

SCHEDULE OF WORKS TO A LISTED BUILDING

DOC NO	6911-SRA-ZZ-XX-SH-A-001
PURPOSE FOR ISSUE	PLANNING
STATUS	S2
REVISION	P01

Pall Mall Court, King Street, Manchester, M2 4PD

For: Bruntwood

Outline Description of the Works:

- Create a rooftop extension to the Marsden Street wing to provide additional accommodation.
- Provide a rooftop plant extension to service the building, along with a roof terrace to the King Street wing to provide outdoor amenity space for events.
- Introduce a new fit for purpose main entrance with level access to the piazza elevation.
- Repurpose the existing main entrance into a retail unit which activates the King Street façade.
- Replace the curtain glazed façade to improve air tightness and ensure that the building is fit for purpose for years to come.
- Activate the piazza and Marsden Street frontages and seek to solve anti social behaviour issues by providing a fully glazed uniform façade to the tower block.
- Targeted repair of existing original features to halt decay and enhance original character.
- Consolidate and reorganise internal layout to provide amenity spaces and a variety of workspace types.
- Consolidate heating and cooling strategy across the building.

1.0 DEMOLITION / STRIP OUT

Refer to Sheppard Robson 6911-01 series demolition information.

The initial soft-strip will include strip out of non original internal elements to facilitate the new design and layouts. This will include non original partitions, floor finishes, wall finishes and ceiling tile grids. This additionally includes the removal of any asbestos that is disturbed throughout the works, as well as any redundant mechanical and electrical installations that have been created due to the result of the new M&E installations.

The removal of external signage to the building will require removal of the associated fixings and repairs to the external mosaic tiling behind. It is proposed that all doors be removed from the building during demolition. All removed heritage doors are to be stored on site for potential future use / reinstatement.

In order to provide a uniform façade line which alleviates issues with antisocial behaviour, the ground and lower ground floor tower block facades which face the piazza and Marsden Street will be demolished. The mosaic tiles columns will be retained and protected throughout these works. Repairs will be completed where necessary. This will require partial demolition to the slab at ground floor level. Partial slab demolition will also occur to create a void between basement and ground floor level.

It is proposed that the entire curtain glazed façade will be replaced with a double glazed unit in a new frame. This will require the removal of the existing curtain glazed façade which fails to provide sufficient air tightness and is no longer fit for purpose. The appearance of the new façade will retain

all key characteristics of the existing façade, through careful consideration of the dimensions, colour and construction of the existing building. (Refer to pages 50-57 of the Design and Access Statement for further information on façade replacement).

The later addition curved elements housing the revolving door to the former main entrance will be removed and replaced with uniform curtain glazing.

2.0 STRUCTURAL ALTERATIONS

Refer to Structural Engineer design and specification for detailed scope of works.

It is proposed that a void be cut into the lower ground and ground floor slabs to create a double height entrance into the building. A feature stair will be placed within the void, connecting the amenity spaces in the basement with the F+B and co-working spaces to the lower ground and ground floors. This alteration requires the partial removal of a beam, and thus secondary structural intervention is deemed to be required to support the void. The extent of the structural interventions is still to be confirmed by the structural engineer.

The partial removal of a shear wall to the toilets within the main core is proposed to make way for a superloo arrangement. This toilet arrangement provides greater flexibility and improved accessibility across the floorplates, as opposed to the existing hit and miss male female provision. The partial removal of this shear wall is subject to further investigations by the structural engineer.

3.0 EXTERNAL WALLS, WINDOWS AND DOORS

Refer to Sheppard Robson 6911-20 and 6911-21 series information.

All specific approaches to the external windows/glazing, external doors, and external façade elements are subject to specialist survey reports being carried out. These reports will establish the condition of all building elements and therefore the level of repair required. As the philosophy for repair will be towards maximum retention of the existing fabric, it is likely that many façade items will be subject to isolated repairs where damage or decay has occurred. There may also be specific instances where a full item (such as a window or door) is deemed beyond repair and therefore a full replica unit will be crafted and installed in place of the defective unit. This will be judged on a case-by-case scenario in conjunction with specialist survey information provided.

Many of the mosaiced areas around the building are in poor condition, either through unsatisfactory repairs, damage or general weathering. These elements will require repairs or replacement with replica tiles which match the specification of the existing original tiles in the defective locations. Exact locations will be determined via specialist survey. Any mosaic tiles which can be salvaged and reused should be retained on site.

The new facades to the rooftop extensions and piazza will benefit from the installation of a curtain walling system, including the installation of the appropriate secondary steelwork to support this system where required. The curtain walling rhythm will replicate that of the existing building and it's geometry, allowing the new interventions to read as simplistic contemporary elements which do not detract from the existing form of the building.

A door is proposed to the lower ground floor of the building to provide egress from stair 2. This door will be designed based on the existing external fire escape doors. This modification is being carried out to provide a fire escape for the building due to modification to the layout elsewhere.

4.0 ROOF AND ROOF COVERINGS

Refer to Sheppard Robson 6911-20 and 6911-21 series information.

The condition of the existing roof areas is subject to specialist survey. It is proposed that all roof coverings be replaced to provide improved water tightness. Insulation will be incorporated into the proposed roof replacement build ups.

Areas of proposed roof, such as those to the rooftop extensions at fifth floor level, will receive appropriate roof coverings. The fifth floor roof terrace will be finished in either paving or decking to allow building users to occupy the space. A clear structural glazed balustrade is proposed to the fifth floor roof terrace, set back from the parapet line to ensure minimal visibility from street level.

5.0 INTERNAL WALLS, CEILINGS, PARTITIONS AND DOORS

Refer to Sheppard Robson 6911-20 and 6911-35 series information.

Non original partitions will be removed in all locations around the building. Proposed internal layouts seek to arrange the space into a number of different configurations for working. The connections of any proposed partitions to the external façade or exposed soffit will be detailed appropriately to prevent any damage from occurring during the course of the works.

A number of proposed door openings are required within existing walls to ensure that the space is functional.

All non original false ceilings will be removed to provide a greater floor to ceiling height. The majority of the internal spaces will benefit from exposed soffits, making a feature out of the existing coffered slab. Where required wood wool will be fixed within the coffers to provide acoustic dampening. A central bulkhead runs through the office spaces will be provided for servicing which echo the existing historic images of the building.

A full door survey is required to ascertain which internal doors are existing. It is proposed that all doors are to be removed. Any existing heritage doors identified are to be retained on site for potential reuse, dependant on fire rating. New doors are to be of a contemporary design to ensure legibility is present between what items are original and what items are new. This will also aid in avoiding any pastiche reinterpretation.

6.0 FIXTURES, FITTINGS AND FINISHES

Refer to Sheppard Robson 6911-20 series information.

Existing mosaic tile finish is to be retained and restored where necessary to all circulation lobbies. New feature finishes proposed are to be based on sustainability credentials and recycled contents of the product as well as performance. Feature finishes are proposed to the shared amenity spaces on levels B1, LG and ground floors. A simpler strategy of minimal applied wall finishes to the serviced offices has been taken with just feature paint, acoustic felt and applied cork finishes where appropriate to enhance the environment. The finishes proposed connect the floors aesthetically with consistent elements and approach.

The use of specialist joinery will follow the approach to wall finishes with most bespoke items to be located on levels B1, LG & Levels 00. The design intent for these has been developed in line with our sustainability approach but will consist of items such as the host station, F&B, Tea-points, Focus Rooms, Booths, feature wall cladding.

7.0 MECHANICAL, ELECTRICAL, PLUMBING AND PLATFORM LIFT

Refer to M&E design and specification for detailed scope of works.

8.0 EXTERNAL WORKS

Refer to Sheppard Robson 6911-20 series information.

The planter within the piazza is to be retained, with the addition of a sub station. The sub station will require double louvred doors and louvres onto the Marsden Street elevation. A strip of new paving is proposed to lead to the main entrance, with level access into the building achieved through the use of a void former. Infill of some areas of external steps is required to achieve

accessibility throughout the site. Temporary planting is proposed to the piazza, along with totem signage for the building.