

10 October 2023

Planning Condition Discharge

HGY/2022/2801 The Bank Retaining Wall

Dear Planning team,

As per the Listed Building Consent approval granted on 27th January 2023 this letter is seeking approval of our pre-start conditions, following a meeting on site to review samples with the Heritage Conservation Planning Officer undertaken on Friday 6th October 2023.

Notwithstanding the details included in the drawings and/or documentation submitted, further details in respect of the following matters shall be submitted to and approved in writing by the local planning authority and thereafter adhered to and implemented accordingly:

a) Trial samples of brick cleaning, brick repair and repointing;

Re-pointing

3 types of pointing and 3 colours were trialled



Bucket Handle sample

Flush sample

Weather struck sample

It was agreed that weather struck pointing would be progressed as this would have been the original pointing for the wall. Lime Centre Heritage Mortar will be used, this is made with natural hydraulic lime.



Weather struck pointing detail

The colour will be a mid-way between the colour depicted in the bucket handle pointing and the flush pointing. The colour of the half-round section is the closest match to the original pointing, this was determined by the removal of a loose brick and matching the pointing colour to the pointing at the back of the brick where it had not been affected by weathering and pollution. However, given the patination of the bricks it was felt a dulling down of the original colour was required to better blend the new pointing in with the sections of existing pointing that will be retained, this will give the best overall aesthetic whilst still being true to the original pointing.

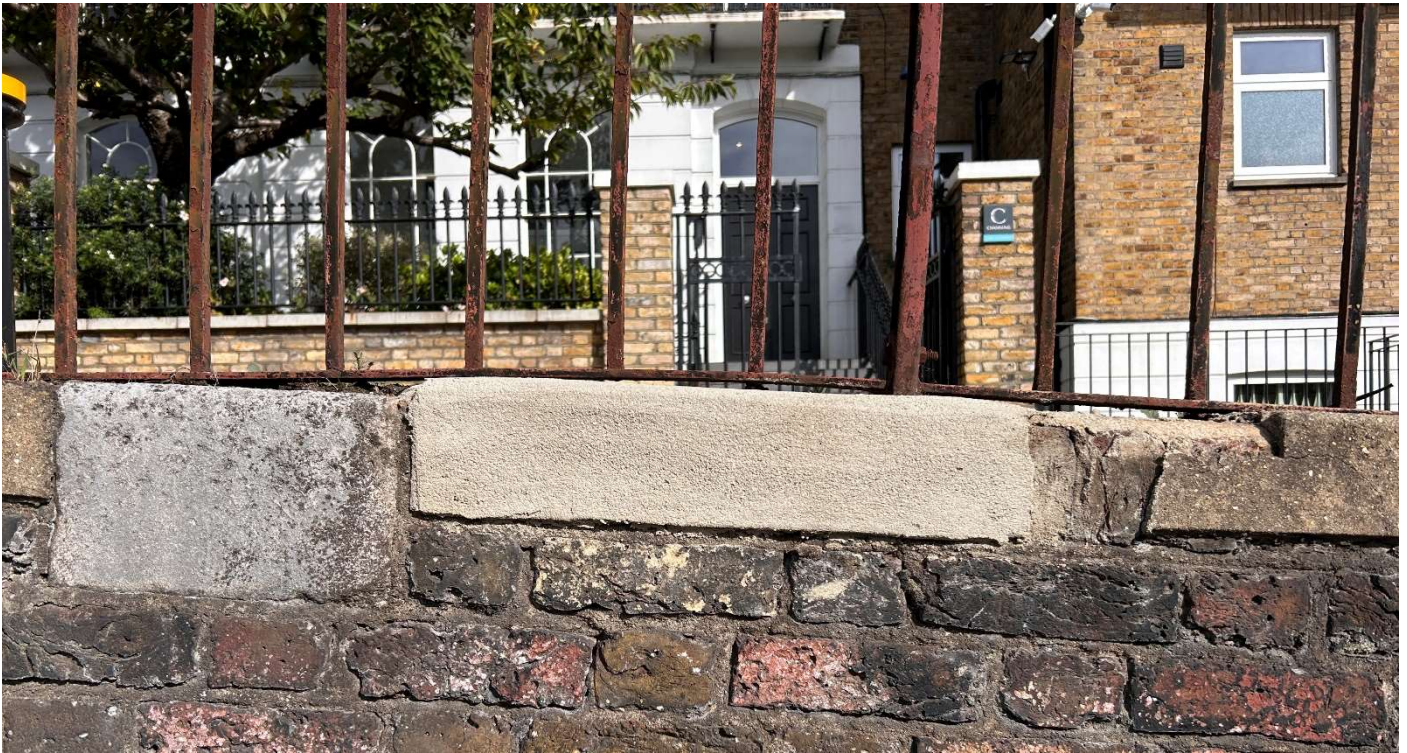
Brick Cleaning

Given the sensitive nature of parts of the wall, along with the unsympathetic previous repairs that have been undertaken it is considered in the best interests of the overall aesthetic of the wall, as well as seeking to minimise further damage to the bricks and pointing that the wall is not pressure cleaned. Therefore it is not intended to clean the wall and as such no sample was provided for cleaning.

b) Trial samples of stone repair;

The stone will be repaired with mortar to match the colour using Natchem 35 repair Mortar or Sika 4012

The below image shows render sample, a mix of sharp sand and cement. It was considered a little grey for the wider setting and as such an addition of yellow dye will be made to tie in with the York Stone behind the wall.



Render sample

c) Material samples of replacement bricks;

Where more modern bricks have been used to repair areas of the wall these will be match from standard stock supplies.

In areas of original brickwork second-hand salvaged bricks have been identified, using a loose brick from the wall for comparison. The below image shows the sample replacement bricks, the colour was matched to the back of the original sample brick where it had not being affected by pollution and weather, thereby ensuring the original brick colour was matched.



Replacement brick panel

d) Detailed design of replacement railings to include fixing into brick wall and colour;

The following drawings have been submitted with this letter as the detailed design for the railings.

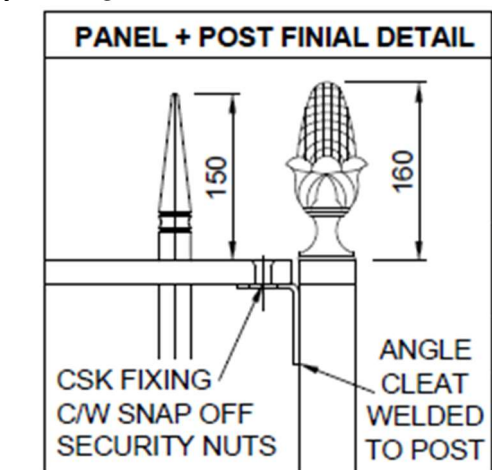
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In our latest revision of the bank railing design as part of the fabrication drawings process, we have maintained most of the original submissions with a few key enhancements:

1. **Railing Finial:** We have retained the design of the railing finial, which was inspired by the recently implemented and refurbished rails at North Hill, as agreed with stakeholders at the pre-submission engagement event. As a result, we propose including a similar "pineapple" finial atop the posts and "spares" for the rail span. Please refer to the attached picture of the 3D printed spare and also consult "PANEL + POST FINIAL DETAIL" on Fabrication Drawing 4170/GB/001 Rev B for further details.
2. **Angle Cleats:** Unlike the original submission, where angle cleats were only placed on the top part of the railing, we now recommend their installation both at the top and bottom. This modification allows the fabricator and installer the flexibility needed to align the railings with the existing wall slope seamlessly, creating a continuous railing without any uneven steps.
3. **Bolts and Nuts:** Our proposal includes the use of CSK fixing bolts (countersunk head fixing bolts) with tapered heads that sit flush with the material surface and can be painted for a seamless look. For added security from underneath, we are incorporating "C/W SNAP OFF SECURITY NUTS," which are designed to deter theft. These nuts leave only a small dome exposed, holding the rail, and can also be painted to maintain a cohesive appearance.
4. **Support Legs:** To ensure structural integrity and prevent panel sagging, we are introducing two support legs per panel. This addition aligns with the current rail design, providing the necessary reinforcement for the railings.
1. These updates aim to enhance the overall functionality and aesthetics of the bank railings while ensuring practicality during fabrication and installation.



Our initial application proposed invisible green as the colour for the railings. However following consultation on the application objections were received regarding this colour proposal. The Railings will therefore be painted black, to better match the existing railings in the vicinity and as a reference to the urban setting of the wall.

e) Material sample of new railings;

The below image is a 3D print of the proposed railing detail. This 3D print is available for planners to view in person if required.



3d printing of railing detail

f) Detailed design of new pavement, kerbs, carriageway, and signage;

The following drawings have been submitted with this letter as the detailed design of the new paving, kerbs, carriageway and signage

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g) Material samples of new stone pavers and kerbs.

The below image shows the paver and kerb trial panel. The pavers are salvage pavers. It was agreed on site that the joint mortar was too grey for the pavers and the setting, therefore an addition of yellow dye will be added to the mortar to blend in with the York Stone pavers.



Sample of York paving

We trust that this provides you with all the requisite details to enable you to discharge these pre-commencement conditions.

Yours sincerely

A handwritten signature in black ink that reads "Sam Neal". The signature is written in a cursive style, with the first name "Sam" and the last name "Neal" clearly legible.

Sam Neal
Project manager - major projects team
Highways