

APPLICATION FOR LISTED BUILDING CONSENT _4TH FLOOR 18 HILTON STREET, MANCHESTER.NQ

THE FOLLOWING ANNOTATED PHOTOGRAPHS DESCRIBE THE PROPOSED WORKS TO RESTORE THE 4TH FLOOR TO AN OPEN PLAN LAYOUT. CURRENTLY THE 4TH FLOOR IS DIVIDED INTO 4 SEPARATE SELF CONTAINED AND SUBDIVIDED TENANCIES WITH A COMMON AREA BETWEEN .

WE BELIEVE THAT TO OPEN OUT THE WHOLE TOP FLOOR SPACE WOULD HAVE BEEN THE ORIGINAL HISTORIC LAYOUT AND THE INTENTION IS TO PROVIDE AN OPEN PLAN OFFICE SPACE FOR NEW TENANTS WITHIN THAT ORIGINAL PLAN.

THE WORKS WILL INVOLVE THE FOLLOWING MAIN OPERATIONS:-

- REMOVAL OF ALL NON-ORIGINAL SUBDIVISION AND OTHER PARTITIONING TOGETHER WITH NON-ORIGINAL DOORSETS
- REMOVAL OF ALL NON-ORIGINAL SERVICES CONTAINMENT AND LIGHTING
- REMOVAL OF ALL NON-ORIGINAL FLOORING APART FROM AREAS WHERE THOSE FINISHES CAN BE RETAINED
- THE RETENTION OF THE EXISTING WC AREA
- THE RETENTION OF ALL ORIGINAL STRUCTURAL ELEMENTS INCLUDING PITCH PINE TRUSSES
- THE RETENTION OF ALL ORIGINAL FEATURES AND SURFACES.
- THE RETENTION OF ALL ORIGINAL AND NON-ORIGINAL BUT EXISTING RADIATORS AND HEATING PIPEWORK
- THE RETENTION OF NON-ORIGINAL BUT EXISTING SPRINKLER PIPEWORK
- THE RETENTION OF ALL THE ORIGINAL EXTERNAL WINDOWS WHICH REMAIN UNTOUCHED APART FROM DECORATION
- THE RETENTION OF THE NON-ORIGINAL BUT EXISTING PLASTERBOARD CEILING THROUGHOUT WHICH RUNS ABOVE THE TRUSS BOOM HEIGHT AT THE UPPER BOOM LEVEL (APPROXIMATELY 4M ABOVE FFL)

PHOTOGRAPHIC RECORD+PROPOSED WORKS TO EXISTING



PHOTO 1

Existing original windows and joinery maintained and redecorated

Existing original floorboards refurbished



PHOTO 2



PHOTO 3

All existing non-original racking and shelving and bric-a-brac removed

This end unit displays how we intend to strip back the non-original partitioning and other elements back to an open plan space featuring all the original structural and non-structural historic elements on show. The unit partitions will be removed so that this becomes typical of the rest of the open space. Minor modifications to this area include revised lighting and ceiling services containment and removal of non-original floorcoverings

Existing non-original division partition carefully removed from around original truss

Original sprinkler system maintained but adapted as necessary for new layout.

Non-original lighting removed

Non-original floorcoverings removed



PHOTO 4



PHOTO 5

Non-original lighting removed

Existing original trusses redecorated in a neutral colour (white/pale eggshell grey)

Existing non-original division partition carefully removed from around original truss

Existing original windows and joinery maintained and redecorated

Existing original floorboards refurbished

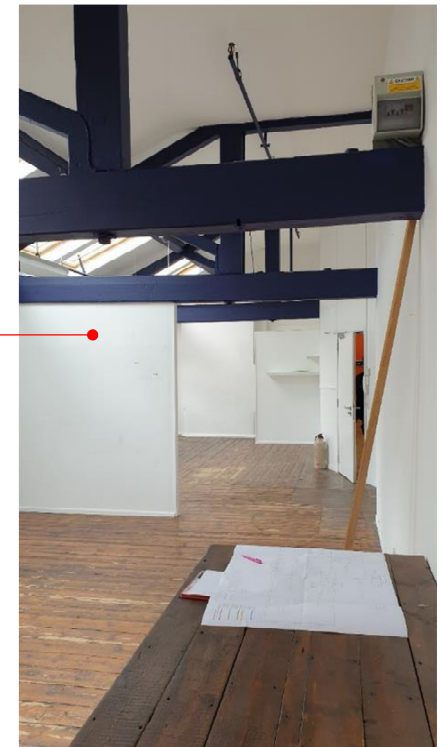


PHOTO 6



PHOTO 7

Non-original lighting removed

Existing non-original division partitioning carefully removed



PHOTO 8

Existing non-original floorcoverings removed

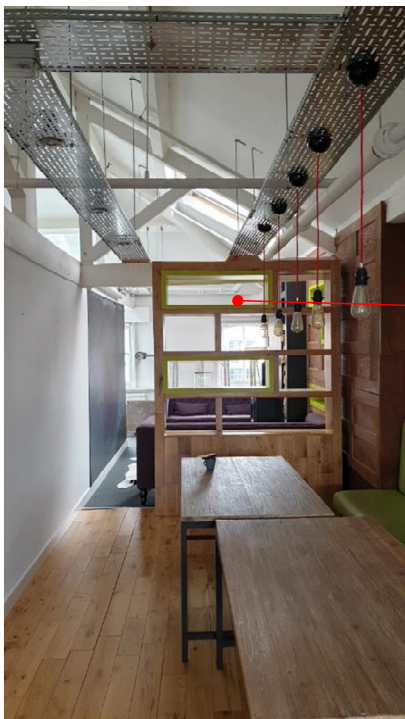


PHOTO 9



PHOTO 10



PHOTO 12

Existing non-original kitchen removed

Existing Non-original lighting removed

Existing Non-original containment re-arranged

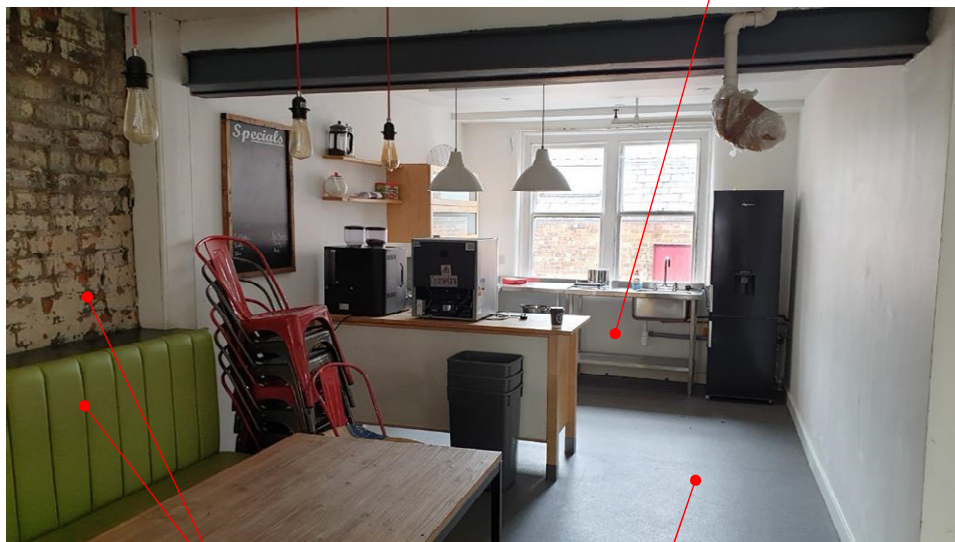


PHOTO 11

Existing non-original brickwork and
banquette seating retained for re-use

Existing non-original floorcoverings
removed



PHOTO 13

Existing non-original partitioning and central
meeting room removed



PHOTO 15

Existing original trusses, windows and roof structure/ceilings maintained

Existing Non-original lighting removed

Existing non-original floorcoverings removed

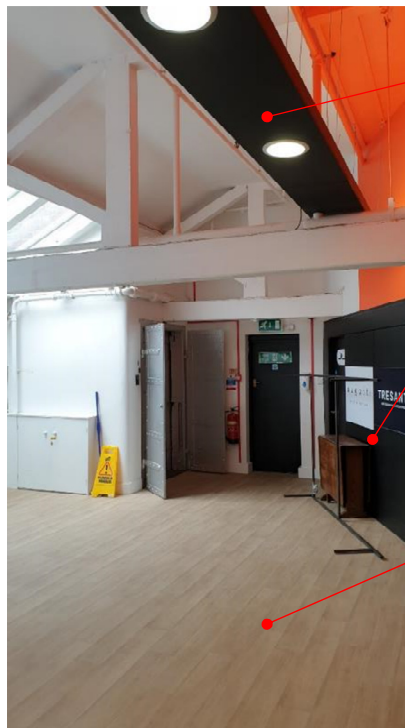


PHOTO 16

Existing Non-original lighting and containment pelmet removed

Existing Non-original full height tenancy division partitioning removed

Existing non-original floorcoverings removed

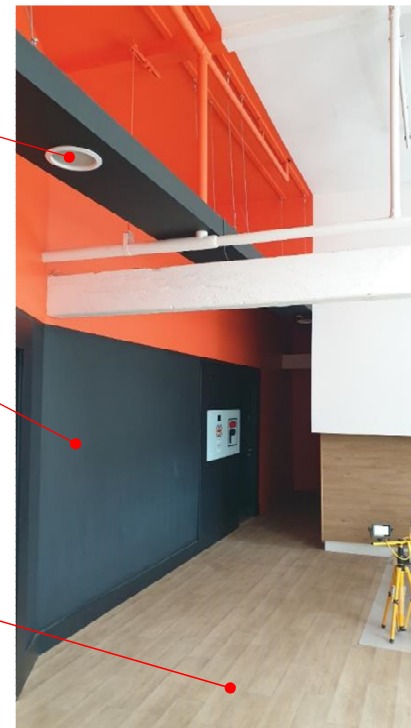


PHOTO 17



PHOTO 14

Existing non-original brickwork, door panelling and banquette seating retained for re-use

Existing Non-original
kitchen and surround
removed



PHOTO 18

Existing original operational
lift and doors maintained



PHOTO 19

Existing non-original floorcoverings
maintained for new reception
area if possible



PHOTO 20

Existing non-original WC area
maintained

Existing original non-
operational second goods
lift and doors maintained

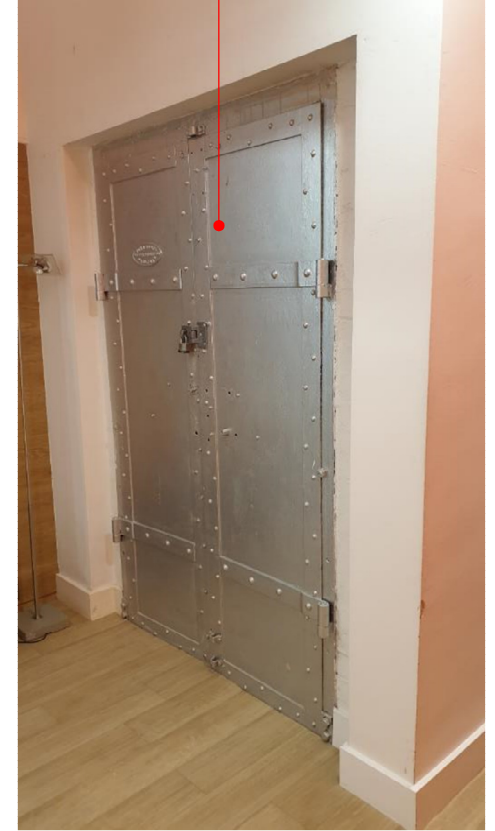


PHOTO 21

PHOTO 21