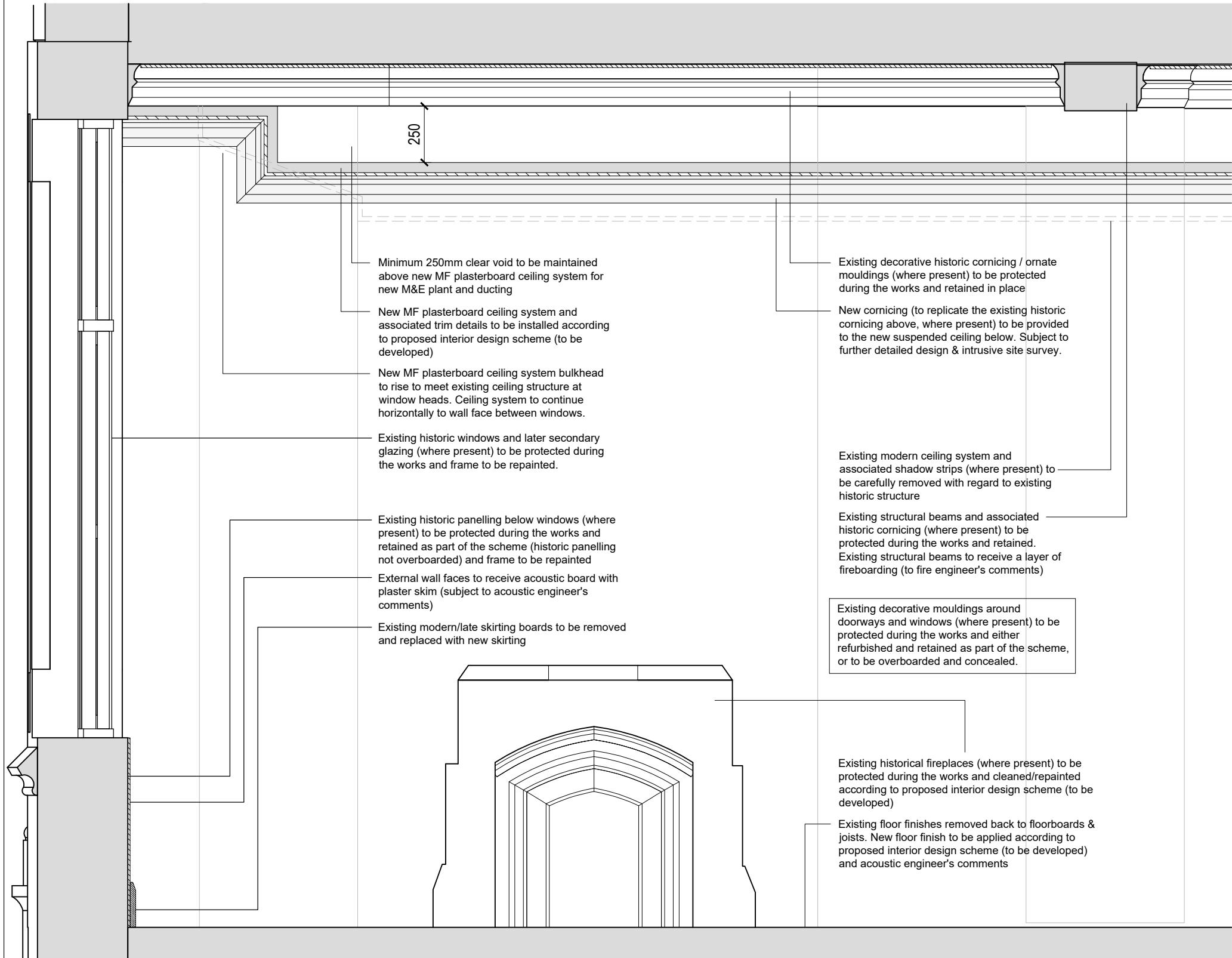




Minimum 250mm clear void to be maintained above new MF plasterboard ceiling system for new M&E plant and ducting

New MF plasterboard ceiling system and associated trim details to be installed according to proposed interior design scheme (to be developed)

New MF plasterboard ceiling system bulkhead to rise to meet existing ceiling structure at window heads. Ceiling system to continue horizontally to wall face between windows.

Existing historic windows and later secondary glazing (where present) to be protected during the works and frame to be repainted.

Existing historic panelling below windows (where present) to be protected during the works and retained as part of the scheme (historic panelling not overboarded) and frame to be repainted

External wall faces to receive acoustic board with plaster skim (subject to acoustic engineer's comments)

Existing modern/late skirting boards to be removed and replaced with new skirting

Existing decorative historic cornicing / ornate mouldings (where present) to be protected during the works and retained in place

New cornicing (to replicate the existing historic cornicing above, where present) to be provided to the new suspended ceiling below. Subject to further detailed design & intrusive site survey.

Existing modern ceiling system and associated shadow strips (where present) to be carefully removed with regard to existing historic structure

Existing structural beams and associated historic cornicing (where present) to be protected during the works and retained. Existing structural beams to receive a layer of fireboarding (to fire engineer's comments)

Existing decorative mouldings around doorways and windows (where present) to be protected during the works and either refurbished and retained as part of the scheme, or to be overboarded and concealed.

Existing historical fireplaces (where present) to be protected during the works and cleaned/repainted according to proposed interior design scheme (to be developed)

Existing floor finishes removed back to floorboards & joists. New floor finish to be applied according to proposed interior design scheme (to be developed) and acoustic engineer's comments

Based upon the archaeological report and other information received, many of the doors originally present within the building have been removed or remodelled over the years. Many of those doors still present are later additions. Architraves are replicated throughout the building, suggesting they belong to a single phase after the three properties were cojoined.

In order to comply with the Building Regulations (Part M), some existing (potentially historic) doorways may need to be widened in order to provide an acceptable clear width. Therefore it may not be possible to retain all existing doorways, panelled doors and associated decorative mouldings and architraves.

Some existing (potentially historic) doorways have also had panels replaced, or have been overboarded with fireproofing in the past. In order to comply with the Building Regulations (Parts B & M), these may need to be replaced with modern construction.

Where possible, existing historic doorways/mouldings/architraves etc. (where present) will be protected during the works, and either refurbished and retained as part of the scheme, or overboarded and concealed.

NOTES

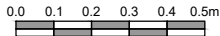
AEWTP029C

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

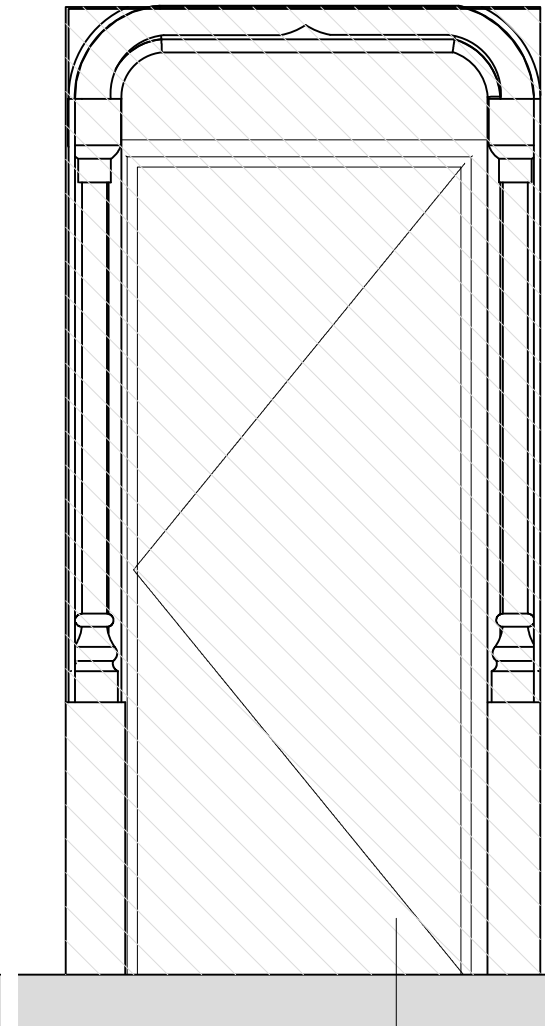
CDM 2015

Client notified of duties: 04/11/2020
Principal Designer: AEW Architects

Unless noted below, all known hazards have been highlighted on the drawing:



Scale 1:20



P2 11/11/2021 MH BL
Updates to proposed new cornicing to suit planning comments

P1 13/05/2021 MH BL
Initial Issue

REV Date Drawn by: - Checked by: -

Status Purpose of Issue

S2 For Planning

drawing stage RIBA Stage 3

client

DTZ Investors

project

Manchester, King Street

drawing title

Typical Apartment Section Detail

date 13/05/2021 drawn MH
scale@A3 1:20 checked BL

Rev

P2

Job No

11702-AEW-XX-ZZ-DR-A-0547

aew architects
0161 214 4370
www.aewarchitects.com

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