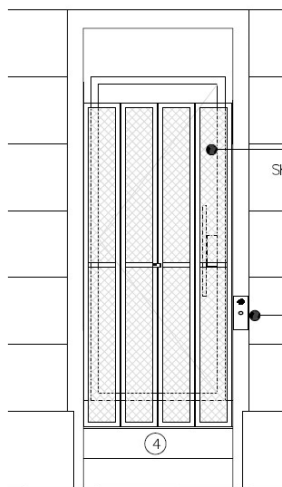


PLANNING CONSENT REFERENCE 124831/FO/2019 AND LISTED BUILDING CONSENT REFERENCE 124832/LO/2019
APPLICATION FOR DISCHARGE OF CONDITION 7 (Planning) and Conditions 3 and 4 (LBC)

SAMPLES OF MATERIALS – Condition 7 (Planning) and Condition 3 (LBC)

Areas of proposed external materials- The external entrance to 45 Newton Street



PROPOSED NEW DOORWAY
outer gates closed(scale 1:25)



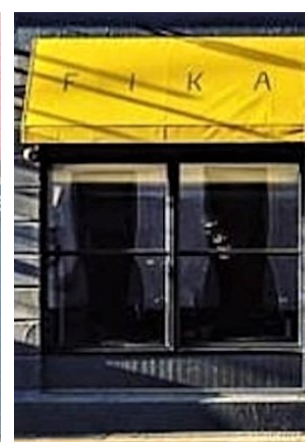
WITH GATES CLOSED



METRO TILES INSIDE

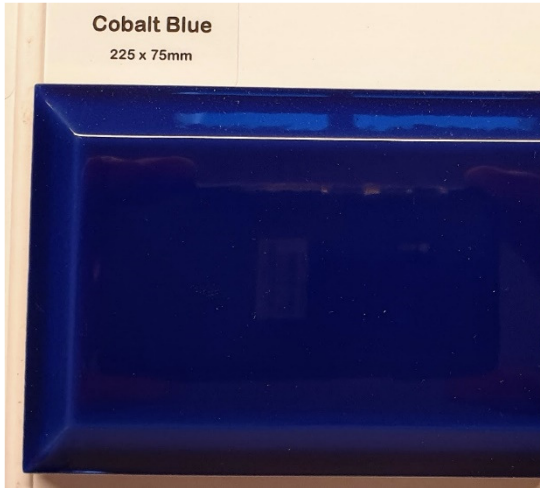


The choice of materials was borne out of the idea of a bright inviting doorway in keeping with other examples of the use of colour in the Northern Quarter; yet subtly concealed behind the gates when closed.



OTHER NORTERN QUARTER EXAMPLES OF COLOUR AND METRO TILE TEXTURE, EVEN IN THE STREET NAMEPLATES THEMSELVES AND TEMPORARY INSTALLATIONS

Specifications



Cobalt Blue ingot tile for external use from Stokes Tiles. Sample available on request

Jointing and fixing details

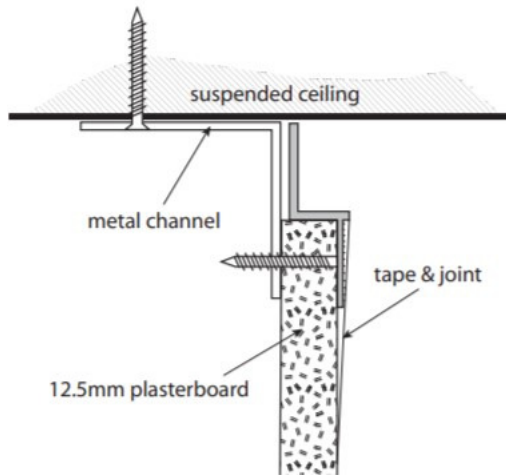
3mm white grouted joints laid in brick bond pattern

Quality control Management

Studio_néo were retained by the Clients for siteworks inspections, and quality control of finishes and workmanship falls within that remit.

LBC CONDITION 4(A)- Framing of Partitions

The construction details allow for a shadow-gap detail at the head of the partitioning for any subdivision/cellular space partitions. Currently the CAT A fit out is an open plan space awaiting CAT B fit out therefore the details will apply to any CAT B partitioning required for meeting rooms, offices etc.



Shadow gap detail



THE CURRENT CAT "A" PARTIAL IMPLEMENTATION OF THE ORIGINAL CONSENT - SHOWING OPEN PLAN AREAS EITHER SIDE OF THE CENTRAL ORIGINAL DIVISION PARTY WALL BETWEEN NUMBER 45 AND 47

LBC CONDITION 4(B)- Fixing of Fire Lining and Acoustic Ceiling.

The proposed new Acoustic and Fire Ceiling installation was designed to future-proof the ground floor for multi-use potential. Building Regulations state that a 60-minute minimum Fire resisting compartment floor is required between different use classes and if the top floor of the building is 11m or more above ground level. Extract from AD Part B3 Section 8>

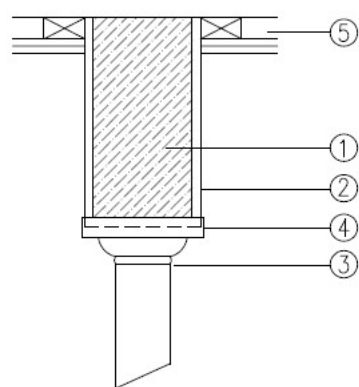
“8.3 Parts of a building occupied mainly for different purposes should be separated from one another by compartment walls and/or compartment floors. “

As a new fire ceiling is required, we also considered how we could improve the acoustic privacy of upper floors at the same time. It is conceivable that certain uses on the Ground Floor may be more noise-generating than others so, again, to futureproof the multi-use potential, without further works being necessary, a robust acoustic specification would be beneficial. This can be achieved by the same plasterboard specification as the fire resistance but with a minimum of a clear 100mm cavity with acoustic insulation matting. This was detailed on the LBC submission via drawing A2-01 appended to this documentation.

A level survey was carried out on site and the existing beam levels vary due to historic movement. To preserve as much exposed beam depth as possible we were constrained to the limits of the double 15mm fire-line board and plaster skim layers and a 100mm void above.

Resulting from Fire Officer Consultation via Building Control we were also informed that the existing timber beams must be fire line clad, and a seamless junction made with the fire lining on the ceilings to make the compartmentation effective, this resulted in the necessary omission of the shadow-gap detail.

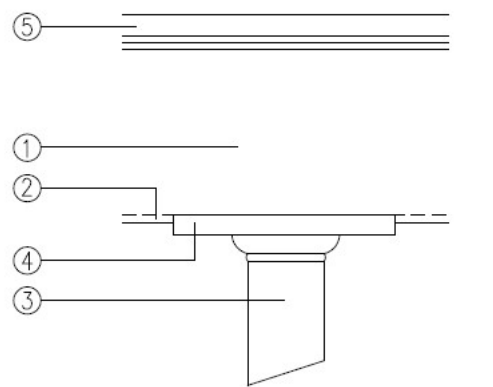
A similar seamless detail was previously agreed in 2013 for the fire lining of the Basement Compartment ceiling to 45-47 Newton Street (floor level below) which now houses Kor Gym- see detail below



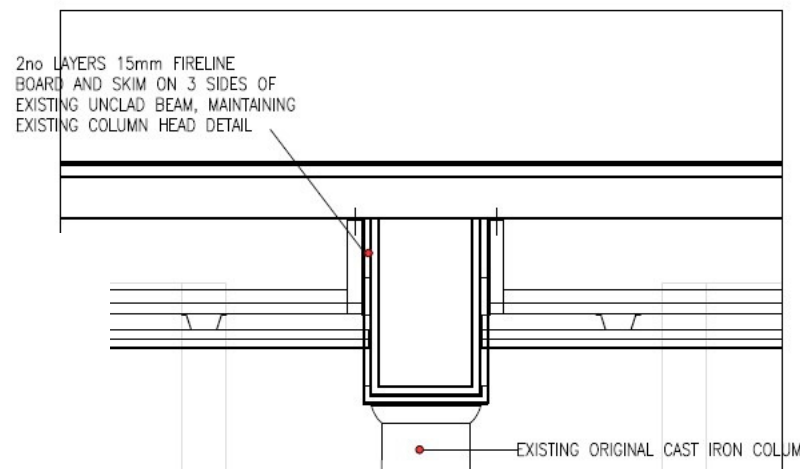
BEAM SECTION

- ① Exg pitch pine beam section
- ② 15mm fireline board cladding and skim profiled around column head spreader
- ③ Exg cast iron column and decorative capital
- ④ Column Head spreader
- ⑤ 2 layers 15 Gyproc fireline board and skim on battens to u/s exg floorboarding

Basement 2013 detail



COLUMN HEAD ELEVATION



Revised Ground floor 45 detail -omitting shadow-gap for fire integrity

EXISTING ORIGINAL TIMBER FLOOR BUILD UP
(75 DEEP X 300 WIDE SOLID STRUCTURAL PLANKS WITH
25MM SQUARE EDGED FLOORBOARDING ON TOP WITH
FLOORCOVERING (FLOORCOVERING TYPE VARIES)

18mm PLY PATRESSING

100mm ISOWOOL ACOUSTIC
MAT ON TOP OF
PLASTERBOARD LAYERS

100mm ACOUSTIC VOID

GYPROC M/F METAL SUPPORT FRAMEWORK

EXISTING ORIGINAL TIMBER FL.
(75 DEEP X 300 WIDE SOLID
22MM SQUARE EDGED FLOOR
FLOORCOVERING (FLOORCOVER

EXISTING ORIGINAL SOLID TIMBER BEAM

EXISTING ORIGINAL CAST IRON COLUMN

EXISTING ORIGINAL

EXISTING ORIGINAL SOLID TIMBER BEAM-

EXISTING ORIGINAL CAST IRON COLUMN
HEAD/BEAM SUPPORT SHOE

SHADOWGAP DETAIL OMITTED (18.6.20)
TO MAINTAIN FR.

EXISTING ORIGINAL CAST IRON COLUMN

PROPOSED NEW FIRE/ACOUSTIC INFILL CEILING DETAILS_scale 1:10 (TO ENTIRE CEILING)

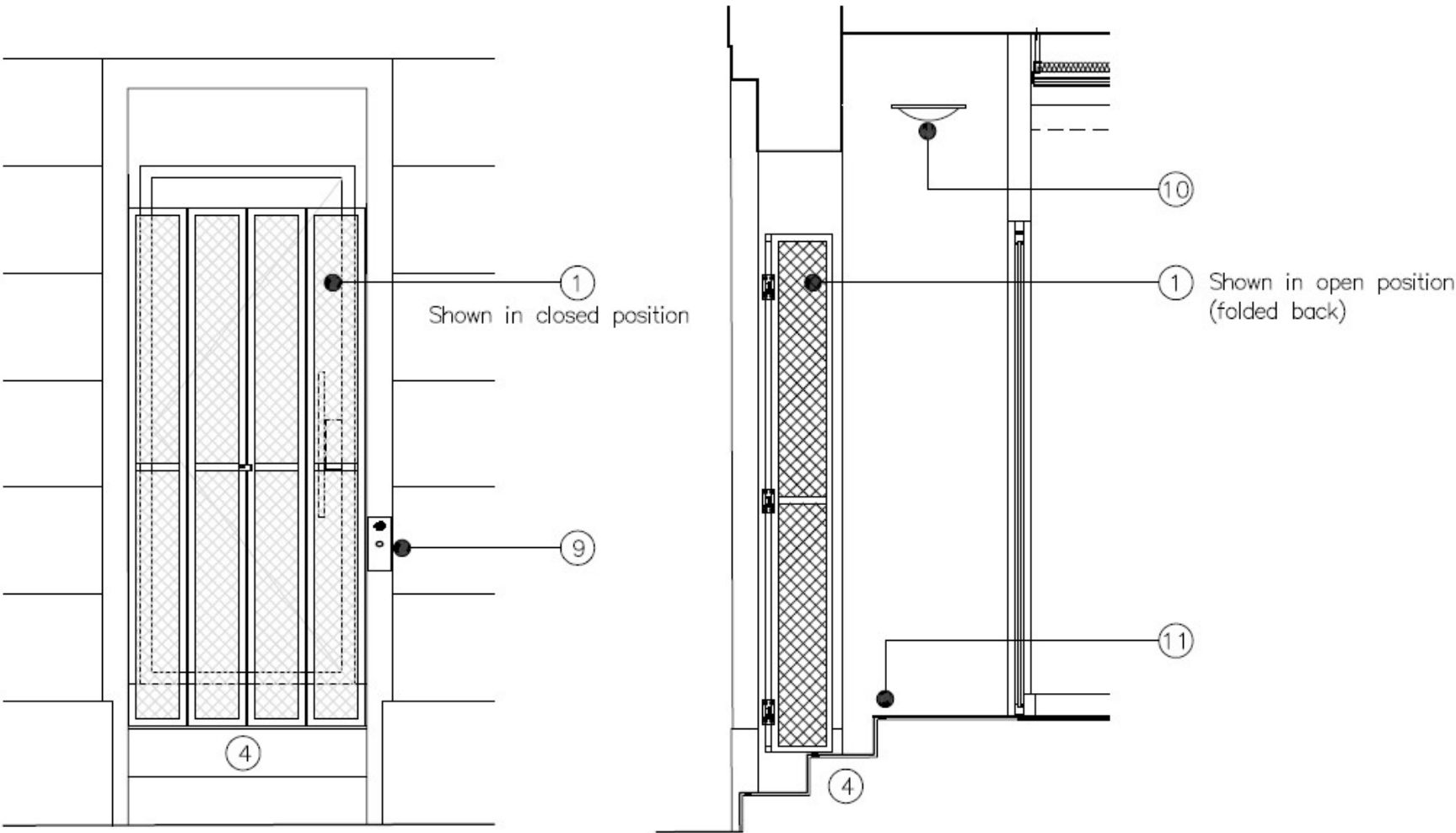
Revised Ground floor 45 detail -omitting shadow-gap for fire integrity

Depth of existing beam maintained as far as possible.
Exposed Column head detail achieved



LBC CONDITION 4(C)- fixing details of gates

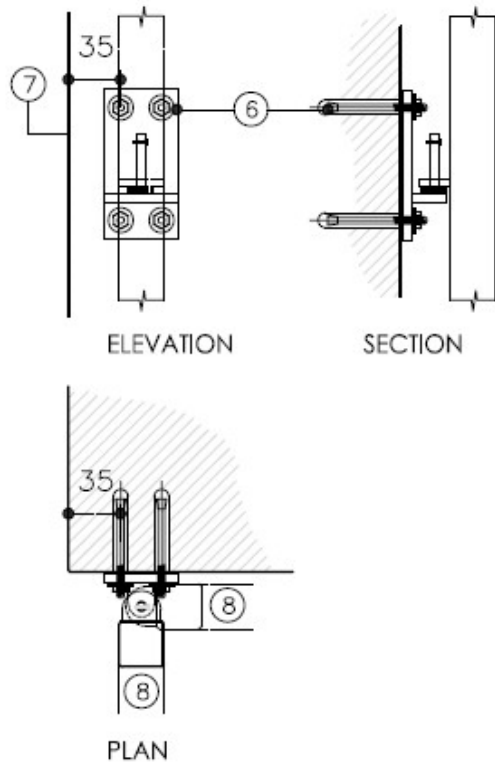
CONSENTED DETAILS AS SUBMITTED WITH APPLICATIONS



PROPOSED NEW DOORWAY
_outer gates closed(scale 1:25)

PROPOSED SECTION A-A
(scale 1:25)

CONSENTED BRACKET/FIXING DETAILS AS SUBMITTED WITH THE APPLICATIONS



PROPOSED GATE FIXINGS
(scale 1:5)



GATES/FIXING BRACKETS AS INSTALLED