SCOPE OF WORKS FOR IMPLEMENTATION

Introduction

1.1 This report is intended to set out the works intended to be undertaken to lawfully implement the planning and listed building consents (ref: 113475/FO/2016 and 113476/LO/2016).

1.2 The works will be undertaken following confirmation of the discharge of the relevant pre-commencement conditions.

1.3 Commencing development involves undertaking some limited works on site to commence a planning permission or listed building consent and thus keeping it alive.

1.4 The works must be done within the time period expressed on the permission. In order to lawfully commence development, it is necessary to satisfy the legal requirements in section 56(4) of the Town and Country Planning Act 1990. This says that *"development is taken to be begun on the earliest date on which a material operation is carried out"*.

1.5 A material operation is defined in the Act and can include any works of construction, demolition, digging foundations, laying out or constructing a road and a material change in the use of the land. In practice, very minor works are sufficient to commence a planning permission.

Proposed Works

1.6 The proposed works to be undertaken are;

- Installation of below ground drainage shown on plan ref 'Early Drainage Works TST-REN-00-ZZ-SK-C-01100-C01' (appended).

- Soft strip demolition and refurbishment works as shown in Drawing No. 05013_B1_12_3204, ref '7_KELVIN_STREET_INTERNAL_ELEVATIONS _GROUND_FLOOR_DEMOLITION-779832' (appended), but limited to:

    - Elevation A – Remove existing plaster. Bricks cleaned in preparation for exposed finish for final design
    - Elevation A – Barred window niche; strip metal work in preparation for new paint finish
    - Elevation B – Remove existing plaster. Bricks cleaned in preparation for exposed finish with final design.

Copyright of this drawing is vested in 5plus Architects and it must not be copied or reproduced without written consent.
Figured dimensions only are to be taken from this drawing. Do not scale from this drawing.

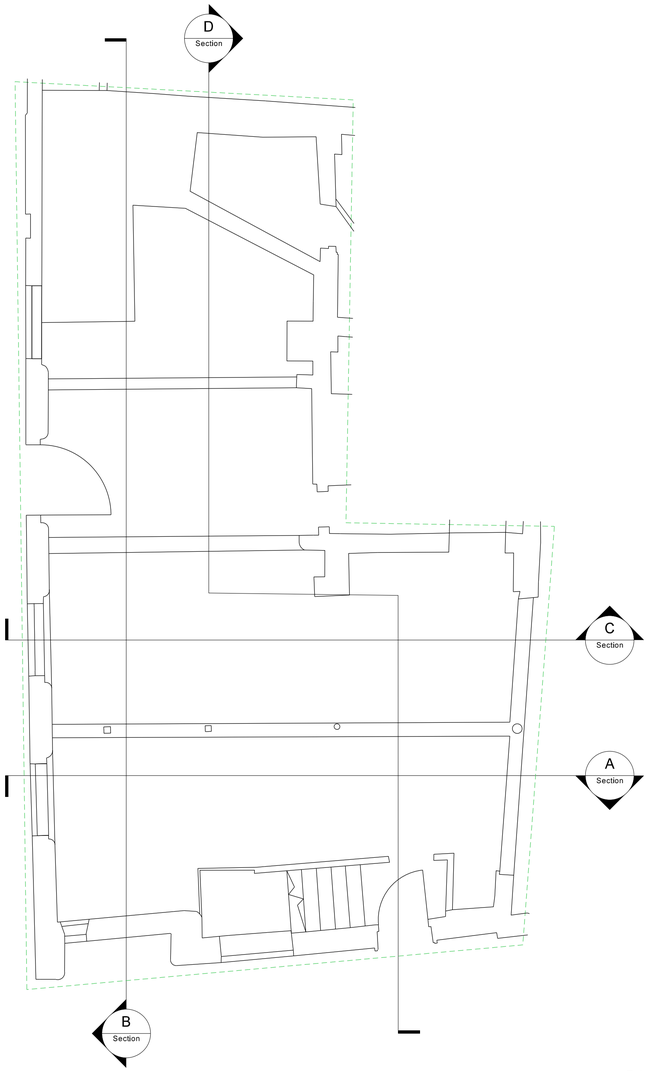
All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. 5plus Architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement.
All dimensions and levels should be 'read only' from those values stated in text, on the drawings

⚠ CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Scheduled Designers Risk Assessment.

KEY PLAN:

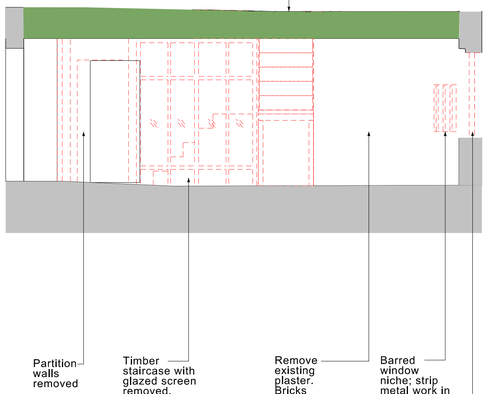
Following timber and damp investigation, the suitability of reuse for the existing floors/joists and beams is to be confirmed. The proposal will seek to minimise replacement, and repair where possible.



No. 7 Kelvin Street

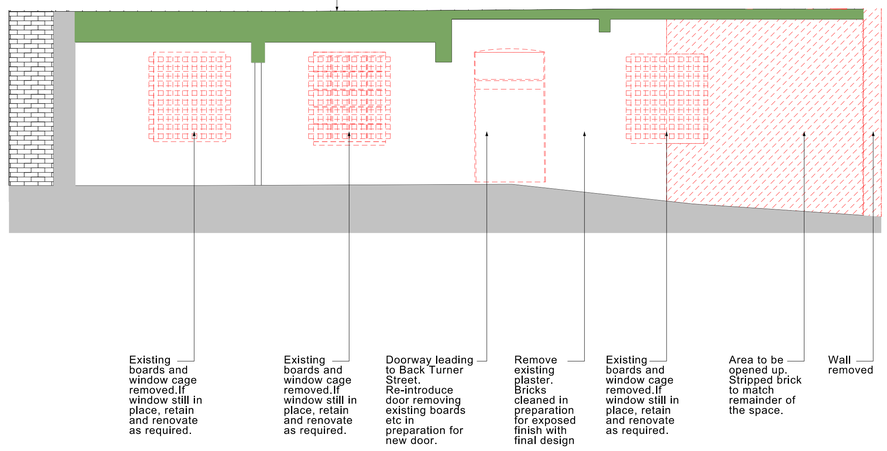
Ground Floor Plan

Following timber and damp investigation, the suitability of reuse for the existing floors/joists and beams is to be confirmed. The proposal will seek to minimise replacement, and repair where possible.



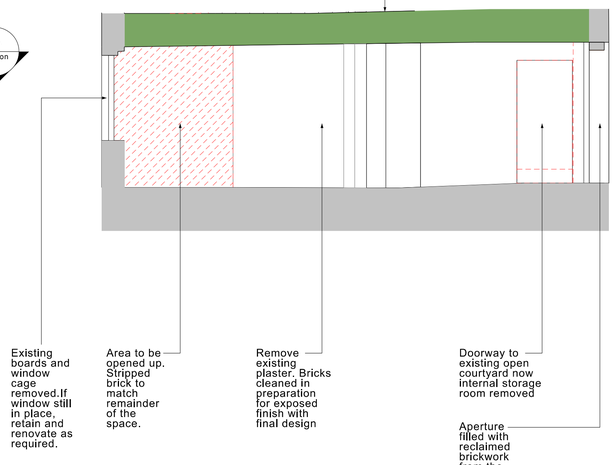
Elevation A

Following timber and damp investigation, the suitability of reuse for the existing floors/joists and beams is to be confirmed. The proposal will seek to minimise replacement, and repair where possible.



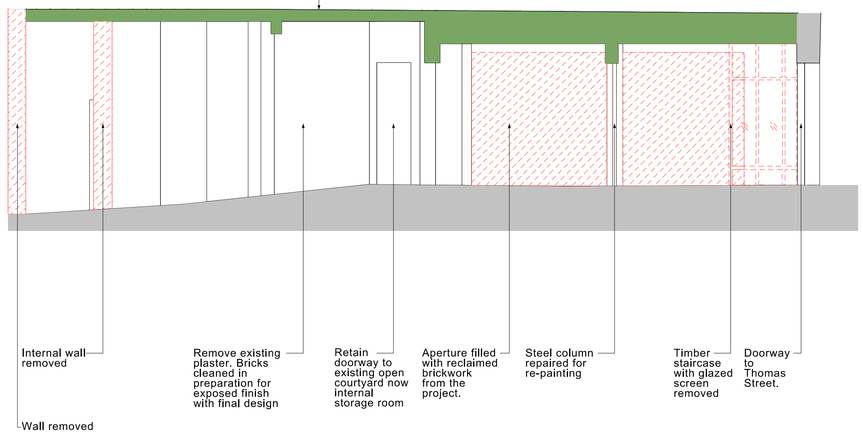
Elevation B

Following timber and damp investigation, the suitability of reuse for the existing floors/joists and beams is to be confirmed. The proposal will seek to minimise replacement, and repair where possible.



Elevation C

Following timber and damp investigation, the suitability of reuse for the existing floors/joists and beams is to be confirmed. The proposal will seek to minimise replacement, and repair where possible.



Elevation D

REV:	DATE:	DETAILS:

4th Floor
The Hive
47 Lever Street
Manchester
M1 1FN

+44 (0)161 228 0211

www.5plusarchitects.com

PROJECT:
42 - 50 Thomas Street
Manchester

TITLE:
No. 7 Kelvin Street - Proposed Internal Elevations
Ground Floor - Demo

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1:50 @ A1	07/09/16	DV	AP

STATUS:
Planning

PROJECT	DRAWING NO:	REV:
05013	05013_B1_12_3204	0

Architecture | Masterplanning | Interiors | Graphics | Branding