

Photographic evidence to internal alteration/demolishing

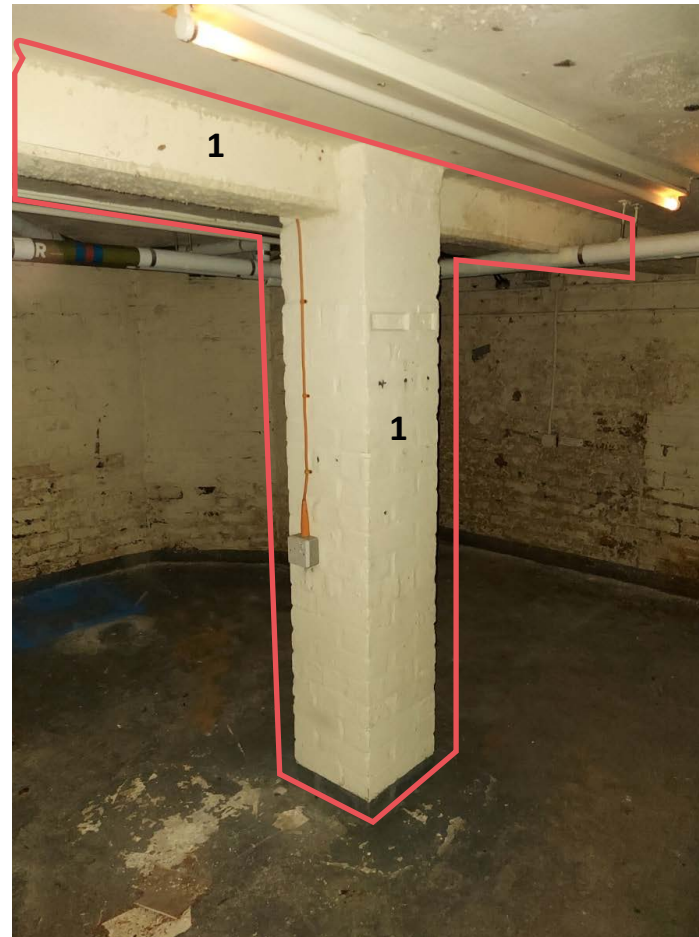
May 2021

Please refer to drawings 1,2,3,4 at the end of this report to see the views to the areas that will be changed in the proposed design. **All changes are highlighted in red.**

1 BASEMENT LEVEL

ROOM 1: Refer to views on drawing number 3

Column and steel beam marked 1 (recently erected) to be dismantled to allow the use of the proposed bedroom.



Column 1 - View number 1

New windows marked 4 to be formed to provide light to proposed new bedrooms to flat 2 to comply with building regulations requirement to Achieve 10% of the floor area for window Opening Please note, basement windows were bocked by the former bank owner.



New openings for the proposed bedroom in flat 2

Walls marked (2 & 3) to form new openings to provide access to bedroom number 2 / stairwell.



Walls to be demolished - View numbers 2 and 3

BASEMENT LEVEL

Hallway Corridor: Refer to views on drawing number 3

Timber staircase marked 5, and its single brick wall marked 6 (both in poor condition) to be demolished to form the two small study rooms in bedroom 1 and bedroom 2.

Brick wall in hallway, marked 7, to be demolished to provide a study space to room bedroom 2 in flat 1.

Part of the corridor brick wall, marked 8, to be demolished to provide wider access to new staircase that leads to bedrooms in flat 2.



Staircase to be dismantled View numbers 5



Staircase brick wall- View numbers 6



brick wall to be demolished- View numbers 7



Corridor wall to be demolished, View numbers 8



Views from the hallway - no change



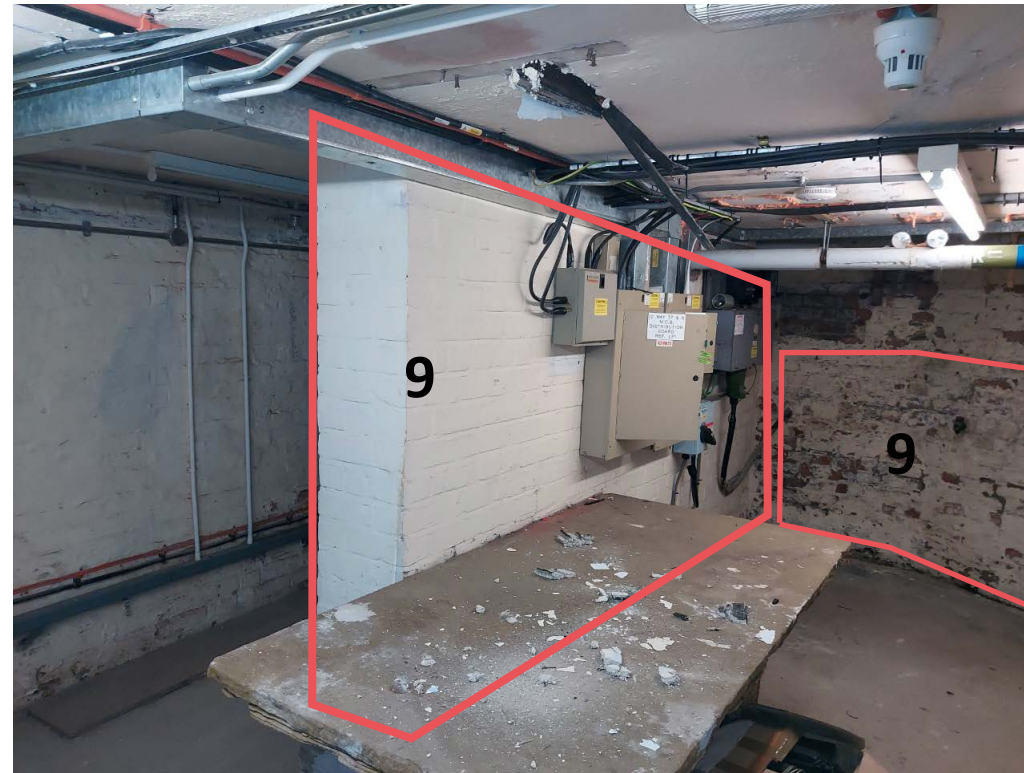
Views from hallway - to be retained

BASEMENT LEVEL

Room 2: Refer to views on drawing number 3

Double brick wall (view 9) to be demolished to provide bigger and suitable bedroom for flat 1.

New windows to be formed to provide light to proposed new bedrooms to flat 2 to comply with building regulations requirement to archive 10% of the floor area for window penning. Please note this window was blocked by the former bank owner. Evidence could be seen from photographs.

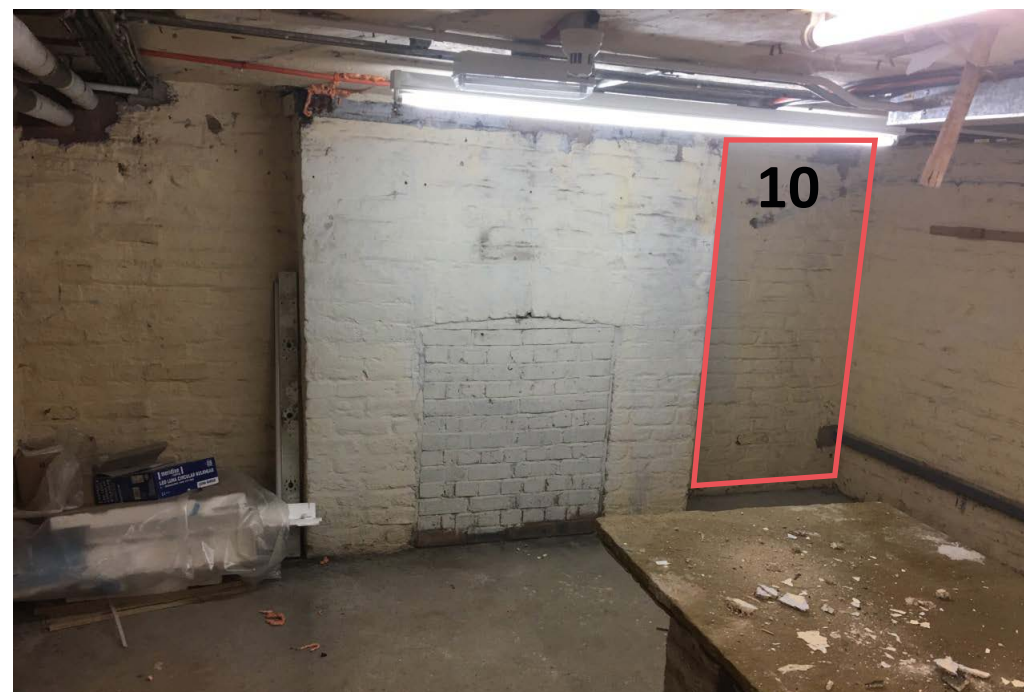


Double brick wall to be demolished, View numbers 9



Views from room 2 - Stone worktop to be removed and kept in a safe area.

To form new opening (marked 10) to provide access to the new staircase and bathroom in flat 1



View numbers 10 - To form new opening



Views from room 2

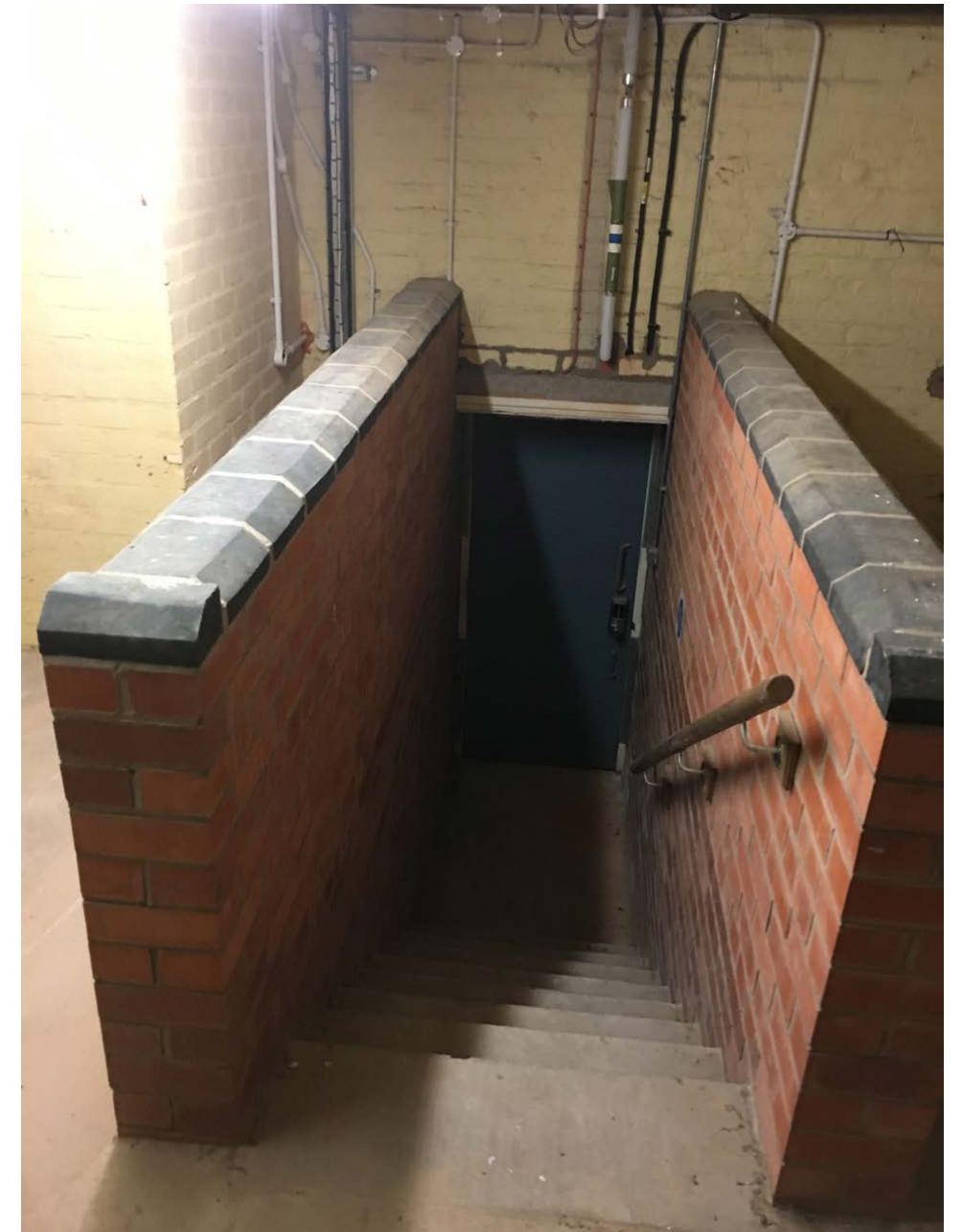
BASEMENT LEVEL

Room 3: Refer to views on drawing number 3

The recently built staircase that provides access to the Bank safe (marked 11) to be dismantled to provide access to the new bathroom and staircase to lounge at ground floor.



Staircase to be sealed - View 11



Staircase to be sealed - View 11

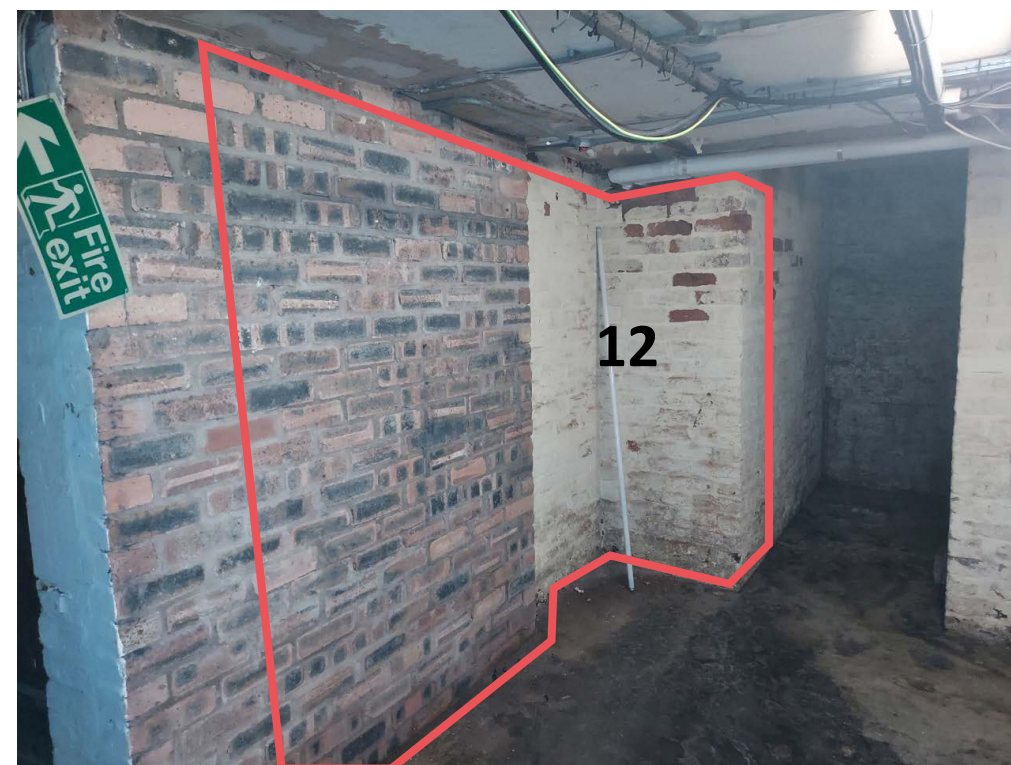
BASEMENT LEVEL

Room 4: Refer to views on drawing number 3

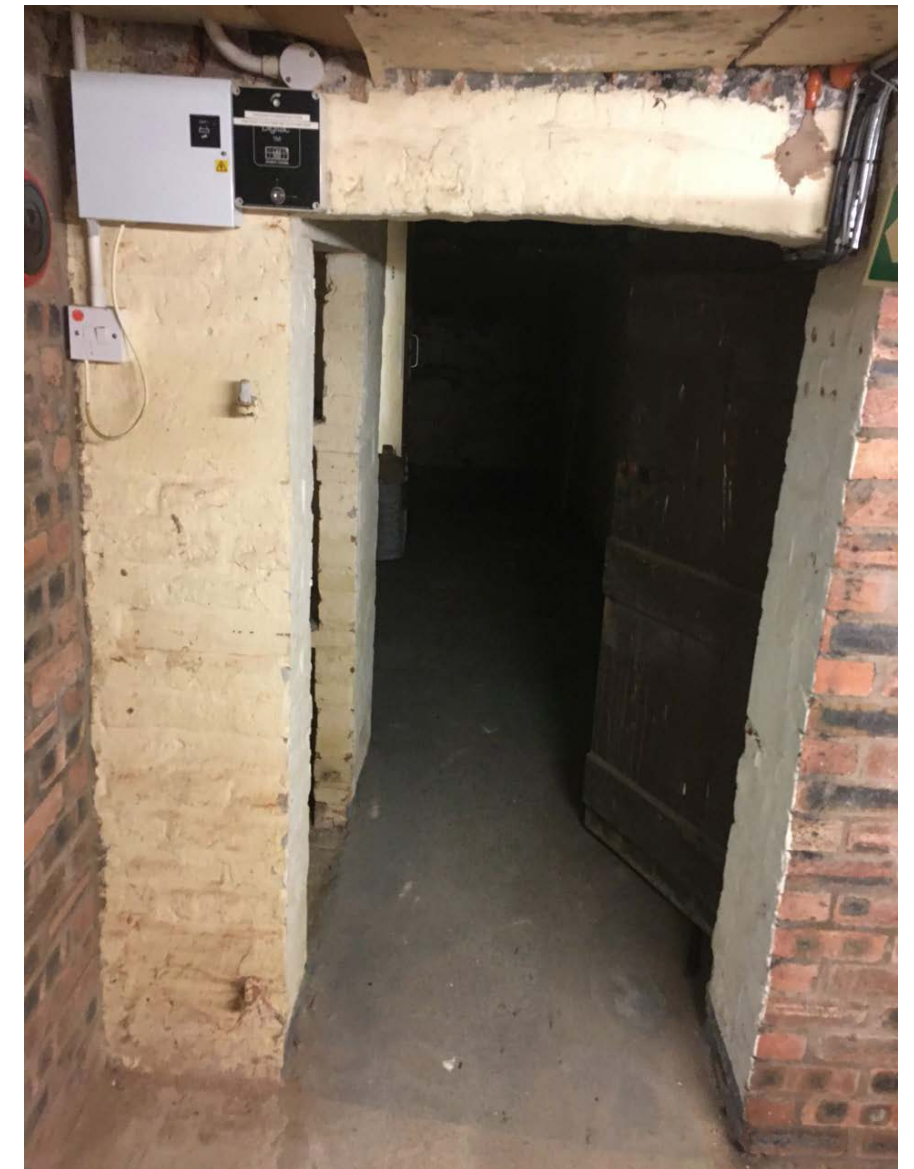
Brick wall (marked 12) to be demolished to provide access to the new staircase that leads to flat 2 bedrooms.



View 12 - Brick wall to be demolished - Stoned sink to be retained



Brick wall to be demolished - View 12



Views from room 4 - Archway to be retained

2 GROUND FLOOR LEVEL

Lobby: Refer to views on drawing number 2

Door to room 8 (marked 13) to be blocked to form a new self contained flat.

All existing coving, staircase, hand-rail, Balustrade will be retained, only one layer of 12mm plaster board and skimmed will be fixed to underneath the staircase / hallway ceilings to comply with Building Regulations Fire Regulations.



Door to be blocked - View 13



Views from ground floor lobby - Staircase

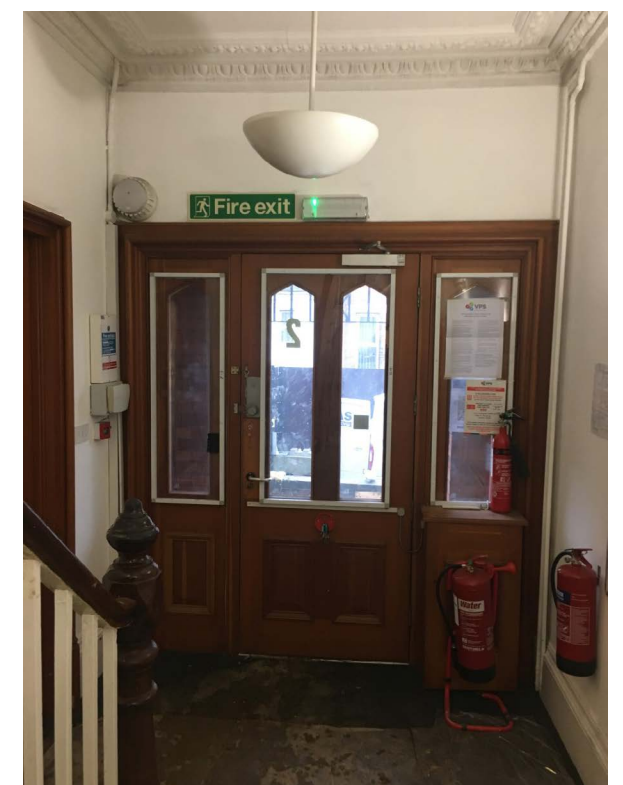


Views from ground floor lobby - Arch and ceiling



Views from ground floor lobby - Doorway, skirting and architrave to be retained

Existing front wooden door entrance to be retained with no modification.



Views from ground floor, door to main entrance

2 GROUND FLOOR LEVEL

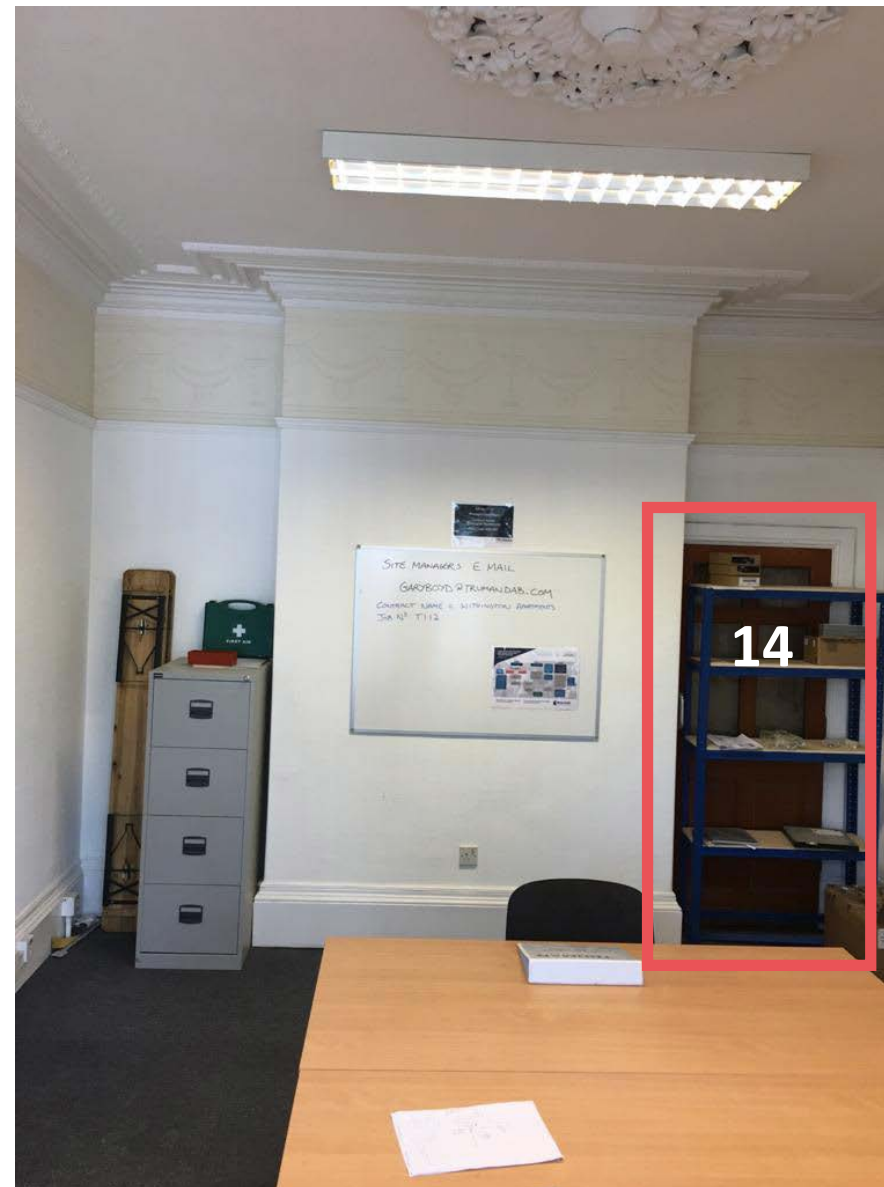
Room 5: Refer to views on drawing number 2

Ceiling rose and coving to be retained, new suspended ceiling with insulation will be installed 300mm below the existing ceiling to comply with Building Regulations Fire and Sound Insulation. Bulk head to be chamfered at 45 degree above the window top.

Wooden door marked 15 opening to be blocked as no functional connection is needed between the two rooms



Views from room 5- ceiling rose



Views from room 5- Door to be blocked, view 14



Views from room 5- Door to be blocked, view 15

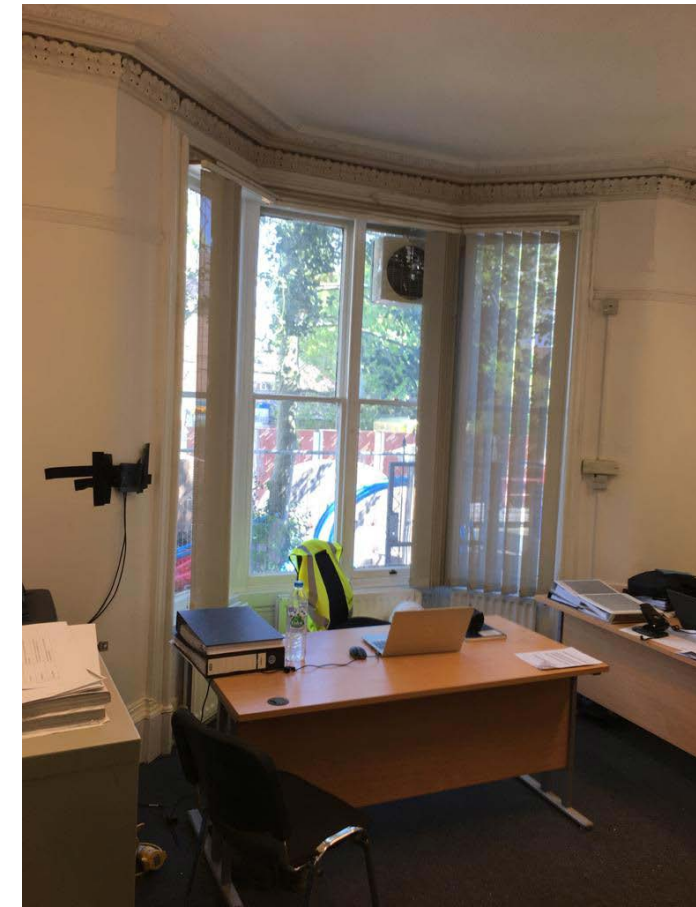
2 GROUND FLOOR LEVEL

Room 6: Refer to views on drawing number 2

Ceiling rose and coving to be retained, new suspended ceiling with insulation will be installed 300mm below the existing ceiling to comply with Building Regulations Fire and Sound Insulation. Bulk head to be chamfered at 45 degree above the window top.



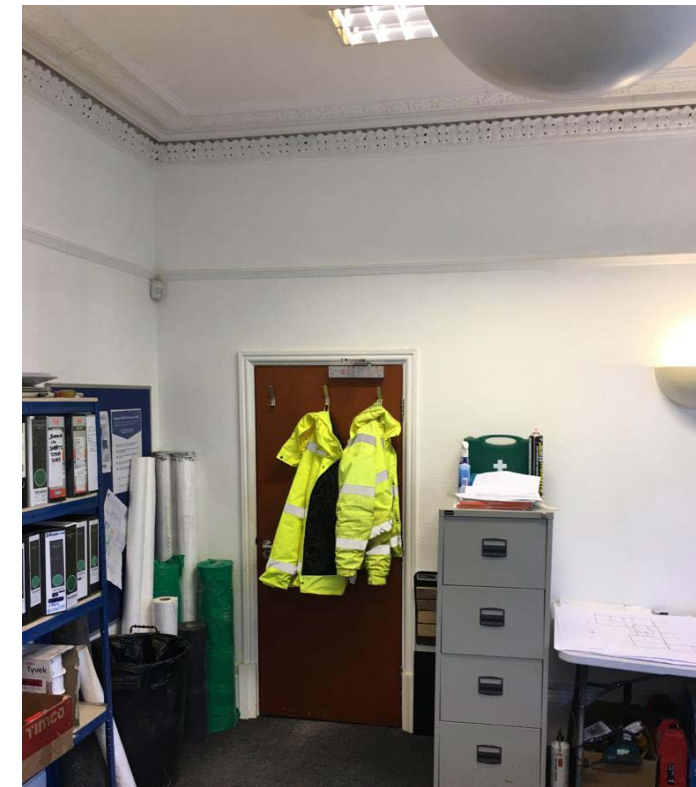
Views from room 6 - ceiling flower



Views from room 6 - main bay window



Views from room 6



Views from room 6 - room door

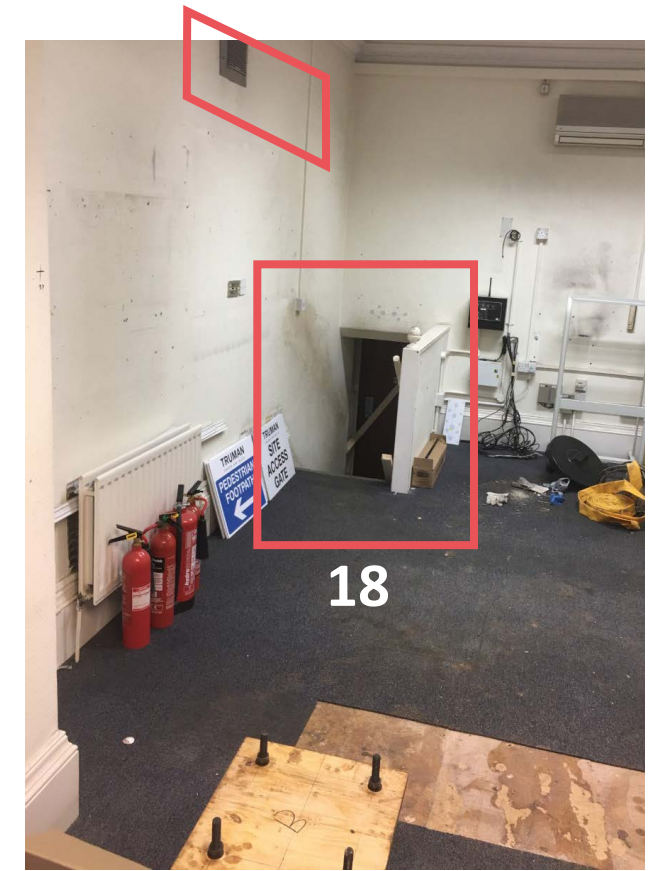
2 GROUND FLOOR LEVEL

Room 7: Refer to views on drawing number 2

Brick walls, marked 16 and 17, to be demolished to provide a suitable and wide new staircase to access the new proposed bedroom/bathroom in the basement.

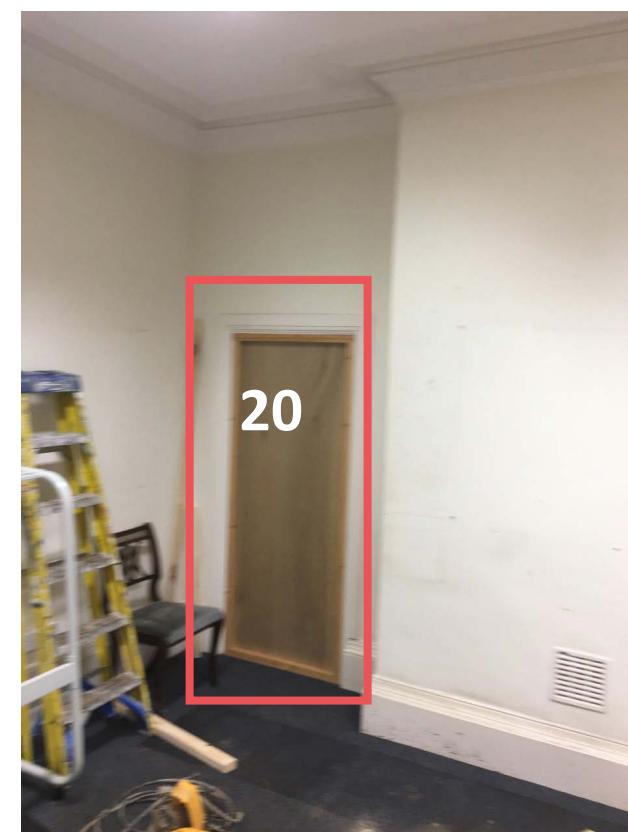
The staircase (marked 18) leading to the back offices to the rear of the bank main building to be sealed as there is no longer connection required between the two properties.

A opening (can be seen from view 18) to be formed to form a new window to the new proposed bedroom for flat 1.



Door to lobby (marked 19) to be blocked as no connection is required between the rooms.

Door to room 5 (marked 20) to be blocked as no connection is required between the rooms.



3 FIRST FLOOR LEVEL

Landing, Hallway & room 12: Refer to views on drawing number 4

All existing coving, staircase, handrail, Balustrade will be retained, only one layer of 12mm plaster board and skimmed will be fixed to underneath the stairs to comply with Building Regulations Fire Regulations.

Stud partitions, marked 21, to be removed to enlarge the new bedroom to flat 3.

Stud wall between the two bathrooms to be demolished to provide a new bathroom to flat number 3.

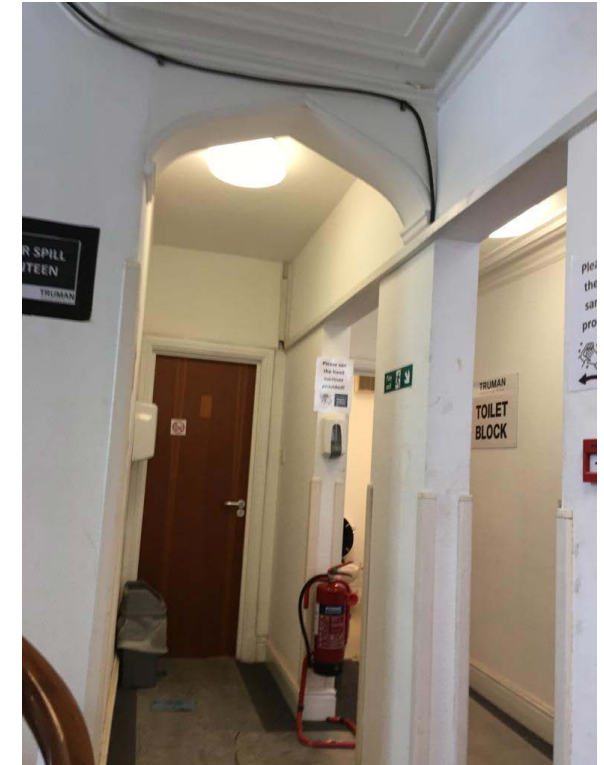
Chimney breast recess approx 200mm inside room 12 to be removed to create a continuous wall in the bedroom in flat 3.



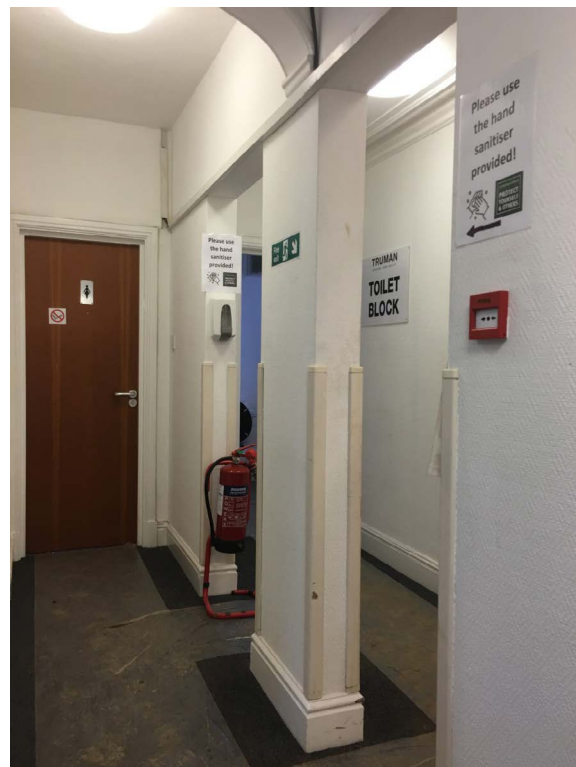
Views from first floor landing



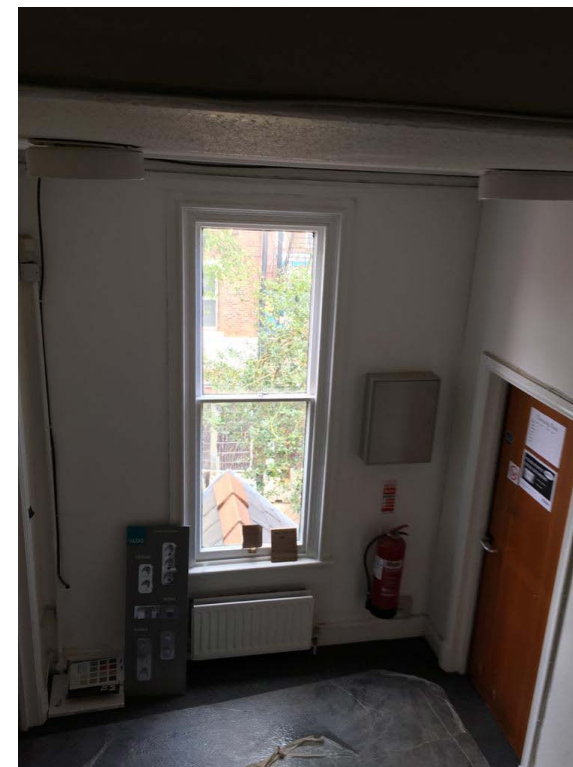
Views from first floor - hallway



Archway/coving to be retained



Views from first floor - hallway



Views to first floor landing - Window to be retained



Views from first floor - Chimney breast to be demolished to enlarge bedroom

3 FIRST FLOOR LEVEL

ROOM 9: Refer to views on drawing number 4

New suspended ceiling with insulation will be installed 300mm below the existing ceiling to comply with Building Regulations Fire and Sound Insulation. Bulk head to be chamfered at 45 degree above the window top.



Views from room 9 -Room bay window



Views from room 9 - chimney breast

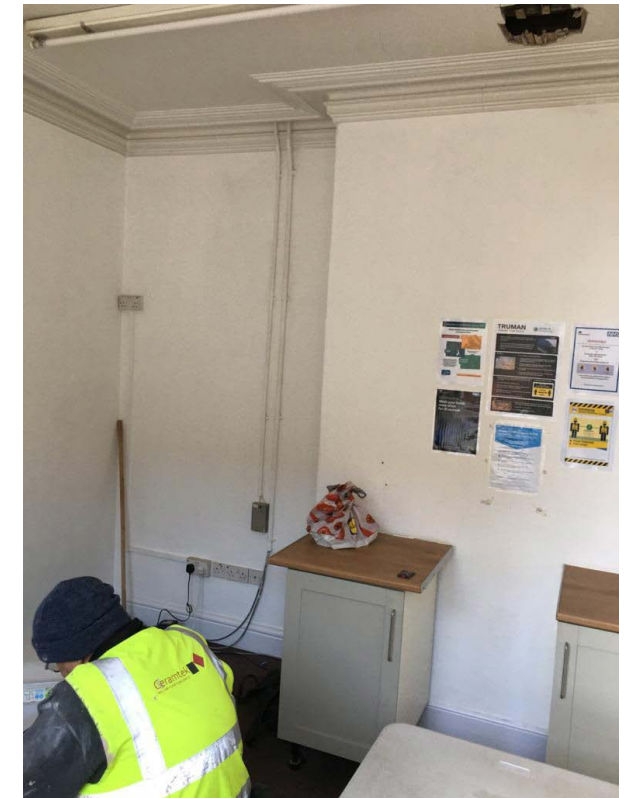
3 FIRST FLOOR LEVEL

Room 10: Refer to views on drawing number 4

New suspended ceiling with insulation will be installed 300mm below the existing ceiling to comply with Building Regulations Fire and Sound Insulation. Bulk head to be chamfered at 45 degree above the window top.



Views from room 10 - Room window



Views from room 10 - Chimney breast



Views from room 10 - Room door

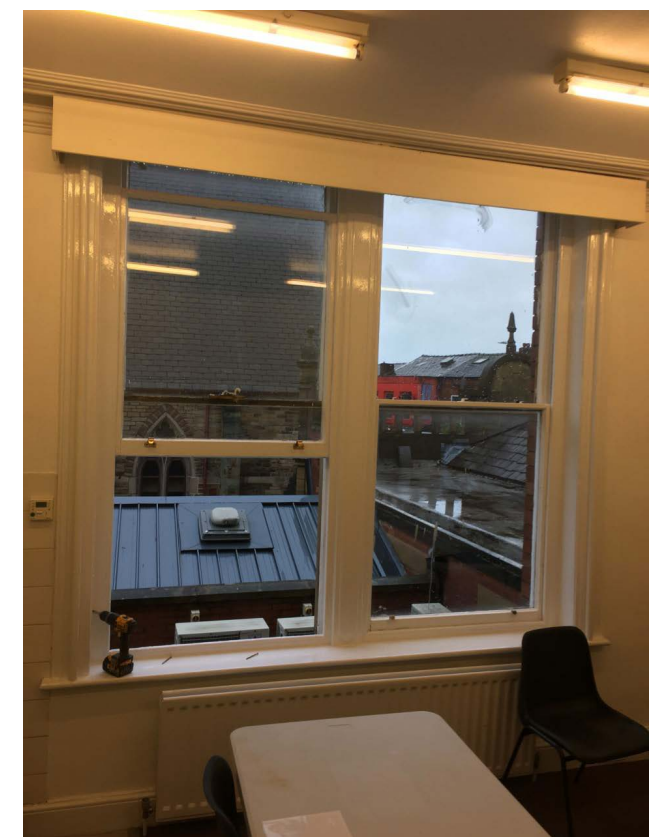
3 FIRST FLOOR LEVEL

Room 11: Refer to views on drawing number 4

New suspended ceiling with insulation will be installed 300mm below the existing ceiling to comply with Building Regulations Fire and Sound Insulation. Bulk head to be chamfered at 45 degree above the window top.



Views from room 11



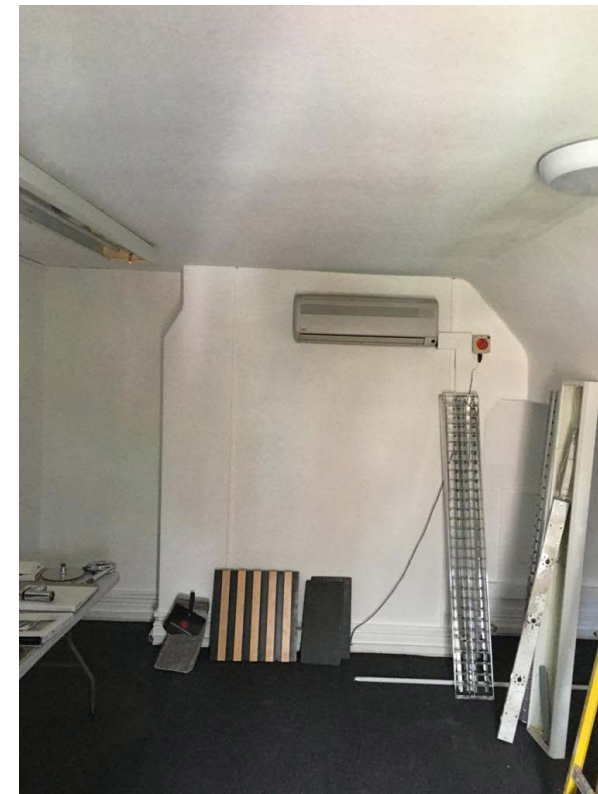
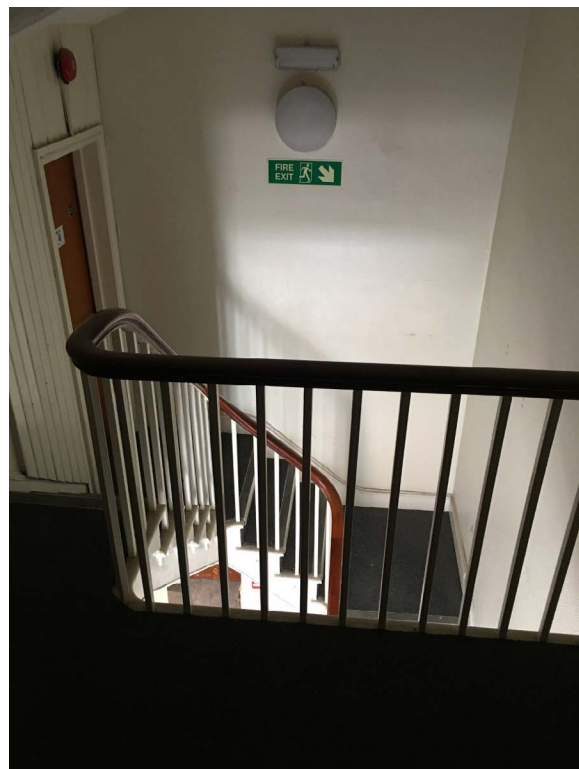
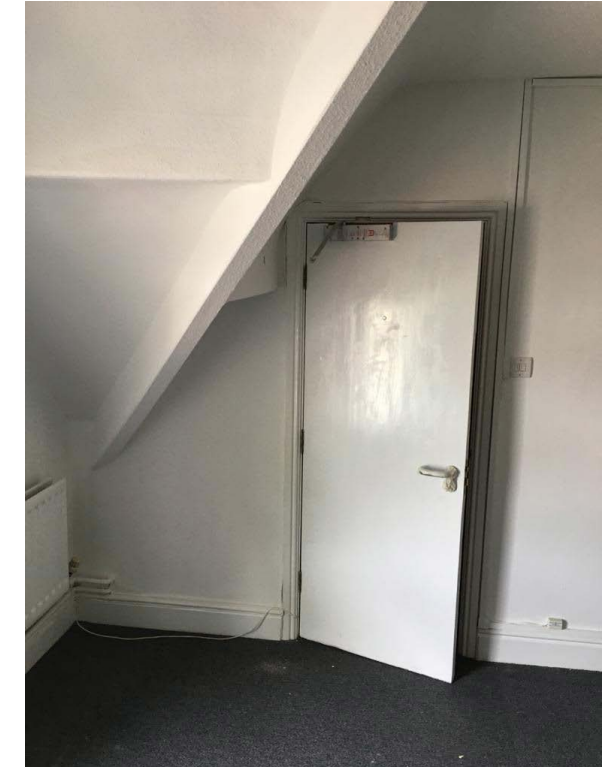
4 SECOND FLOOR LEVEL

Landing and Room 13: Refer to views on drawing number 4

All rooms in the second floor to have new 12mm layer of plasterboard skimmed with 3mm to be fixed directly to the existing ceiling with 50x20 timber lats at 600 centre.

Two new openings to be formed to provide two new windows to match existing in terms of materials to provide extra light to the bedroom to meet the requirement of 10% opening of the floor area of the room.

Views from room 13



4 SECOND FLOOR LEVEL

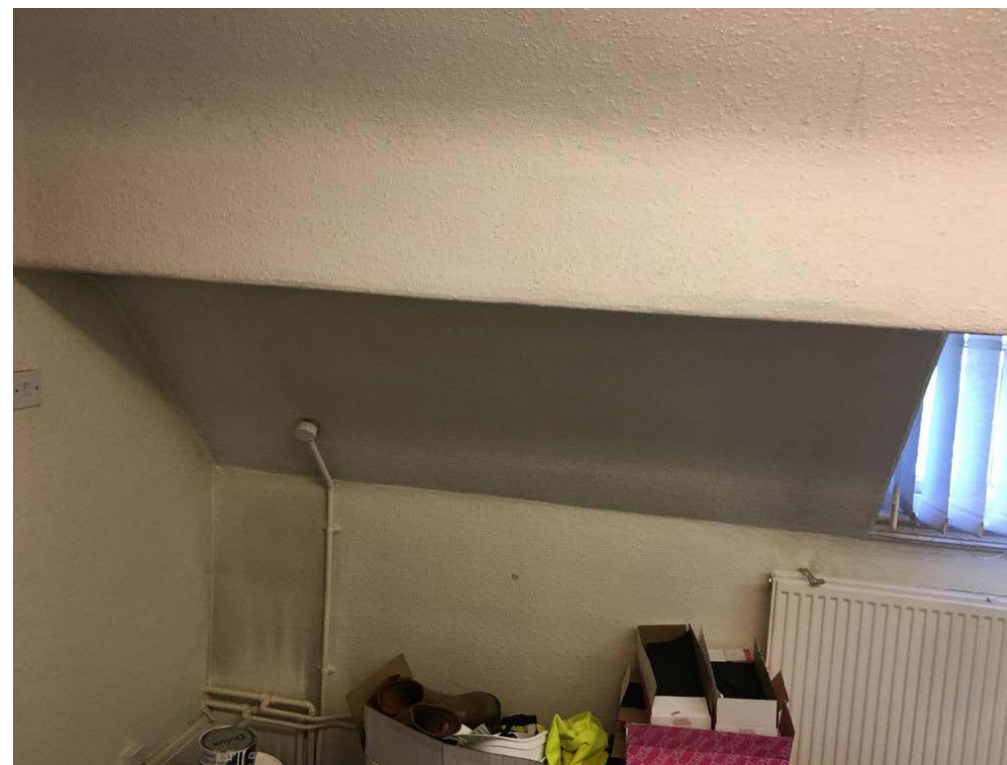
Room 14: Refer to views on drawing number 4

A new opening (marked 23) to be formed to provide a new dormer window to match existing in terms of size and materials to provide extra light to the bedroom to meet the requirement of 10% opening of the floor area of the room.

All rooms in the second floor to have new 12mm layer of plasterboard skimmed with 3mm to be fixed directly to the existing ceiling with 50x20 timber lats at 600 centre.



Views from room 14.



4 SECOND FLOOR LEVEL

Room 15: Refer to views on drawing number 4

Room 15 is opened on room 16. New suspended ceiling with insulation will be installed 300mm below the existing ceiling to comply with Building Regulations Fire and Sound Insulation.

Chimney breast to be removed to enlarge bathroom in flat 5.



A new opening (marked 24) to be formed to provide a new window to match existing in terms of size and materials to provide extra light to the bedroom to meet the requirement of 10% opening of the floor area of the room.

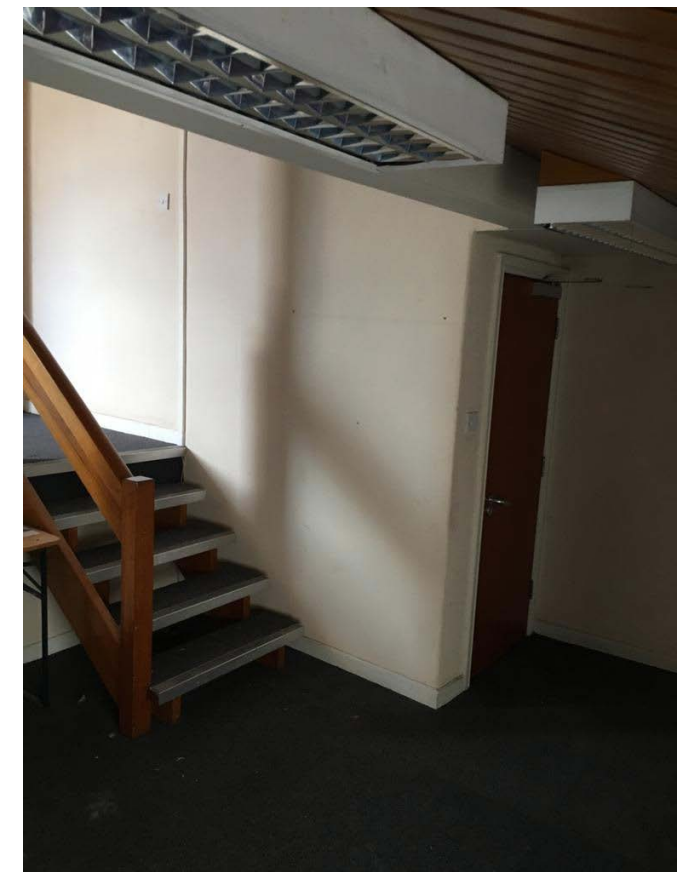
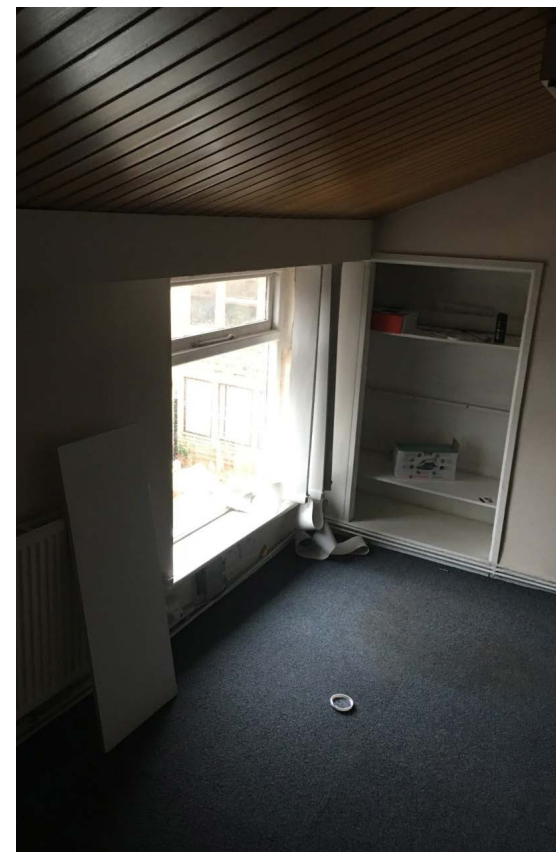
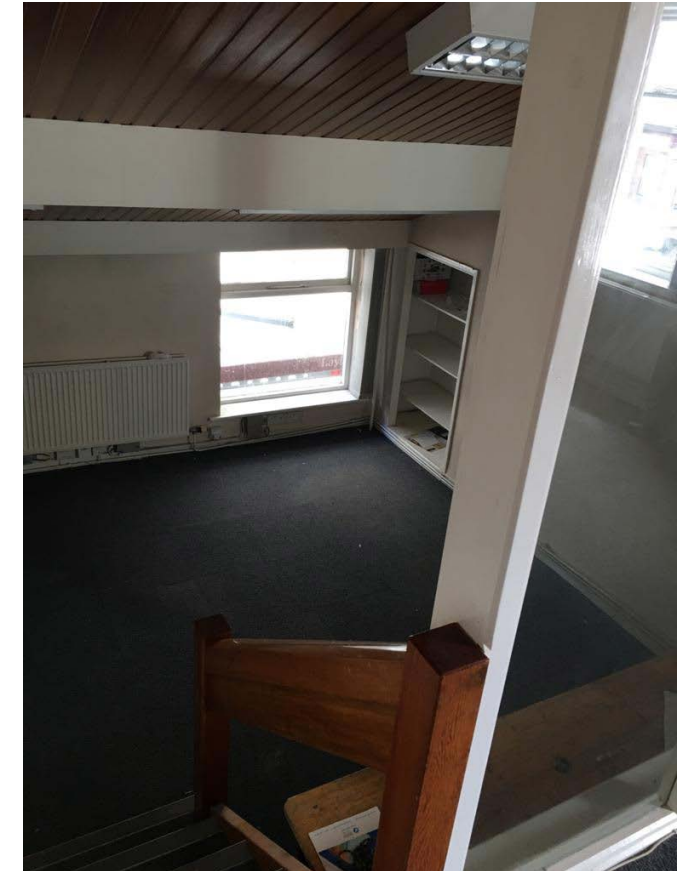


4 SECOND FLOOR LEVEL

Room 16: Refer to views on drawing number 4

A new 12mm layer of plasterboard skimmed with 3mm to be fixed directly to the existing T&G ceiling with 50x20 timber lats at 600 centre.

A new opening (marked 25) to be formed to provide a new window to match existing in terms of size and materials to provide extra light to the bedroom to meet the requirement of 10% opening of the floor area of the room.



PLANS

Drawing number 2



Existing ground floor

Existing doorway to be blocked
using stud partition with two
layers plasterboards both sides

Existing walls to be demolished

Existing steps to be demolished

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client: Teratt LTD

DRG Title:

Existing Ground Floor

Drawn by Sami Kamha

Date: 15/10/2020
Scale: 1:50 @ A3

Job No
08/2020

Dwg. No
2

Dr. Ghassan Kamha & Partners
Architects and Town Planners
5 Mauldeth Road, West withington
M20 3WB
Tele. 0161 446 2525

PLANS

Drawing number 3



Existing basement

Existing walls to be demolished

Existing steps to be demolished

Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client: Teratt LTD

DRG Title:

Existing basement

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	3
Scale: 1:50 @ A3		

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PLANS

Drawing number 4



Existing first floor

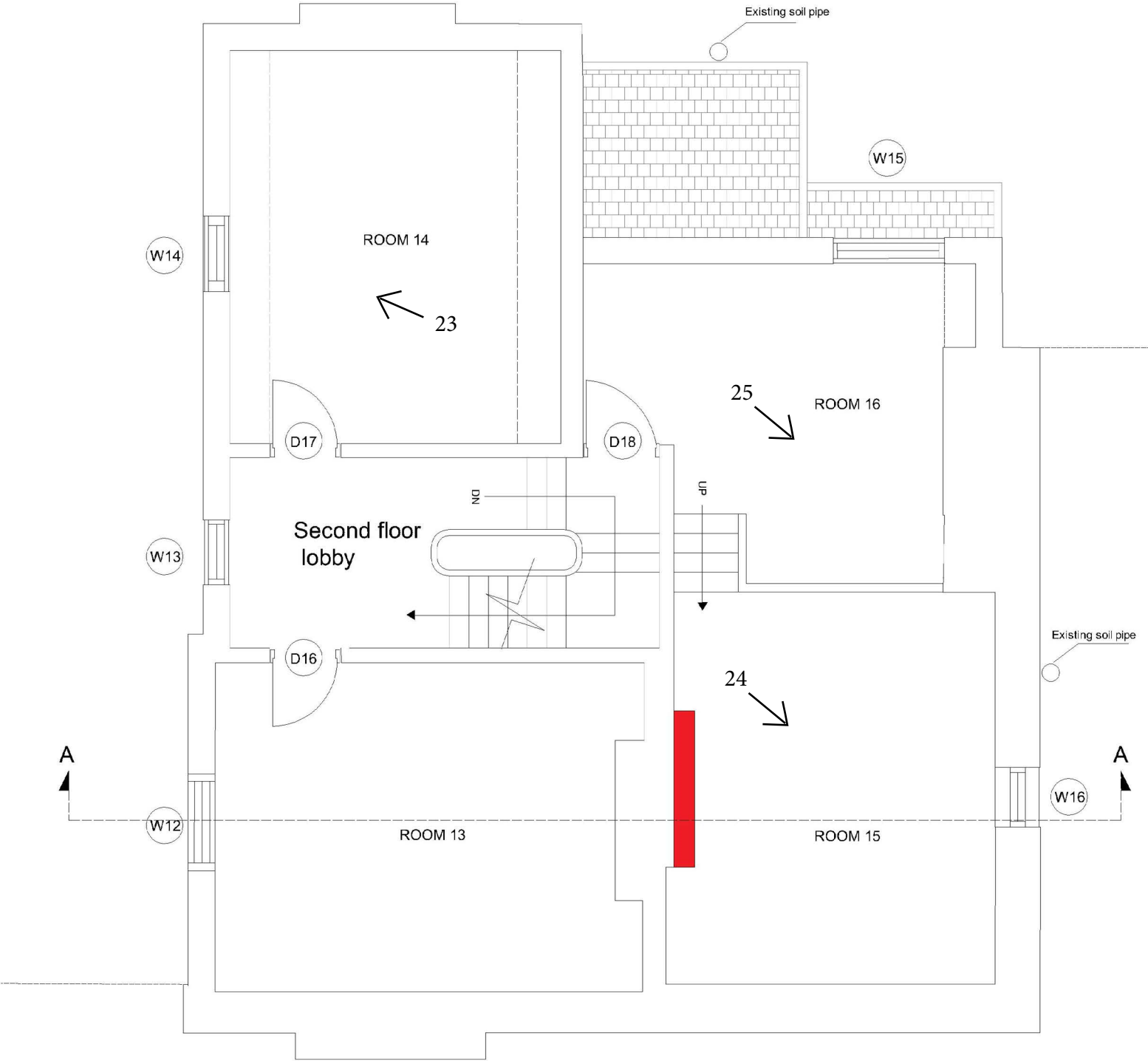
Existing walls to be demolished

Existing steps to be demolished

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client: Teratt LTD		
DRG Title: Existing first Floor		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	4
Scale: 1:50 @ A3		
Dr. Ghassan Kamha & Partners Architects and Town Planners 5 Mauldeth Road, West withington M20 3WB Tele. 0161 446 2525		

PLANS

Drawing number 5



Existing second floor

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client: Teratt LTD		
DRG Title:		
Existing second Floor		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	5
Scale: 1:50 @ A3		
Dr. Ghassan Kamha & Partners Architects and Town Planners 5 Mauldeth Road, West withington M20 3WB Tele. 0161 446 2525		

Elevations

Front elevation

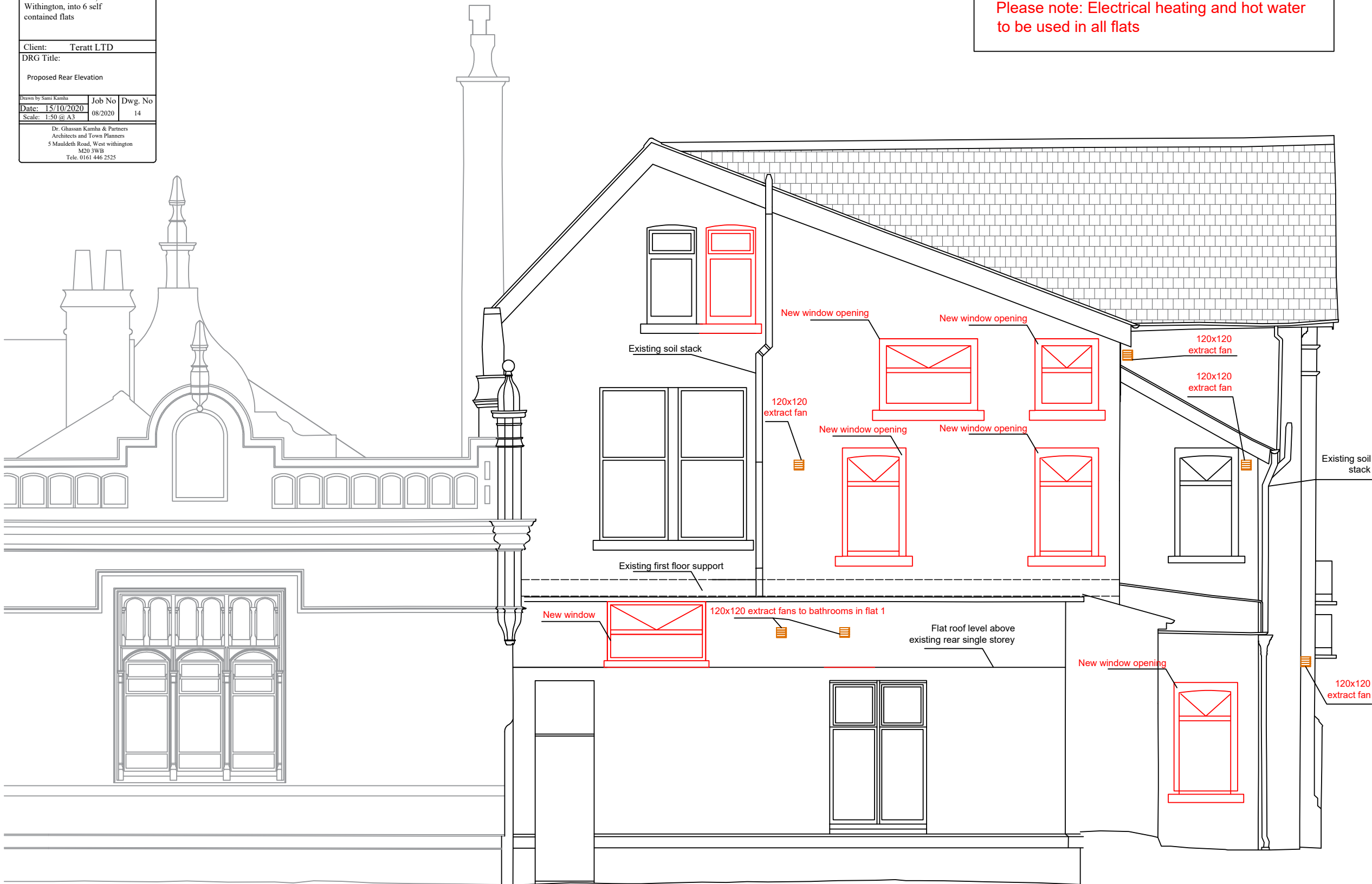


Elevations

Rear elevation

Project: Proposed conversion of 2 Swinbourne Grove, Withington, into 6 self contained flats		
Client: Teratt LTD		
DRG Title: Proposed Rear Elevation		
Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	08/2020	14
Scale: 1:50 @ A3		
Dr. Ghassan Kamha & Partners Architects and Town Planners 5 Mauldeth Road, West withington M20 3WB Tele: 0161 446 2525		

Please note: Electrical heating and hot water
to be used in all flats



Proposed Rear Elevation (annex)

Proposed Rear Elevation (offices)

Heritage assesment

Statement

HERITAGE ASSESSMENT

The building is vacant and needs to be occupied and maintained to preserve it and prevent it from any further deterioration. There is not a great amount of attractive features in this building; the only ones are minor items like the coving in some rooms and around the main staircase which are showing in our photographic attached evidences.

The area does not warrant the building as its former use bank / office and therefore remains vacant, alternative use is needed, the owners are prepared to invest to maintain the building and area and consider residential flats is the suitable / only alternative use which answers that would meet the demands in the area, the needs of the public, and the preservation of the building in good condition.

Internal alterations for residential use as showing on our submitted drawings, so the building could be maintained and become usefully occupied again. Providing income for the owners, local area & city council.

To provide suitable sound insulation and fire protection, false ceilings are to be installed (maintaining the structure) to comply with the Building Regulation requirements, and Safety standards.

The coving around the staircase ceiling level will be preserved and remains exposed, only one 12mm layer of plasterboard with plaster skim will be fixed below the existing ceiling for fire precaution, photographic evidence attached. the finished effect will be a plaster ceiling the same as the original.

The majorities of the ventilation will be extracted through the existing chimney flue stacks with only 3 small vents provided through the wall at the rear as indicated in our drawings number 14.