

Jonathan Davidson Architects

Fabric Details & Schedule of Works

in support of Listed Building Consent

Application ref: 126402/LO/2020

45 - 47 Hilton Street

Manchester

M1 2EF

INTRODUCTION

The application for Listed Building Consent ref 126402/LO/2020 relates to the internal refurbishment and replacement windows to a two-story, grade II listed commercial building in Manchester's Northern Quarter.

Approval was granted in December 2020 with the following condition attached;

Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2, the following information must be submitted to and approved in writing by the City Council as Local Planning Authority before any works commence:

- a) Detailed schedule of all (i) internal and (ii) external alterations and repairs, including specifications, methodologies and materials for all of the alterations and repairs to the building.*
- b) Detailed schedule of all internal and external physical works to both existing and proposed building fabric including, specifications, methodologies and materials, including samples for all floors, walls, ceilings and other internal and external fabric (both original and non-original) .*
- c) A strategy for the location and detailing of all M&E building services, including electrics, plumbing, telecommunications, fire/security alarms, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment).*
- d) Details of the interface between new internal walls and existing walls/ceilings and shadow gap details.*
- e) Details and method statements for removal of existing windows, doors (including door furniture), and glazing, including specification, methodology and materials, including samples for replacement glazing.*

This document is intended to provide the details, schedules, specifications, etc to allow all the elements of the condition outlined above to be discharged and is structured according to the elements affected.

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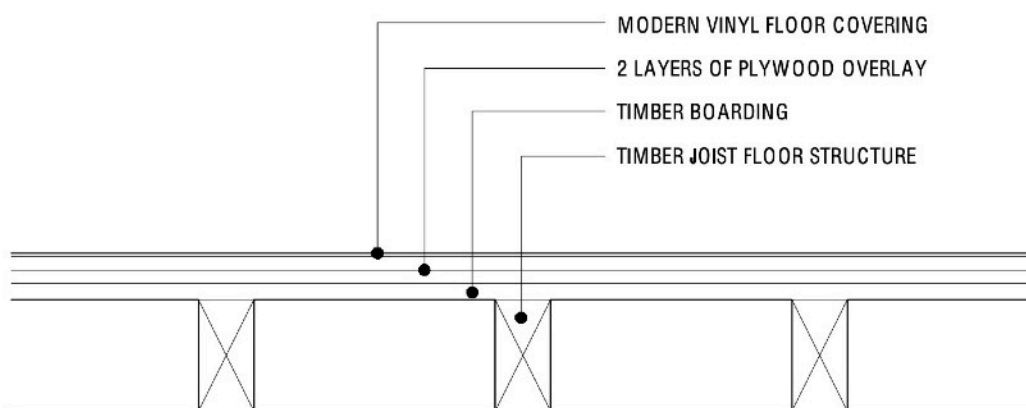
1.0 FLOORS

Existing Construction

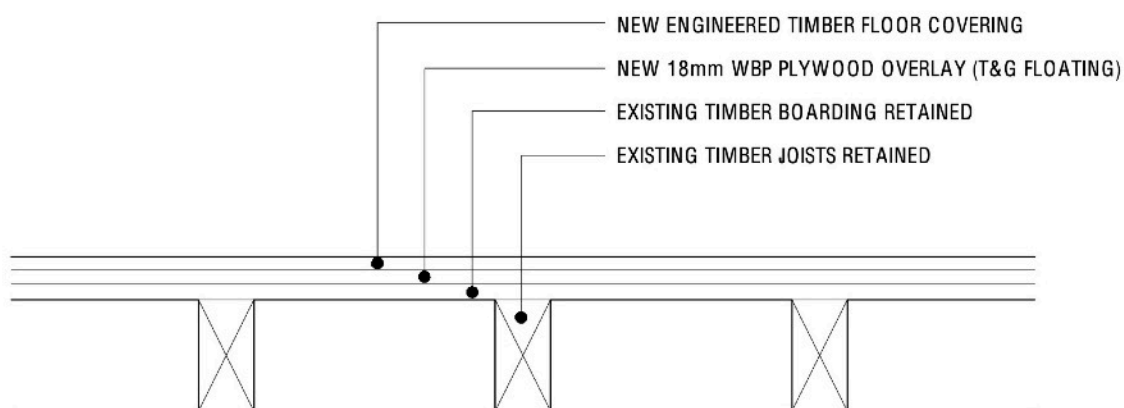
The existing floor structure to the main space, which sits over basement accommodation, comprises timber joists with timber boards, which have been overlaid in the recent past with two layers of modern plywood sheeting to form a base for thin vinyl floor coverings. The offshoots to the rear have solid concrete floors.

Proposed Works

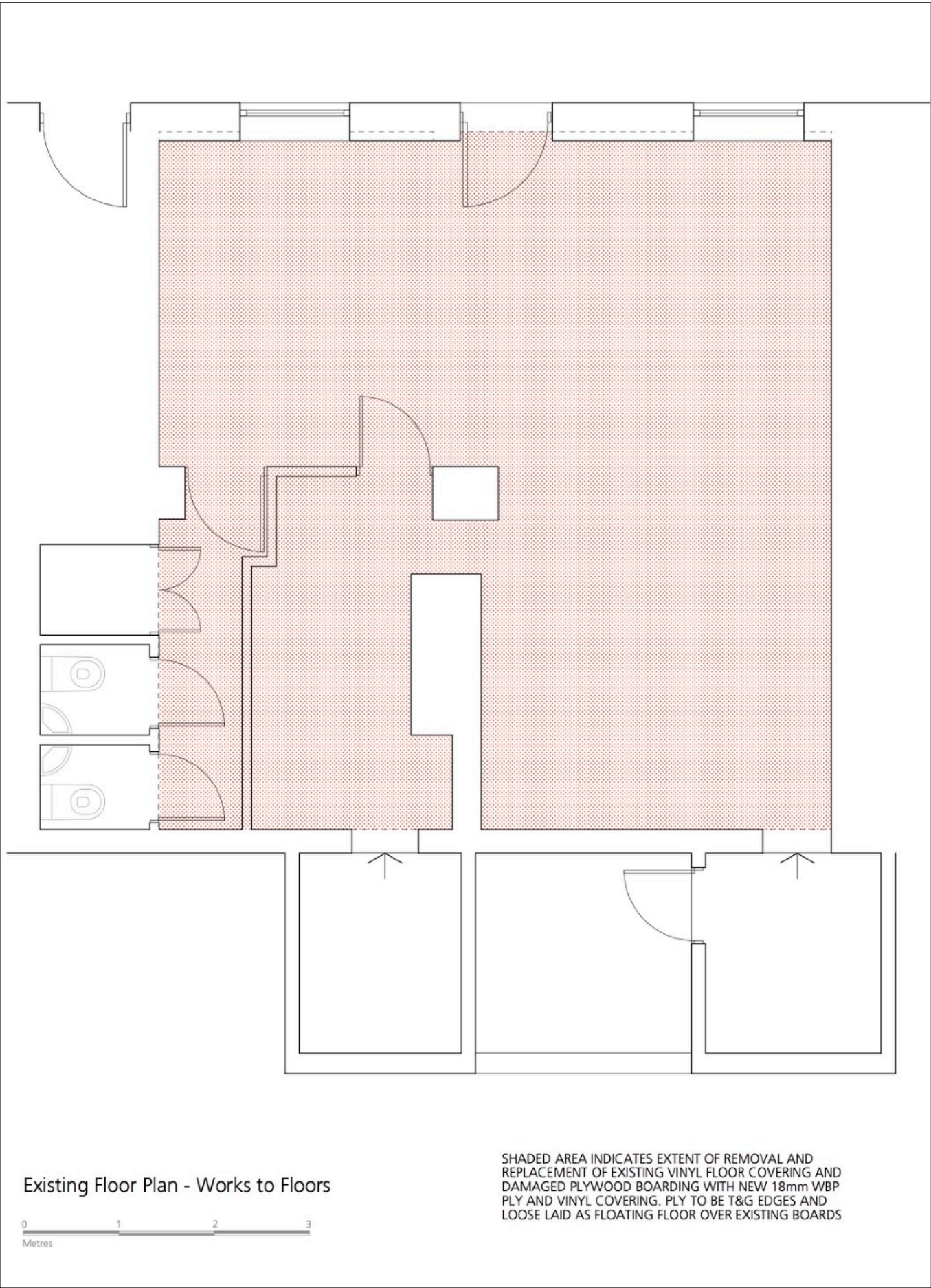
The proposed works are restricted to the main space, as indicated on the plan overleaf, and involve the careful removal of the dilapidated vinyl coverings and plywood base. A new 18mm WBP plywood layer will be laid over the retained timber boarding that will remain untouched. The new ply sheets will have tongue & grooved edges to allow it to be laid as a floating floor with no fixings through to the boards below. This new ply layer will then be finished with a new engineered timber plank floor covering.



Existing Floor Build Up



Proposed Floor Build Up



2.0 WALLS

Existing Construction

The existing external and primary internal dividing walls are of masonry construction and are consistent with the original construction of two units, subsequently joined together and separated from the basement and first floor accommodation.

These masonry walls are all lined internally with modern plasterboard sheets fixed with adhesive dabs to the brickwork behind, with the exception of the external wall to the Hilton Street facade, which is lined with plasterboard on to a modern timber framework containing quilt insulation, presumably to improve the thermal performance of the fabric.

In addition to the masonry, there is an area to the rear that has been further sub-divided to provide WCs and a kitchen preparation area as part of the former, longstanding use as a cafe. These division walls date from the late 20th century and are formed from timber stud partitions with a plasterboard lining.

Skirting boards are a combination of vinyl and modern MDF/timber and no original skirtings remain.

Proposed Works

There are no works proposed to the original fabric of the building with the masonry remaining unaltered and untouched. However, due to the previous use as a cafe with an open cooking area, much of the plasterboard lining to the rear is damaged and badly grease stained and is in need of replacement.

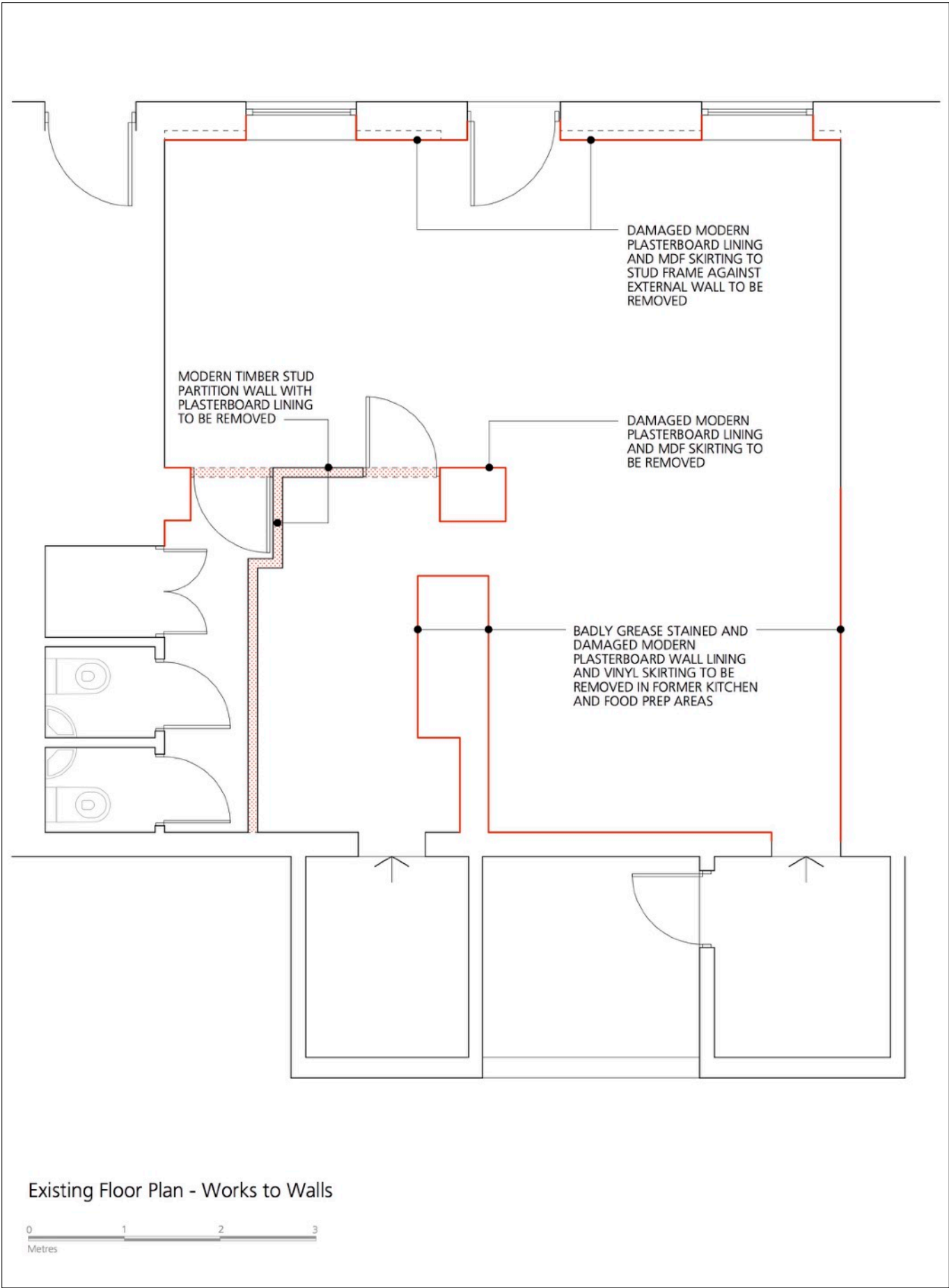
Where required (see existing plan overleaf for extent of plasterboard to be removed) the existing boards and adhesive dabs will be carefully removed and replaced with new plasterboard with a skim finish, which will then be painted.

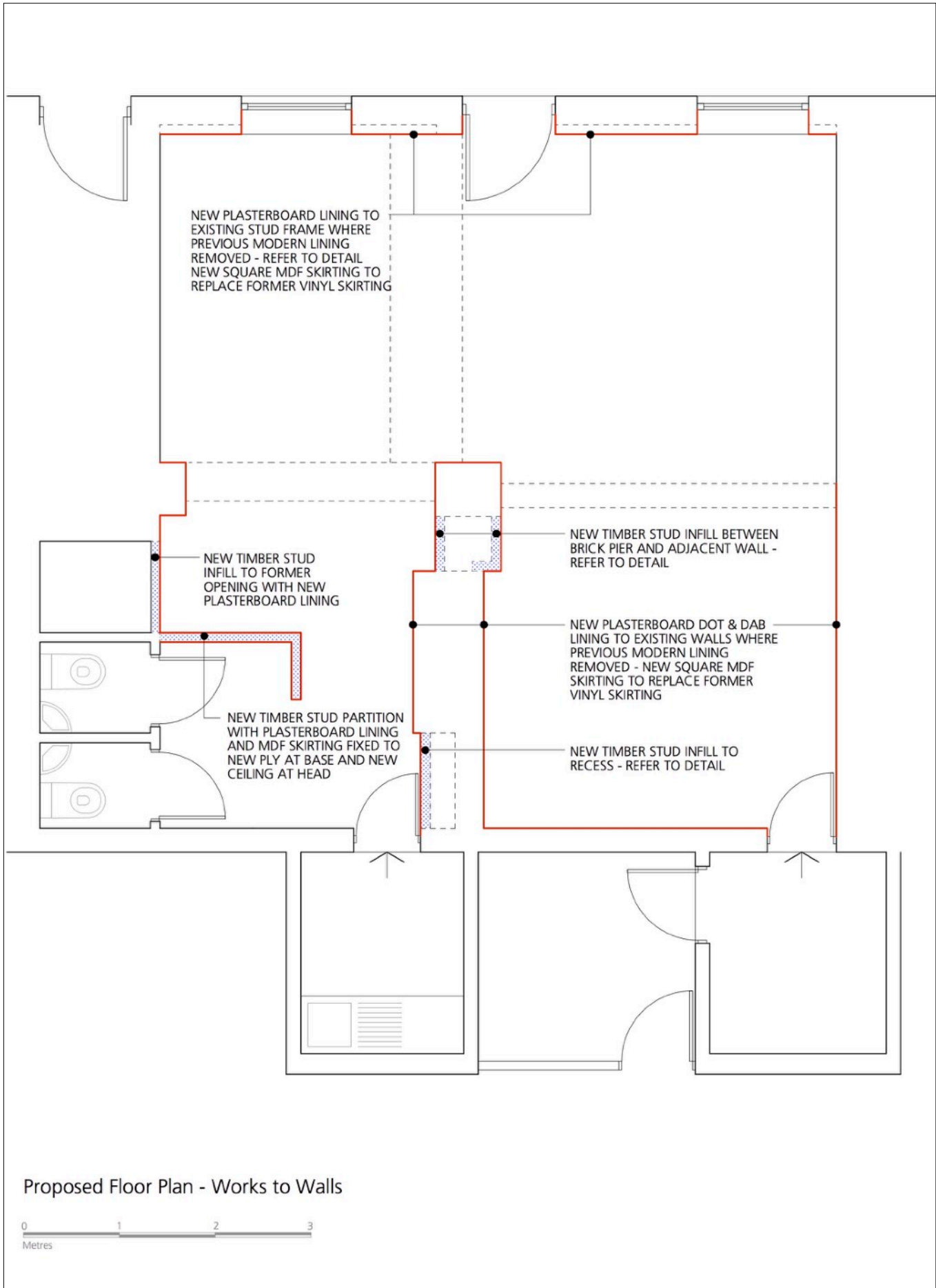
In addition, the existing stud partition is to be removed as indicated on the plan overleaf, in order to provide more useful floor area. The stud partitions enclosing the WC accommodation under the stairs are to be retained untouched. The former storage space under the stairs will be enclosed with a new stud infill and a plasterboard lining.

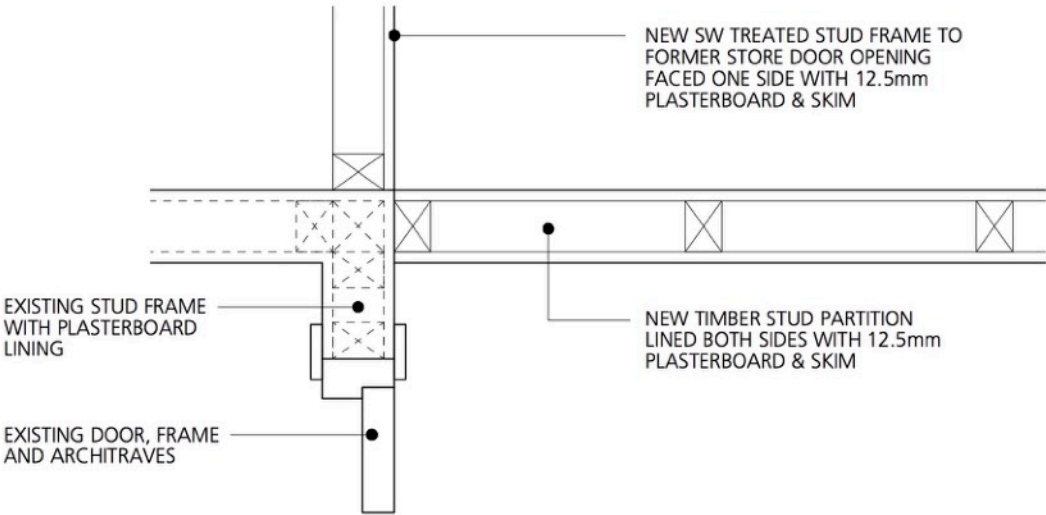
A new stud partition will be provided as a screen to the WC area as indicated on the proposed plan. This stud will be formed from timber and lined with plasterboard with a skim coating.

In addition, two small sections of timber infill are proposed to close the narrow gap between the central brick pier and the adjacent masonry wall.

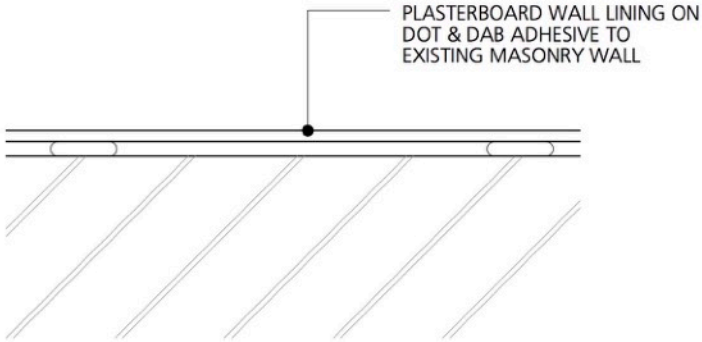
The works to the walls are completed with new contemporary skirtings throughout.



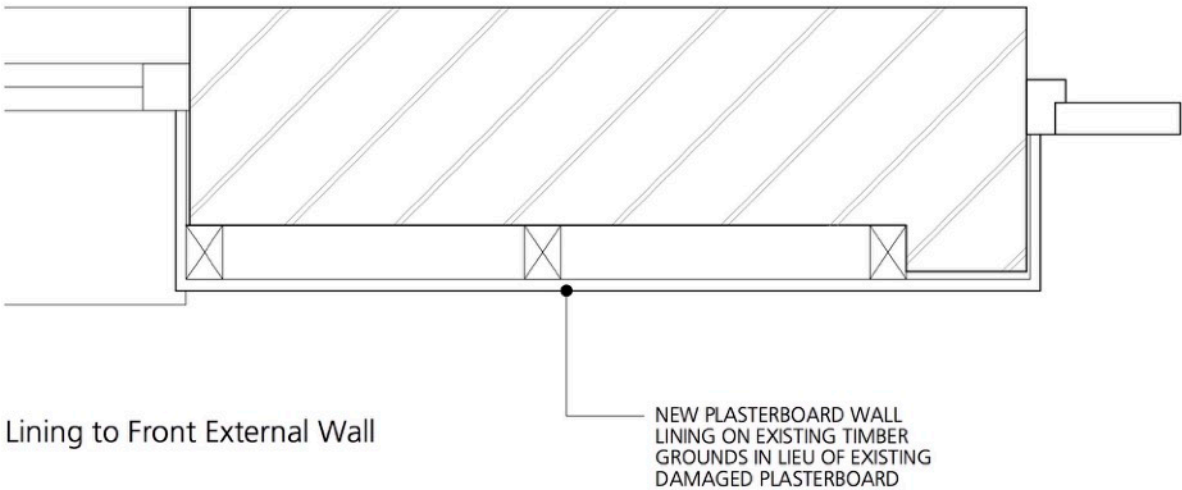




New Stud Junction to Existing



Typical Internal Wall Lining - Existing & Proposed



Lining to Front External Wall

NEW 12.5mm PLASTERBOARD AND
SKIM DRY LINING ON ADHESIVE
DABS TO EXISTING MASONRY PIER

NEW SW TREATED STUD FRAME
BETWEEN EXISTING BRICK PIER AND
ADJACENT WALL SCREW FIXED TO
MASONRY AND FACED ONE SIDE WITH
12.5mm PLASTERBOARD & SKIM

NEW 12.5mm PLASTERBOARD AND
SKIM DRY LINING ON ADHESIVE
DABS TO EXISTING MASONRY WALL

NEW SW TREATED STUD FRAME TO
RECESS SCREW FIXED TO MASONRY
AND FACED ONE SIDE WITH 12.5mm
PLASTERBOARD & SKIM

NEW DOOR & FRAME BETWEEN
NEW AND EXISTING LININGS

EXISTING WALL LININGS
RETAINED TO REAR ROOMS

Linings to Internal Division Wall

3.0 CEILINGS

Existing Construction

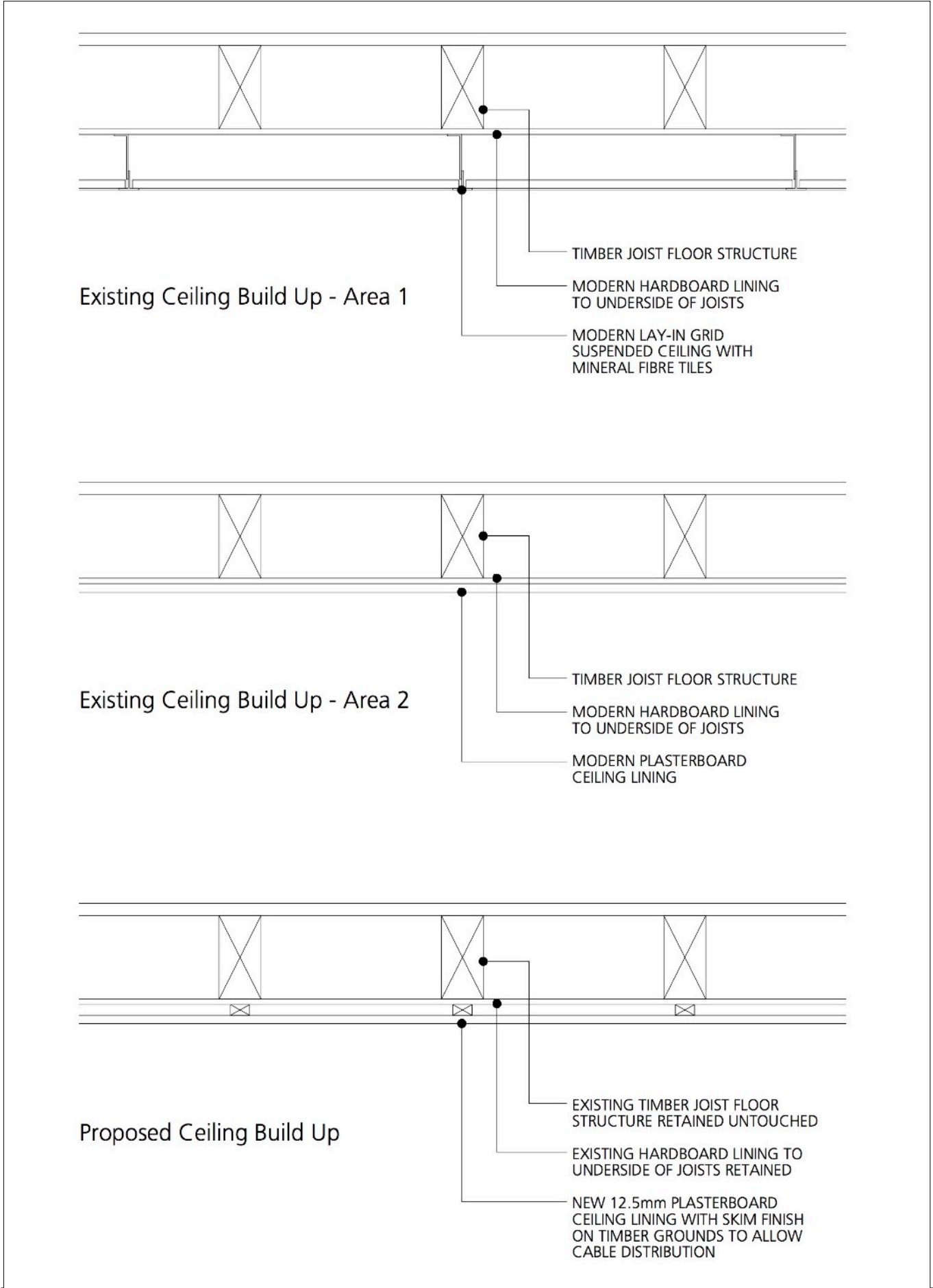
The existing ceiling is generally a modern lay-in grid suspended ceiling fitted with mineral fibre tiles and drop in light fittings, which is dilapidated and out of keeping with the character of the building. The soffit some 100mm above this ceiling consists of modern thin hardboard fixed to the timber joists forming the first floor. This area is identified as Area 1 on the plans and details overleaf.

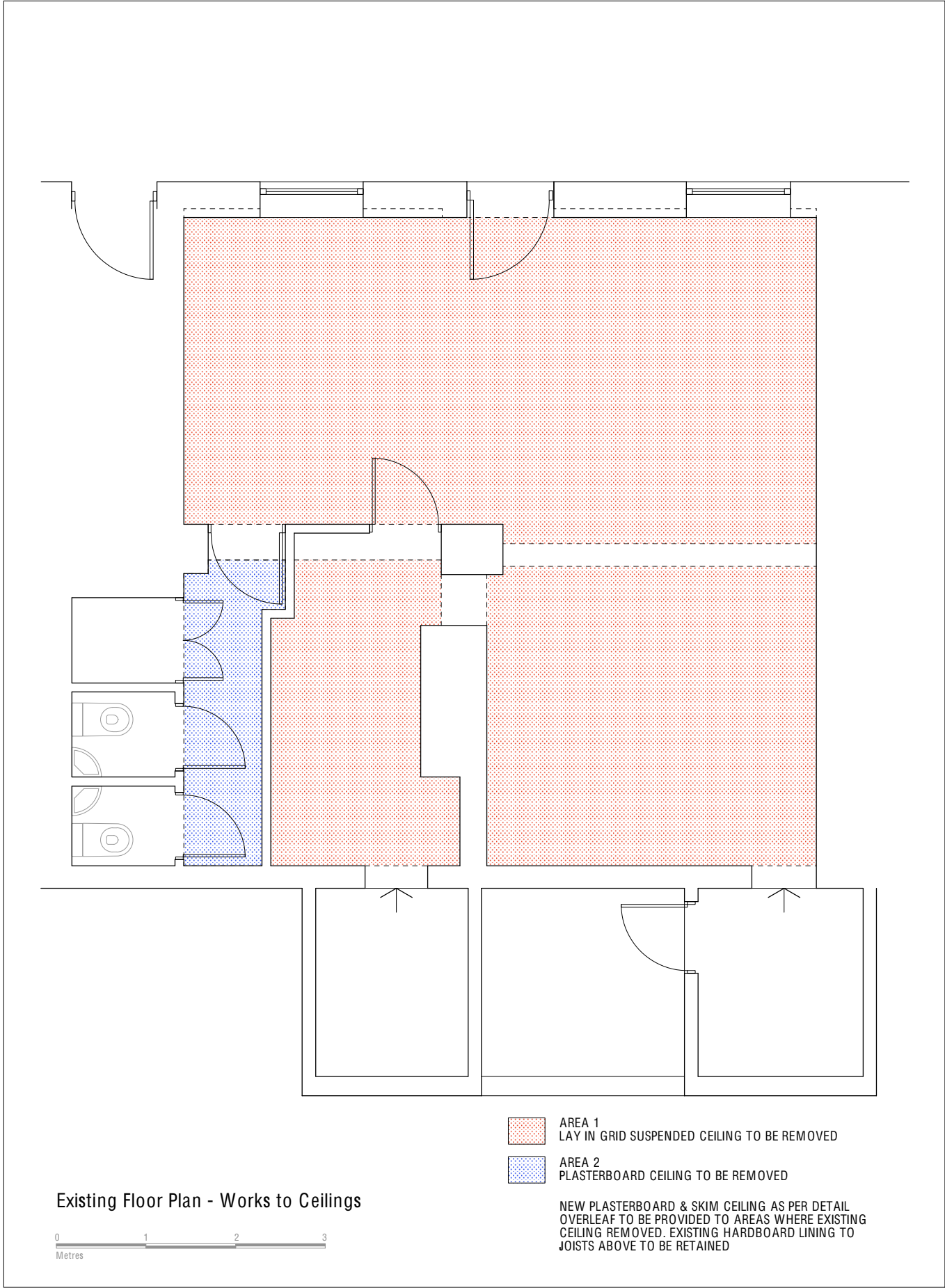
The area forming the WCs and lobby is formed from plasterboard fixed over the hardboard lining. This area is identified as Area 2 on the plans and details overleaf.

No evidence of any original ceiling remains.

Proposed Works

The proposed works comprise simply the removal of the existing lay-in grid ceiling and partial removal of the plasterboard ceiling and their replacement with a new layer of plasterboard with a skim finish. The existing hardboard lining will be retained beneath the new plasterboard layer and will be overlaid with a grid of timber grounds in order to provide a small void for electric cable distribution.





4.0 WINDOWS & DOORS

Existing Construction

There are two windows in the Hilton Street elevation, as shown on the plan overleaf. One of the windows is an existing sliding sash window that no longer functions correctly and appears to be beyond reasonable repair, with large gaps to the frames such that it does not close and seal effectively. The other window is a modern replacement casement window comprising a fixed lower panel and a top hung opening light. This window is out of character with the other windows on the street, which are all sliding sashes.

Proposed Works

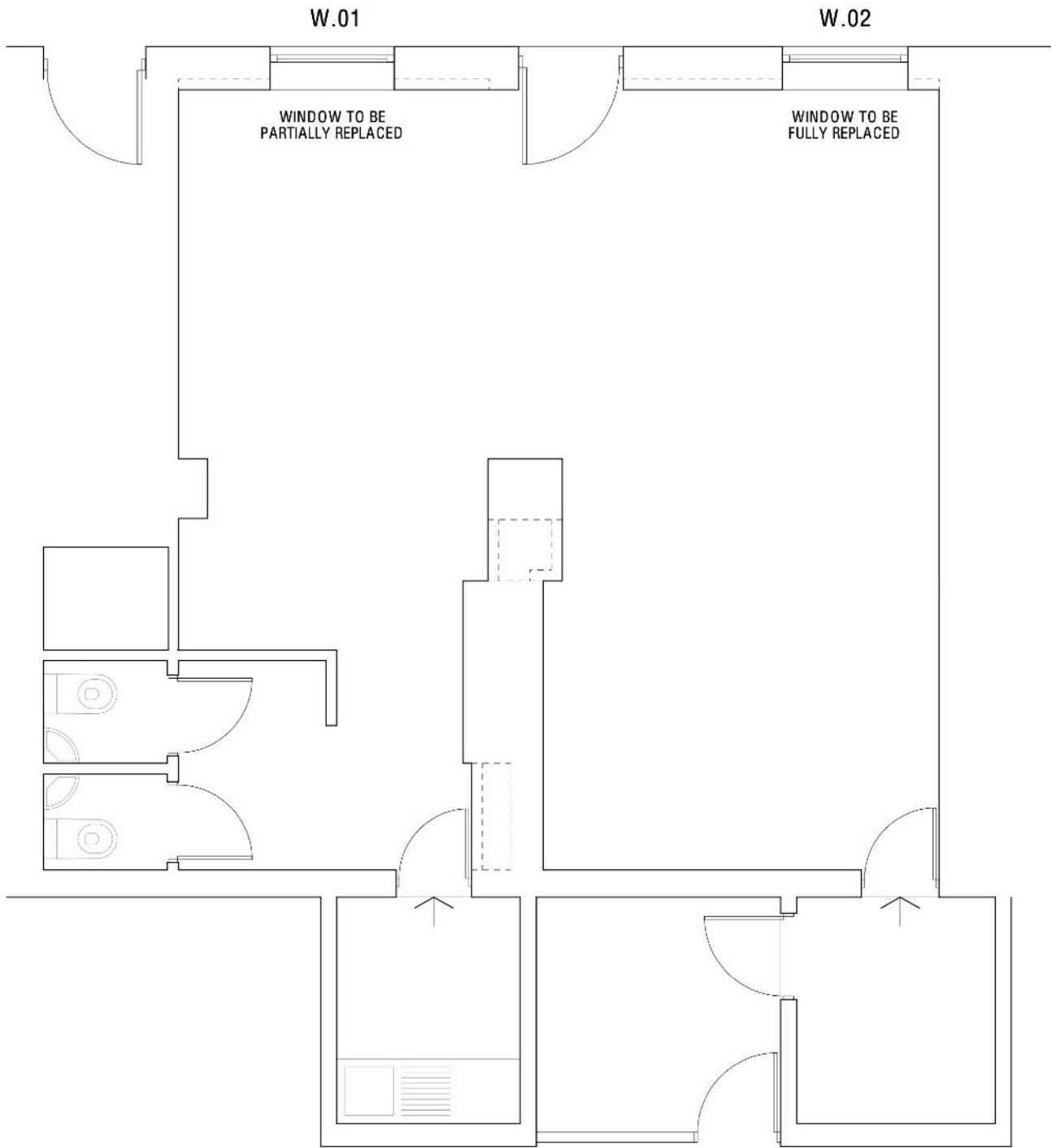
The proposed works to these windows are the partial replacement and upgrading of the existing sash window and the replacement of the entire modern casement window with a hardwood sash window to match the adjacent upgraded one.

For the upgraded window, the existing sliding sashes only are to be carefully removed from the frames, which are to be retained. The existing frames will be sanded, filled where necessary and prepared for painting and new hardwood sliding sashes matching the sizes of the original will be fitted to the existing frames. New cords will be provided to allow the window to operate correctly and new seals will be provided within the sashes.

The new, full window assembly will be in hardwood and will replicate the details of the upgraded window to provide a matching pair. This window will also include a new timber billboard to suit the revised reveal depth.

Both window openings will retain the existing outer frame and the windows will include a traditional single glazed detail but using 10.8mm laminated glass to provide additional security.

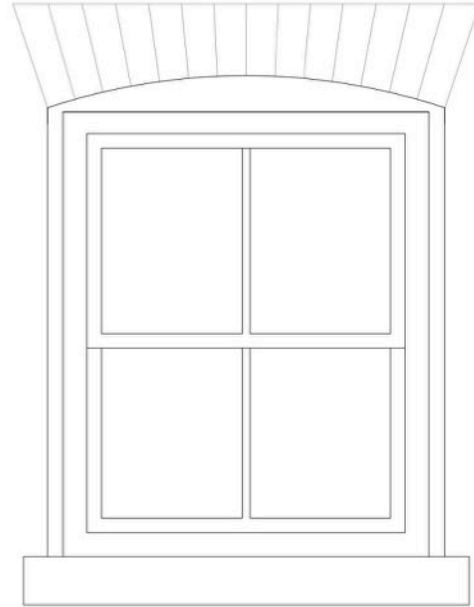
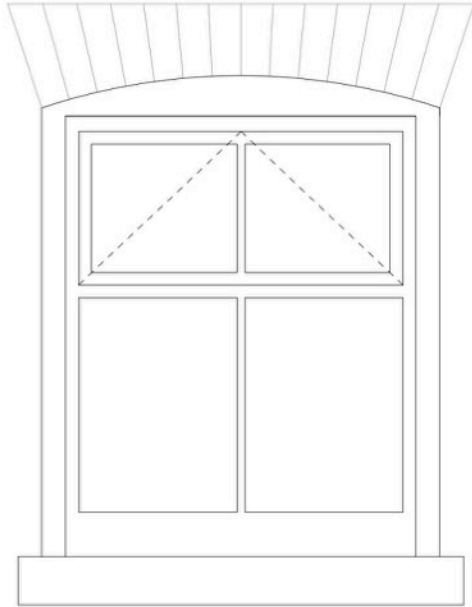
Details of the existing and proposed conditions are shown on the pages overleaf.



Proposed Floor Plan - Windows



EXISTING WINDOWS

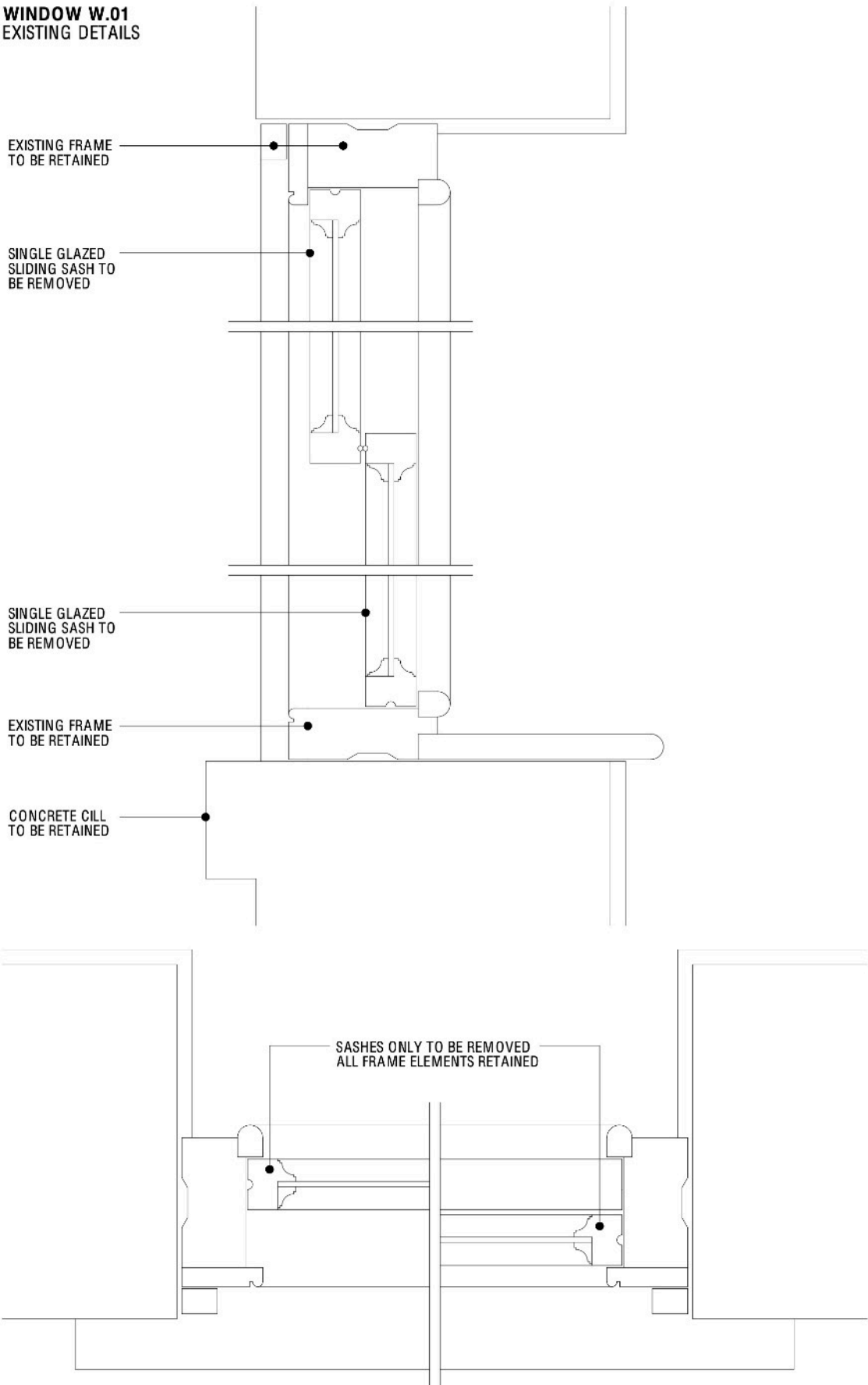


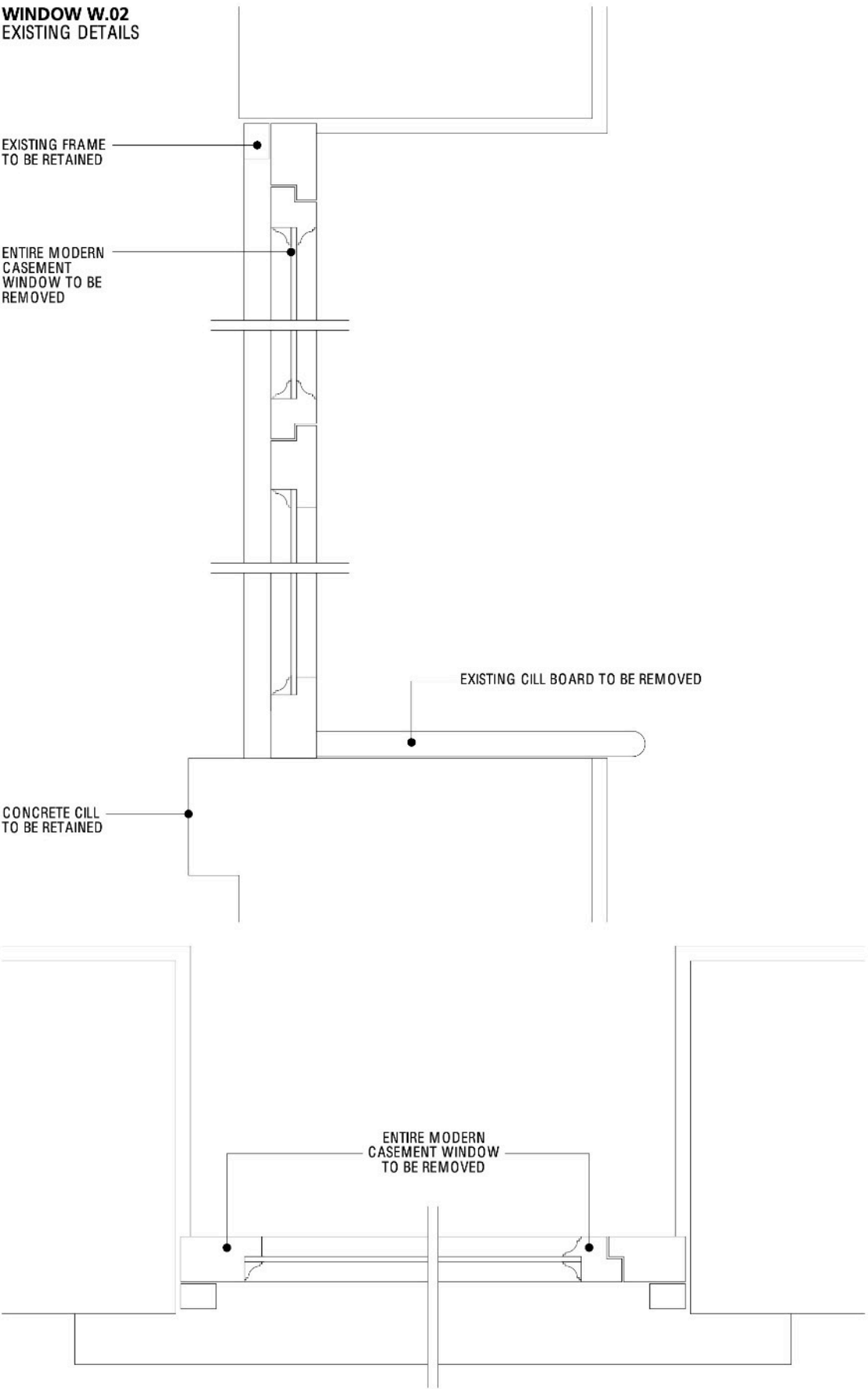
WINDOW W.02
REPLACEMENT TOP HUNG OPENING LIGHT
AND FIXED WINDOW NOT ORIGINAL



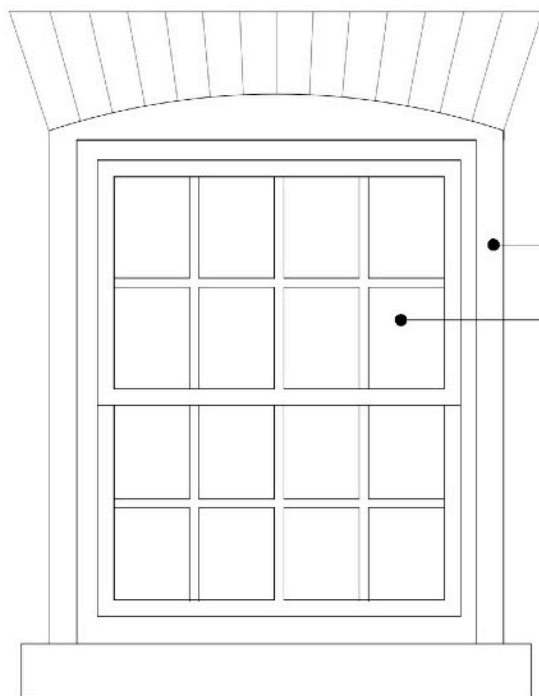
WINDOW W.01
EXISTING SLIDING SASH WINDOW BEYOND
SERVICABLE CONDITION

WINDOW W.01
EXISTING DETAILS





PROPOSED WINDOWS

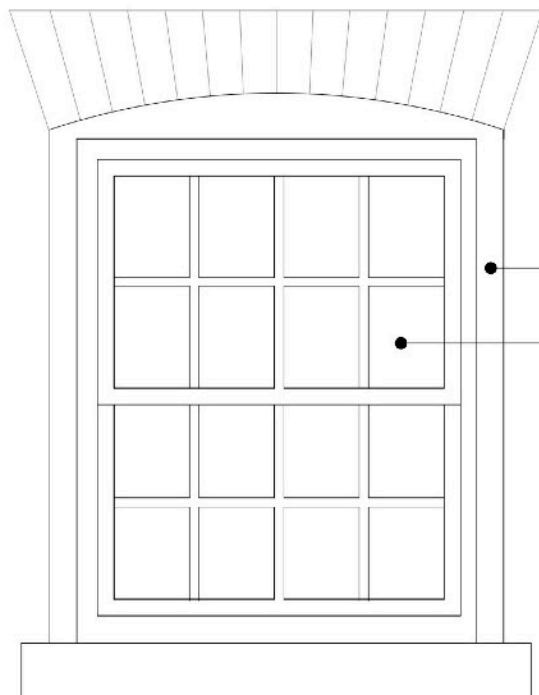


EXISTING OUTER FRAME RETAINED

NEW HARDWOOD SLIDING SASH WINDOW SET WITHIN EXISTING OUTER FRAME

SASH TO BE FITTED WITH WEATHER AND DRAFT SEALS AND GLAZED WITH 10.8mm LAMINATED GLASS

WINDOW W.01
NEW SLIDING SASH WINDOW

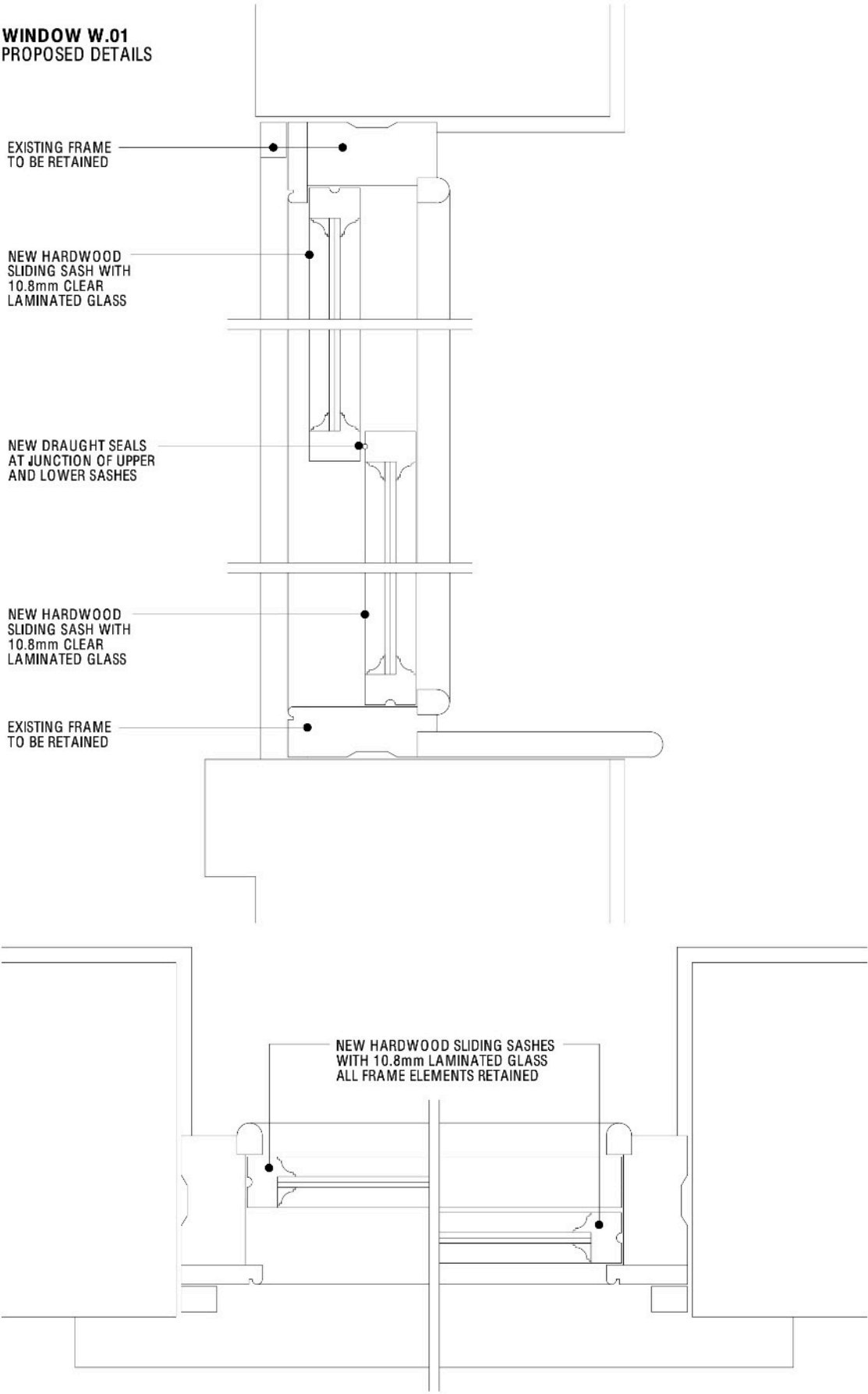


EXISTING OUTER FRAME RETAINED

NEW HARDWOOD SLIDING SASH WINDOW TO MATCH W.01 PROFILE SET WITHIN EXISTING OUTER FRAME

SASH TO BE FITTED WITH WEATHER AND DRAFT SEALS AND GLAZED WITH 10.8mm LAMINATED GLASS

WINDOW W.02
NEW SLIDING SASH WINDOW



WINDOW W.02
PROPOSED DETAILS

EXISTING FRAME
TO BE RETAINED

NEW COMPLETE
HARDWOOD SLIDING
SASH WINDOW
ASSEMBLY WITH
10.8mm CLEAR
LAMINATED GLASS

NEW TIMBER CILL BOARD

NEW COMPLETE HARDWOOD
SLIDING SASH WINDOW
ASSEMBLY WITH 10.8mm
CLEAR LAMINATED GLASS

5.0 SERVICES

Existing Installation

The existing electrical installation provides heating in addition to power and lighting and cable distribution is via conduits concealed behind the plasterboard wall linings or in the void above the lay in grid ceiling.

The existing installation is modern, although it is dated and requires replacement to meet current standards and provide a safe environment.

Proposed Works

The proposed works comprise a new lighting, power, data and fire alarm installation in accordance with the layout shown overleaf.

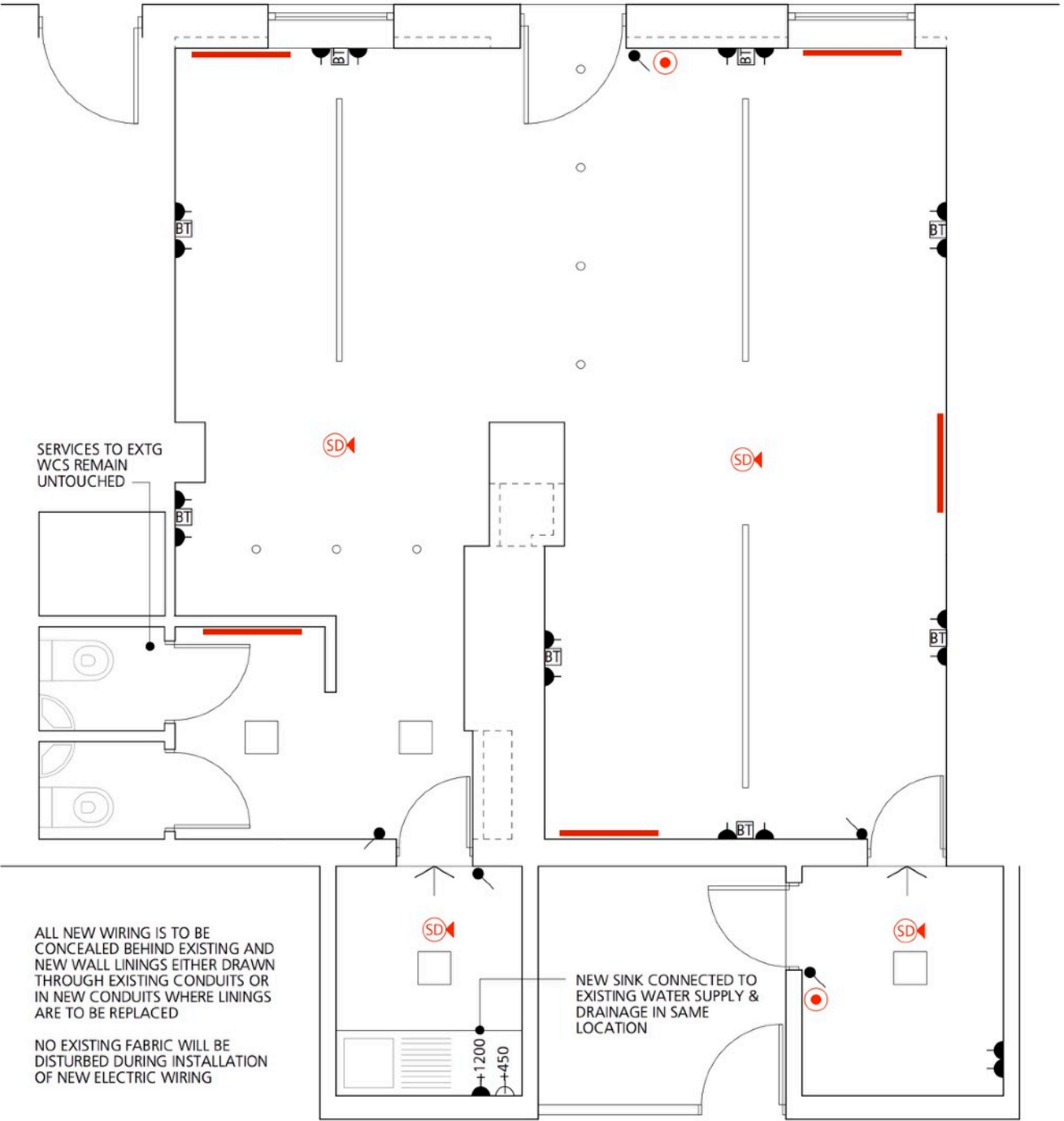
Wiring for the new installation is concealed behind wall finishes and is either fed through existing conduits where wall linings remain in place or through new conduits where wall linings are replaced. Wiring feeding ceiling lighting will be run behind the new plasterboard lining. No existing fabric will be disturbed in order to install wiring.

New white plastic socket and data outlets will be provided at 450mm above floor level, sufficient to allow for flexibility on layout for a variety of uses.

The primary lighting will be via new surface mounted tracks, which again allow for flexibility on lighting to suit a number of potential configurations. There are a small number of recessed downlights, approx 50mm in diameter, which will be recessed into the new plasterboard ceiling and sited between the floor joists above.

The remaining lighting will be surface mounted bulkhead type fittings to the rear rooms and ancillary areas.

The heating is to be provided by electric panel radiators, which will be slim, flat panels and will be mounted at low level.



Proposed Floor Plan - Services



- | | | | |
|--|--|--|------------------------|
| | LIGHTSWITCH | | 2 GANG SWITCHED SOCKET |
| | RECESSED DOWNLIGHTER | | 1 GANG SWITCHED SOCKET |
| | SURFACE MOUNTED 2D BULKHEAD FITTING | | 2 GANG RJ45 SOCKET |
| | 2.4m SURFACE MOUNTED TRACK LIGHT | | MANUAL FIRE CALL POINT |
| | RADIATOR - LOW LEVEL ELECTRIC SLIMLINE FLAT PANEL HORIZONTAL | | SMOKE DETECTOR |