Tenant Design Guide

London Road Fire Station

50 London Road, Manchester, M1 2PH

For Allied London Fire Station Limited

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Date December 2019



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Tenant Design Guide

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V02

TENANTS DESIGN GUIDE

This section is designed to explain some of the general design principles for London Road Fire Station. It does not set out to answer every question but should, in all cases, provide suitable guidance and limitations for all tenants when undertaking their designs and fitting out their demise at London Road Fire Station.

London Road Fire Station is Grade II* listed building. All tenants are to have due regard to the Listed status of London Road Fire Station and when undertaking their designs and fit-out will need to consider making a listed building consent application.

The Landlord will be responsible for providing a shell unit with all existing finishes being retained. The landlord will provide capped off services for the tenant. The tenant will be responsible for installing their internal fit-out comprising, demountable partition, wall and floor finishes, decoration, fixtures and fittings, and mechanical and electrical installations.

All Tenants shall submit to the Landlord for review their fully developed designs and specification for sign off by the Landlord before work on site can commence.

General Principles

Engine room - The space should still be read as one open room, demountable or movable partitions will be allowed but full permanent partitions will not. Paint shall be removed from the tiles and the tiles retained and not painted. The columns and ceiling will be decorated. The existing floor tiles will be cleaned and retained. Fireman's poles shall be retained. The doors shall be repaired and retained to an operable condition.

Ambulance Bays – Paint shall be removed from the tiles and the tiles retained and not painted. The columns and ceiling will be decorated. The existing floor tiles will be cleaned and retained.

Police Station – The existing form and rooms within the police station shall be retained, the cells and checking in rooms shall be caped in their same form. Paint shall be removed from the tiles and the tiles shall be repaired and exposed.

Bank – Paint shall be stripped from the walls and ceiling and redecorated. Terrazzo flooring shall be repaired and retained. All joiner including handrails, balustrades, wall paneling and partitions shall be made good and retained. The decorative ceiling detail shall be retained and remain exposed.

Pole doors – All existing pole doors and fireman's poles shall be repaired and retained throughout the building.

Signage

Any additional signage or advertising must be approved by the landlord prior to installation. The tenant shall comply with the signage strategy provided by the landlord. The tenant may install new signage behind the existing glazing and in accordance with the signage strategy.

Metal Plaque Signage -
On street entrances, small flat metal plaque signs are proposed. These will be mounted beside entrance doors around eye level. Where there are existing signage mounts these will be reused.

Banner Signage -
At specific locations for more significant entrances banner signage is proposed. These would be fixed at top and bottom levels.

Hanging Signage -
Within the courtyard small hanging signs above or to the side of doors are proposed to each of the entrances identified on the elevations.



Examples of signage types

Shop Fronts and Building Fabric

The tenant shall make no changes to the shop front or building structure without written approval from the landlord. Further approval may be required from the planning authority.

The existing entrances are to be used for all means of circulation through the building. The tenant is to ensure their fit-out uses the existing means of entry and no changes shall be permitted to the entrance doors without written consent.

Please refer to the access and servicing strategy in section 3.





Floor Finishes

The tenant shall not install floor finishes within the demise of the unit, unless otherwise agreed with the landlord prior to occupation of the space.

The existing original floor finishes, timber parquet, tiles floor etc shall be retained. These may be overlaid in some instances with prior written consent from the landlord.



Tiles to Ground floor engine room to be retained



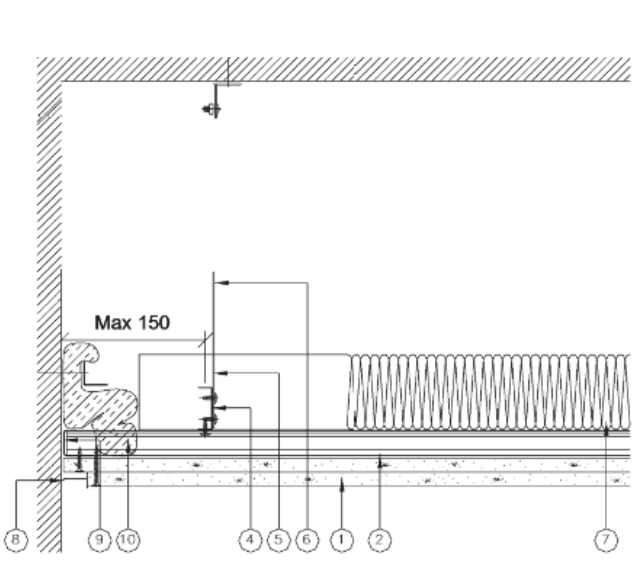
Timber Parqueted to be retained

Ceilings

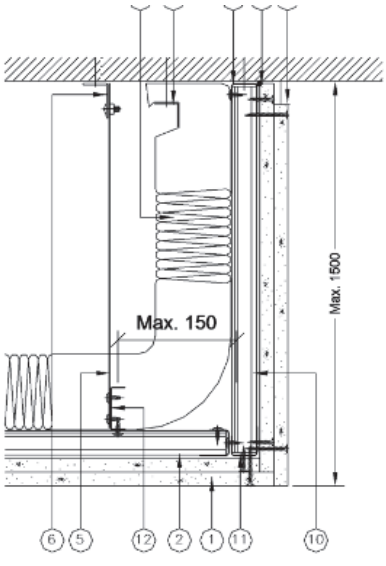
All existing plastered ceilings are to be retained and the tenant is not to strip-out any ceilings. Where a section of ceiling needs to be removed for access to services above, prior written consent shall be obtained from the landlord.

All ornate and detailed ceilings with cornices and timber trims shall be exposed and no new ceiling shall cover the existing features.

A new ceiling can be installed below a standard plasterboard ceiling of no significance, prior written consent shall be obtained from the landlord. A typical detail could be as follows:



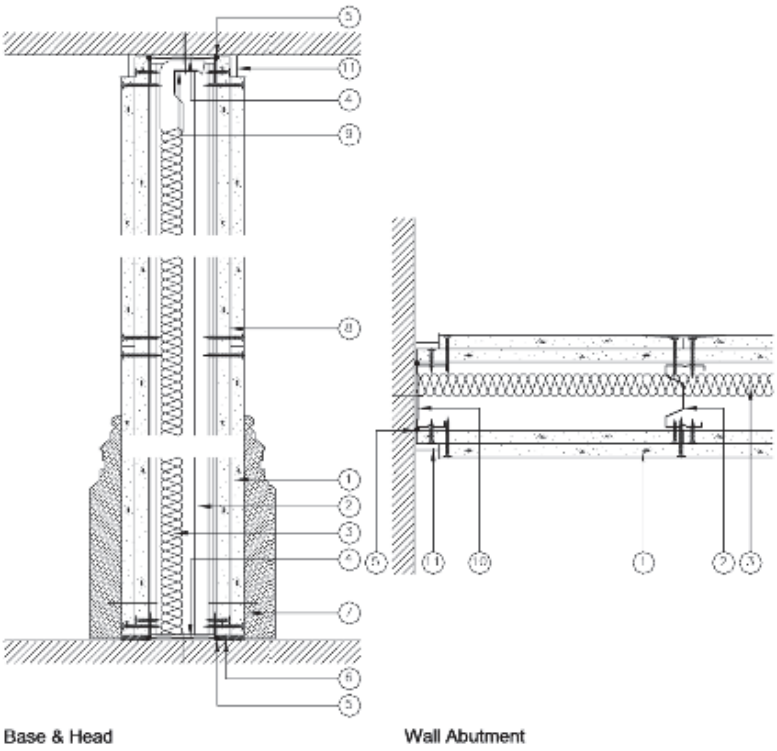
Unfixed Perimeter 2



Bulkhead 2

Wall & Column

All new partition walls shall be installed to a suitable location and prior written consent shall be obtained from the landlord. No partitions shall be installed to the external windows. All partitions walls shall be installed with a shadow gap to the perimeter. All partition walls shall be installed around the cornice details with not irreversible damaged caused. Typical details as shown below:



All new partitions will in all respects comply with current building regulations.

All existing columns and walls are to be retained as existing and prior written consent shall be obtained before altering the finishes.

Please refer to architect layout plans in section 3.

Structural

The construction and load for the building are a mix of timber floors, concrete filler joist floors supported on cast iron columns and load bearing masonry walls.

Construction is generally as follows:

- Basement: typically ground-bearing concrete slabs
- Ground & First: typically filler-joist floors supported by steel beams spanning between steel/iron columns. Some areas consist of timber joists spanning between steel beams.
- Upper floors: typically filler-joist floors supported by steel beams spanning between loadbearing masonry walls. Some areas appear to be timber floors.
- Extension: composite concrete slabs supported by steel beams spanning between steel columns.

The imposed loads are generally as follows;

- Circulation 5kN/m2
- Staircases 4kN/m2
- Storage areas 5kN/m2
- Plant decks 5-10kN/m2
- Retail units 4kN/m2
- Hotel rooms 2kN/m2
- Hotel kitchen 3kN/m2
- Hotel balcony 4kN/m2
- Residential 1.5kN/m2
- Offices / toilets 2.5kN/m2
- Roof 0.6kN/m2

Please see loading schedule in section 5.

Services

The tenant shall be responsible for the design and installation of internal services within the demise of the unit. The tenant shall connect to the landlord's main plant for ventilation, water, drainage and power which will be terminated in the unit by the landlord. The tenant is to use the existing plant rooms for all services as shown the M&E drawings in section 3.

No openings are to be formed in the fabric of the building.

All materials and works to be provided in accordance with the appropriate British standard or Code of Practice, and where no BS or CP is applicable, the Agreement Certificate for the particular item will be required.

All services are to be designed and installed in compliance with all Statutory Obligations arising from current legislation and regulations, together with other requirements, including but not limited to the following:

- The Building Regulations
- Fire & Local Authority and other statutory requirements
- Water Regulations
- All relevant British Standards
- BSRIA Application Guide 4/94 - Guide to Legionellosis
- HS (G) 70-The control of Legionella
- Gas Safety (Installation and Use) Regulations, 1984
- Requirements of CORGI / Gas Safe and Institute of Gas Engineers
- HVAC Guidelines

- LDSA Fire Safety Guide
- LPC rules for Automatic Sprinkler Installations
- lEE Wiring Regulations 16th Edition,(BS7671)
- EDF and Local Supplier Requirements (inc PME Requirements)
- NACOSS Code of Practice.

- Where no specific design, performance or installation standards are quoted the following shall apply:
- C.I.B.S.E. Design and Commissioning Guides
- BSRIA Commissioning Guides

The siting of all plant and equipment is to be agreed in writing with the landlord before any installation takes place. Please refer to section 4 for detailed location of the plant rooms.

Consideration should also be given to noise from plant to ensure acoustic guidelines as detailed in the acoustic report are not breached.

It is the responsibility of the incoming tenant to ensure completed works meet with all local planning requirements relative to the required acoustic levels. Documentation will be required to confirm this prior to the unit opening for trade.

All costs incurred will be at the tenant's expense.

Air Conditioning / Extract / Ventilation

All plant will only be sited in areas designated on drawings in section 3, no other locations are to be used without written consent of the landlord.

Any plant to be sited externally will be subject to landlord and planning approval, which is to be obtained by the tenant prior to works commencing.

Any ventilation/extract system must conform to current statutory regulations.

Extract systems are to be located and installed as shown on the plans in section 3.

Drainage

When installing new WC's within the demise of the unit connections should be made to the existing drainage connections as shown on CWC's drawings with prior written consent by the landlord.

All connection/installations shall comply with current regulations; the tenant shall submit to building control for formal approval. The tenant shall provide formal approval certification for all installations.

Electrical Services

The electrical supply will be installed within most areas of the building. Where a new electrical supply is required the tenant will need to apply to the landlord for a new supply.

The tenant shall supply and install lighting and power in the demise of unit in accordance with current regulations.

The tenant shall also supply and install emergency lighting within the demise of the unit to comply with current regulations.

Fire Alarm

The tenant shall supply and install a Fire Alarm system with the demise of the unit to suit their fit-out.

The tenants' systems MUST provide an interface with the building fire alarm system for the residential/office block (where applicable. All commercial units should have an interface available allowing to connect the building fire alarm system (where applicable). If this has been damaged or removed the Tenant must reinstate and connect to the building system.

The system shall generally comply with L1 system and to current BS standards.

Telecommunications

The tenant shall arrange for all his own internal communication systems connection to landlords provision.

Intruder System

It is the responsibility of the tenant to install any security systems.

The tenant shall be responsible for all communication / entertainment systems within the demise of the unit.

It is also the tenant's responsibility to obtain licenses / permits required to transmit such material.

Fixtures and Fittings

Any internal fixings to the landlord's walls MUST be approved by the landlord prior to installation. A general detail would need to be agreed with the landlord prior to installation.

Furniture can be installed at the discretion of the tenant but shall not obscure external windows.

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Tenant Fit-out Guide

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V02

TENANT FITOUT GUIDE

This section is designed to explain some of the procedures for London Road Fire Station. It does not set out to answer every question but should, in all cases, indicate where further information can be obtained.

As requirements can vary greatly from one Tenant to another, it is preferred that exact details and timings are to be discussed on a one-to-one basis at a pre start meeting.

All fit out contractors and sub-contractors must be fully conversant with all requirements within this guide.

Continued failure to comply with these regulations or refusal to act on any reasonable instruction issued by London Road Fire Station Management or the Landlord may result in expulsion from the site.

All Units will be considered as separate construction sites and, as such, each individual Tenant becomes a Client who is required by the CDM regulations to appoint both a CDM Coordinator and Principal Contractor.

Tenants are reminded that all staff and personnel, when outside of the commercial units, must conform to London Road Fire Station rules and regulations.

All Tenants shall submit to the Landlord for review their fully developed Health & Safety Plan and the HSE F10 notification before work on site can commence. The Tenant's Health & Safety Plan shall include their London Road Fire Station Fire Safety Plan.

Generally

The tenant shall provide full detailed drawing for approval by the landlord prior to undertaking any works, these shall include but not limited to the following:

- Partition layouts
- Lighting layouts
- M&E layouts including Connection to services
- Fixtures and fittings
- Toilet layouts and elevations
- Kitchen layouts and elevations
- Floor finishes

The Tenant's Principal Contractor (hereafter called 'The Contractor') shall have suitably trained Fire Marshall with Fire Safety Plan.

These regulations will apply when any of the following activities are to take place within London Road Fire Station premises:

Hoardings

Where a hoarding is required either for a short period or for the length of the proposed fit out it shall be as follows:

- Constructed with softwood framing clad full height with quality plywood and to be painted white eggshell.
- The top of the hoarding will have a white capping approx. 100mm deep and painted white.
- Supply and fit 150mm high skirting painted eggshell white.
- Lights are to be provided to ensure security and safety for pedestrians.

- All branding is to be approved by the management company prior to installation.
- There will be no branding on hoardings for contractors.
- All hoarding must be made structurally safe and be suitable for use in an external area.
- If any part of the public realm is to be altered, in any way, the landlord must be consulted and permission gained before installation.

Fitting out of Units

A detailed method statement will be required form the tenants prior to undertaking any works on site. The Contractor shall ensure that no damage is caused to the finishes or structure in the building.

No existing features or fittings shall be removed from the building. The landlord will provide the unit in a shell condition and all significant fittings will be retained and not removed. The contractor shall protect all existing features during the fit-out works.

The Contractor undertaking work of this nature will, during the planning stage, be required to liaise with the Landlord's Health and Safety Manager for the purpose of ensuring that the fire risk and potential for damage are properly assessed and kept to a minimum during construction. The Contractor shall also ensure that the finished building complies with all statutory requirements in respect of fire regulations.

The Contractor shall appoint a senior person to act as a fire co-ordinator who will be responsible for liaising with London Road Fire Station Management for assessing the degree of fire and safety risk. The fire co-ordinator shall be responsible for implementing the Fire Safety Plan, which forms part of the Contractor's Health & Safety Plan. He shall also regularly update the fire safety plan as construction proceeds.

The contents of the Fire Safety Plan shall include agreements for:

- The organisation of and responsibilities for fire safety
- General site precautions, fire detection, warning alarms and fighting equipment
- The provision of an adequate 24 hour fire watch to be maintained until such time as all fire safety arrangements are operable
- The introduction of Permit to work procedure for Hot Works
- Location, structure and maintenance of temporary accommodation located inside the Unit or Units
- Fire Brigade access facilities and co-ordination. Co-operate in drill evacuations (if applicable)
- Implementing the general requirement for No Smoking.
- Liaise with London Road Fire Station Management regarding storage of gas cylinders or fuel substances
- The Contractor's appointed fire co-ordinator shall ensure that all procedures, precautionary measures and Safety Standards, as laid down in the site Fire Safety Plan, are clearly understood and complied with by all contracting staff employed on the project.

In addition, the fire co-ordinator shall:

- Ensure that weekly checks of the fighting equipment, fire exit, escape routes, detection devices and alarms are undertaken and written records are maintained
- Provide clear signage in prominent positions indicating the location of fire access routes, fire escape routes and positions of portable firefighting equipment
- Maintain all flammable liquids and gases to a level of 50 litres or half a day's supply, whichever is the lesser
- Provide a store cupboard or bin, which is of fire resistant construction worded: 'HIGH FLAMMABLE LIQUIDS NO SMOKING' boldly displayed at the entrance to the store, for the

storage of all flammable materials
- Appropriate HAZCHEM signs must be displayed
- Supply and locate adequate number of fire points with appropriate type of extinguishers and train persons in their use
- Appoint sufficient numbers of persons to act as Fire Marshall and ensure their understanding of procedures by ongoing training of evacuation procedures
- Supply and maintain First Aid boxes and appoint persons as First Aid Officers to HSE Standards
- Ensure the removal of all waste materials; packing and unwanted materials
- Maintain the cleanliness of the site at the end of each working day
- Take all reasonable steps to ensure that wilful damage to plant, property and equipment is minimised and Site Security is maintained at all times
- Should temporary buildings or other accommodation be included as part of the fit out works their installation shall be discussed, before erection, with the Landlord's Managing Agents
- No work may be undertaken without the issue of a Work Authorisation (Permission to Access) duly signed by a London Road Fire Station authorised person (this will be completed through an online system issued by the Landlord's or its Managing Agents)
- Information on all hazardous substances and gases are to be produced to London Road Fire Station prior to their use on site

All Hot Work, Working at Height by use of Scaffolding, MEWP or platform, Excavations or any other works deemed as High Risk are subject to Permit to Work safe working regulations. Permits must be issued by the Principal Contractor or Tenant.

No powered combustion engines plant or equipment may be used within the unit unless written permission has been obtained from the Landlord.

Deliveries

Permissions for deliveries and unloading shall be obtained by the Tenant in liaison with the Landlord or Landlord's Managing Agent.

Notwithstanding the above deliveries will only be as follows: Monday to Friday - Morning 7.00am-10.00am on the main access route of the estate.

No deliveries outside these times will be allowed on the main courtyard without prior permission by the Landlord.

Deliveries to Service Yard's and units from the road side will be allowed providing access is achievable with no disruption caused to other tenant or service yard users.

There will be no unloading by London Road Fire Station personnel.

All material deliveries will be unloaded and transported from their delivery drop point to the Unit by the Contractor.

No deliveries or material in general is to be left outside of the unit, in the public realm.

Deliveries to the Unit shall only be permitted through designated delivery routes as identified and at times agreed for such deliveries.

All workbenches, tools, plant and equipment must be kept within the Demised Premises at all times. No work is to be completed outside of the tenant's demised areas without prior consent from London Road Fire Station Management or the Landlord.

London Road Fire Station require that the following regulations apply to unloading:

- Unloading will not commence without a representative of consignees present
- All goods and materials must be removed to their destination immediately following unloading
- No materials are to be stored on the estate grounds or outside of the agreed area or tenant demise, without prior consent from the landlord
- Use only the designated routes within the building or externally for the delivery of goods and materials to their destinations
- London Road Fire Station are not responsible for the security of goods and materials delivered
- Such security is the responsibility of the delivering company and the consignee
- Unauthorised standing or parking is not permitted at any time and vehicles ignoring this instruction will be ticketed
- Areas must left tidy after use, compensation will be payable for any damage to the area

Waste Removal

Responsibility for waste removal is with the Tenant. Permission must be agreed with the Landlord or Landlord's Managing Agents prior to any placements of skips on the public realm or any other part of the Landlord's property. Contractors will be advised on skip locations where applicable.

There are some units that will not have location for a skip and will need to carry out daily waste removals during the allocated delivery periods.

Please note that all skips are to be enclosed and must be lockable. no skips are to be left accessible at any point. the area surrounding the skip must be made safe by use of an effective barrier (heras fencing).

Contractors are required to maintain a tidy place of work at all times. The Contractor must notify the Landlord of any contaminated waste prior to any materials being brought to site.

No refuse or surplus materials are to be allowed to enter the drainage system. The Contractor will be required to rod through the drains upon completion of fitting out works, to demonstrate that no blockage has been caused.

Cleaning

The Tenant and Contractor will be responsible for maintaining a clean and tidy workplace. The areas directly outside the units should always be clear and clean.

The landlord and/or London Road Fire Station Management will issue a 24hour clearance notice if contractors persistently fail to confirm to reasonable requests. The Landlord will then make alternative arrangements for maintain this area and the cost will be charged to the Tenant.

Nuisance

As the Contractor' works are being carried out in a residential area, operational inconveniences caused by noise and dust MUST be kept to an absolute minimum and confined to the demise of the unit. Works to be carried out outside the unit (i.e. Signage) will be agreed separately. However, the works will fall into the restricted hours of working as set out by the landlord.

Commissioning and Testing

It is the responsibility of the Contractor to inform the appropriate authority (fire officer / Building control etc.) when they are confident that the systems are ready for the appropriate tests The Landlord should also be informed of the agreed date. Copies of all certification MUST be passed to the landlord prior to the unit opening.

First Aid

It is the responsibility of the Contractor to provide adequate provisions for first aid and administer when required to their own operatives and visitors. The Landlord or London Road Fire Station Management are not responsible for first aid provisions for the Tenant, Contractor, Visitors or works on/within the unit.

Health & Safety incorporating O&M Manuals

On completion of all works the contractor will supply to London Road Fire Station Management full hardcopy of the O&M manual for the unit, also an electric copy must be supplied.

All drawings / compliance documents must be supplied within 14 days of the completion of works.

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Architect Plans

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V02



1 / 1054 **00 Ground Floor Demolition Plan**

1 : 200

0 2m 4m 6m 8m 10m 20m

N

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

KEY

- Consented Demolition 9th May 2017 (116099 / FO / 2017)
- Proposed wall demolition
- Proposed floor demolition
- Courtyard excavated for services, finishes removed

REV	DATE	DESCRIPTION
1	03/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station - 2019IBER

240242

PURCELL

TITLE
Ground Floor Plan Downtakings & Alterations

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
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REV **1**
SUITABILITY/REASON FOR ISSUE **S2 - For Planning**

DRAWING NUMBER
240242-PUR-FS-00-DR-A-1054

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Notes:

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Key Plan
not to scale

- Coroner's Court (Sui generis)
- Hotel (C1)
- Unit A (A1, A3, A4)
- Unit D (B1, A3, A4, D2, C1)
- Unit E (A1, A3, A4)
- Unit F (A1, A3, A4, D2)
- Unit G (A1, A3, A4)
- Unit H (A1, A3, A4)
- Courtyard (A1, A3, A4, D2)
- Courtyard External (A1, A3, A4, D2)
- Landlord Areas

All furniture is shown indicatively

Hotel (C1)	598 m²
Landlord Areas	127 m²
Live & Work (B1, C3)	827 m²
Live & Work External (B1, C3)	85 m²
Unit L (B1, A3, A4)	149 m²
Workspace (B1)	576 m²
Workspace External (B1)	68 m²
Grand total: 93	2429 m²

Existing Walls
Proposed Walls

REV	DATE	DESCRIPTION
1	02/12/19	For planning
2	03/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station - 2019IBER

240242

PURCELL

TITLE
Proposed Ground Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
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REV **2** SUITABILITY/REASON FOR ISSUE **S2 FOR PLANNING**

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1 / 2003 **00 Ground Floor GA**
1 : 200

0 2m 4m 6m 8m 10m 20m



1055 **01 First Floor Demolition Plan**
1 : 200

0 2m 4m 6m 8m 10m 20m

Notes:

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Key Plan
not to scale

KEY

- Consented Demolition 9th May 2017 (116099 / FO / 2017)
- Proposed wall demolition
- Proposed floor demolition
- Courtyard excavated for services, finishes removed

REV	DATE	DESCRIPTION
1	03/12/19	For Planning

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PROJECT
London Road Fire Station - 2019IBER

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TITLE
First Floor Plan Downtakings & Alterations

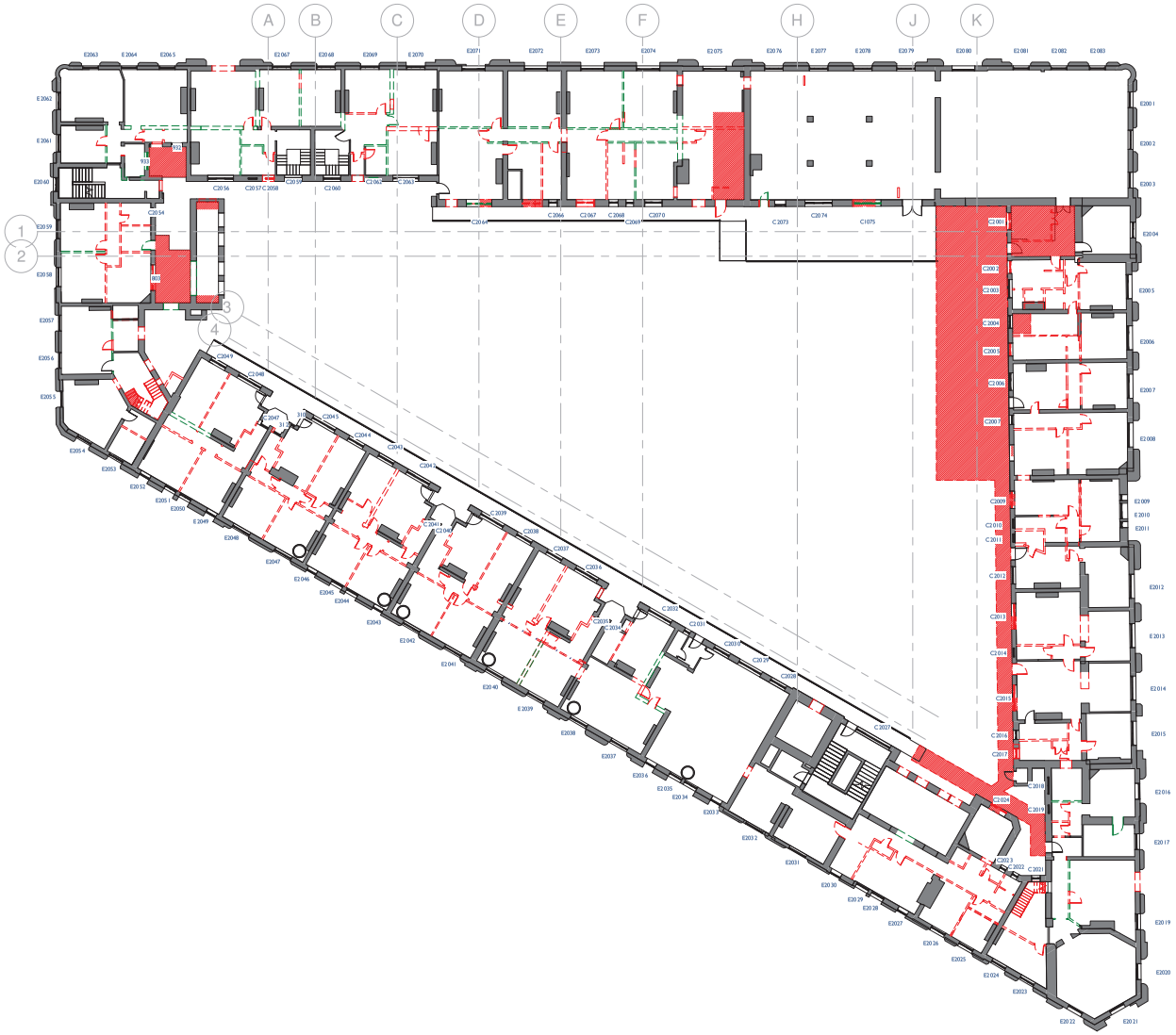
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REV **1**
SUITABILITY/REASON FOR ISSUE **S2 - For Planning**

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1 / 1056 **02 Second Floor Demolition Plan**
1 : 200

0 2m 4m 6m 8m 10m 20m

Notes:

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Key Plan
not to scale

KEY

- Consented Demolition 9th May 2017 (116099 / FO / 2017)
- Proposed wall demolition
- Proposed floor demolition
- Courtyard excavated for services, finishes removed

REV	DATE	DESCRIPTION
1	03/12/19	For Planning

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PROJECT
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PURCELL

TITLE
Second Floor Plan Downtakings & Alterations

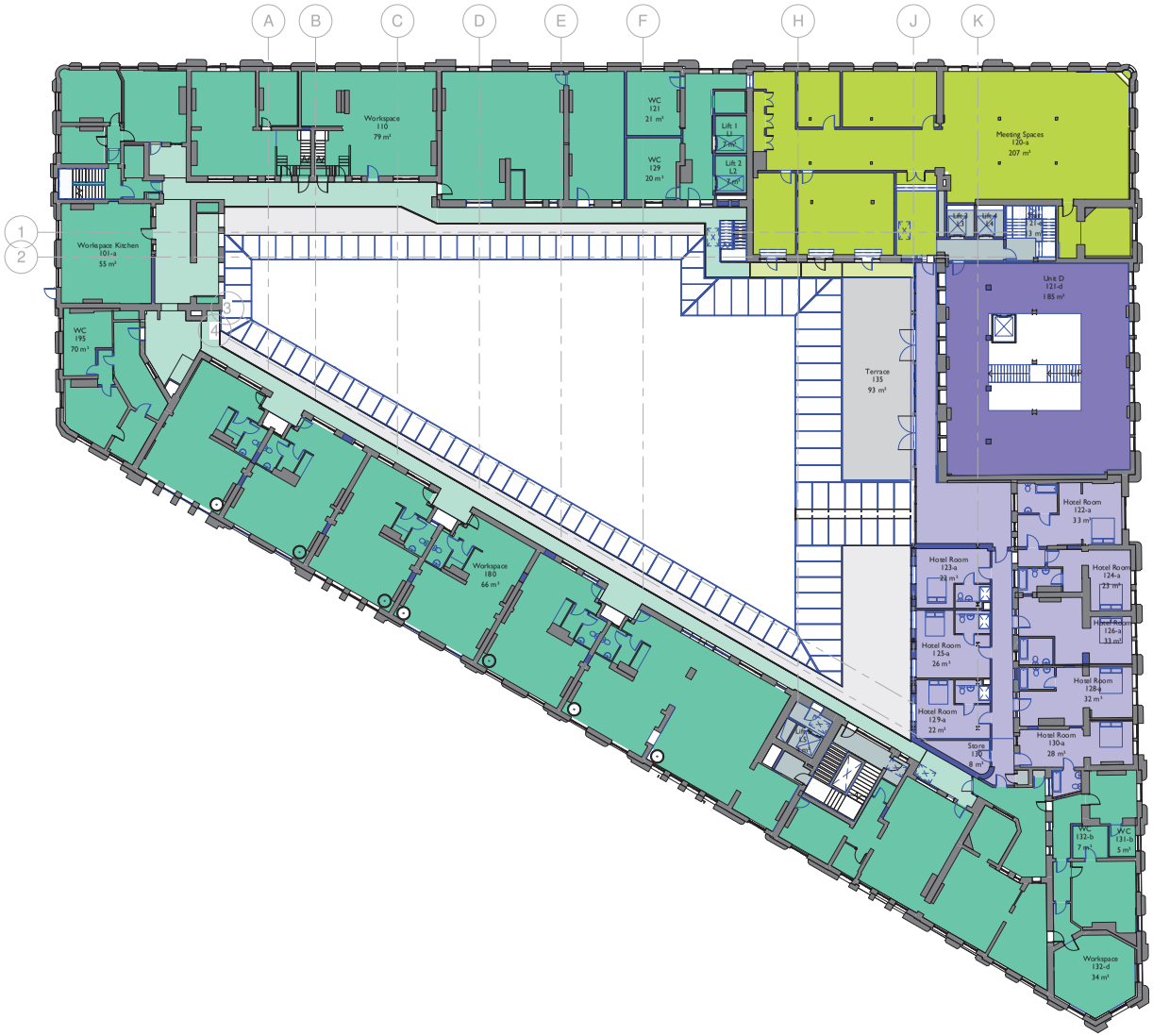
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SUITABILITY/REASON FOR ISSUE **S2 - For Planning**

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1 / 2004 **01 First Floor GA**

1 : 200

0 2m 4m 6m 8m 10m 20m

N

Notes:

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All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

- Hotel (C1)
- Unit D (B1, A3, A4, D2, C1)
- Workspace (B1)
- Workspace External (B1)
- Workspace (B1, D1)
- Workspace External (B1, D1)
- Landlord Areas

All furniture is shown indicatively

Hotel (C1)	463 m²
Landlord Areas	79 m²
Unit D (B1, A3, A4, D2, C1)	185 m²
Workspace (B1)	1353 m²
Workspace (B1, D1)	374 m²
Workspace External (B1)	256 m²
Workspace External (B1, D1)	17 m²
Grand total: 90	2726 m²

Existing

Proposed

REV	DATE	DESCRIPTION
1	02/12/19	For planning
2	03/12/19	For Planning
3	06/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed First Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	06/12/2019 11:46:00	SA	

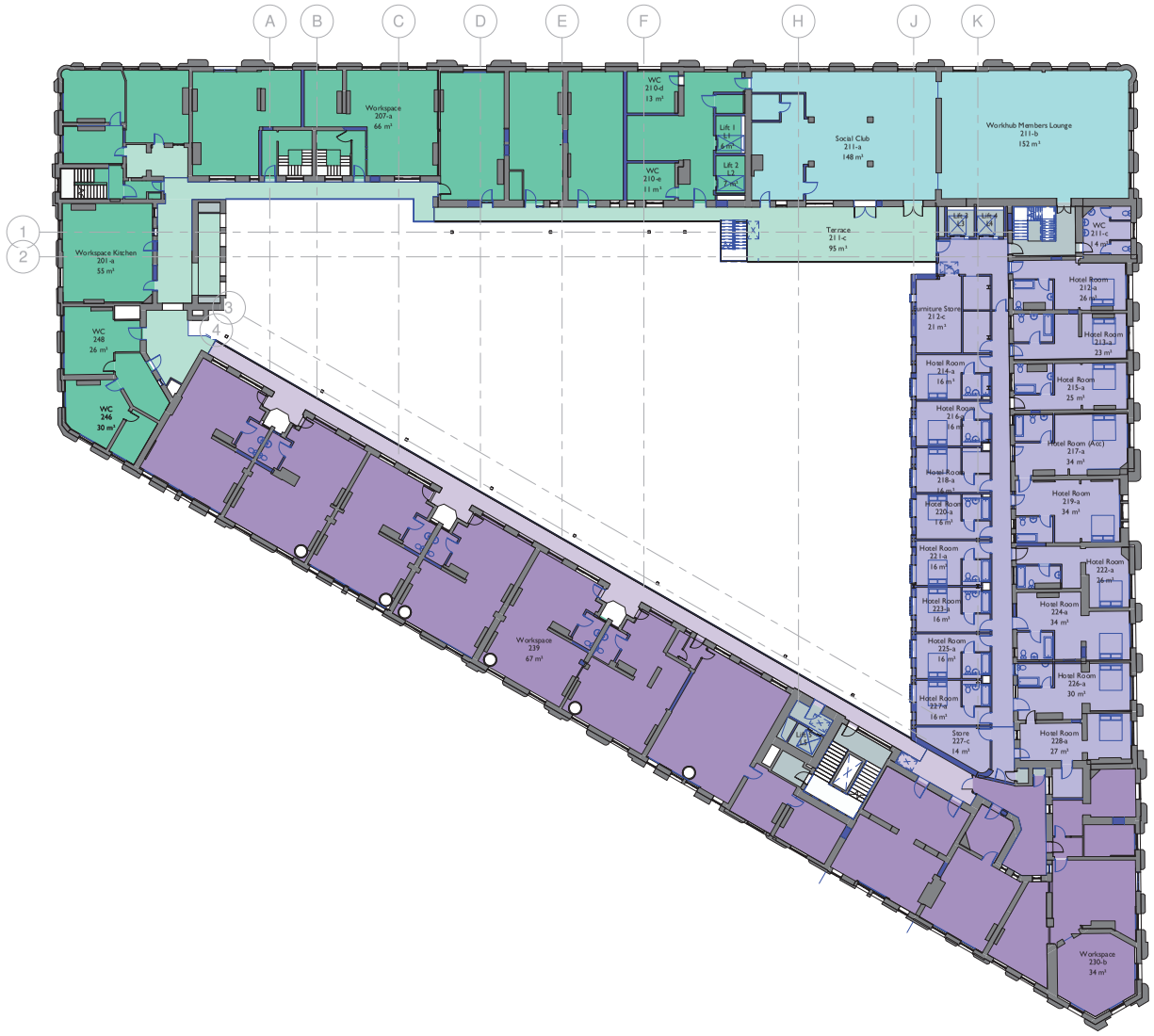
REV **3**

SUITABILITY/REASON FOR ISSUE
S2 FOR PLANNING

DRAWING NUMBER
240242-PUR-FS-01-DR-A-2004

St James' 79 Oxford Street, Manchester, M1 6FQ

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I 2005 **02 Second Floor GA**

1 : 200

0 2m 4m 6m 8m 10m 20m

N

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

- Hotel (C1)
- Live & Work (B1, C3)
- Live & Work External (B1, C3)
- Workspace (B1)
- Workspace External (B1)
- Unit K (B1, A3, A4)
- Landlord Areas

All furniture is shown indicatively

Hotel (C1)	616 m²
Landlord Areas	72 m²
Live & Work (B1, C3)	783 m²
Live & Work External (B1, C3)	107 m²
Unit K (B1, A3, A4)	300 m²
Workspace (B1)	572 m²
Workspace External (B1)	195 m²
Grand total: 98	2645 m²

Existing Walls
Proposed Walls

REV	DATE	DESCRIPTION
1	02/12/19	For planning
2	03/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station - 2019IBER

240242

PURCELL

TITLE
Proposed Second Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	03/12/2019 14:05:11	SA	

REV **2** SUITABILITY/REASON FOR ISSUE **S2 FOR PLANNING**

DRAWING NUMBER
240242-PUR-FS-02-DR-A-2005

St James', 79 Oxford Street, Manchester, M1 6FQ

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I 2006 **03 Third Floor GA**

1 : 200

0 2m 4m 6m 8m 10m 20m

Notes:

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All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

- Hotel (C1)
- Live & Work (B1, C3)
- Live & Work External (B1, C3)
- Workspace (B1)
- Workspace External (B1)
- Unit L (B1, A3, A4)
- Landlord Areas

All furniture is shown indicatively

Hotel (C1)	598 m²
Landlord Areas	127 m²
Live & Work (B1, C3)	827 m²
Live & Work External (B1, C3)	85 m²
Unit L (B1, A3, A4)	149 m²
Workspace (B1)	576 m²
Workspace External (B1)	68 m²
Grand total: 93	2429 m²

Existing Walls
Proposed Walls

REV	DATE	DESCRIPTION
1	02/12/19	For planning
2	03/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station - 2019 RIBER

240242

PURCELL

TITLE
Proposed Third Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	03/12/2019 14:05:16	SA	

REV	SUITABILITY/REASON FOR ISSUE
2	S2 FOR PLANNING

DRAWING NUMBER
240242-PUR-FS-03-DR-A-2006

St James', 79 Oxford Street, Manchester, M1 6FQ

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1 / 1057 **03 Third Floor Demolition Plan**

1 : 200

0 2m 4m 6m 8m 10m 20m

N

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

KEY

- Consented Demolition 9th May 2017 (116099 / FO / 2017)
- Proposed wall demolition
- Proposed floor demolition
- Courtyard excavated for services, finishes removed

REV	DATE	DESCRIPTION
1	03/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station - 2019IBER

240242

PURCELL

TITLE
Third Floor Plan Downtakings & Alterations

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	1 : 200	03/12/2019 17:14:43	SA	

REV **1** SUITABILITY/REASON FOR ISSUE **S2 - For Planning**

DRAWING NUMBER
240242-PUR-FS-03-DR-A-1057

St James', 79 Oxford Street, Manchester, M1 6FQ

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1 / 1053 **Demolition -01 Basement Demolition Plan**
1 : 200

0 2m 4m 6m 8m 10m 20m

N

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

KEY

- Consented Demolition 9th May 2017 (116099 / FO / 2017)
- Proposed wall demolition
- Proposed floor demolition
- Courtyard excavated for services, finishes removed

REV	DATE	DESCRIPTION
1	03/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station - 2019IBER

240242

PURCELL

TITLE
Basement Plan Downtakings & Alterations

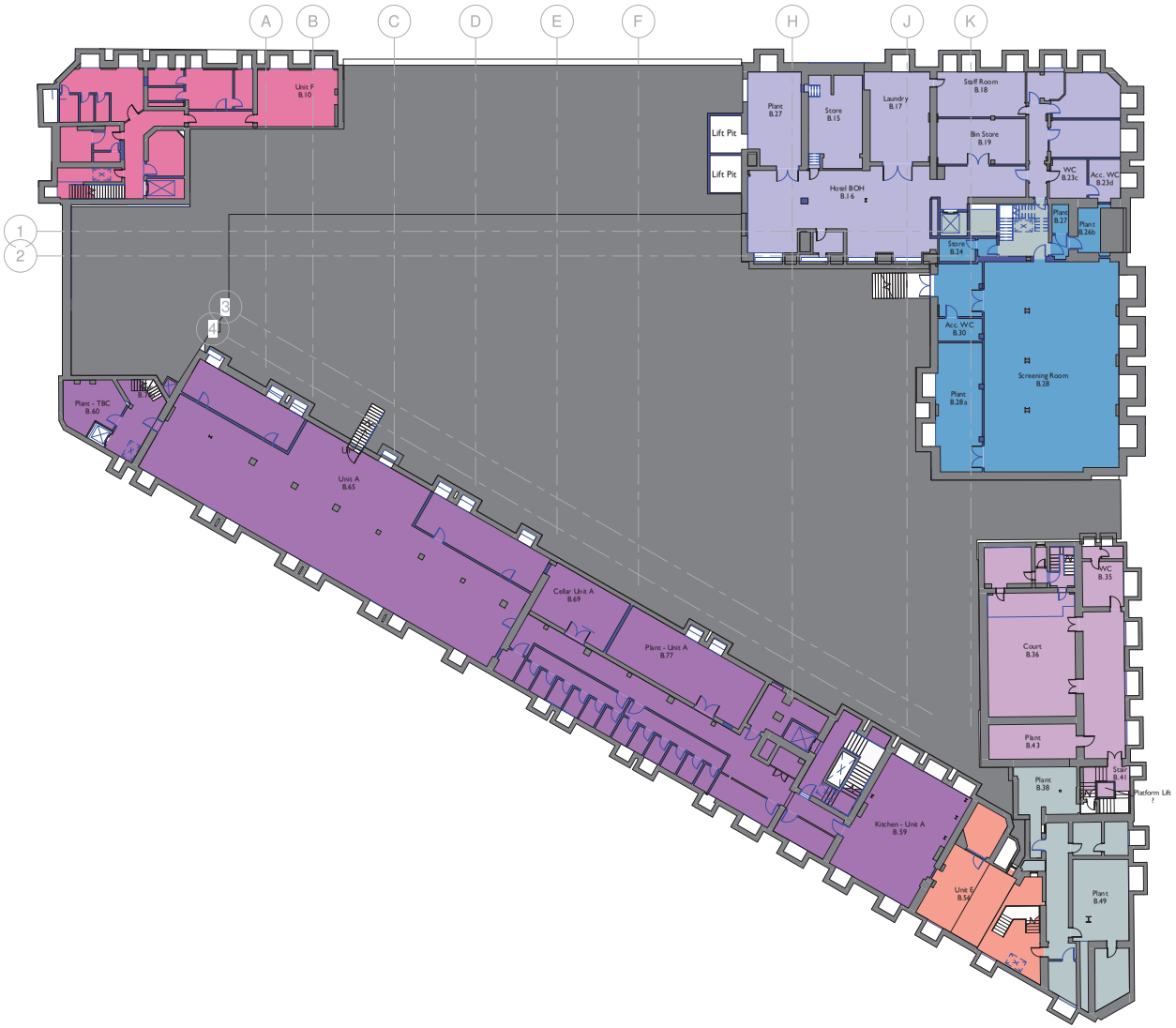
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REV **1**
SUITABILITY/REASON FOR ISSUE **S2 - For Planning**

DRAWING NUMBER
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St James', 79 Oxford Street, Manchester, M1 6FQ

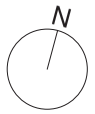
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I 2002 **-01 Basement GA**

1 : 200

0 2m 4m 6m 8m 10m 20m



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Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

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Key Plan
not to scale

- Coroner's Court (Sui generis)
- Hotel (C1)
- Screening Room (B1, A3, A4, D2, C1)
- Unit A (A1, A3, A4)
- Unit E (A1, A3, A4)
- Unit F (A1, A3, A4, D2)
- Landlord Areas

All furniture is shown indicatively

Coroner's Court (Sui generis)	178 m²
Hotel (C1)	340 m²
Landlord Areas	157 m²
Screening Room (B1, A3, A4, D2, C1)	265 m²
Unit A (A1, A3, A4)	694 m²
Unit E (A1, A3, A4)	74 m²
Unit F (A1, A3, A4, D2)	141 m²
Grand total: 96	1850 m²

Existing Walls

Proposed Walls

REV	DATE	DESCRIPTION
1	02/12/19	For planning
2	03/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station - 2019 IBER

240242

PURCELL

TITLE
Proposed Basement Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	03/12/2019 14:04:52	SA	

REV **2**

SUITABILITY/REASON FOR ISSUE
S2 FOR PLANNING

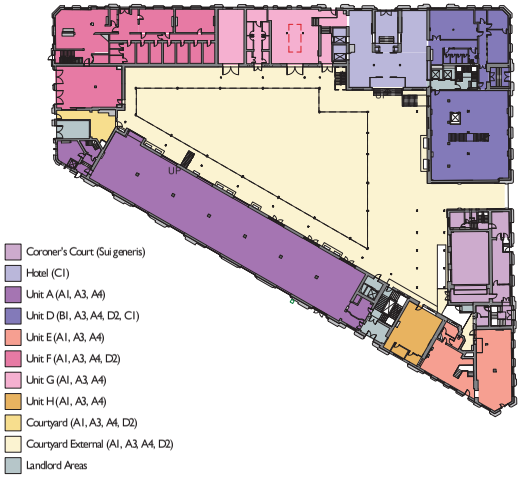
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240242-PUR-FS-B1-DR-A-2002

St James', 79 Oxford Street, Manchester, M1 6FQ

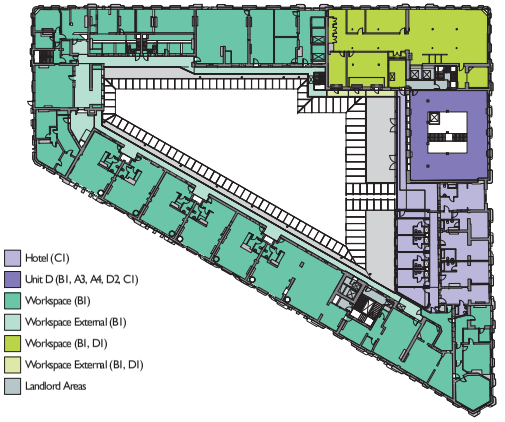
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2 7001 **-01 Basement GA Acc**
1 : 500



1 7001 **00 Ground Floor GA Acc**
1 : 500



4 7001 **01 First Floor GA Acc**
1 : 500



3 7001 **02 Second Floor GA Acc**
1 : 500



5 7001 **Third Floor GA Acc**
1 : 500

0 10m 20m 30m 40m 50m

Basement

Coroner's Court (Sui generis)	178 m²
Hotel (C1)	340 m²
Landlord Areas	157 m²
Screening Room (B1, A3, A4, D2, C1)	265 m²
Unit A (A1, A3, A4)	694 m²
Unit E (A1, A3, A4)	74 m²
Unit F (A1, A3, A4, D2)	141 m²
Grand total: 96	1850 m²

Ground Floor

Coroner's Court (Sui generis)	119 m²
Courtyard (A1, A3, A4, D2)	1761 m²
Courtyard External (A1, A3, A4, D2)	0 m²
Hotel (C1)	216 m²
Landlord Areas	107 m²
Unit A (A1, A3, A4)	605 m²
Unit D (B1, A3, A4, D2, C1)	393 m²
Unit E (A1, A3, A4)	168 m²
Unit F (A1, A3, A4, D2)	358 m²
Unit G (A1, A3, A4)	210 m²
Unit H (A1, A3, A4)	71 m²
Grand total: 78	4010 m²

First Floor

Hotel (C1)	461 m²
Landlord Areas	79 m²
Unit D (B1, A3, A4, D2, C1)	185 m²
Workspace (B1)	1353 m²
Workspace (B1, D1)	374 m²
Workspace External (B1)	256 m²
Workspace External (B1, D1)	17 m²
Grand total: 92	2725 m²

Second Floor

Hotel (C1)	616 m²
Landlord Areas	72 m²
Live & Work (B1, C3)	783 m²
Live & Work External (B1, C3)	107 m²
Unit K (B1, A3, A4)	300 m²
Workspace (B1)	572 m²
Workspace External (B1)	195 m²
Grand total: 98	2645 m²

Third Floor

Hotel (C1)	598 m²
Landlord Areas	127 m²
Live & Work (B1, C3)	827 m²
Live & Work External (B1, C3)	85 m²
Unit L (B1, A3, A4)	149 m²
Workspace (B1)	576 m²
Workspace External (B1)	68 m²
Grand total: 93	2429 m²

N

Notes:

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Key Plan
not to scale

REV	DATE	DESCRIPTION
1	02/12/19	For planning
2	03/12/19	For Planning

CLIENT
Allied London

PROJECT
London Road Fire Station - 2019 1BER

240242

PURCELL

TITLE
Accomodation Schedule

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	1 : 500	03/12/2019 14:05:35	SA	

REV **2**
SUITABILITY/REASON FOR ISSUE **S2 FOR PLANNING**

DRAWING NUMBER
240242-PUR-FS-ZZ-DR-A-7001

St James', 79 Oxford Street, Manchester, M1 6FQ

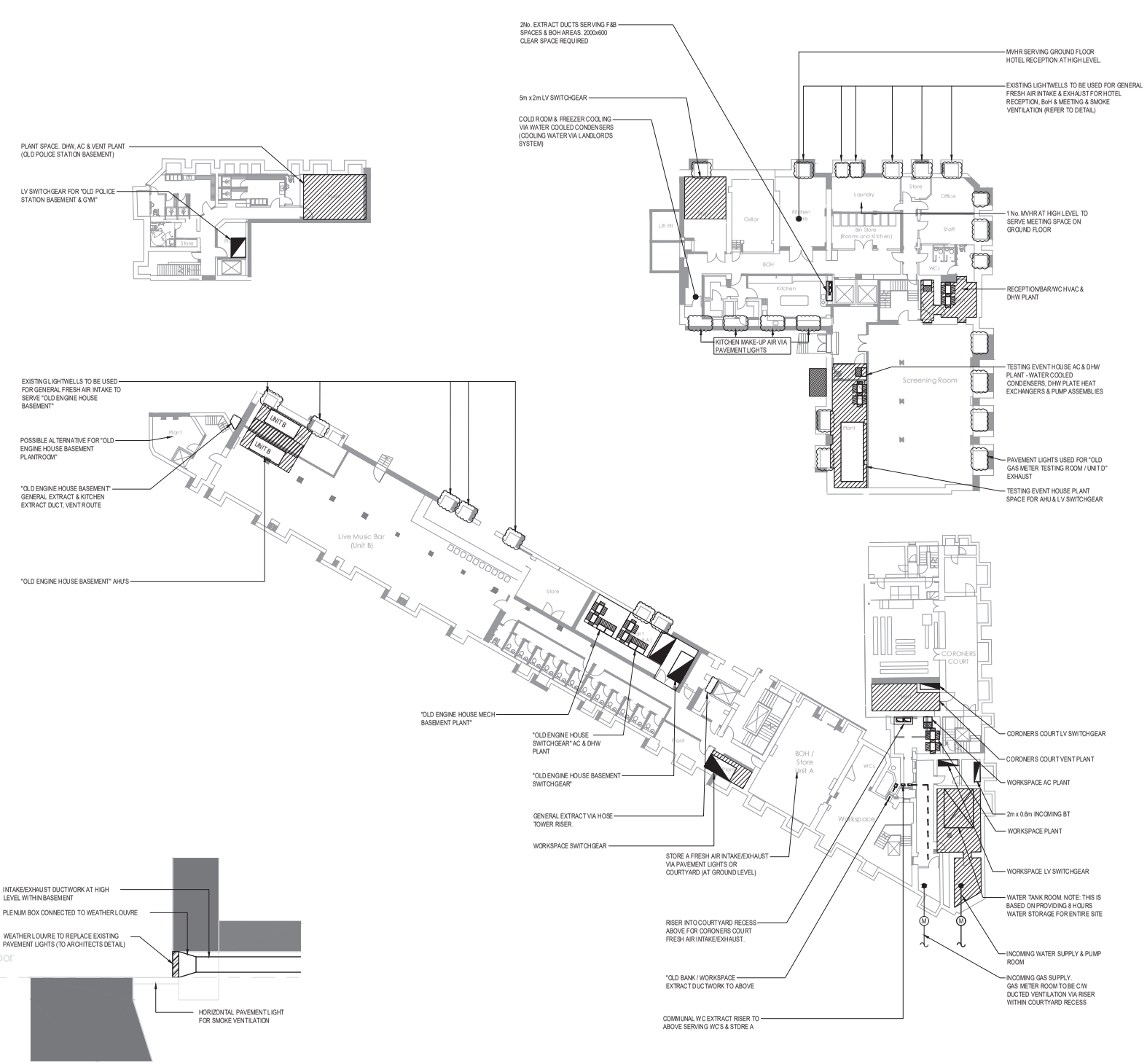
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4

M&E Plans

OBI Property Ltd
80 Mosley Street
Manchester
M2 3FX

t. 0161 237 1717
w. obiproperty.co.uk



DETAIL: TYPICAL VENTILATION USE OF VERTICAL PAVEMENT LIGHT AT BASEMENT LEVEL (N.T.S)

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DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

ARCHITECTS: LR-GA-LG REV P5

NOTES:

ALL STREET SIDE HORIZONTAL PAVEMENT LIGHTS TO BE RETAINED FOR SMOKE EXTRACT USE ONLY. WHERE CURRENTLY CONCEALED, PAVEMENT LIGHTS ARE TO BE REINSTATED FOR SMOKE EXTRACT USE (GENERALLY FAIRFIELD ST. & WHITWORTH ST.).

Rev	Date	Description	Eng	Chk
P1	27.11.19	PLANNING ISSUE	SM	RW

CWC crookes walker consulting
Alberton House, 30 St Mary's Parsonage Manchester M3 2WJ
Tel: 0161 834 9999
The Plaza, Old Hall Street, Liverpool L3 9QJ
Tel: 0151 600 5409
E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client: AlliedLondon

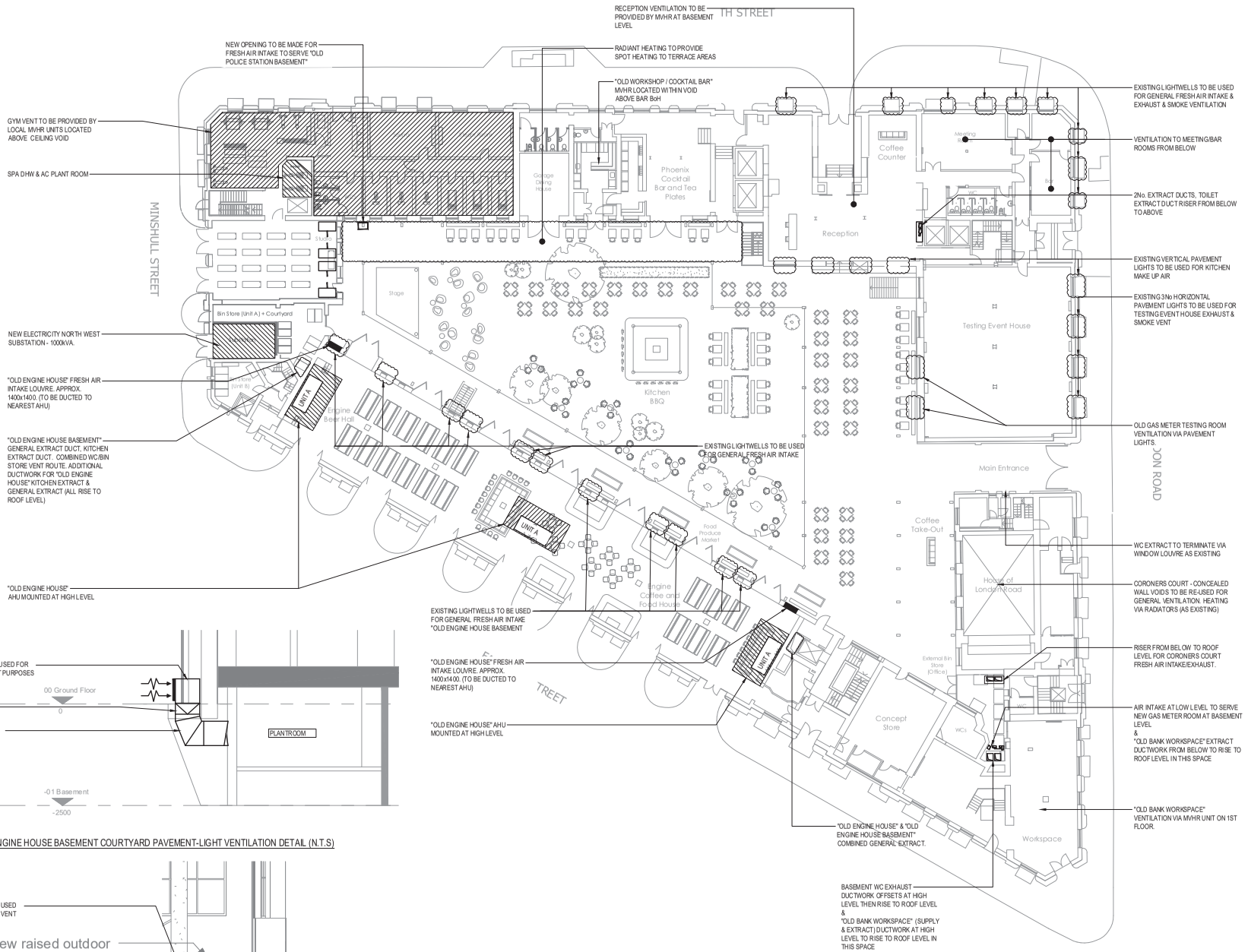
Project: LONDON ROAD FIRE STATION, MANCHESTER

Drawing Title: BASEMENT LEVEL PRELIMINARY M&E SPACE AND VOLUME LAYOUT

Status: PLANNING

Project No.	Drawn	Scale / Paper Size
1968	WN	1:200 @A1

Drawing No.: 1968-ME01 Rev: P1



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DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

ARCHITECTS: LR-GA-00 REV P5

Rev	Date	Description	Eng	Chk
P1	27.11.19	PLANNING ISSUE	SM	RW

CWC crookes walker consulting
Alberton House, 30 St Mary's Parsonage Manchester M3 2WJ
Tel: 0161 834 9999
The Plaza, Old Hall Street, Liverpool L3 9QJ
Tel: 0151 600 5409
E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client: AlliedLondon

Project: LONDON ROAD FIRE STATION, MANCHESTER

Drawing Title: GROUND FLOOR LEVEL PRELIMINARY M&E SPACE AND VOLUME LAYOUT

Status: PLANNING

Project No.	Drawn	Scale / Paper Size
1968	WN	1:200 @A1

Drawing No.: 1968-ME02 Rev: P1

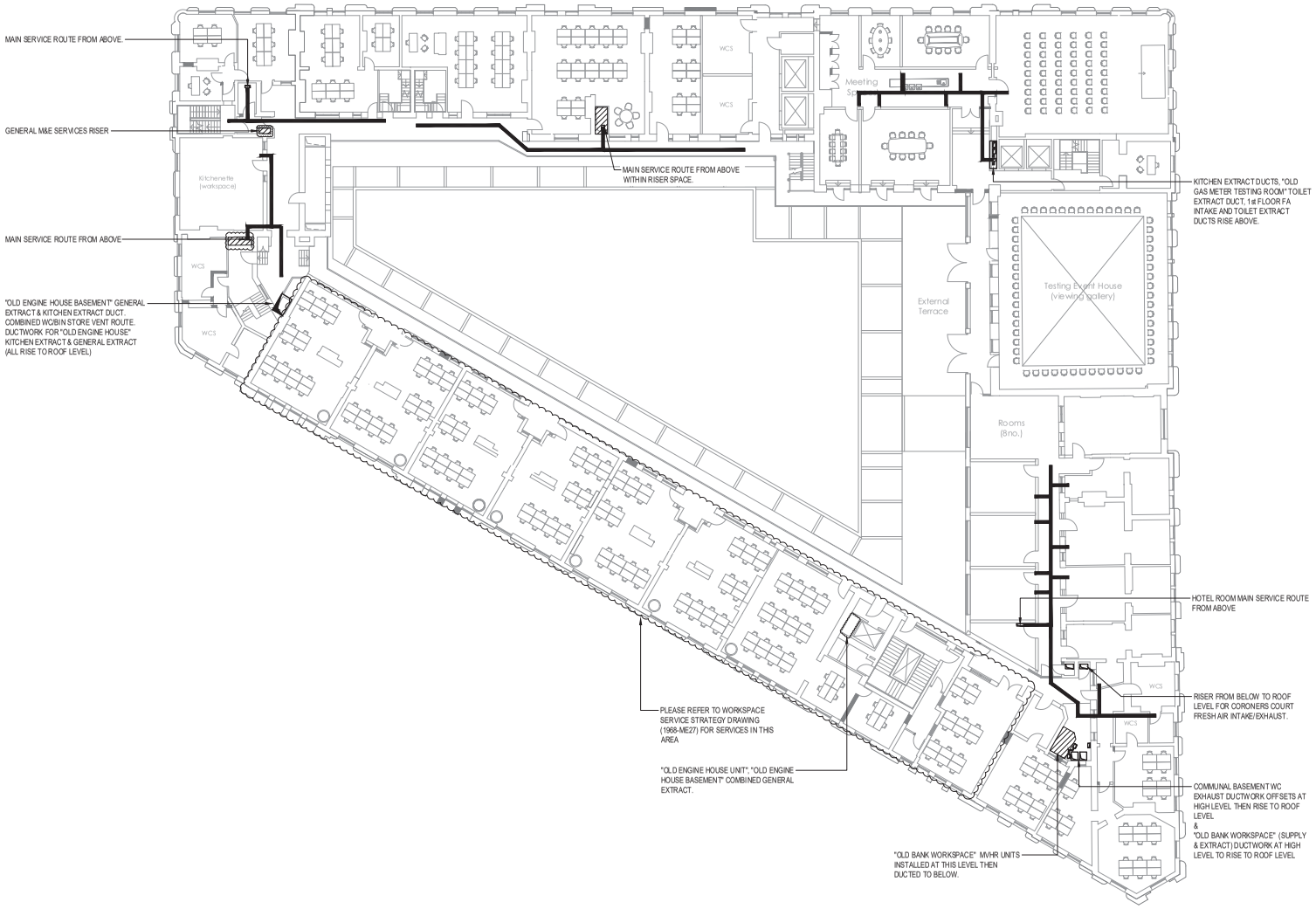
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DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

ARCHITECTS: LR-GA-01 REV P3



LEGEND

- MAIN M&E SERVICES ROUTES

Rev	Date	Description	Eng	Chk
P1	27.11.19	PLANNING ISSUE	SM	RW

CWC crookes walker consulting
Alberton House, 30 St Mary's Parsonage
Manchester M3 2WJ
Tel: 0161 834 9999
The Plaza, Old Hall Street,
Liverpool L3 9QJ
Tel: 0151 600 5409
E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client

AlliedLondon

Project

LONDON ROAD FIRE STATION, MANCHESTER

Drawing Title

FIRST FLOOR LAYOUT PRELIMINARY M&E SPACE AND VOLUME LAYOUT

Status

PLANNING

Project No.	Drawn	Scale / Paper Size
1968	WN	1:200 @A1

Drawing No.	Rev
1968-ME03	P1

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DESIGNERS RISK ASSESSMENT

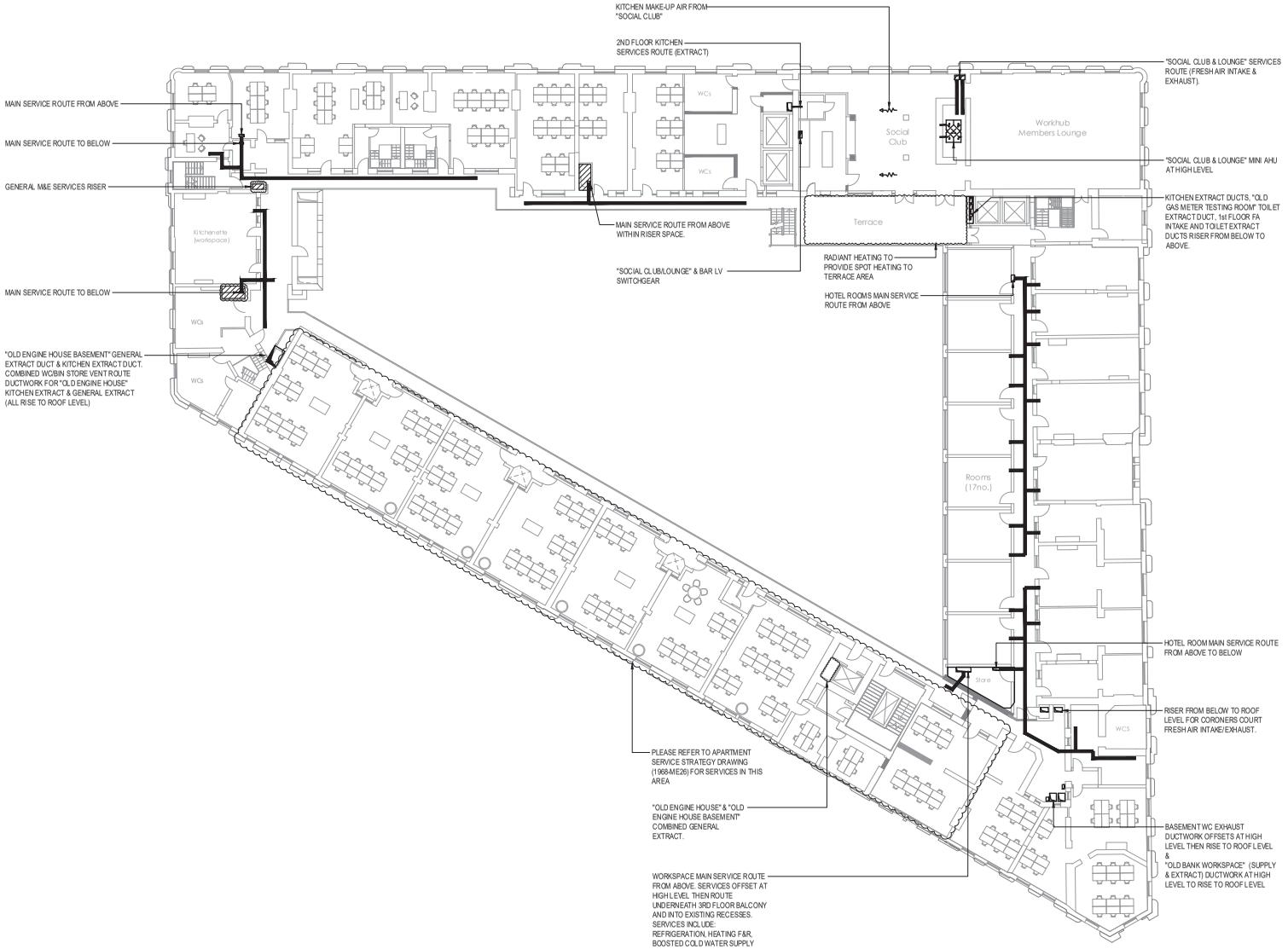
REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

ARCHITECTS: LR-GA-02 REV P3

LEGEND

- MAIN M&E SERVICES ROUTES



Rev	Date	Description	Eng	Chk
P1	27.11.19	PLANNING ISSUE	SM	RW

Alberton House, 30 St Mary's Parsonage
Manchester M3 2WJ
Tel: 0161 834 9999

The Plaza, Old Hall Street,
Liverpool L3 9QJ
Tel: 0151 600 5409

E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client

AlliedLondon

Project

LONDON ROAD FIRE STATION, MANCHESTER

Drawing Title

SECOND FLOOR LAYOUT PRELIMINARY M&E SPACE AND VOLUME LAYOUT

Status

PLANNING

Project No.	Drawn	Scale / Paper Size
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Drawing No.	Rev
1968-ME04	P1

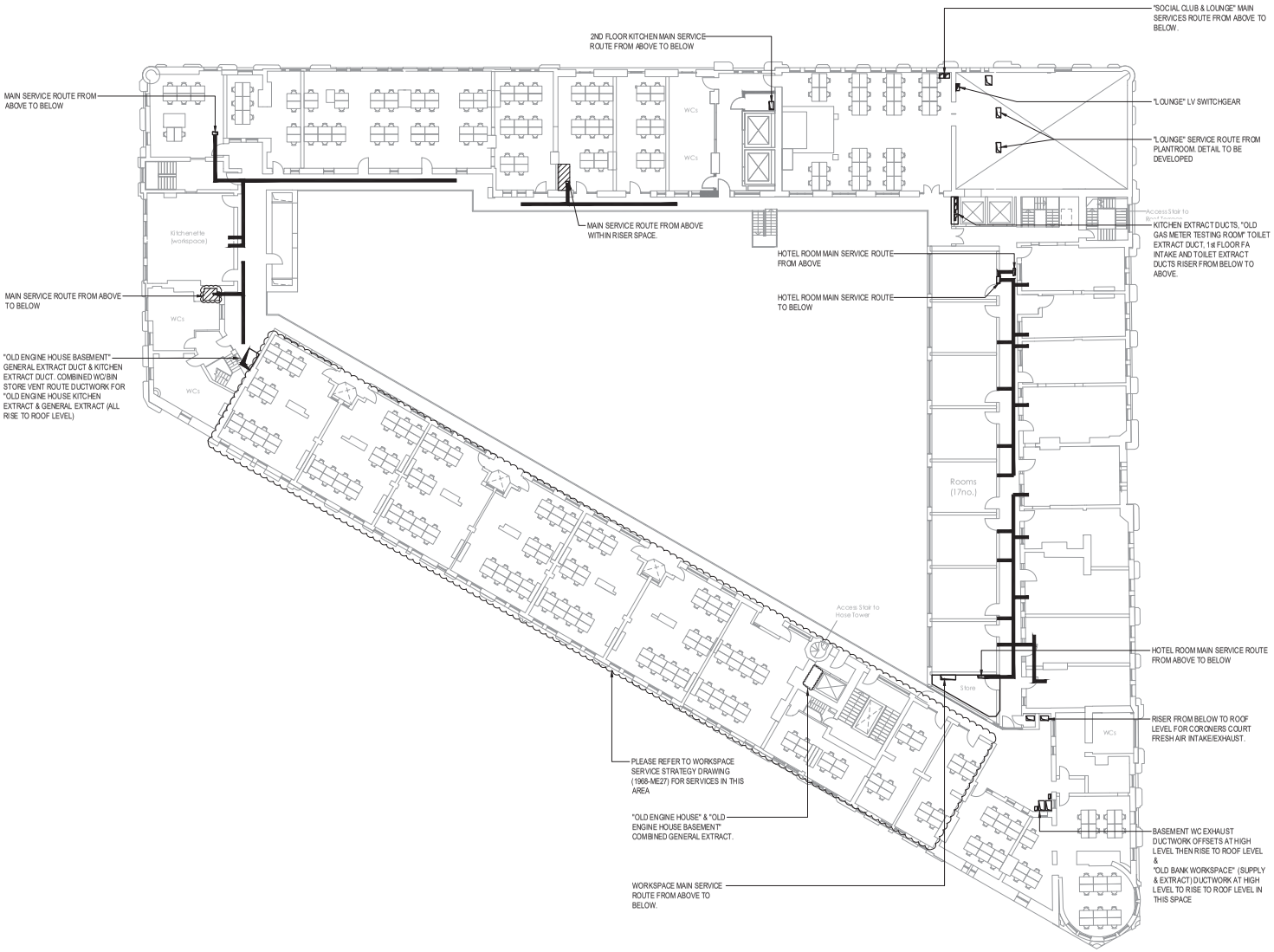
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DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

ARCHITECTS: LR-GA-03 REV P3



LEGEND

- MAIN M&E SERVICES ROUTES

Rev	Date	Description	Eng	Chk
P1	27.11.19	PLANNING ISSUE	SM	RW

Alberton House, 30 St Mary's Parsonage
Manchester M3 2WJ
Tel: 0161 834 9999

The Plaza, Old Hall Street,
Liverpool L3 9QJ
Tel: 0151 600 5409

E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client

AlliedLondon

Project

LONDON ROAD FIRE STATION, MANCHESTER

Drawing Title

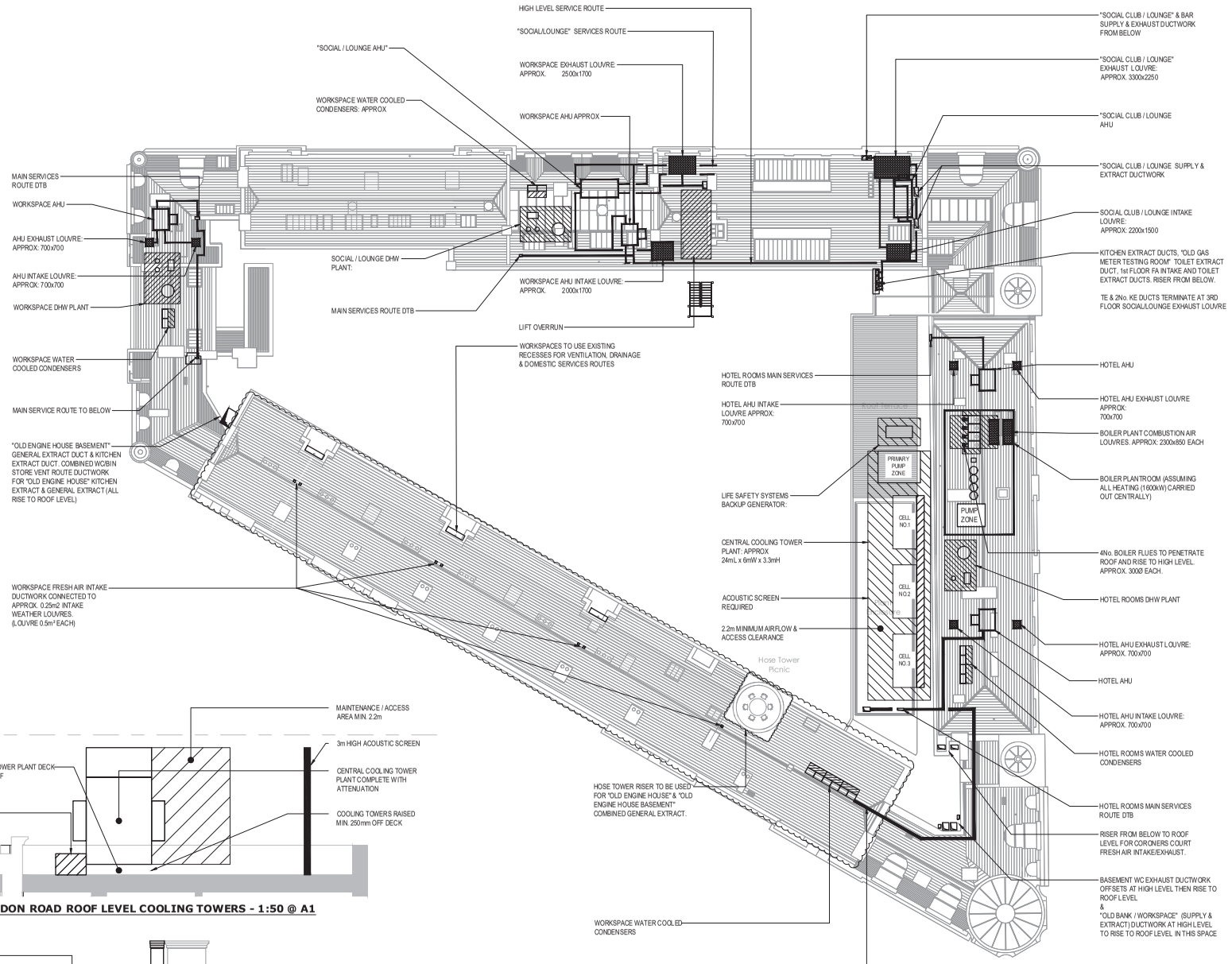
THIRD FLOOR LAYOUT
PRELIMINARY M&E SPACE AND VOLUME LAYOUT

Status

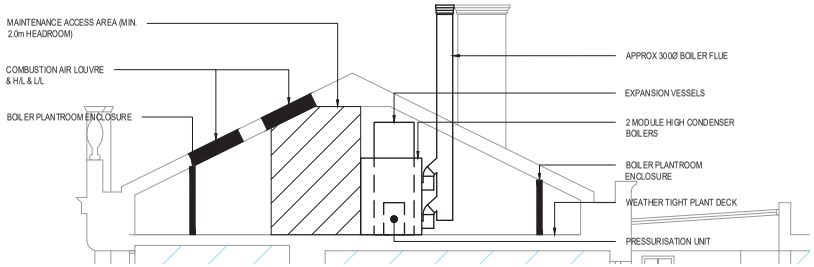
PLANNING

Project No.	Drawn	Scale / Paper Size
1968	WN	1:200 @A1

Drawing No.	Rev
1968-ME05	P1



SECTION: LONDON ROAD ROOF LEVEL COOLING TOWERS - 1:50 @ A1



SECTION: LONDON ROAD ROOF LEVEL BOILER PLANT - 1:50 @ A1

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DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

ARCHITECTS: LR-GA-04 REV P3

LEGEND

- INDICATIVE EXTRACT DUCTWORK ROUTE
- MAIN M&E SERVICES ROUTES

Rev	Date	Description	Eng	Chk
P1	27.11.19	PLANNING ISSUE	SM	RW

CWC crookes walker consulting
Alberton House, 30 St Mary's Parsonage Manchester M3 2WJ
Tel: 0161 834 9999
The Plaza, Old Hall Street, Liverpool L3 9QJ
Tel: 0151 600 5409
E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client: AlliedLondon

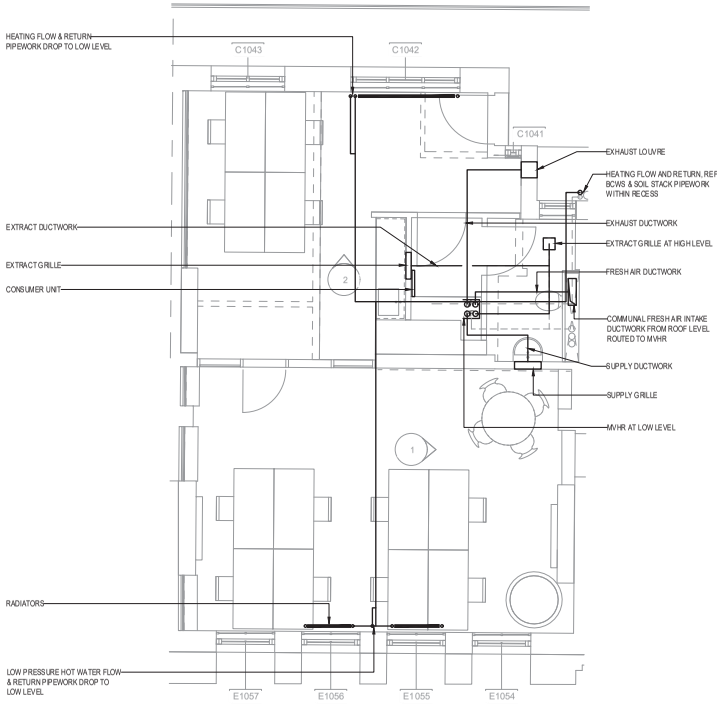
Project: LONDON ROAD FIRE STATION, MANCHESTER

Drawing Title: ROOF LEVEL PRELIMINARY M&E SPACE AND VOLUME LAYOUT

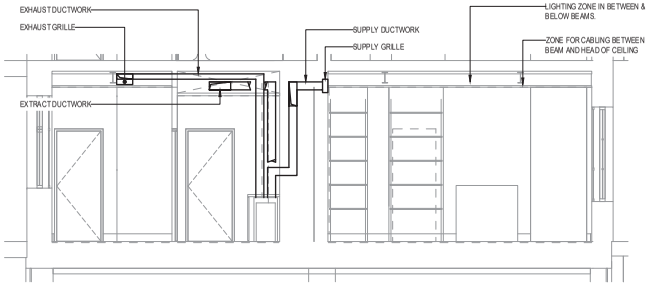
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Project No.	Drawn	Scale / Paper Size
1968	WN	1:200 @A1

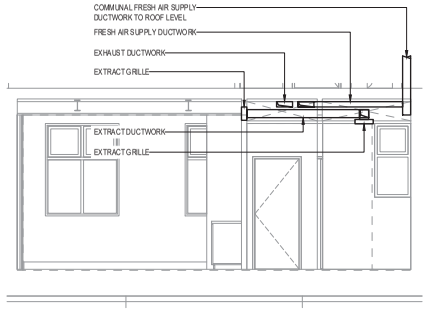
Drawing No.: 1968-ME06 Rev: P1



LAYOUT - FIRST FLOOR WORKSPACE



FIRST FLOOR WORKSPACE SECTION: SECTION 1



FIRST FLOOR WORKSPACE SECTION: SECTION 2

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This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

PLEASE NOTE:

- COOLING TO BE PROVIDED TO EACH WORKSPACE VIA FCU. FCU LOCATION TO BE COORDINATED WITH INTERIOR DESIGN

Rev	Date	Description	Eng	Chk
P1	27.11.19	PLANNING ISSUE	SM	RW

Alberton House, 30 St Mary's Parsonage
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Website: www.cwcon.co.uk

Client

AlliedLondon

Project

LONDON ROAD FIRE STATION, MANCHESTER

Drawing Title

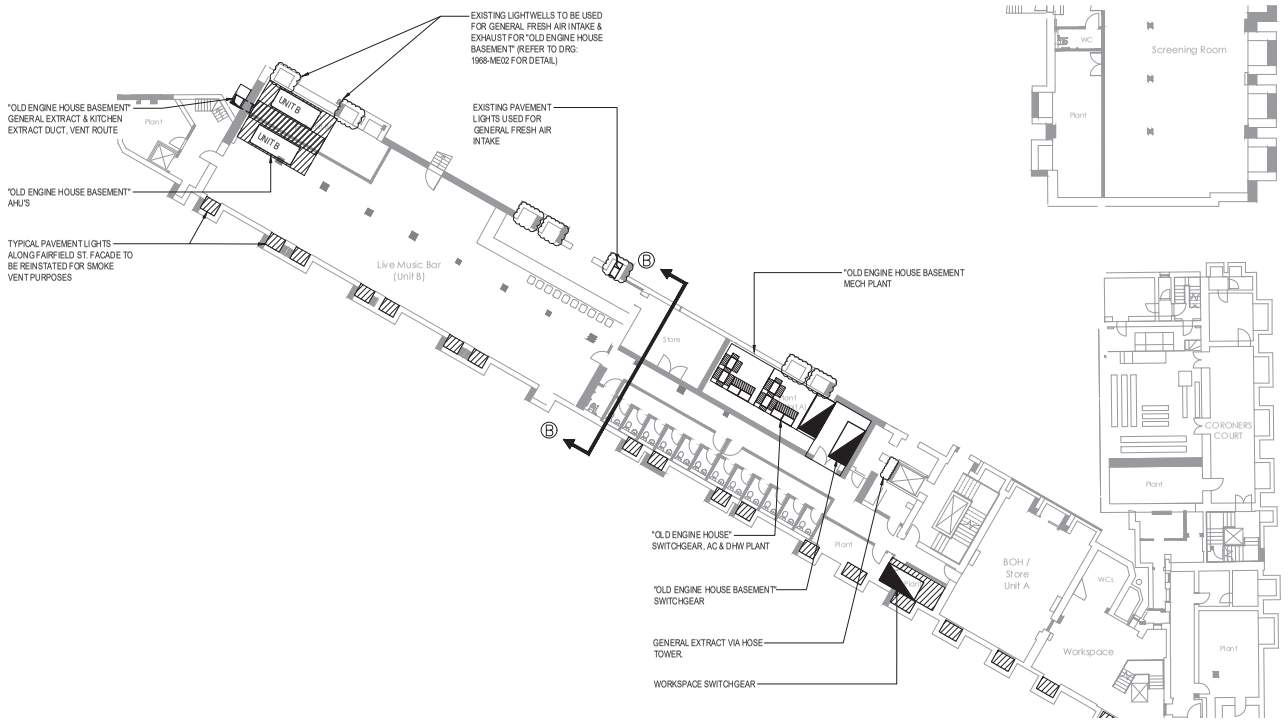
TYPICAL WORKSPACE SERVICING STRATEGY PLAN AND SECTIONS

Status

PLANNING

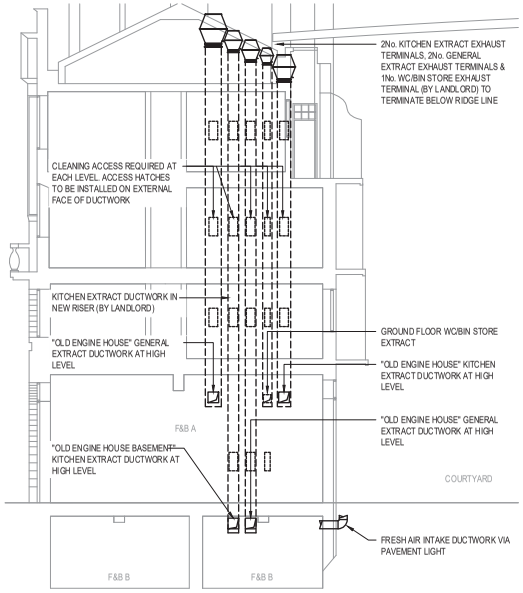
Project No.	Drawn	Scale / Paper Size
1968	WN	1:200 @A1

Drawing No.	Rev
1968-ME27	P1



A ME29 PLAN — 1:200

Basement Level Layout Showing "OLD ENGINE HOUSE BASEMENT" Servicing Strategy



B ME29 SECTION — 1:100

"OLD ENGINE HOUSE BASEMENT" & "OLD ENGINE HOUSE GROUND FLOOR" Servicing Strategy

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DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

ARCHITECTS: LR-GA-LG REV P5

NOTE:

- SIZES AND DIMENSIONS DISPLAYED ARE APPROXIMATE.
- DUCTWORK AND PIPEWORK ROUTES SHOWN ARE INDICATIVE. ALL ROUTES TAKEN WITHIN FUTURE TENANT DEMISES ARE TO BE FINALIZED WITH FUTURE TENANT.

Rev	Date	Description	Eng	Chk
P1	27.11.19	PLANNING ISSUE	SM	RW

Alberton House, 30 St Mary's Parsonage
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Website: www.cwcon.co.uk

Client: AlliedLondon

Project: LONDON ROAD FIRE STATION, MANCHESTER

Drawing Title: FAIRFIELD ST. "OLD ENGINE HOUSE" SERVICING STRATEGY PLANS

Status: PLANNING

Project No.	Drawn	Scale / Paper Size
1968	WN	1:200 @A1

Drawing No.: 1968-ME29 — Rev: P1

5

Structural Loads

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Job Title LRFS

Job No: 060270 Date: 23/03/17

Made By: TJM Checked By: Sheet No: 1/2

curtins

REF.	USE(S)	CEILING/ SERVICES (kN/m²)	FINISHES (kN/m²)	IMPOSED LOAD (kN/m²)	
1A	CIRCULATION	0.05	0.2	5.0	BASEMENT, SOME BoH, EXTERNAL WALKWAYS
1B	"	0.25	0.25	5.0	'TYPICAL' CIRCULATION.
2A	STAIRCASES	0	0.01	4.0	EXISTING STAIRCASES
2B	"	0.05	0.15	4.0	NEW STAIRCASES
3A	F & B	0.25	0.25	5.0	BASEMENT F&B AREAS
3B	"	0.25	0.25	2.0	DINING/RESTAURANTS ON UPPER FLOORS
3C	"	0.25	0.25	5.0	BARS
3D	F&B FOOD PREP. AREAS	0.25	0.25	3.0	KITCHENS & FOOD PREP.
3E	F&B TOILET AREAS	0.25	0.25	2.5.	WE WILL ALLOW 5.0 FOR ALL F&B AREAS NOT ASSOCIATED WITH THE HOTEL
4A	STORAGE	0.25	0.05	2.4/m HEIGHT (MIN. 5.0)	
4B	COLD STORAGE	0.25	0.05	5.0/m HEIGHT (MIN. 15.0)	
5A	PLANT DECKS	0.25	0	5.0	PLANT AREAS IN ROOF VOIDS
5B	PLANT ROOMS	0.25	0	7.5	ALL OTHER PLANT AREAS.
5C	WATER TANK LOADING.	—	0.05 + TANK S/W	10.0/m HEIGHT	BASEMENT ONLY
6	RETAIL	0.25	0.25	4.0	
7	CINEMAS	0.1	0.4	4.0	CINEMAS IN BASEMENT ONLY.
8A	HOTEL ROOMS	0.25	0.25	2.0	
8B	HOTEL BoH AREAS (NOT INC. STORAGE)	0.25	0.1	2.5	
8C	HOTEL LAUNDRY	0.25	0.1	3.0	
8D	HOTEL KITCHENS	0.25	0.1	3.0	
8E	HOTEL BALCONIES/TERRACES	0.05	0.2	4.0	

Job Title LRFS

Job No: 060270 Date: 23/03/17

Made By: TJM Checked By: Sheet No: 2/2

curtins

REF	USE(S)	CEILING/ SERVICES (kN/m²)	FINISHES (kN/m²)	IMPOSED LOAD (kN/m²)	
9	RESIDENTIAL	0.25	0.25	1.5	
10	GROUND FLOOR EXTERNAL AREAS	0.25	5.0	15.0	
11	OFFICES/WORK ROOMS (INC. AMENITIES)	0.25	0.25	2.5 +0.5	LIGHTWEIGHT PARTITIONS ONLY.
12	TOILETS (GENERAL)	0.25	0.25	2.5	
13A	ROOF (MAINTENANCE ACCESS ONLY)	0.25	0	0.6	
13B	EXISTING ROOF (MAINTENANCE ACCESS ONLY)	0	0	0.6	

THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S LAYOUTS

#obidifference

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