Ref No.	Description

Generally

This methodology for works is to be read in accordance with attached drawings 001, 002 - Rev A, and 003 - Rev A.

1.0 THE WORKS

1.1 Stripping Out

1.1.1 The 2no. existing stone steps to the Bloom Street entrance to the building are to be carefully removed and set aside for reuse later as described in 2.1 below.

1.1.2 The existing modern double doors, frame and panel above to the Bloom Street entrance are to be carefully removed and disposed from site. When removing the door care will be taken not to cause any unnecessary damage to the brick / stone-work that the frame is fixed into. Redundant fixing holes will be filled in with lime based mortar.

2.0 New Works

2.1 Stone Steps

2.1.1 Install the previously set aside stone steps into the floor as indicated on drawings 001 and 002 - Rev A. This work will involve carefully breaking out the brickwork below the original steps to enable them to be reinstalled to provide the level entrance threshold.

2.1.2 Steps are to bedded onto a suitable lime based mortar and tamped into position using a rubber or timber mallet to ensure a level threshold is provided between the existing public pavement and the new internal ground floor area.

2.1.3 Depending on the condition of the stone steps once they have been removed and evaluated they may require minor refinishing to provide a smooth and even surface.

2.1.4 Joints between the stone sections and the adjoining masonry / stone walls are to be carefully filled using a lime based grout / mortar to prevent rain water ingress.

2.1.5 A gradient of 1:15 away from the building is to be provided to the section of the new floor formed from the original stone steps between the pavement and the internal new floor structure to prevent rain ingress.

2.2 New Entrance Doors

2.2.1 A new double door is to be manufactured from a minimum of 44mm thick solid oak or similar hardwood in accordance with drawing 003. The door is to feature raised hardwood mouldings to match the detailing to the front main entrance doors to the Princess Street elevation.

2.2.2 The frame and panel above will feature similar / replicated hardwood moulding details as per the main entrance doors to Princess Street.

2.2.3 The new door frame will be mechanically fixed to the existing opening using up to 150mm specialist frame fixings with nylon wall plugs. No resins or chemical fixing will be used.

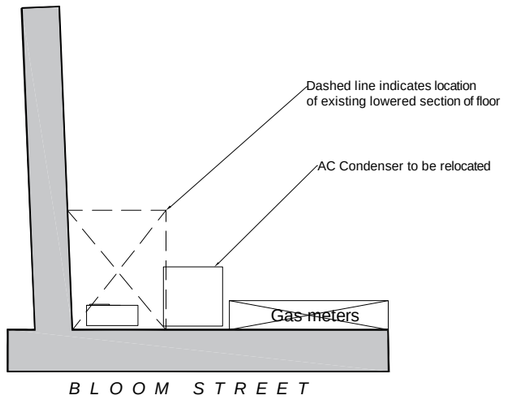
2.2.4 Ironmongery comprising hinges, lock, latches and internal handle is to be of brass construction with suitable matching brass screw fixings.

No external handle is proposed as the doors will be operated by automatic openers / closers mounted internally to the top of the new door frame. Openers will be controlled by an exit button internally and an open / close button located at the Reception desk.

2.2.5 Decoration of the new door, frame and panel above is detailed below in section 3.0.

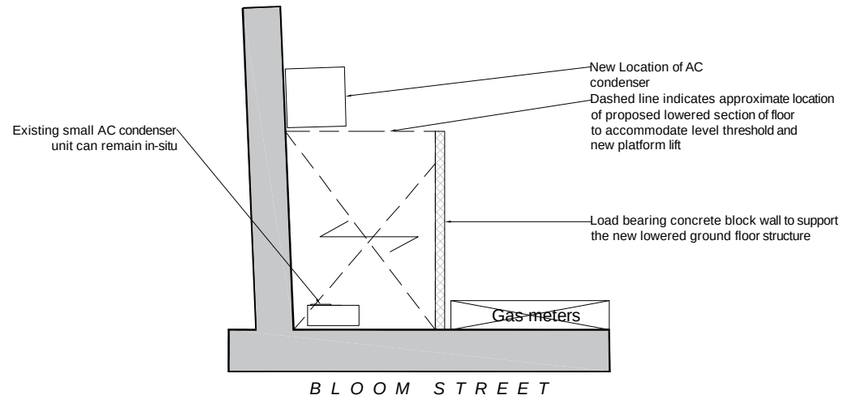
Ref No.	Description
3.0	**Decorations**
	Externally
3.1	**New Timber Door, Frame and Panel Above**
3.1.1	Prepare all new external timber surfaces ready for decoration. Preparation is to include sanding any rough or uneven surface to a smooth finish, applying filler to any cracks or imperfections and applying a knot sealing solution to any visible knots in the timbers.
3.1.2	Decoration work is to comprise 2no. coats of water based primer, 1no. Undercoat and 1-2no. topcoats of external quality gloss paint. Colour: is to match the existing blue applied to the windows and railings in the vicinity of the new doors.
	Internally
3.2	**New Timber Door, Frame and Panel Above**
3.2.1	Prepare all new internal timber surfaces ready for decoration. Preparation is to include sanding any rough or uneven surface to a smooth finish, applying filler to any cracks or imperfections and applying a knot sealing solution to any visible knots in the timbers.
3.2.2	Decoration work is to comprise 2no. coats of water based primer, 1no. Undercoat and 1-2no. topcoats of internally quality gloss paint. Colour: is to match the existing internal doors / windows in the vicinity of the new doors.

EXISTING

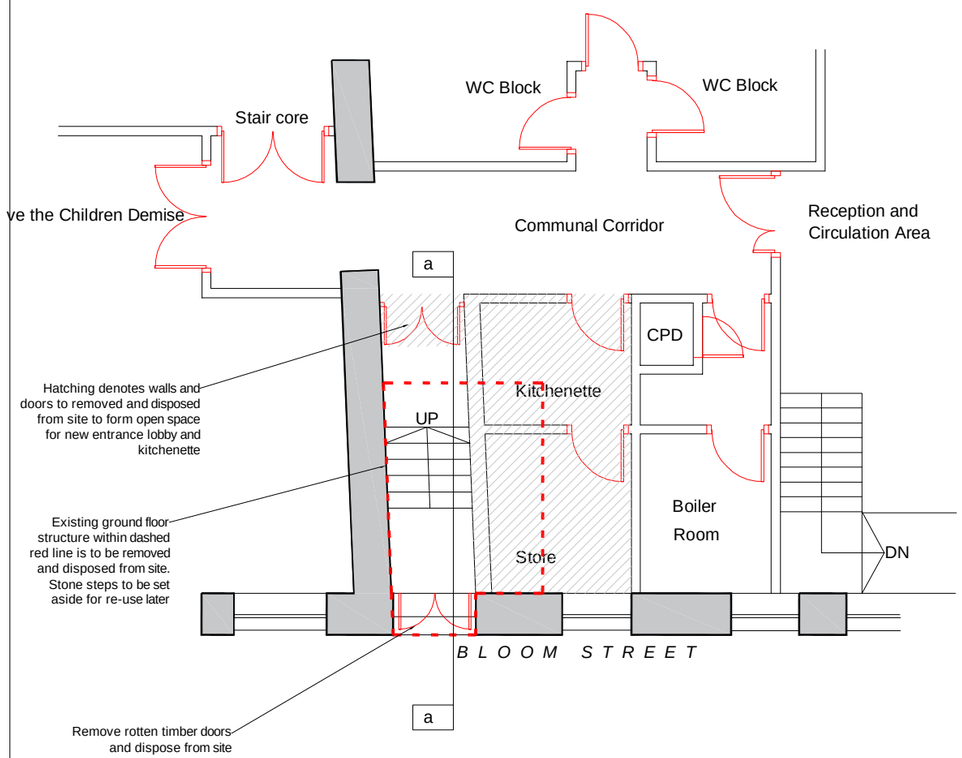


As Existing Basement

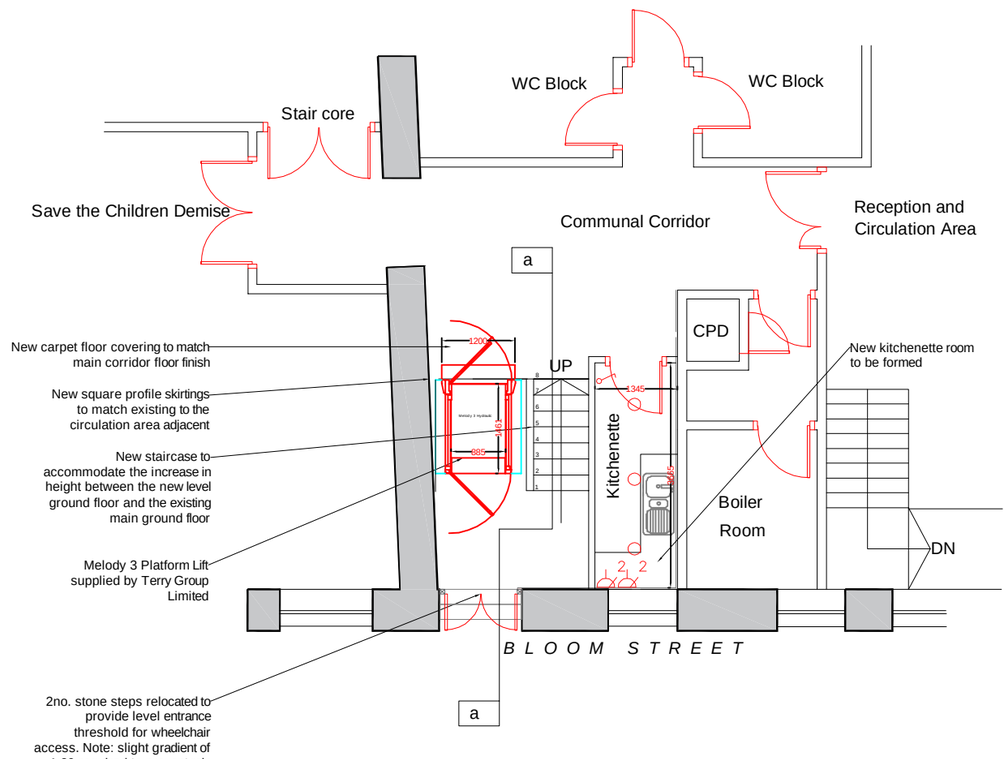
PROPOSED



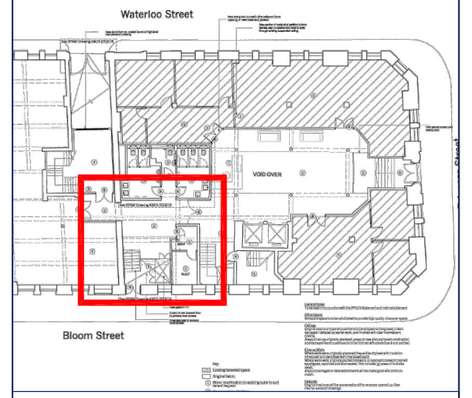
As Proposed Basement



As Existing Ground Floor



As Proposed Ground Floor



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Revision : Date :

Sanderson Weatherall
BUILDING CONSULTANCY & ARCHITECTURE
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Central Switchboard: 0113 221 6000

Client :
Canada Life Investments

Address :
52 Princess Street
Manchester
M1 6JX

Drawing :
Existing and Proposed Ground Floc

Status : Tender Issue

Job Ref :	Dwg No : 001	Revision : 0(
Date : April 2019	Scale : 1:100@A3	
Drawn : GNDO	Checked : PBK	Approved : PBK

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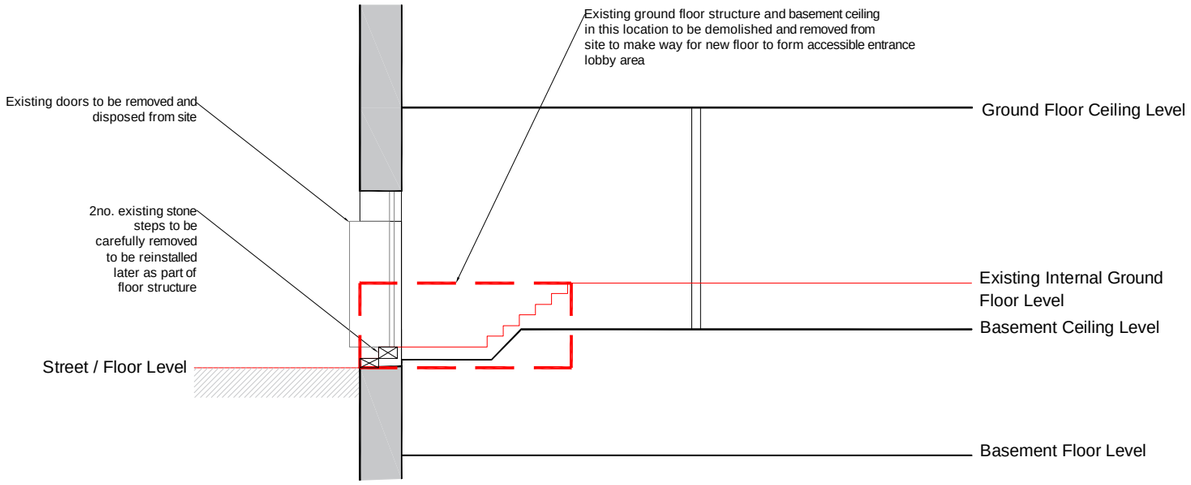
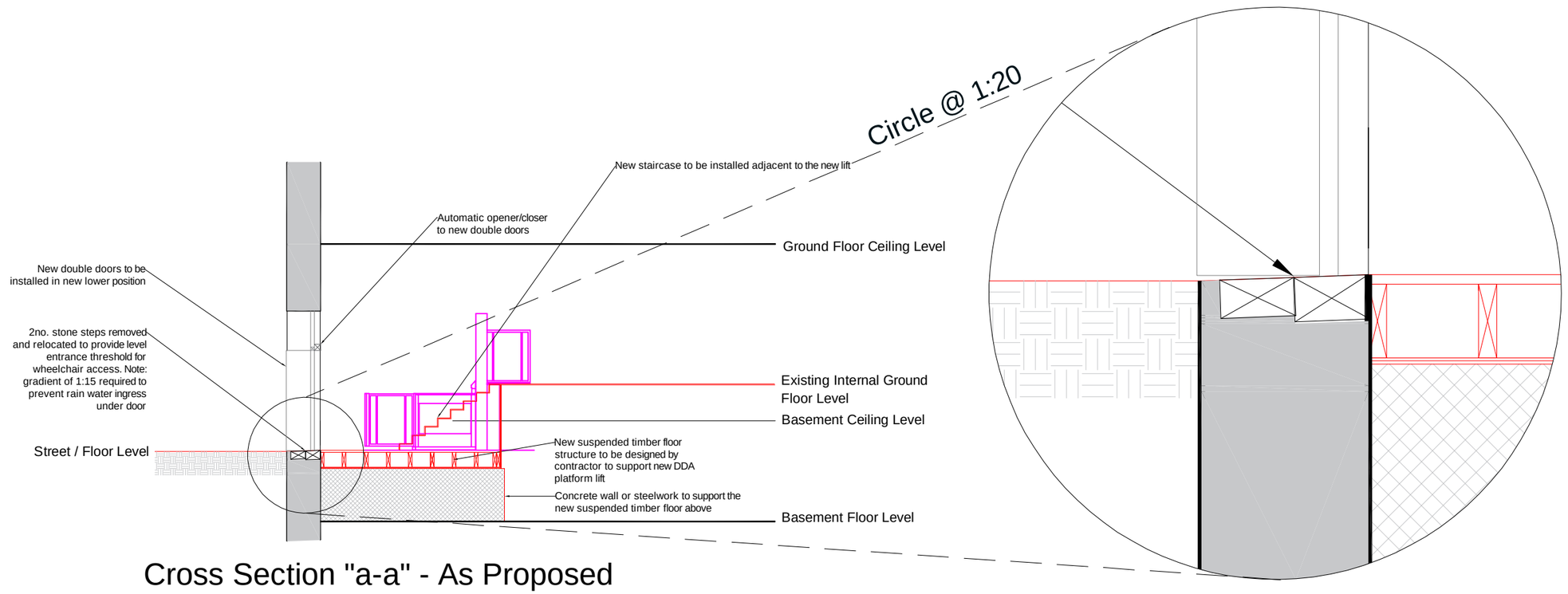
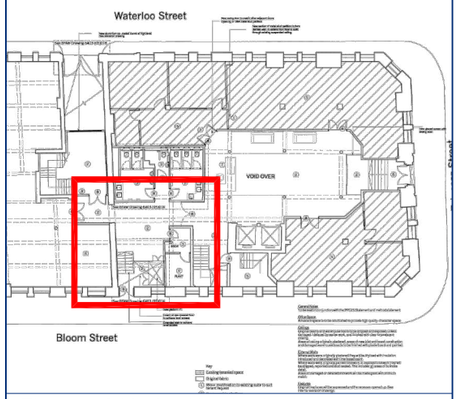


Cross Section "a-a" - As Existing



Cross Section "a-a" - As Proposed

(with concrete wall support to new floor)



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Revision :	Date :
REV A - Additional annotations added.	16.07.19
Revision :	Date :

Sanderson Weatherall

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Central Switchboard: 0113 221 6000

Client :
Canada Life Investments

Address :
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Manchester
M1 6JX

Drawing :
Existing and Proposed Sections and Elevations

Status : Tender Issue

Job Ref :	Dwg No : 002	Revision : 0(
Date : April 2019	Scale : 1:100@A3	
Drawn : GNDO	Checked : PBK	Approved : PBK

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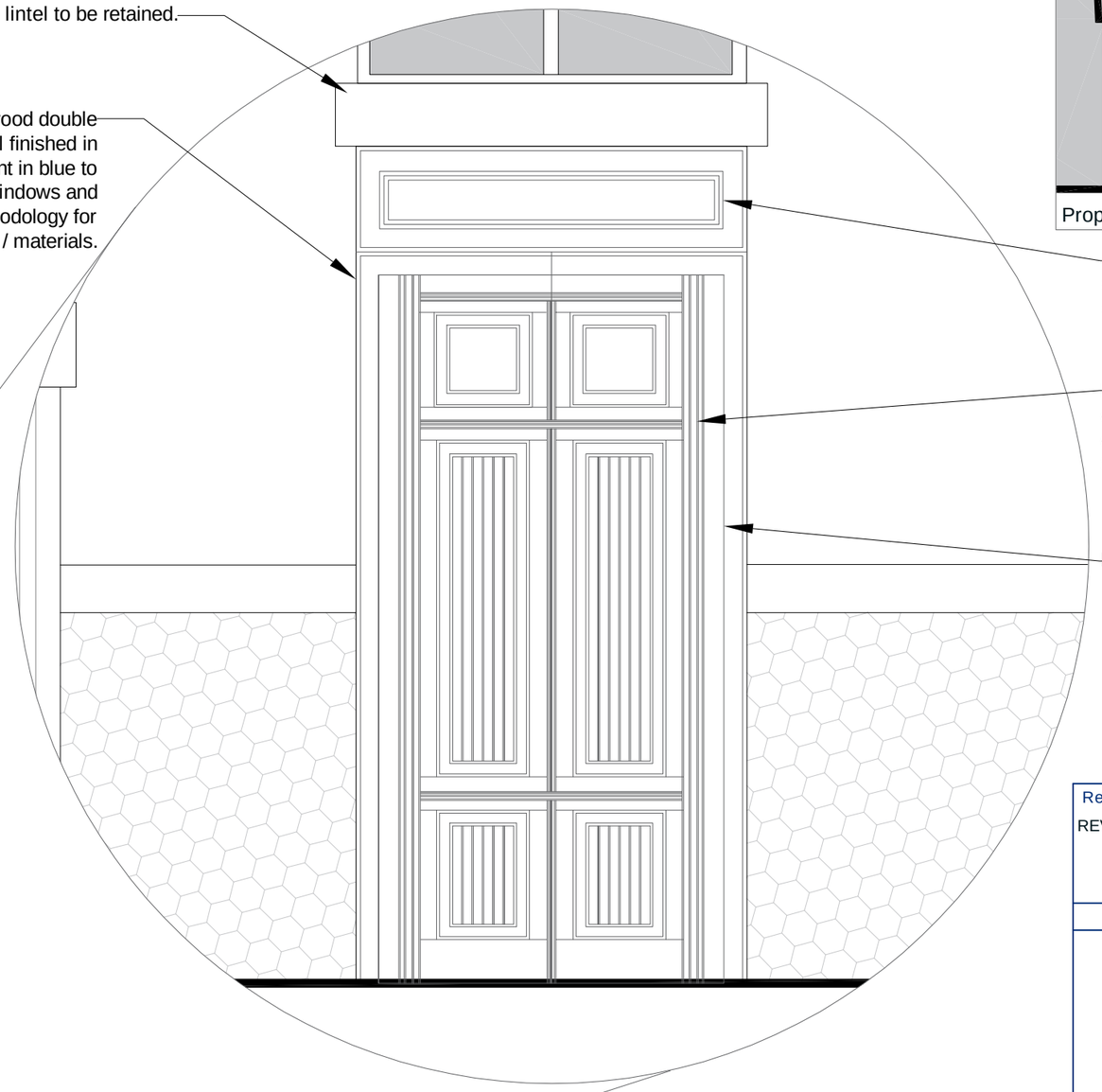
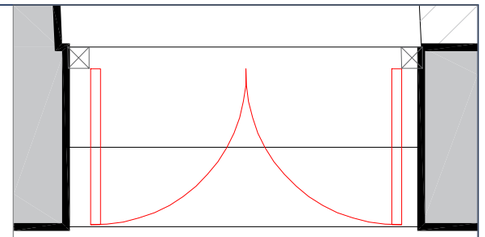
Existing Elevation Facing Bloom Street @ 1:100

Proposed Elevation Facing Bloom Street @ 1:50





Proposed Doors shown in plan view - NTS

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Revision :	Date :
REV A - Additional annotations added.	16.07.19

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Client :
Canada Life Investments

Address :
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Drawing :
Existing and Proposed Elevation to Bloom Street

Status : Conservation Approval

Job Ref :	Dwg No : 003	Revision : A
Date : June 2019	Scale : as shown @A	
Drawn : GNDO	Checked : PBK	Approved : PBK

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