

Glass paint is to be removed from stone details of windows using a poultice and a mixture of indent repairs and mortar repairs are to be carried out depending upon the level of damage to the stone.

Gypsum plaster reveals are to be taken back to the original lime plaster or to the substrate and are to be remade in breathable lime plaster and decorated with mineral paint to allow future moisture to escape.

Paint damaged by water ingress and condensation is to be taken back to sound substrate, the plaster repaired in lime plaster and is to be re-decorated in a breathable mineral paint.

Impact: The proposed works will address the current spalling and blistering of paintwork but will also allow the fabric to breathe again in these vulnerable locations.

Mullions and transoms damaged by trapped moisture will be uncovered and the damage assessed with the Conservation officer and appropriate measures taken to restore and repair the stonework. Any indent repairs will be made using stone to fully match the existing and wherever possible, stone salvaged from the original will be re-used for the repairs.

All of these measures will have a positive impact in restoring aesthetic significance and preserving the integrity of the original fabric.



5. ACCESS STATEMENT

The current scope of works does not include any works to improve access to or within the building. The works are essentially a repair project and will ensure that the building can remain in use into the future and that the fabric is protected from weathering, water ingress and deterioration wherever possible.

The existing library is accessed via a ramp within the front courtyard.

There is level access throughout the ground floor of the building and there is ample space within the public areas for wheelchair access.

The first floor meeting room has no lift access and is not accessible to those in wheelchairs.

Light levels are good within the library.

There is no accessible toilet within the library. There is a small toilet within the staff area and a smaller public toilet close to the entrance.

There are currently no plans to improve the toilet facilities within the library. Smaller groups are accommodated downstairs where the members are unable to climb to the first floor.

During the repair work, full access will be retained from the main entrance and a tunnelled and sheeted scaffold will be installed for the works. Wherever possible, the works will be carried out at times and in a manner that retains the safe use of this public access.

The fire escape route, to the rear of the building, is a managed escape route as it has a stepped threshold. A clear protected route will be maintained around the building around the proposed site compound/boundary fence.

6. FINAL SUMMARY

The proposals have been developed and their impact assessed in relation to the (NPPF) February 2019 and specifically meet the criteria set out in the Framework in the following respects:

In the preparation of this Heritage Design and Impact Assessment, a detailed survey and investigation has been carried out to understand and describe the significance and condition of the heritage asset, including the contribution made by its setting. This is in accordance with the National Planning Policy Framework (February 2019) Chapter 16: Paragraphs 189 and 199.

The proposals set out a positive strategy for the conservation and enjoyment of the heritage asset by retaining, celebrating and enhancing the significance of the heritage asset and allowing the continuation of its current use, consistent with its conservation. (NPPF) Feb 2019: Chapter 16: Paragraphs 185 & 192.

The library will be open to the general public and will encourage participation by the local community. This makes a positive contribution to the local character and distinctiveness of the area and the wider setting. (NPPF) Feb 2019: Chapter 16: Paragraph 192. and to the status of the heritage asset within the wider setting.

The condition of the building has clearly deteriorated over recent years and as well as offering to bring this building back to good condition, the current proposals secure its future care and maintenance so that it retains its Heritage Significance for future generations to enjoy. This is also a key aim of the NPPF. (NPPF Feb 2019: Chapter 16: Paragraph 192).

Where adaptation and the non substantial loss of significance is required to facilitate the project , it is highlighted and weighed against the public benefits of the proposal including the benefit of retaining its optimum viable use. It is proposed that this project presents a significant benefit and gain for the protection, celebration and continued use and engagement with Milnrow Library, in its wider setting. This in turn, supports the significance of the adjacent historic buildings. (NPPF) Feb 2019: Chapter 16: Paragraph 196.

Milnrow Library is a popular and much loved building and an important element in the Milnrow community and streetscape. At present, it is threatened by possible partial collapse, if the structural works to the entrance gable and oriel window are not carried out. The spalling of the facing stonework significantly impacts upon the aesthetic value of the building and will increase exponentially through a combination of cementitious pointing, exposed bedding planes and the relatively soft character of the stone. The condition of the windows and roof will also continue to deteriorate if not arrested through maintenance and repair.

The proposed works will remove these current risks and will hold the character, significance and fabric of this building for future generations.

7.0

APPENDICES

Appendix A – Initial Condition Survey January 2021

Appendix B – Detailed investigation report January 2022

Appendix C – Emergency Works Report

Appendix D – Historic England Statement of Listing

8.0

REFERENCES:

Conservation Principles Policies and Guidance - 2008 English Heritage

NPPF February 2019 (updated September 2023)

British Listed Buildings

Rochdale Council Repair works drawings and photographs - 2000

Historic England Statement of Listing

Architects of Greater Manchester – Manchester Victorian Architects.org