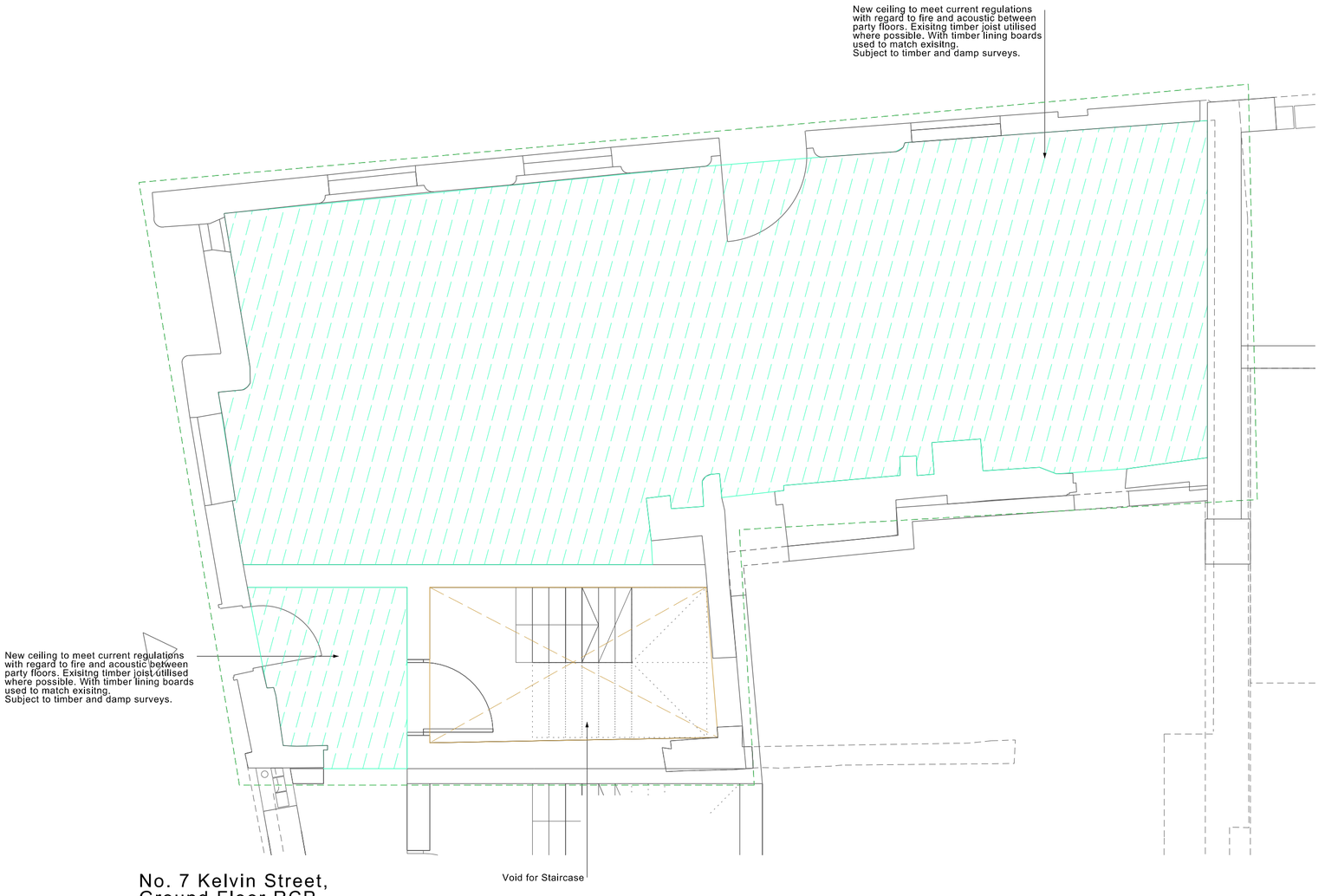
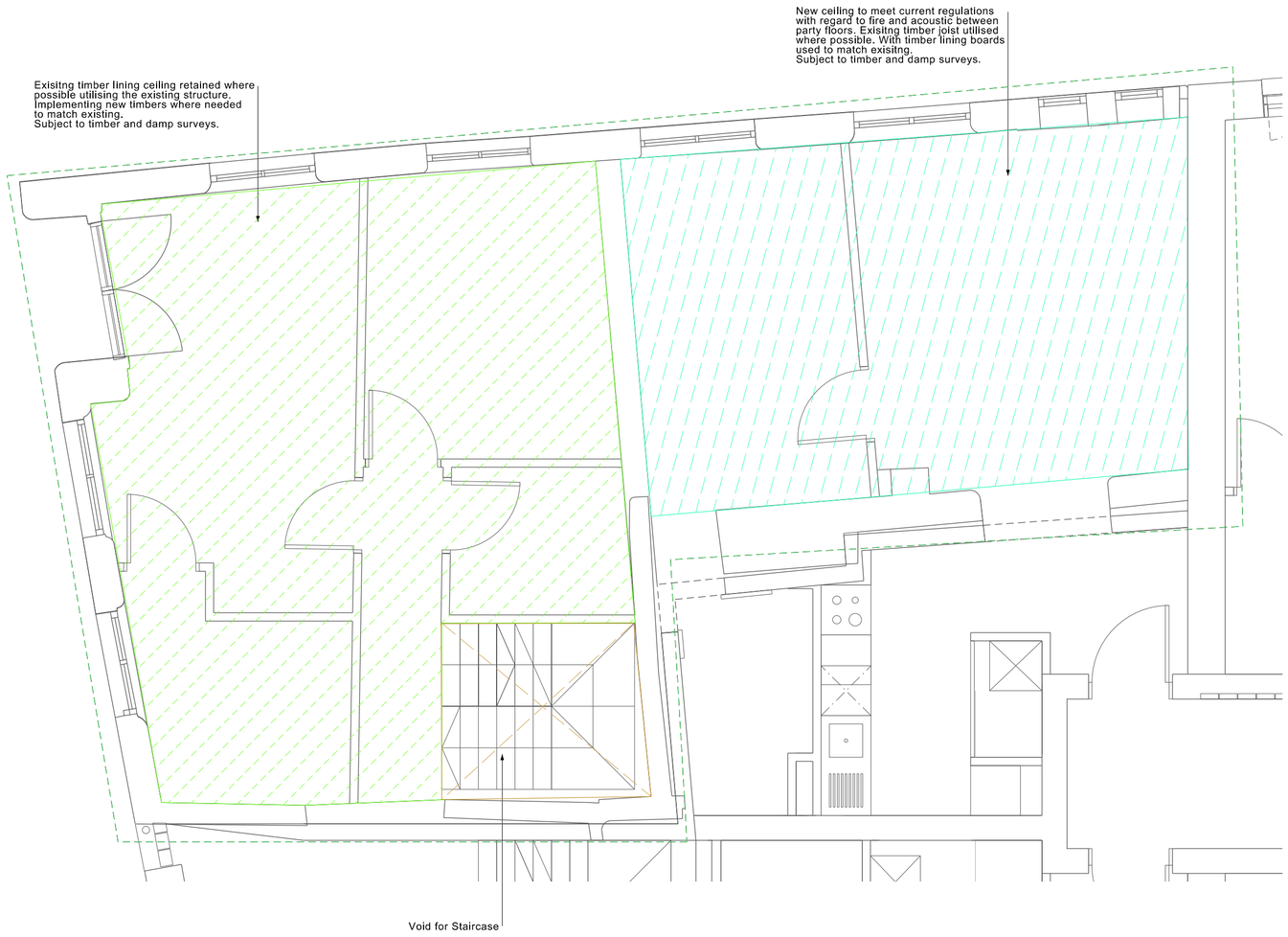
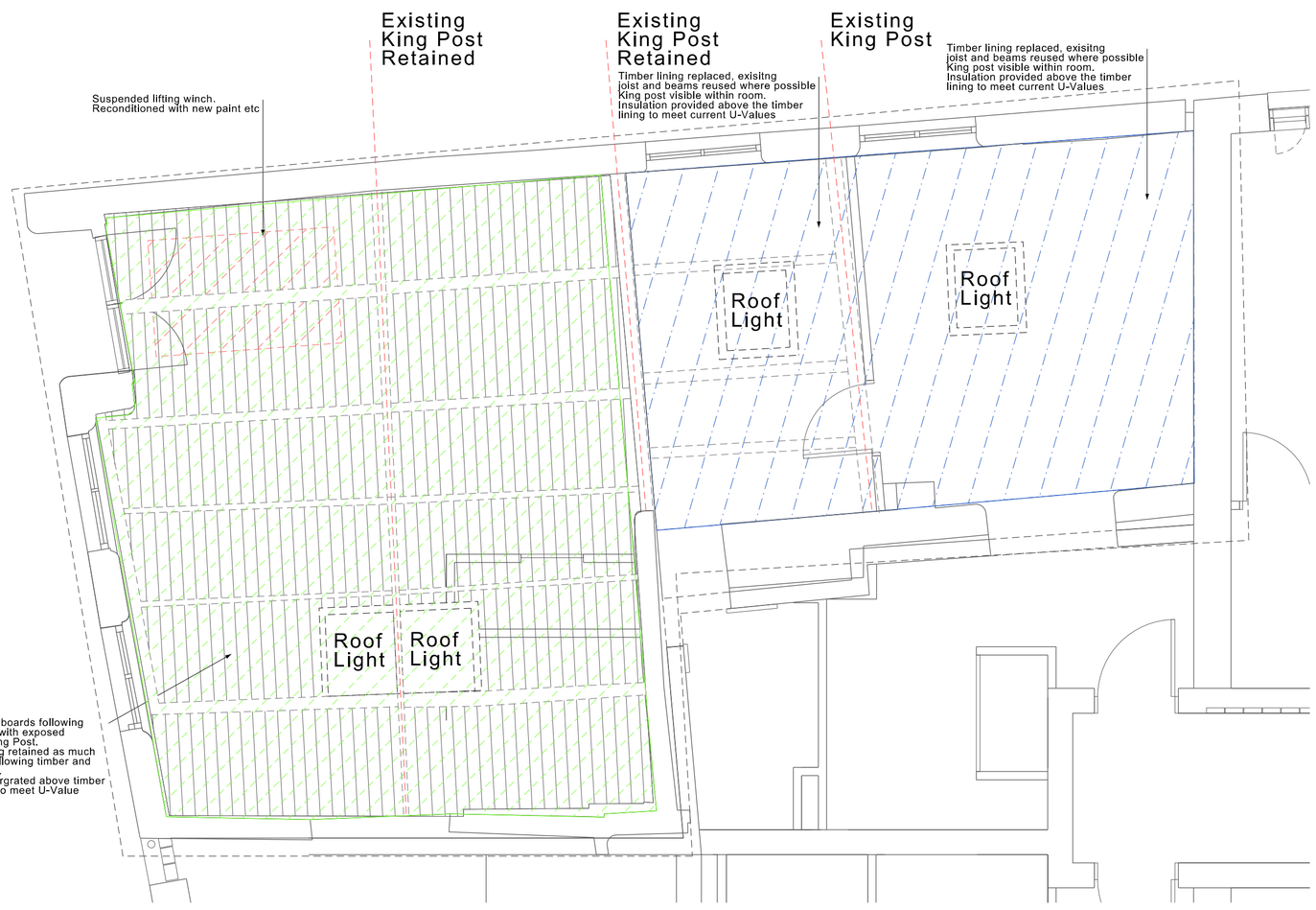


No. 7 Kelvin Street,
Ground Floor RCP



No. 7 Kelvin Street,
First Floor RCP



No. 7 Kelvin Street,
Second Floor RCP

General Development Notes:

General conservation repair strategy.

1) Repair to be undertaken to the historic fabric, minimising replacement of significant components.

2) Existing individual components are to be made useable, achieved by making long-term, sustainable preservation.

3) The extent of the repair will be limited to that necessary to make failing elements sound and capable of continuing use.

4) Severely damaged or decayed components will be subject to authentic and faithful replacement.

5) Appropriate levels of environmental performance will be achieved by adaption of the existing fabric.

Repair objectives to be subject to detailed specification.

1) Defective timbers to be assessed should be removed and the brickwork made good or pre-cast concrete lintelssubstituted as required.

2) Repointing will under-taken in lime mortar, after mortar analysis of historic mortar. The composition of the mortar must match: binder type, ratios by volume of binder to aggregate, grading characteristics, and aggregate type.

3) Original plasterwork should be retained wherever possible.

4) Raking of joints to be undertaken by hand, avoiding obtrusive or physically damaging mortar mixes. Cementitious mortars will not be used.

5) The extent of defective timber must be carefully determined to avoid cutting away more historic timber than strictly necessary. Generally, the principles set out in the SPAB publication “The Repair of Timber Frame and Roofs” Technical Pamphlet 12 are to be followed.

6) Fire Protection and separation. Doors may be suitable for up- grading according to the guidance given in the 1997 English Heritage publications “Timber panelled doors and fire” and “The use of intumescent products in historic buildings”. Proposals for the upgrading of doors and separation through eaves and the building are to be agreed with MCC.

7) Floorboards to be lifted and insulation installed before relaying. Acoustic and thermal insulation also to be applied between floor joists

8) Insulation to the roof to maintain a ventilation path beneath the ceiling finish, applied insulation, including a vapour control layer and an internal lining.

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Assessment

KEY PLAN:

REV:	DATE:	DETAILS:

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PROJECT:
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Manchester

TITLE:
No. 7 Kelvin Street
Proposed RCP's

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1:50 @ A1	31/08/2016	AP	JM

STATUS:
Planning

PROJECT:	DRAWING NO:	REV:
05013	B1_03_2200	0

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