

Comparison of proposed works



363 Wilmslow Road, Manchester
363-SE-0006e
20 May 2020

Floor	Room	Doors/Windows	As approved (107448/FO/2014 & 107449/LO/2014, May 2015)	As amended (2020 Application)
Basement	R-101	D1-01, W1-01	Restore original flagstone Replace W1-01 (currently bricked up) with conservation quality replica timber window Remove and reuse D1-01	- Remove original flagstones in building plinth - Replace W1-01 (currently bricked up) with glazed timber door - Remove and store D1-01
	R-102	D1-02, D1-01, D-103	-	- Remove and store D1-02, D1-03 - New timber staircase from Hallway to basement
	R-103	W1-02	Replace W1-02 (currently bricked up) with conservation quality replica timber window	- Replace W1-02 (currently bricked up) with glazed timber door
	R-104	W1-03	Replace W1-03 with conservation quality replica timber window	- Replace W1-03 with conservation quality replica timber window
	R-105	D1-03, D1-04	Reuse original flagstone in external works Remove and reuse D1-03 Replace D1-04	- Remove original flagstones in building plinth - Remove chimney breast - Replace D1-04 with glazed timber door
	R-106		-	- Demolish extension due to structural failure
Ground floor	R-201	D2-02 (original), D2-03, W2-01 (original)	Remove and fill in D2-03 Restore and reuse D2-02 Restore W2-01 Repair picturerail Repair and add skirting to match original Remove redundant wiring Replaster	- Remove and fill in D2-03 - Remove and store D2-02 - Replace W2-01 with conservation quality replica timber window; insert steel support beams over bay - Remove picture rail above suspended ceiling - Fit replica skirting, picture rail, cornice and side panelling in window bay - Remove redundant wiring - Replaster
	R-202	D2-01 (original), D2-02 (original), D2-04 (original), D2-07, D2-08, D2-09, D2-10	Repair cornice Replaster Repair stair balustrade Restore D2-01 Remove D2-08 and D2-09	- Replaster - Repair stair balustrade - Remove and store D2-01 - Remove and store D2-08 and D2-09 - Replace console bracket for similar salvaged item - Ceiling replaced in R202 (disintegrated on attempts to retain).
	R-203	D2-03 (original), W2-02 (original), W2-03	Restore W2-02 Restore and reuse D2-03 Remove wall (not original) and repair cornice Repair picturerail Restore W2-03 Replaster	- Replace W2-02 with conservation quality replica timber window; insert steel support beams over bay - Remove and store D2-04 - Remove wall (not original) - Remove picture rail - Fit replica skirting, picture rail, cornice and side panelling in window bay - Restore W2-03 - Replaster
	R-204	D2-05, D2-06, W2-04 (original), W2-05	Remove walls (not original) to restore original space Remove and reuse D2-05 and D2-06 Restore W2-04 Remove W2-05 Repair and add skirting to match existing Repair picturerail Replaster	- Remove walls (not original) to restore original space - Remove and store D2-05 and D2-06 - Replace W2-04 with conservation quality replica timber window; insert steel support beams over bay - Remove W2-05 and brick up opening - Fit replica skirting, picture rail, cornice and side panelling in window bay - Remove picture rail above suspended ceiling - Replaster
	R-205	D2-03, D2-10 (original), D2-11, D2-12, D2-13, W2-08 (original)	Remove and reuse D2-10, D2-12, D2-11 Remove walls (not original) to restore space Restore and reuse D2-13 Restore W2-08	- Remove and store D2-10, D2-12, D2-11 - Remove walls (not original) to restore space - Remove and store D2-13 - Replace W2-08 with conservation quality replica timber window

Floor	Room	Doors/Windows	As approved (107448/FO/2014 & 107449/LO/2014, May 2015)	As amended (2020 Application)
			Restore W2-08 Repair skirting Replaster	- Replace W2-08 with conservation quality replica timber window - Replace skirting - Replaster - Remove chimney breast and insert steel support beams; repair defective brickwork
	R-206	D2-11, D2-09, W2-06, W2-07 (original)	Remove wall (not original) Remove D2-09 and W2-06 Restore W2-07 Restore and reuse D2-11	- Demolish extension due to structural failure
First floor	R-301	D3-01(original), D3-02 (original), D-303, D3-04 (original), W3-01 (original), W3-02 (original)	Replace W3-01 and W3-02 with conservation quality replica timber window Remove, restore and reuse D3-02, D3-04 Restore and reuse D3-01 Retain picture rail above suspended ceiling Replaster	- Replace W3-01 and W3-02 with conservation quality replica timber window - Remove and store D3-02, D3-04, D3-01 - Replaster
	R-302	D3-02 (original), D3-01 (original), D3-05 (original), D3-06 (original), D3-07, D3-08, D3-09 (original), D3-10	Remove and reuse D3-07, D3-08, Restore and reuse D3-10 Repair cornice Replaster	- Remove and store D3-07, D3-08, D3-10 - Replaster
	R-303	D3-04 (original), D3-05 (original), W3-03 (original)	Remove, restore and reuse D3-04 and D3-05 Restore W3-03 Replaster	- Remove and store D3-05 - Replace W3-03 with conservation quality replica timber window - Replaster
	R-304	D3-06 (original), W3-04 (original)	Restore and reuse D3-06 Restore W3-04 Replaster	- Remove and store D3-06 - Replace W3-04 with conservation quality replica timber window - Replaster
	R-305	D3-03, D3-09 (original), W3-05 (original)	Remove, restore and reuse D3-09 Restore W2-07 Replaster Repair skirting	- Remove and store D3-09 - Replace W3-05 with conservation quality replica timber window - Replaster - Replace skirting
	R-306	D3-08, W3-06 (original)	Restore W3-06 Remove, repair and reuse D3-08	- Demolish extension due to structural failure. Rebuild on this level to match extensions to 359 and 361.
Second floor	R-401	D4-01 (original), W4-01 (original)	Restore D4-01 and W4-01 Replaster	- Remove and store D4-01 - Replace W4-01 with conservation quality replica timber window - Replaster - Replace and lower floor joists, boards and ceiling (on SE advice due to insufficient depth for existing loads) - Fit velux roof light
	R-402	D4-02, W4-02	Restore D-402 Replaster	- Remove and store D-402 - Replaster - Replace and lower floor joists (on SE advice due to insufficient depth for existing loads), boards and ceiling - Fit velux roof light
	R-403	D4-01(original), D4-02, D4-03, W4-04	Remove W4-04 Replaster	- Remove W4-04 and brick up - Replaster - Replace and lower floor joists (on SE advice due to insufficient depth for existing loads), boards and ceiling - Fit 2x velux roof lights
	R-404	D4-03, W4-03 (original)	Restore W4-03 Remove and reuse D4-03 Replaster	- Replace W4-03 with conservation quality replica timber window - Remove and store D4-03 - Replaster - Replace and lower floor joists (on SE advice due to insufficient depth for existing loads), boards and ceiling - Fit 3x velux roof lights

Floor	Room	Doors/Windows	As approved (107448/FO/2014 & 107449/LO/2014, May 2015)	As amended (2020 Application)
General Proposed Works Items	Landscape			- Landscape design amended, including stepped patio, waste management and bike store locations - Lightwell formed for W1-01 and W1-02 with black steel painted railings - Ramp in place of steps to side of building - New sandstone steps to front entrance, with black steel painted handrails, in place of poor quality concrete (non-original) units.
	Exterior			Restore listed exterior appearance: - <i>Repair and restore mouldings to the bay windows;</i> - <i>Repair and replicate painted stone quoins;</i> - <i>Reconstruct parapet gutter to appropriate falls and current technical standards and trades recommendations;</i> - <i>Re-render where required, and restore damaged sills;</i> - <i>Strip and re-roof with existing slates, to current technical standards, including flashings and ridge tiles;</i> - <i>Repoint and seal chimney stacks;</i> - <i>Reuse bricks reclaimed from boundary walls as facing brick for the new extension.</i> - New black cast iron rainwater goods to front elevation - New balance flue and vent terminals in existing side walls to terminate at rear roof level or rear wall. - Front door replaced with new, in similar style and profile to existing. Original door previously subject to numerous adaptations and patching for locks, letterboxes, etc. - Replace (where necessary) external eaves timber features with size and profile to match (rotten/damaged in many places) - <i>Roofs to bays restored in timber to match existing, having removed poor quality felt & flashband.</i>
	Staircases			- <i>Duplex staircases amended to square from spiral;</i> - <i>Flat 3 stair relocated;</i> - <i>New staircase down to Flat 5 from Ground Floor</i> - <i>Remove all vinyl and carpet stair coverings from existing stair, with modern partitioning, and restore.</i>
	Bathrooms			- <i>Bathroom layouts amended throughout</i>
	Heights			- <i>Measured survey: relative levels of ground level, eaves and ridge amended to measured survey</i>
	Footprint			- <i>Measured survey: footprint of extension verified</i>
	Windows & Joinery			- <i>Windows to R201, R203, R204, R205, R301, R303, R304, R305, and R401 replaced with traditional timber sliding sash units, to a size and profile similar to existing. To meet air and sound test, and improved energy performance, to replace rotten units, and to create homogenous appearance in place of unsightly ad hoc alterations.</i> - <i>Windows to R101, R103 and R105 to be replaced with glazed painted timber doors.</i> - <i>Window to R104 to be replaced with painted timber window</i> - <i>Replace all skirtings with a size and profile to match existing in common parts. Skirtings previously mismatched throughout former spaces.</i> - <i>Replace all doors in details to a similar profile and style to historic existing (to meet fire and acoustic requirements). Doors previously a mix of flush, panelled, overboarded panelled and glazed doors.</i> - <i>Remove timber shutters to R201, R203 and R204 to allow installation of insulation and brickwork to bay windows, and add new fixed panelling in similar style and profile to existing shutters.</i>

Floor	Room	Doors/Windows	As approved (107448/FO/2014 & 107449/LO/2014, May 2015)	As amended (2020 Application)
Technical Compliance				- Floor raised by one step in R201, R202, R203, R204, and R205. To ensure adequate headroom to lower ground floor spaces, and to replace rotten flooring where present, and to replace undersized joists (as assessed by Structural Engineer). - Fire resisting suspended ceilings installed in R201, R203, R204, R205, R301, R302, R303, R304, R305. Rot present in some ceilings and coving areas, and artex ceilings in some rooms. - Floors lower by two steps in R402, R403, R404 to replace rotten flooring and replace undersized joists, and to ensure adequate usable headroom.