

Scope of Works

The scope of works proposed are modest and start with the premise, retain what remains of historic fabric and undertake the least disruptive works to ensure the existing plan form is retained. The Applicant is fortunate in that due to the significant number of windows and the current layout, the building lends itself to re-use for residential with minimal interventions. Therefore, save for the removal of the clearly modern additions, the interventions are minimal.

- Removal of the existing dropped ceilings and repair the fixings.
- Removal of M&E that is contained within the dropped ceilings and repair the existing ceilings.
- If coving is discovered, a separate Listed Building application will be submitted.
- It is noted there are isolated pockets of coving, this will be retained and repaired.
- The timber podium configuration about 7-11 Oldham Street will be removed.
- Where plaster has been removed in 7-11 Oldham Street, the walls will be repaired, made good and a lime based plaster will be re-applied consistent with Historic England guidance - the details of such can be agreed subject to a pre-commencement condition.
- All existing floorboards will be carefully removed, labelled and servicing required will be fitted between joists. The floorboards will be replaced, covered with ply to protect and new finished floor overlaid.
- The flats will be electrically heated, therefore negating need for intrusive pipe work, cabling will run between joists, existing notches and with minimal invasive works. Details of these works can be subject to a pre-commencement condition.
- The windows are timber sash with the majority being in good state of repair and not requiring works. A separate survey of the windows will be undertaken, however, that will be by a specialist historic window repair company and will, if required be subject to a separate application.
- A benefit of the existing building is the presence of secondary glazing that will be retained.
- The bin and cycle store currently comprises toilets, as such, the said features will be removed and the rooms repaired but with mechanical ventilation remaining.
- All new partition walls will be timber stud and will, if required, be scribed around existing features where appropriate.

Ref: URB-658-N1
Site: 17 Piccadilly, Manchester
Date: 29.04.2021

- New kitchens will be connect to electrical supply with waste and water to be positioned between joists with minimal intervention.
- Kitchens will be modest in height and due to the significant floor-to-ceiling, will not reach ceiling level.
- The existing redundant stair above 8-11 Oldham Street will be retained and boxed in.