TITLE **INTERVENTION AND REPAIR**

NO. **FCB-1777-RPT-WS4-001**

ML1-LOOM-RIBA4-FCB-RP-00-00-A-1777-001

REV.

First Issue	14.08.2015	Issue for preparation of BQ's
Second Issue	28.08.2015	Building Regulations Application
Third Issue	19.09.2015	Tender Issue

NOTES

This document is to be read in conjunction with all other Architect's and Consultants' drawings and specifications

The Architect is to be notified immediately if any discrepancies are found, either within this document or when read against other drawings and/or specifications including that of the other Consultants.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Contents

1.0 INTRODUCTION

2.0 GENERAL PRINCIPLES
2.1 Remove
2.2 Repair / Reinstate
2.3 Alter Existing
2.4 Intervention and Repair Notes Bay by Bay

3.0 FABRIC REPAIRS

4.0 STANDARDS

5.0 BUILDING ASSESSMENTS
5.1 Old Mill
5.2 New Mill
5.3 Murray Street
5.4 Old Mill Engine House
5.5 New Mill Engine House

1.0 Introduction

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed
without written permission of MLDC

This document sets out the strategy for the refurbishment of the existing building fabric to enable the renovation of the Mill buildings to serve as residential apartments. The following principles define the required treatment of the historic fabric.

The heritage significance of the building complex and its fabric has been considered to ensure that the maximum amount of the complex remains intact and legible in a manner that does not obscure its meaning. This has been achieved though a thorough and disciplined assessment of the historic fabric and the history of the complex.

2.0 General Principles

The adaptation of the buildings to serve as residential accommodation will generate changes to the fabric that are necessary for the building to operate successfully. The assessment of the historic fabric has been undertaken to ensure the significance and character of the building is retained and preserved. The proposed scheme has sought to minimise and carefully control changes that occur to the listed buildings.

As part of the repair, restoration, re-use and refurbishment of the buildings, it will be necessary for areas of the buildings' fabric to be opened up. The opening up works will inform the current designs and will allow the precise resolution of the proposals to suit the specific and varied context. The following headings have been prepared to record and describe the impact of the proposals on the existing buildings.

2.1 Remove – C20

The removal of fabric is limited to those areas that must change to enable the successful conversion of the buildings. While changes will occur there is no intent to obscure or erase the history of the building which would be the result of 'demolition'. The opening up of the existing fabric is to be undertaken in a manner that ensures the maximum retention of the historic fabric.

The removal of parts of the building should be undertaken with carefully consideration of the adjacent fabric. Dismantling is the required method for the removal of fabric with 'demolition' strictly limited to those areas where harm cannot come to adjacent fabric and where there is no risk of erosion to the heritage significance of the complex. The process of dismantling will require a controlled approach with the reassembly and repair of the adjacent fabric made more feasible as a result.

Historic building materials that arises from the process of 'opening up' and 'taking down' is to be set aside for reuse.

2.2 Repair / Reinstate

The repair and reinstatement works noted on the drawings are specifically concerned with improvements to the existing fabric necessary to enable the buildings' change of use.

Where repair activities are identified on the drawings they are generally concerned with:

- the buildings' interiors that require redress to facilitate change
- parts of the internal fabric that are below the necessary state of repair
- remediation of past alterations that have lead to unsympathetic changes that will inhibit the buildings re-use.

These are distinct from general repairs to the condition of the structure and envelope that are described within ARUPs repair packages. The repairs will be undertaken to return the fabric to a state of good repair in keeping with current conservation principles . In general the repair works include:

- missing and eroded masonry is to be re-built
- missing iron columns to be replaced with new steel columns
- missing and fragmented beams to be replaced with new steel beams

Changes to the fabric have been designed to express the phases of alteration and development in a legible manner as is typical of modern conservation practice.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed
without written permission of MLDC

2.3 Alter Existing

Where the re-use of the complex requires alteration of the buildings the intention is to retain as much of the existing fabric while adapting the buildings to facilitate their successful re-use. Where new elements are to be formed they are to be read as distinct from those that already exist. Well established conservation principles will be applied to ensure the works are described and delivered to the acceptable standard; refer to Historic England publication “Conservation Principles, Policy and Guidance for the Sustainable Management of the Historic Environment” dated 2008. Wholly new elements have been designed to have a consistent language and to be clearly read as new within the context of the historic fabric. Close attention is to be afforded the drawn details for the alteration works which have been developed with close understanding and experience of well established conservation principles.

2.4 Intervention and Repair Notes Bay by Bay

The survey of the exiting fabric has been undertaken to review the inside face of the principle walls of the existing buildings that are to be retained within the scheme for the renovation of the Mill complex. The text annotated drawings identify the general areas of alteration that are required to the existing fabric. Specific reference has been made to items of historical significance. These are considered to be of ‘exceptional’ relevance to the historic fabric and where they have been found on site are identified individually within the ‘INTERVENTION and REPAIR’ drawings. The use of the word ‘exceptional’ is to highlight where works are specifically concerned with the ‘preservation’ of features of the historic fabric. Should the contractor encounter similar elements of interest that are not recorded within the drawings, he is to notify the Architect. Such items will need to be assessed for retention, preservation, restoration and as such should be assumed to be ‘exceptional’ until they have been assessed by an appropriately accredited party e.g. an AABC registered Architect.

The wider drawing packages and specification are to be reviewed in conjunction with the ‘INTERVENTION and REPAIR’ drawing series.

Where access has been limited or where works are to be resolved on site the final details will be prepared once the works have commenced and access and opening up has enabled the areas in question to be inspected. The written specification provides guidance on the required approach and standard of conservation lead work which will apply to both known and unknown instances of repair and renovation.

3.0 Fabric Repairs

Principles for repair

Any work to the historic fabric is to be undertaken in accordance with current conservation principals and best conservation practice.

The designs for the renovation of the Mill buildings is reliant upon the external envelope being brought into a state of good repair with any deficiencies in the condition of the envelope arising since the last major package of works (2006) addressed during this next phase of refurbishment works.

Repairs are to be carried out on a like for like basis.

Where exiting fabric is impacted upon by the proposals the design has sought to ensure the existing fabric is both retained and left exposed to reveal the character of the building and to express the buildings' heritage.

The following specifications have been prepared to guide the works.

Masonry Repair - C41

Generally - Repair existing and replace damaged and defective units.

Steps - Split and broken stone treads and risers to be removed and replaced with new to match the existing. Corroded iron and steel supporting structure to be assessed and deficient members renewed in line with the methods used in 2006 i.e. new steel supports with stone laid over.

Re-pointing – C41/800s and Z21/310B

Rake-out all loose and defective pointing. Re-point to restore the buildings' envelope.

Roof Slates – H62/110A and 210 – 290A.

Slipped and missing roof slates to be reinstated. Slipped hip tiles to be robustly re-fixed.

Lead Flashings and Gutters – H71 generally H71/420A

Inspect, re-fix, repair, replace to provide a functioning and serviceable installation.

Metalwork Cataloguing and Restoration – C90.

Record, remove, repair, restore, re-install.

Metalwork Cleaning and Decoration –M60/195A, B and C. M60/400 – 800. C90/270 and C90/280.

Record, strip, repair, prepare, decorate.

Timber Joists

The existing timber is understood to have been addressed by the 2006 works.

Defective, charred and desiccated joists to be removed.

Floor Boards

All oil soaked boards to be replaced with two layers of new 12mm WBP, BS 636-2.

Removal of the floor boards is required due to the presence of mineral oil which has saturated the boards.

Windows

Existing windows new in 2006. All to be overhauled.

4.0 Standards

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

The following standards have been written to capture the principles for the repair, adaptation and renovation of the buildings' fabric as is necessary to facilitate their reuse. While the notes offer guidance they are not exhaustive. It is an inevitable necessity of work to all listed and historic building that supplementary guidance will be required as the work progress on site. The alteration of the existing fabric will require the following principles to be tested and reviewed.

Pockets, Voids and Holes in the Masonry Walls

Pockets are to be cleared out and the wall is to be reinstated. Where the brickwork is sound new cut bricks are to be buttered up and inserted into the wall ensuring the perpends and bed are full and packed. Where the masonry is loose it is to be taken down and rebuilt to ensure the wall is adequately consolidated and all new work fully bonded in.

Closing of Existing Openings

Where existing openings are to be closed up the work to internal walls is to be undertaken in new conservation soft clay bricks and in external walls in site reclaimed bricks all bedded in lime mortar. Where the existing opening is to remain legible, i.e. the bricks are not bonded into the existing wall, the inserted brickwork is to be tied with stainless steel starter ties fixed into the mortar joint of the adjacent / abutment wall. In a few locations new walls will need to be toothed into the existing wall. The face of the new infill brickwork is to be set approx. 30mm back from that of the wall into which it is inserted. The precise depth of the setback will be defined by the immediate context. Where brickwork is inserted to fill a void in preparation for the lining out of the wall in lime plaster and insulation the brickwork is to be flush with the adjacent wall.

Opening Up of Bricked Up Openings

Where historic openings are to be reopened the works are to be undertaken with care. Hand tools are to be used to aid the dismantling of the existing masonry which, for the most part, will be of soft materials such as lime mortar and clay bricks. Care is required to ensure the materials arising from the opening up are available for re-use in the repair and renovation of the buildings.
In a few locations, post 1920s work has entailed the use of cement mortar. In these areas it will be necessary to cut the bricks out. Where loss of fabric is inevitable the principle is for the more modern elements of the fabric to be sacrificed to enable opening up and alterations.
The reveals (cill, jamb and head) of the opening are to be assessed to identify if further work is necessary to repair and reinstate them as door or window openings.

New Openings in External Walls

Doorways - The new entrances have been designed to align with existing openings. The intention is for the existing opening widths to be unaltered. Where window are to be converted into doorways the spandrels below the windows are to be taken down and the brick reveals adapted to match the jamb detail of the window above. The reveal is to be re-constructed with whole bricks toothed in. Cut bricks will not be acceptable.

Service Penetrations - Where service penetrations are required the preference is for existing openings to be used. Where this is not possible new openings are to be formed with minimal damage to the existing fabric. The external leaf is to be taken back by hand so that the bricks can be reinstated to form an opening that is sympathetic to the historic fabric. Any holes that are bored or cut through the core of the wall are to be done in a manner that ensures the facing bricks are not burst.

Windows – The intention is for all new windows to sit within the aperture of the existing openings. In a few locations the existing fabric has been eroded. To ensure an appropriately regular surface is provided the windows' reveals, cill and / or lintel will require repair to achieve a regular face. This is essential to enable the appropriate and robust fitting of the window within the existing fabric. Such instances are to be identified on site during the works with the extent of repair detailed with due consideration for the historic fabric.

New and Existing Openings in Internal Walls

Where openings are to be formed or retained they are to be sized with due consideration of the scale and proportion of the exiting fabric. Openings are to reflect the brick dimensions of the existing wall. Where current openings are retained they are to have their lintel levels assessed. Any retained openings with a lintel below 2100mm will require alteration. Openings with low head clearance are to be reformed with new lintels set at a level which is a minimum 2100mm over the proposed FFL. Where openings are altered the existing head assembly is to be reinstated. Existing arches are to be template and reinstated with any inherent defect in the arch resolved. Existing timber lintels are to be replaced with new reinforced concrete or seasoned oak depending on the wall it's age and the context. Each instance affected by this principle is to be reviewed with the Architect on site.

Where openings are made through the historic gable wall dividing Old and Decker Mill they are to be formed with due consideration for the stability of the wall. Consideration is to be afforded the rectification of past, less robust alterations that will require redress to enable the proposed alterations to be undertaken properly. It should be assumed that the extent of wall that needs to be taken down is greater than that necessary to form the proposed opening. The wall is to be reinstated with the bricks in complete units with each facing leaf tied into the reveals.

Metalwork – C90

Iron Work – Non Structural

Retain, Prepare, Decorate, Protect.

Elements of historic ironwork that remain within the fabric of the building are to be retained and protected. All ironwork located internally and externally, is to receive new decoration, the extent of which is to be governed by its current condition. Where the ironwork is found to be coated in rust it is to be appropriately prepared prior to the application of the specified paint system. Where retained ironwork is to be concealed behind a new wall or covered by the lining out of the wall it must be fully decorated prior to the progression of the works that will result in the item becoming concealed or obscured.

Iron Work – Fittings and Furniture fixed to the building

Retain, Prepare, Decorate, Re-use and Protect.

All ironwork is to receive new decoration the extent of which is to be governed by its current condition. Vent grilles are found in several locations. Where these occur the intention is for them to be retained as visible elements of the renovated fabric. Vents located within walls that are to be lined out are to be lifted from their location within the brick wall for relocation within the altered wall. If the iron vent is serving to carry the brick above an 8mm 316 Stainless Steel flat plate is to be inserted to serve as a lintel with typical bearing of 100mm at each end and to the same depth as the brick. The vents and other demounted fabric is to be restored as C90/210 – etc... Where the wall is lined out a galvanized sleeve extending from the depth of the masonry wall will be required to carry the grill. The fixing of both sleeve and grill is to be allowed for with final details resolved on site.

Metal Work - Fittings and Furniture Un-fixed

Record location, tag, protect and place in storage. Seek guidance from the Architect to confirm if the item is to be re-instated and to confirm the location.

Columns, Beams and Brackets – Exposed Metalwork

To satisfy the re-use of the building the exposed metal structure is to be coated with an intumescent paint. To comply with the performance of the new paint systems the existing structural metalwork is to be stripped back prior to the application of the full paint system.

The intention is for all the existing steel and iron construction to be left on show. The body and capital of the columns will be retained as visible features within the apartments. All of the column base in the Murray St block are set below the existing floor level and as such cannot be seen. All visible structural metalwork is to be decorated and intumescent coated. All concealed metalwork is to be prepared and decorated prior to being concealed by new construction. Where the structural metal work is not protected from the effects of fire by encasement is must receive the specified treatment of intumescent paint.

Note that the specification for decoration of metalwork requires the priming coat to be compatible with the high-build and finish coats. A visual assessment of the existing metal work has indicated that all metal items identified for re-decoration will require robust preparation.

Brickwork Preparation and Cleaning – C40/230 and 352

The existing brickwork has been the subject of cleaning as part of the 2006 restoration works. The type of cleaning employed is not explicitly described in the BDP document but their method is noted. These include chemical cleaning, warm wet wash, warm light abrasive and dry light abrasive. The existing above ground brick is understood to be in reasonable condition and as such general cleaning should entail no more than a brush down with a stiff bristle brush and light vacuum clean. Where more extensive cleaning is required to remove historic dirt, stains and modern glues / sealants the exact method is to be finalised once cleaning trials have been undertaken. For the sake of these proposals the assumption must be for Doff steam cleaning and conservation poultices.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Tanking / Drained Membrane – Spec J40/297A – J40 in general.

The Lower Ground Floor walls that have a retaining function are to be lined with a drained tanked membrane. The membrane is to be fitted across the existing wall to trap interstitial and penetrating moisture from the exterior aspects. The use of a membrane is necessary to enable the conversion of the lower levels of the existing buildings to serve as habitable spaces. An applied draining membrane will ensure that the proposed works are reversible and will ensure the minimum impact upon the existing walls while delivering a tanking solution in a sensitive context. The membrane and existing walls will be protected from the activity within the building with the construction of new masonry walls that create the drained cavity for the membrane. This approach will mean that the Lower Ground floor walls will be treated differently to the levels above where the walls will be insulated or left exposed.

Tanking located within circulation cores and service spaces (e.g. water tank room and bicycle store) is to extent 300mm above the external ground line. The block work is to terminate short of the soffit and the brick wall above is to be left exposed. This is to minimise the extent of the historic fabric that is covered.

Insulated Wall Linings – M20/335

The lining out of the existing wall is to be undertaken to provide appropriate spaces for living. Where this is done it is to enhance the comfort of the room by improving the thermal and acoustic characteristics of the space. Details for the introduction of linings over historic fabric have been developed with careful consideration for the nature of the walls and the elements fixed to and embedded within them. Where ever possible the existing fabric is to be left unaltered. In a few instances elements protruding from walls are to be removed to enable the wall to be lined out. The re-fixed of demounted items over the lined out wall is to be assessed on site. Know instances are identified within the drawings.

Wall linings have been specified to ensure they work harmoniously with the historic fabric. Carful consideration has been afforded the hygroscopic nature of the masonry wall and the vapour permeability of the wall with and without linings.

Where vapour permeable insulation is proposed for use in bathrooms and kitchens the detail and extent of both insulated wall and areas of tiling are to be reviewed before the works progress. The extent of insulation over existing walls in kitchens and bathroom areas is to be determined once the setting out of these spaces has been defined on site. This is essential to enable the various factors that influence the design of the linings to be considered with due regard for the historic fabric and performance of the insulation.

Efflorescence

It should be noted that the renovation, occupation and heating of any historic and disused buildings will lead to various changes in the behaviour of moisture within the existing fabric. The re-use of the building will secure its long term future. To ensure this can be achieve the building must tolerate change. The introduction of a tanking membrane with drainage is likely to promote a change in the patterns of moisture within the exiting fabric. A consequence of this will be the drying out of previously saturated walls. This will be noticeable as a result of the accumulation of mineral salts on the face of the bricks. Efflorescence is an inevitable occurrence that can take two or more years to subside as the wall dries out. Changes in the site and adjacent ground can also be the cause of an increase in mineral salts penetrating the building fabric. Such characteristics of the building fabric are normal and must be expected. The removal of efflorescence is best managed with a stiff bristle brush mindful that the force used during the brushing action is not so great that the pointing is eroded.

Fireproof Soffit - Murray St North

The existing soffit is of historic fireproof construction formed below the earlier ceiling fixed to the underside of the Upper Ground timber floor. The brick and iron ‘T’s run across much of the soffit with some gaps where stairs were inserted in the 1900s. The existing fireproof construction cut across many of the windows inhibiting the feasibility of re-using the space. The intention is for the iron and brick soffit to be taken down and set aside. A small section is to be reinstated as a means to retain a record of the form of construction within the building. The precise location is to be determined as a consequence of the opening up works and once the conversion of the building is underway. An allowance is to be made for the repair of the existing walls to address jacking and voids resulting for the ironwork pockets within the wall. An allowance should also be made for repair to the timber floor concealed by the fireproof soffit.

Timber

The existing timbers were extensively repaired as part of the 2006 enveloping works. The conservation philosophy of the time dictated the retention of all fabric in–situ. Current best practice would not advise the retention of desiccated or fire damages fabric in a similar context. Where joists are no longer self-supporting or are damaged by past dry rot and / or fire they are to be removed. The retention of such fabric poses a risk to the future of the building. Where beams and joist have been damaged by fire but are found to be structurally sound the damaged fabric is to be pared back to leave a clean face with as little of the undamaged timber removed during the process.

Given the extensive nature of the 2006 timer repair work no specification has been developed to address timber repair. Should timber repair works be necessary they will be designed while the works are on site as and when the need arises. It must be anticipated that the opening up works offer the potential to reveal areas of timber that will be in need of repair or situation that require remediation. Close reference will be made to acceptable conservation standards as described in English Heritages' 'Practical Building Conservation' series.

Existing Floor Boards - New Mill, Old & Decker Mill

The proposal is for the removal of the existing floor boards and replacement with a new floor. Refer to the detail drawings for more detail.

Context - The floors of the mills are formed of timber joists and softwood floor boards that served to carry the machinery and workers that operated in the mills. The cotton spinning mules (machines) operated at high temperatures and required frequent lubrication with oil. This resulted in a mist of lubricating oil being thrown from the machine which subsequently impregnated the wooden floorboards. The 2006 works sought to replace rotten boards as well as those that were removed to enable structural enhancements.

A survey of the existing boards in 2014 identified the following characteristics:

Pre Restoration Boards - close grained pine / 20–24rings per inch / through sawn
Old Mill 140mm and 126mm (5") x 20mm
Decker Mill 145mm x 20mm
Complete board lengths - between 3795mm – 4620mm.
New 2006 Boards - Close grain pine / approx.14 rings per inch / through sawn
Typically 110mm x 20mm with some 185mm wide.

Components

Existing Windows

The existing box sash windows and W40 steel windows date from 2006. Almost all the windows that are found within the building were fitted in 2006.

Sliding Sash Windows - Murray St North and South

The box sash windows are single glazed with 4mm glass and constructed in the traditional manner with the simplest of surface applied modern seals that offer very little enhancement to the windows performance. All sash windows are to be fully decorated and brought into serviceable condition. The requirement is for the sash window reveals to be lined out and secondary glazed.

The windows sit behind a brick and stone reveal with a timber lintel carrying the inner portion of the solid masonry wall above. Large blocking pieces have been cut down to form the wedges, fixed into the timber lintel at the head of the window. These have been fitted to ensure the sash windows are fixed in place. At the cill the inner leaf of many windows has been built up with a single course of brick presumably to replace desiccated timber packing removed during the 2006 works. In some areas the brick has not been built up which may be due to a lack of depth in which to fit the brick. In these and any instances where the external wall is being lined out with timber linings, packing at the cill should be with layers of cement board laid on DPC.

Where wedges are cut back or removed the window are to be restrained with the insertion of new packing. The lining out of the window reveals with securely fixed linings will be adequate to ensure the window are robustly fixed within the depth of the wall.

Linings and Cill Boards – There are several examples of the original lining boards and mouldings. These are to serve as templates for the new linings. The linings are to be fabricated of close grained softwood primed on all faces including the rear. Where existing linings remain they are to be repaired and reinstated with the appropriate adjustment made to accommodate the new secondary glazing and the insulated wall linings. This will probably entail demounting the linings and shifting them back approx. 150mm with a new infill piece between the window and original lining. All new beads, panels, panel moulds and architraves are to be machined to match the existing. There are very few cill boards remaining. All windows are to be assumed to require new cill boards.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Traditionally the box facings would have included a rebate to accept a tongue of the lining board and cill. The windows do not appear to have been profiled to accept linings. The board is to be biscuit jointed into the box of the sash window to achieve a solid and robust connection between the linings and the window.
Where windows are to be retained within an exposed brick wall a closing bead will need to be fitted around the window to help ensure the junction between the window and wall is fully closed.

The lining out of the walls with insulation and plaster will serve to deepen the walls. Site measurement of all such items is essential as part of the fabrication of new linings.

Cill, Jamb and Head Packing
Where packing is required between the linings and the existing masonry it is to be undertaken in cement board with DPC used to isolate the wall from the packing timber and packing board.
Where substantial irregularities occur between the existing brick reveal and a new door or window, most probably due to the erosion of the brick, an allowance is to be made for the cutting out of the brick and insertion of a new brick to provide a consistent edge against which the door frame or window can be fitted without the need to excessive filling pieces.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Contents

5.1.0 Lower Ground
5.1.0.1 East Block
5.1.0.2 Central Block
5.1.0.3 West Block

5.1.1 Upper Ground
5.1.1.1 East Block
5.1.1.2 Central Block
5.1.1.3 West Block

5.1.2 First Floor
5.1.2.1 East Block
5.1.2.2 Central Block
5.1.2.3 West Block

5.1.3 Second Floor
5.1.3.1 East Block
5.1.3.2 Central Block
5.1.3.3 West Block

5.1.4 Third Floor
5.1.4.1 East Block
5.1.4.2 Central Block
5.1.4.3 West Block

5.1.5 Fourth Floor
5.1.5.1 East Block
5.1.5.2 Central Block
5.1.5.3 West Block

5.1.6 Fifth Floor
5.1.6.1 East Block
5.1.6.2 Central Block
5.1.6.3 West Block

5.1.7 Sixth Floor
5.1.7.1 East Block
5.1.7.2 Central Block
5.1.7.3 West Block

5.1.8 Elevations

5.1.0 Lower Ground

5.1.0.1 Old Mill East Block

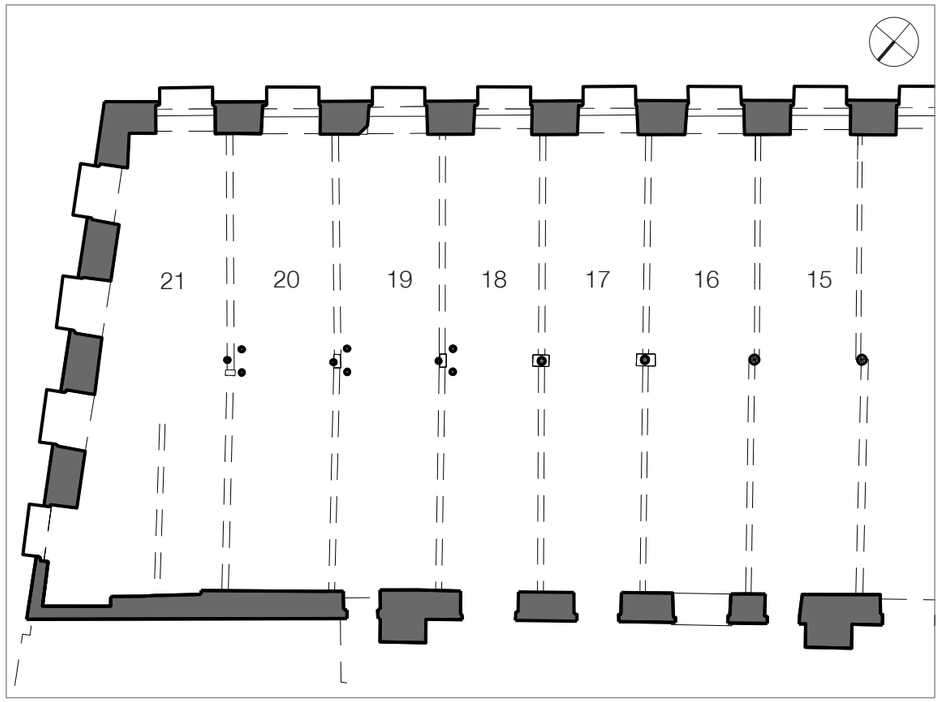
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is of concrete underpinning and earth. This is to be overlain with fill and the new floor formed at a higher level.

Walls
Drained cavity tanking system to existing retaining walls.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 15-N - Existing window opening to be adapted to serve as an apartment entrance. Iron beam embedded in the wall to be cut back to enable the wall to be adapted to serve as a doorway. Remaining section of beam to be prepared and decorated. Iron transfer beam to be removed from window opening.

B 16-N - Existing iron plates and embedded beam to be prepared and decorated. The intention is to insulated the wall. The stained brickwork is to be investigated to establish if the insulation can be installed without risk of failure.

B 17-N - Existing window opening to be adapted to serve as an entrance to the bin room. Iron beam embedded in the wall to be cut back to enable the wall to be adapted to serve as a doorway. Remaining section of beam and iron plate to be prepared and decorated.

B 18-N - Existing window opening to be adapted to serve as a principle apartment entrance. Iron beam embedded in the wall to be cut back to enable the wall to be adapted to serve as a doorway. Remaining section of beam and iron plates to be prepared and decorated.

B 19-N - Existing iron plate to be prepared and decorated. Wall to be left exposed.

B 20-N - Existing iron plate and embedded beam to be prepared and decorated. Wall to be left exposed.

B 21-N – Existing iron plates and embedded beam to be prepared and decorated. Existing wall to be brushed down and re-pointed. Wall to be left exposed.

Refer to separate notes about the existing Pavement Lights.
.
B 21-E1 and E2 – Existing wall to be brushed down and re-pointed.

B 21-E3 - Iron beams embedded in window reveal to be prepared and decorated. Iron feature at lintel level to be prepared and decorated.

B 21-E4 – Iron box embedded in wall to be in-filled with brick and prepared and decorated.

B 15-S - Low beams either side of the bay, inserted as part of the introduction of the lift in the 1950s are to be removed due to head height issues. New steel beams to be set at the same level as the historic beams or higher.

B 16-S - No exceptional work to existing fabric.

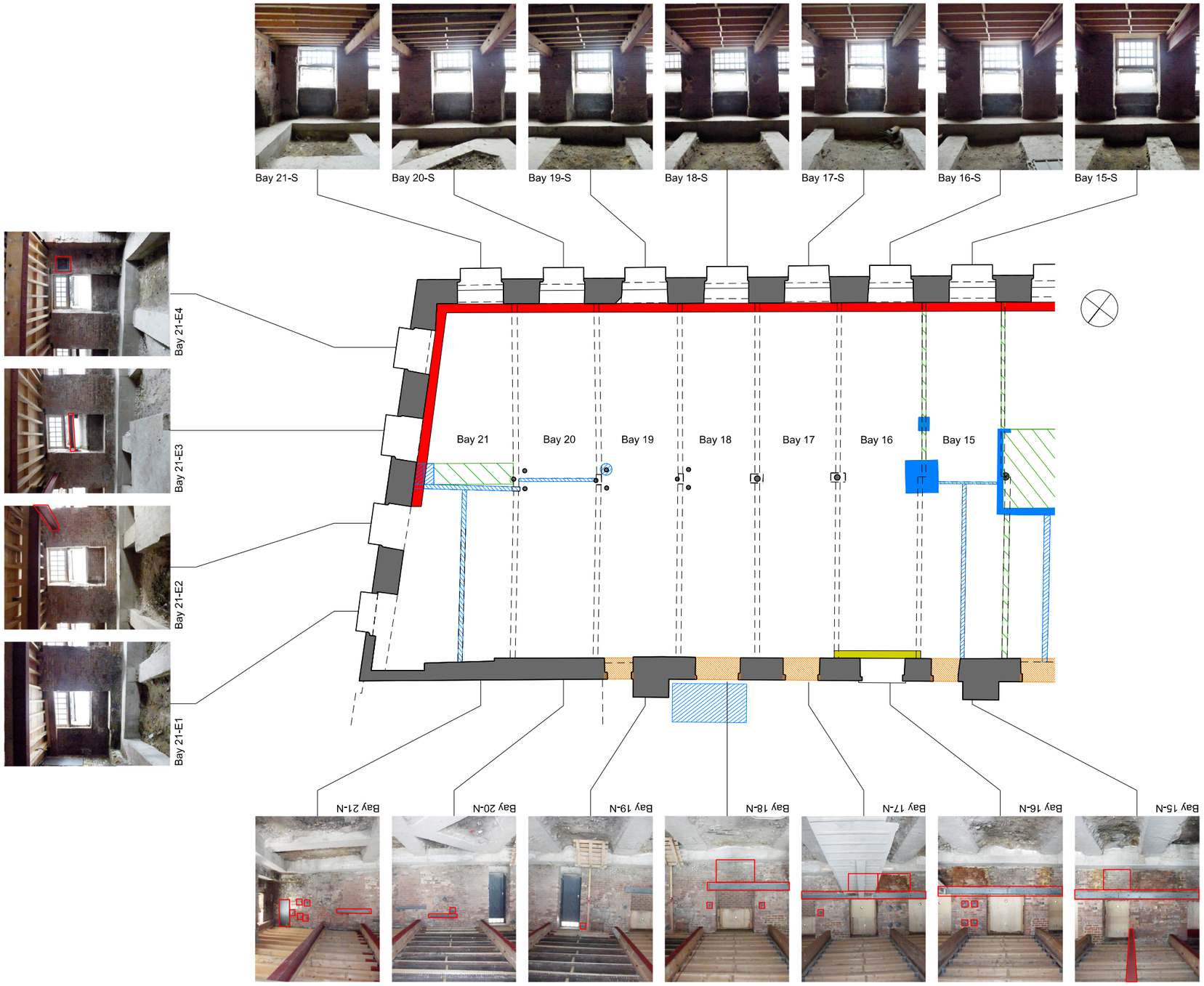
B 17-S - No exceptional work to existing fabric.

B 18-S - No exceptional work to existing fabric.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S – Cut out and renew damaged brickwork.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-00LG-A-1777-L-5101

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL EAST BLOCK
LOWER GROUND FLOOR

Do not scale

Job/Drawing No 1777-L-5101
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

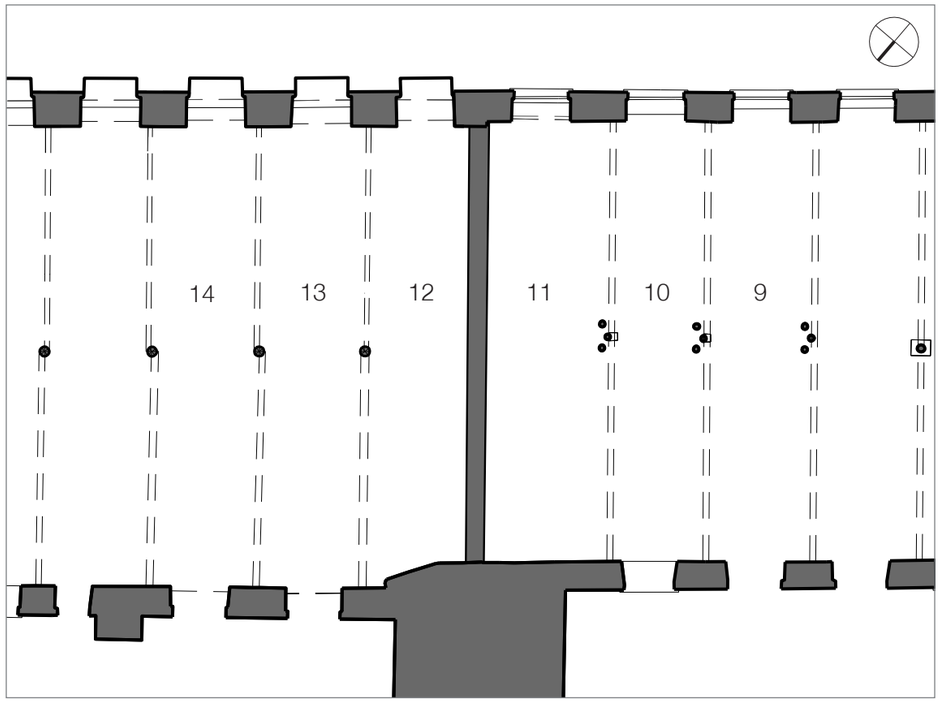
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is of concrete underpinning and earth. This is to be overlain with fill and the new floor formed at a higher level.

Walls
Drained cavity tanking system to existing retaining walls.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 09-N – Existing window opening to be adapted to serve as an apartment entrance.

B 10-N – Existing iron pipes and valves to be temporarily demounted to enable the repair and lining out of the wall. Pipes o be restored, reinstated, prepared and decorated. Small pipes to be removed to accommodate the formation of the new masonry wall of the bin store.

B 11-N – Existing iron plates to be prepared and decorated. Wall to be left exposed.

B 12-N - Existing iron plates to be prepared and decorated. Wall to be left exposed. Wall dividing

B 13-N – Existing window opening to be adapted to serve as a principle apartment entrance. Iron beam embedded in the wall to be cut back to enable the wall to be adapted to serve as a doorway. Remaining section of beam to be prepared and decorated. Iron transfer beam to be removed from window opening.

B 14-N - Existing window opening to be adapted to serve as an apartment entrance. Iron beam embedded in the wall to be cut back to enable the wall to be adapted to serve as a doorway. Remaining section of beam to be prepared and decorated. Iron transfer beam to be removed from window opening.

B 09-S - Existing brick wall forming stair to former 1960s warehouse entrance to be removed. Inspection of the external wall is to be undertaken once access is available.

B 10-S – Existing beams either side of bay 10 are noted to be set onto pads at the head of the 1960s wall. It is to be assumed that these beams have been cut to enable the formation of the stair used when the building was converted to serve as a warehouse. The beams are to be renewed. Existing brick wall forming stair to former 1960s warehouse entrance to be removed. Inspection of the external wall is to be undertaken once access is available.

B 11-S – Existing iron pipe to be demounted, prepared, decorated and reinstated. Wall to be lined as part of work to waterproof the basement.

B 11-E1 and E2 – Existing cables to be removed. Ironwork to be prepared and painted. Existing opening to be closed up with 215mm brick. Sliding fire door to be demounted, prepared, decorated and reinstated to hang within the same area / proposed bin room. New opening to be formed though wall with reclaimed bull nose bricks to match the appearance and aesthetic of the existing adjacent opening.

B 12-W1 - Ironwork to be prepared and painted.

B 12-W2 – Iron bracket to be re-fixed and ironwork to be prepared and painted. Wall is to be lined out with plaster and insulation to provide acoustic separation.

Refer to separate notes about the existing Pavement Lights.

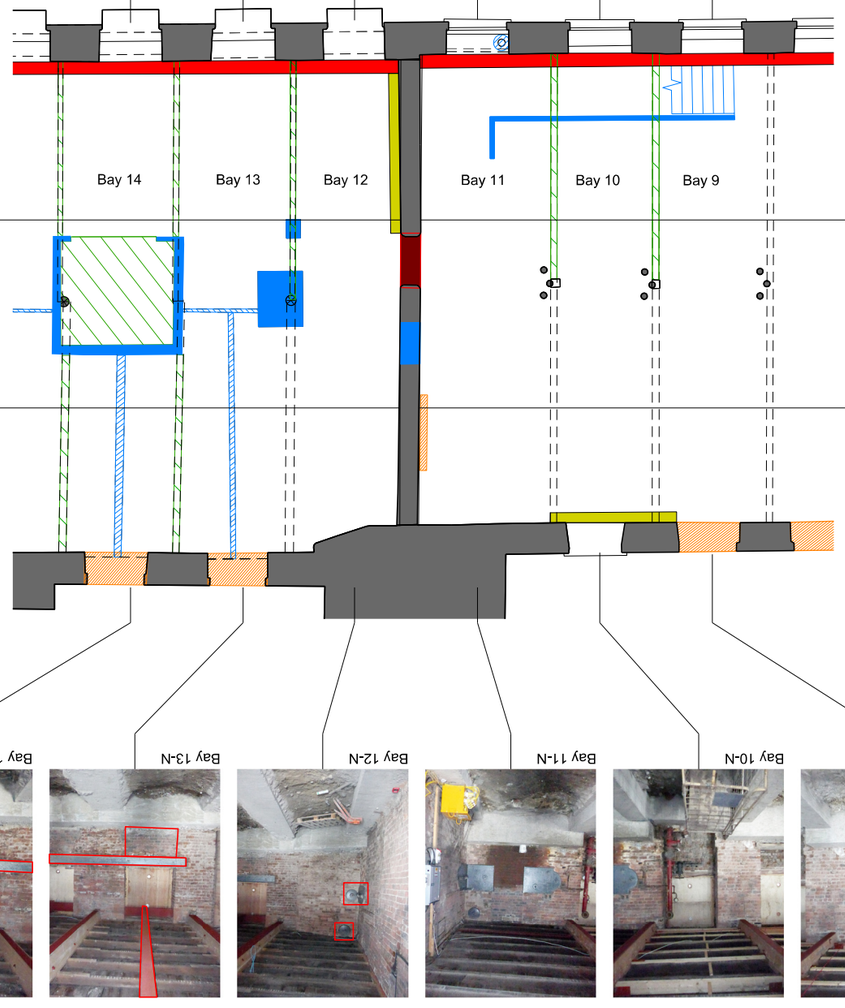
B 12-S – Iron bracket on dividing wall to be demounted and set aside.

B 13-S – Low beams either side of the bay, inserted as part of the introduction of the lift in the 1950s are to be removed due to head height issues. New steel beams to be set at the same level as the historic beams or higher.

B 14-S – Refer to B 13-S and B 15-S.











The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-01-00UG-A-1777-L-5102

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL CENTRAL BLOCK
LOWER GROUND FLOOR

Job/Drawing No 1777-L-5102
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.0.3 Old Mill West Block

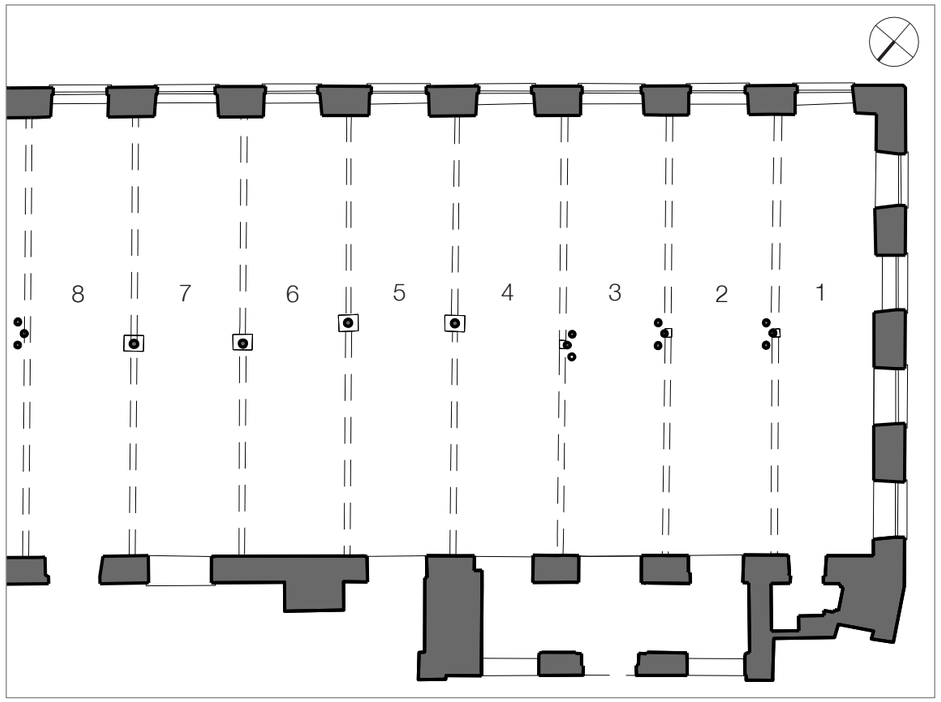
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is of concrete underpinning and earth. This is to be overlain with fill and the new floor formed at a higher level.

Walls
Drained cavity tanking system to existing retaining walls.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 01-N Int – Existing opening in wall to be closed up.

B 02- N - No exceptional work to existing fabric. Electrical cables to be removed.

B 02-N Int – Iron plate to be prepared and decorated.

B 03-N – Existing doors to be retained with additional seals and locking.

B 03-N Int - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric. Existing 1920s steel beams at soffit level to be removed to enable repair of filler joist floor and formation of new ceiling.

B 04-N Int - No exceptional work to existing fabric.

B 05-N - Existing window opening to be adapted to serve as a principal entrance. Iron restraints to be prepared and decorated.

B 06-N – Timber pattress at high level to be removed and void behind formalised into a through vent to serve as the smoke extract for the proposed bin room lobby.

B 07-N – Existing door opening to be returned to original window opening size. Opening to be reinstated to match that of the adjacent windows. Cill and lintel levels to be to match the existing adjacent window openings. Iron transfer boxes to be prepared and decorated prior to encapsulation within the wall.

B 08-N - Existing window opening to be adapted to serve as an apartment entrance. Iron transfer boxes to be prepared and decorated prior to encapsulation within the wall.

B 01-W2 & W3 - No exceptional work to existing fabric.

B 01-W4 - Existing iron beam across window to be primed and painted.

B 01-W5 – Art installation to be removed and new window inserted.

B 01-S – Investigate hollow to right of window. Allow for re-formation of brickwork locally.

B 02-S - No exceptional work to existing fabric.

B 03-S - No exceptional work to existing fabric.

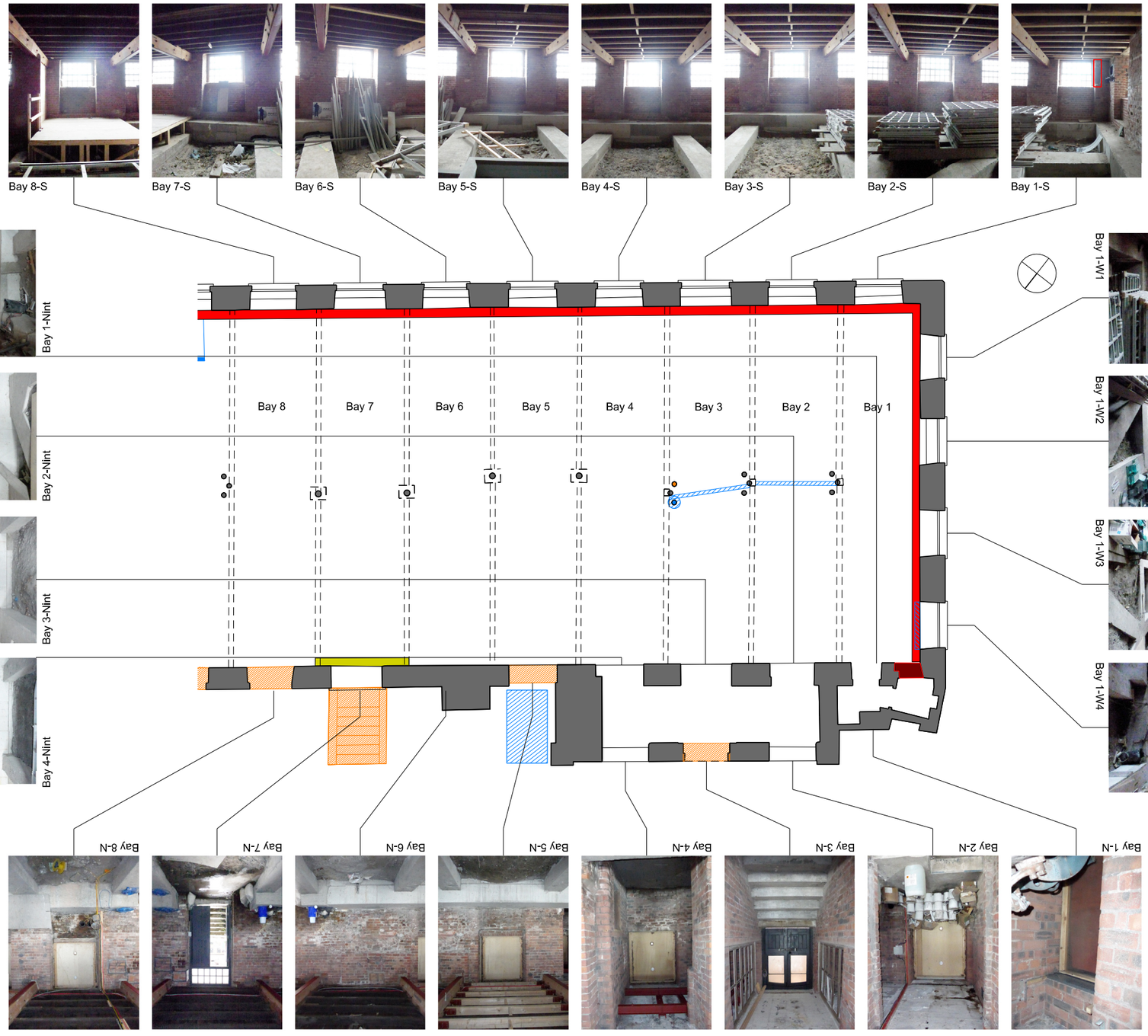
B 04-S - No exceptional work to existing fabric.

B 05-S - No exceptional work to existing fabric.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-00LG-A-1777-L-5103

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL WEST BLOCK
LOWER GROUND FLOOR

Job/Drawing No 1777-L-5103
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.1.1 Old Mill East Block

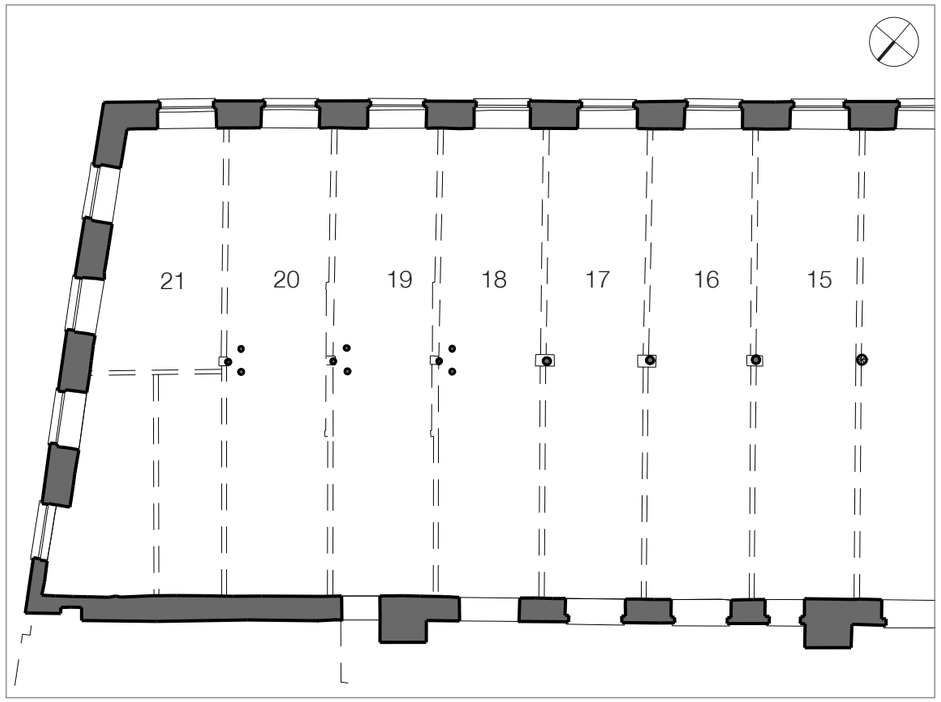
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.
.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N - No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - Door way onto fire stair to be opened up to form double height opening demarcating the principle entrance. Iron plates to be prepared and decorated.

B 19-N – Existing flue hatch to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatch to be re-mounted. Wall to be lined with insulation.

B 20-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 21-N - No exceptional work to existing fabric. Wall to be left as bare brick.

B 21-E1 to 1-E4 – Wall to be re-pointed.

B 15-S - No exceptional work to existing fabric.

B 16-S - No exceptional work to existing fabric.

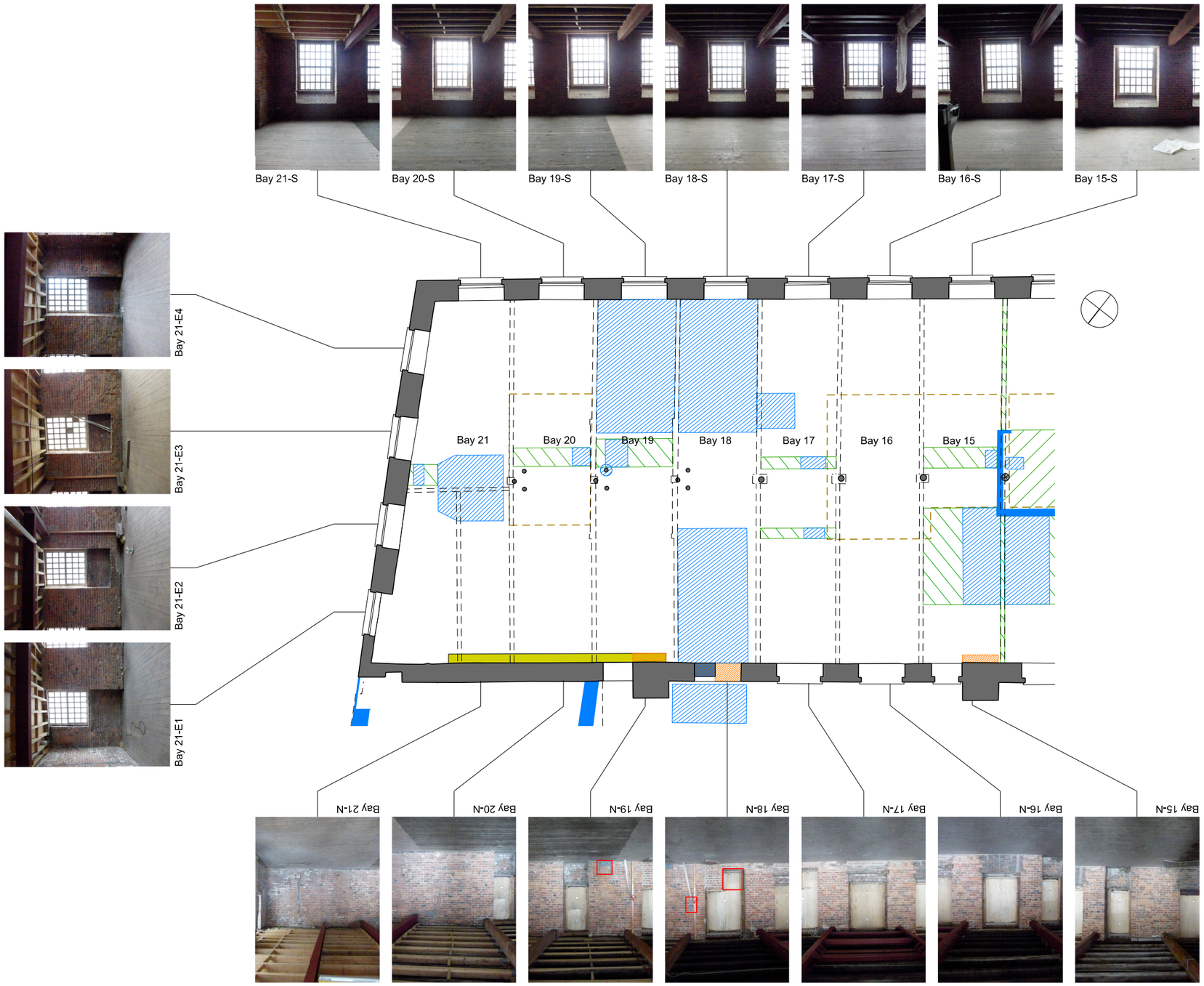
B 17-S - No exceptional work to existing fabric.

B 18-S - No exceptional work to existing fabric.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-00UG-A-1777-L-5111

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL EAST BLOCK
UPPER GROUND FLOOR

Job/Drawing No 1777-L-5111
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

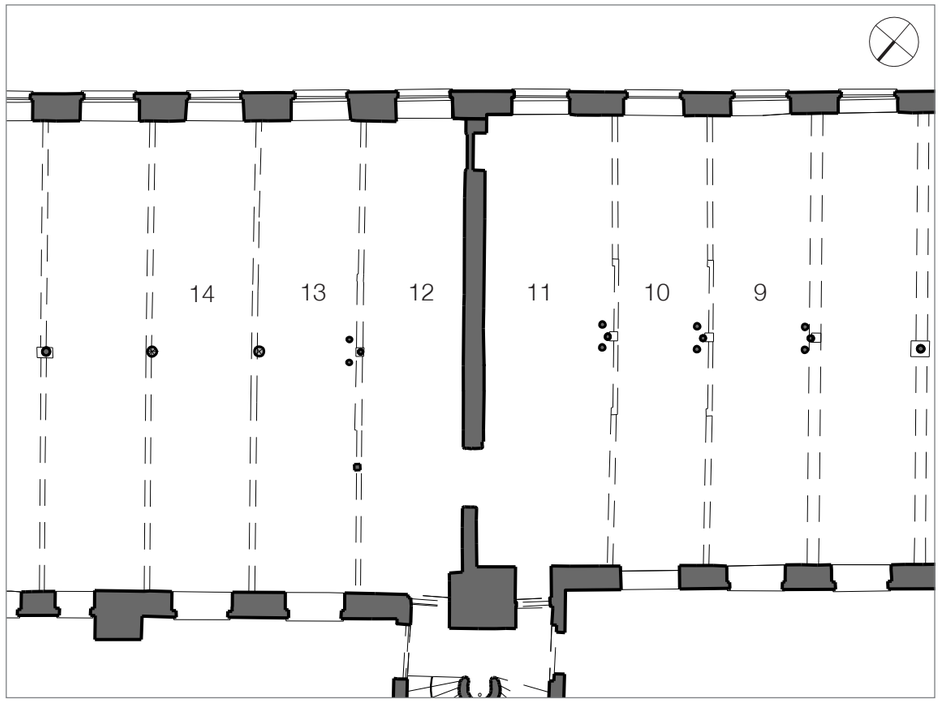
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 09-N - No exceptional work to existing fabric.

B10-N - No exceptional work to existing fabric.

B 11-N – No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 12-N - No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 13-N - No exceptional work to existing fabric. Review the brick cill to determine if it is complete. Allow for formation of brickwork.

B 14-N - No exceptional work to existing fabric. Review the brick cill to determine if it is complete. Allow for formation of brickwork.

B 09-S – 1950s stair and wall to be removed. Damage to external wall to be repaired.

B 10-S – 1950s stair and wall to be removed. Damage to external wall to be repaired. Steel column to be retained, prepared and decorated. Renewal of the beam below may require the temporary removal or propping of this column.

B 11-S – 1950s stair and wall to be removed. Damage to external wall to be repaired. Timber boxing to wall to be removed.

B 11-E1 – Refer to Bay 12-W1

B 11-E2 – Refer to Bay 12-W2.

B 12-W1 – Existing 1920s approx. opening to be closed over. Wall to be taken down across the width of both openings (existing and proposed) inclusive of the residual pier. Wall to be re-built with the same brick to ensure structural integrity within the wall. A discrete opening is to be formed through the wall at low level to accommodate the traversing refuse chute.

B 12-W2 – Existing doorway to be closed over with minimum 215 brickwork set back within the reveal from the B11 side.

B 12-S - No exceptional work to existing fabric.

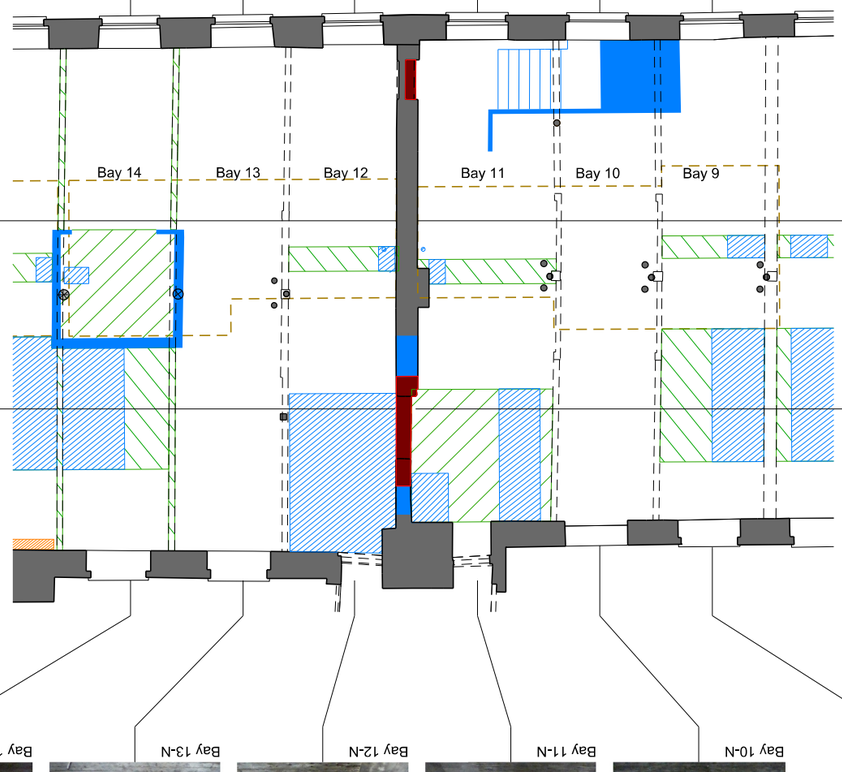
B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.













The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

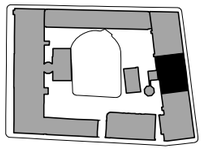
- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-01-00UG-A-1777-L-5112

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL CENTRAL BLOCK
UPPER GROUND FLOOR

Do not scale

Job/Drawing No 1777-L-5112
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.1.1.3 Old Mill West Block

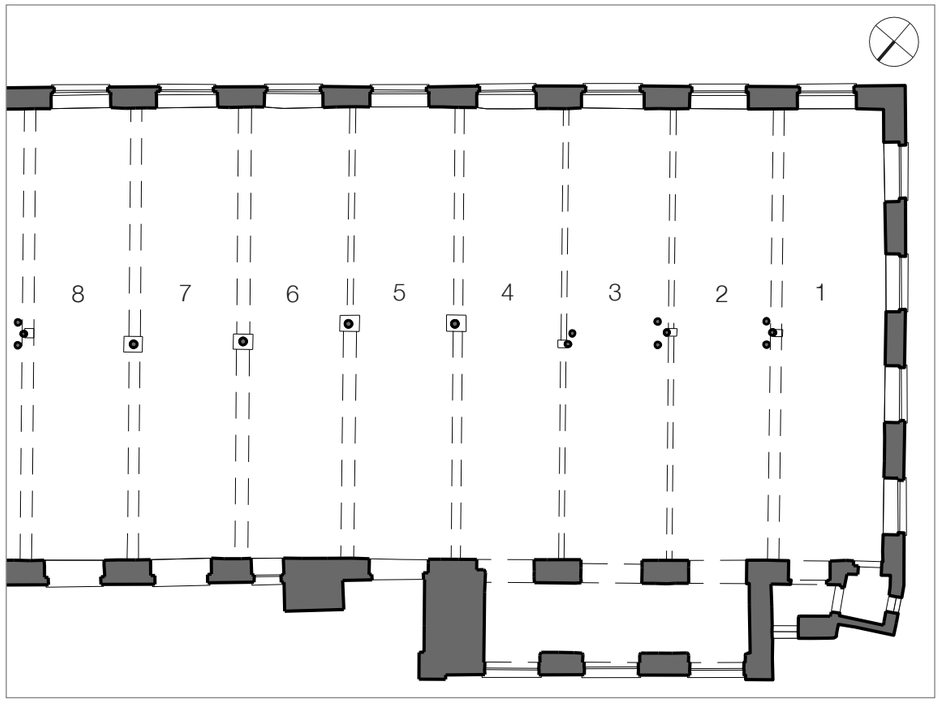
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 01-N Int – Repoint brickwork reveals of opening in mill walls to 1920s extension.

B 02-N - No exceptional work to existing fabric.

B 02-N Int - Existing iron plate to be prepared and decorated. Wall to be left exposed.

B 03-N - No exceptional work to existing fabric. Wall to be left exposed.

B 03-N Int - No exceptional work to existing fabric. Wall to be left exposed.

B 04-N - No exceptional work to existing fabric. Wall to be left exposed.

B 04-N Int - No exceptional work to existing fabric. Wall to be left exposed.

B 05-N – Door way onto fire stair to be opened up to form double height opening demarcating the principle entrance. Iron plates to be prepared and decorated.

B 06-N – Existing flue hatch to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatch to be re-mounted.

B 07-N - No exceptional work to existing fabric.

B 08-N – Window brick cill to be reformed.

B 01-W1 and B 01-W2 – Wall to be insulated. Remove timber batten fixed to wall.

B 01-W3 and B 01-W4 - No exceptional work to existing fabric.

B 01-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 02-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 03-S - No exceptional work to existing fabric. Wall to be lined with insulation.

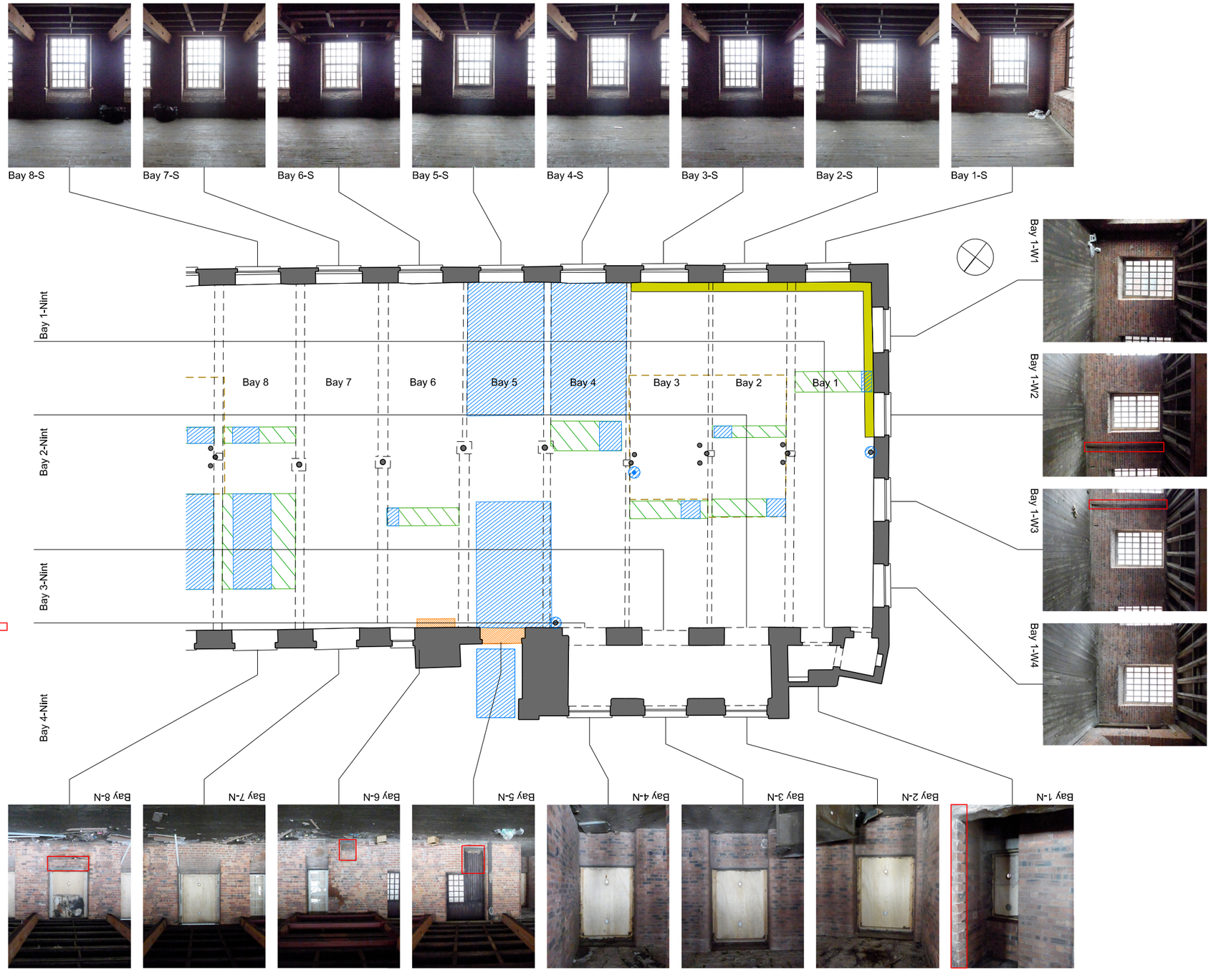
B 04-S - No exceptional work to existing fabric.

B 05-S - No exceptional work to existing fabric.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



Bay 1-W1

Bay 1-W2

Bay 1-W3

Bay 1-W4

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

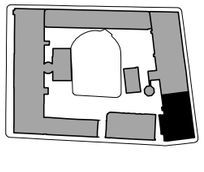
- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-00UG-A-1777-L-5113

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL WEST BLOCK
UPPER GROUND FLOOR

Do not scale

Job/Drawing No 1777-L-5113
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

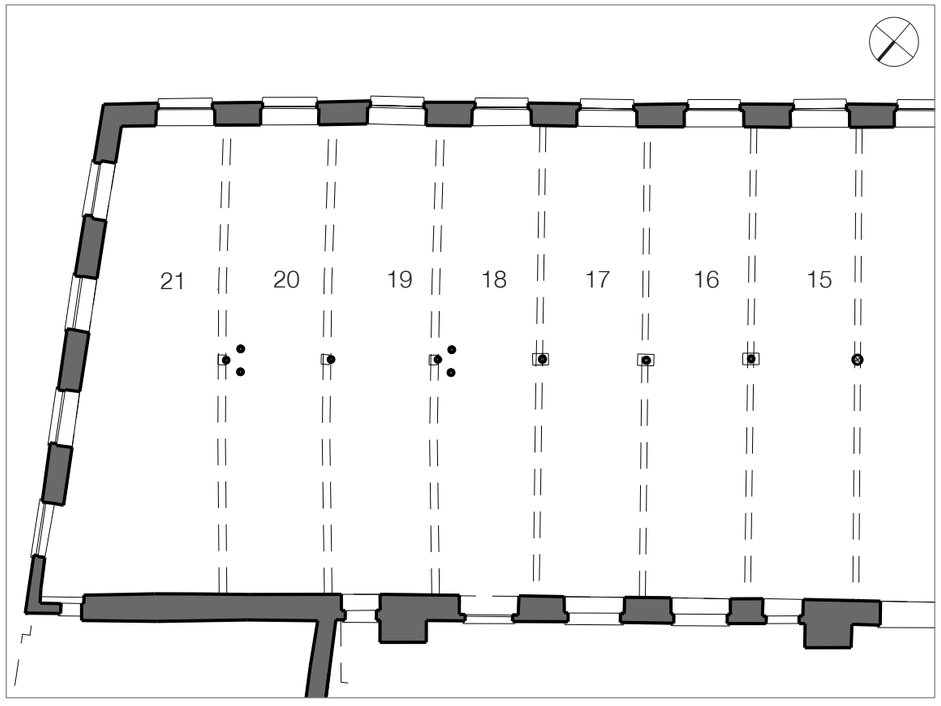
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N – Inspect existing brickwork to spandrel panel to confirm it is adequate.

B 17-N - No exceptional work to existing fabric.

B 18-N - Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated. Iron plate to be prepared and decorated.

B 19-N – Existing flue hatch to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatch to be re-mounted. Wall to be lined with insulation.

B 20-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 21-N - Iron plates to be prepared and decorated. Wall to be left as bare brick.

B 21-E1 to 21-E4 – No exceptional work to existing fabric. E3 and E4 to be lined with insulation.

B 15-S - No exceptional work to existing fabric.

B 16-S - No exceptional work to existing fabric.

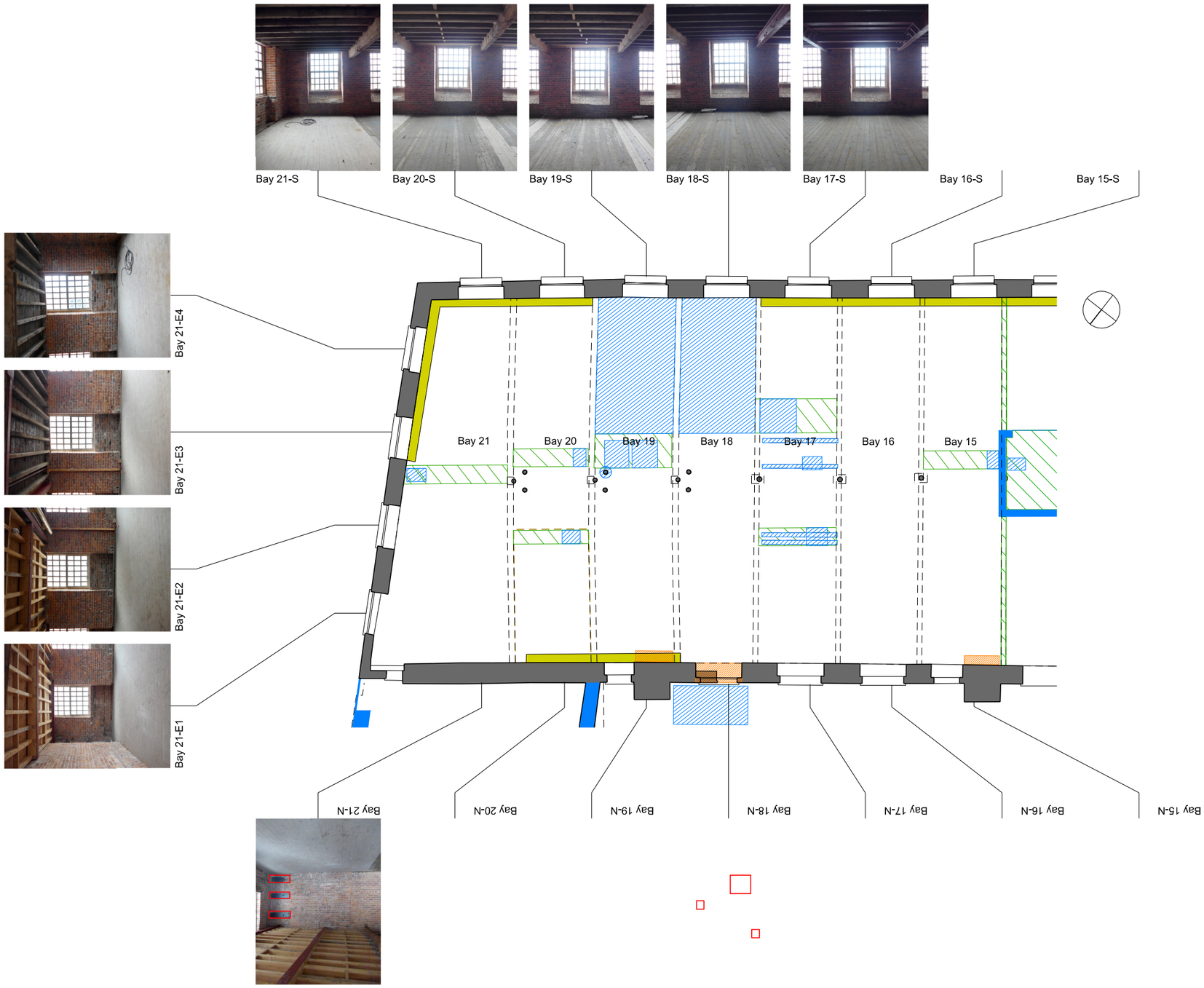
B 17-S - No exceptional work to existing fabric.

B 18-S - No exceptional work to existing fabric.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-01-A-1777-L-5121

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL EAST BLOCK
FIRST FLOOR

Job/Drawing No 1777-L-5121 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.2.2 Old Mill Central Block

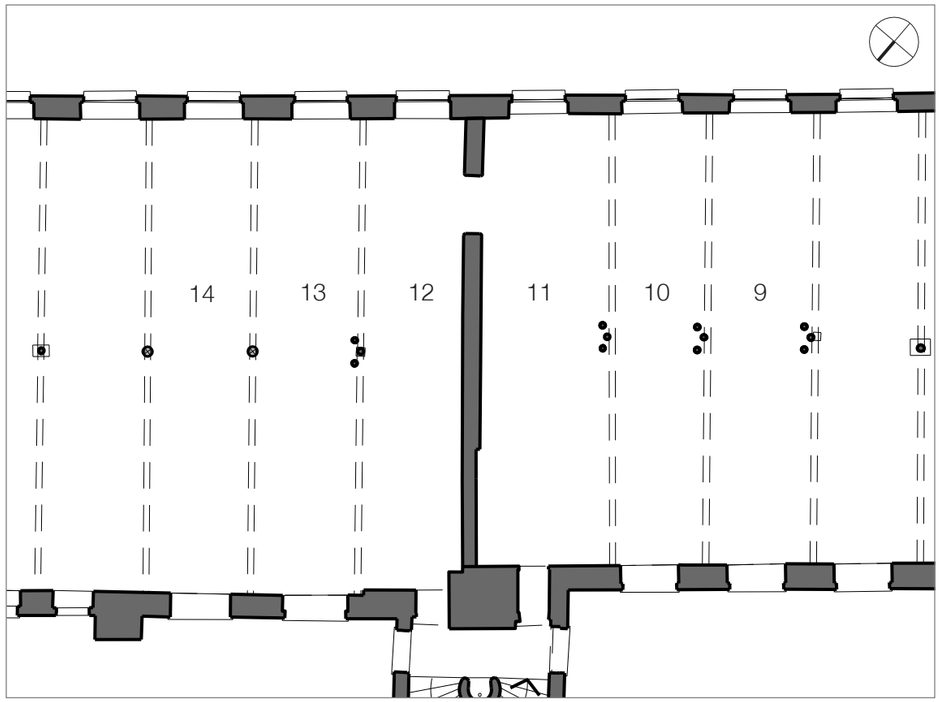
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric.

B 11-N – No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 12-N - No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S – No exceptional work to existing fabric.

B 10-S – No exceptional work to existing fabric.

B 11-S – No exceptional work to existing fabric. Remove cables.

B 11-E1 – Refer to Bay 12-W1.

B 11-E2 – Refer to Bay 12-W2.

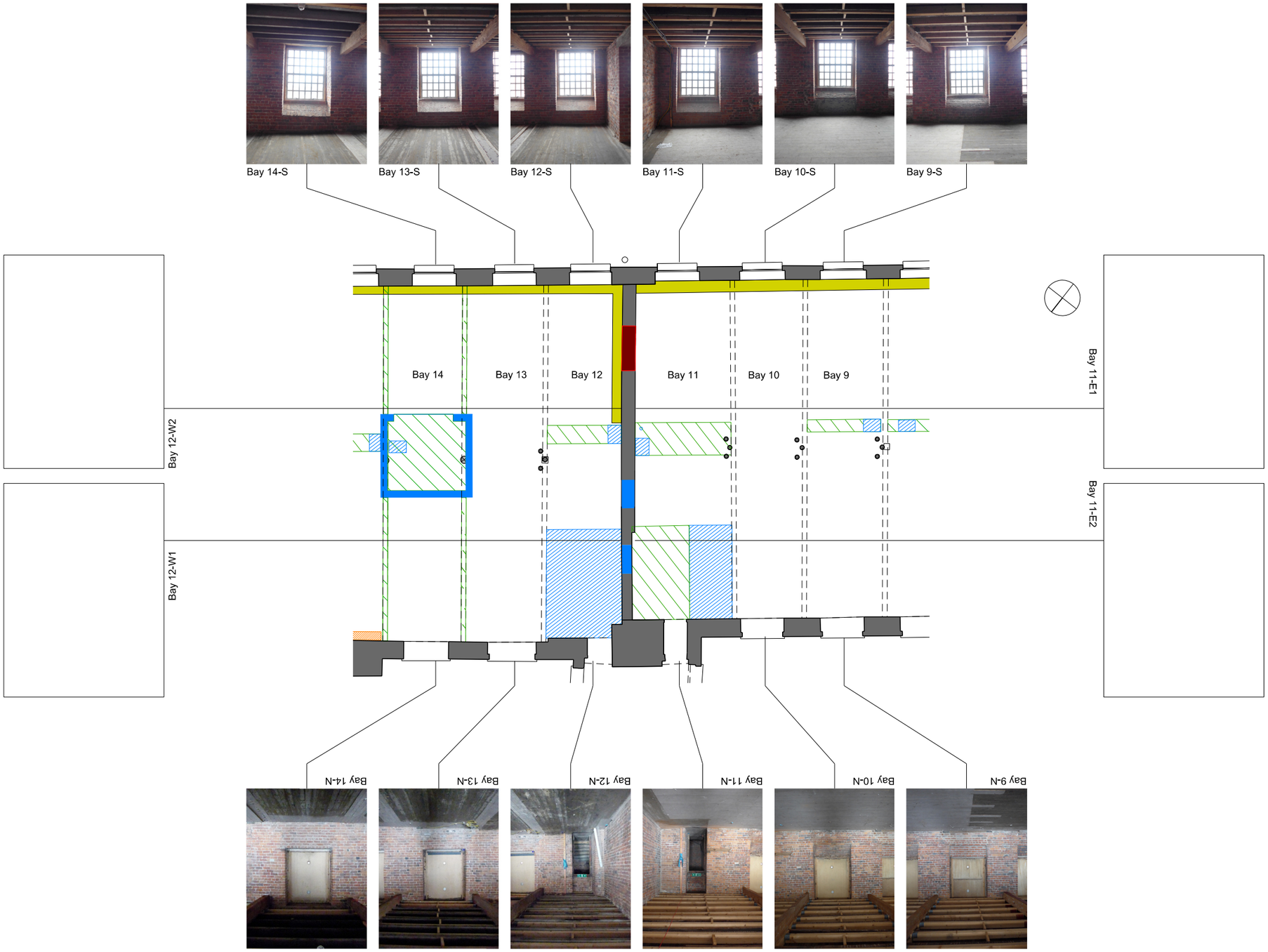
B 12-W1 – Two new openings are to be formed within the wall to provide access to the passenger lift and one of the apartments.

B 12-W2 – Existing doorway to be closed over with minimum 215mm brickwork set back within the reveal from the B11 side. Wall to be lined with insulation on B12 side.

B 12-S - No exceptional work to existing fabric.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-01-01-A-1777-L-5122

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL CENTRAL BLOCK
FIRST FLOOR

Job/Drawing No 1777-L-5122
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.2.3 Old Mill West Block

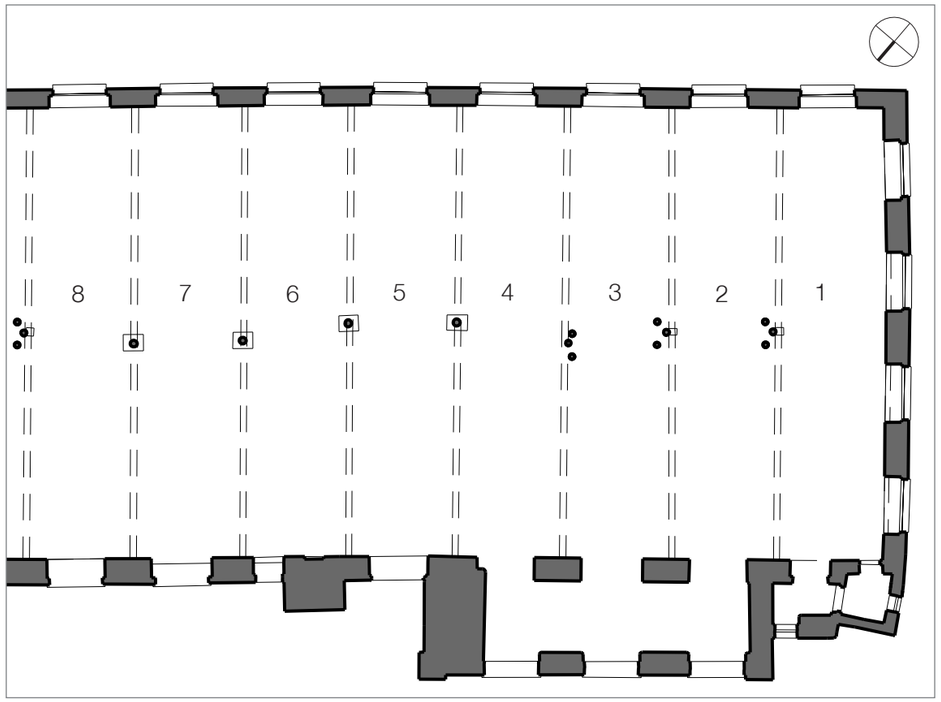
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 01-N Int – Existing timber doorframe to be secured to existing brickwork with SS screws.

B 02-N - No exceptional work to existing fabric.

B 02-N Int - No exceptional work to existing fabric.

B 03-N - No exceptional work to existing fabric.

B 03-N Int - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 04-N Int - No exceptional work to existing fabric.

B 05-N – Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated.

B 06-N – Existing flue hatch to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatch to be re-mounted.

B 07-N - No exceptional work to existing fabric.

B 08-N – Window brick cill to be reformed.

B 01-W1 to B 01-W4 - No exceptional work to existing fabric. Insulation at W1 and W2.

B 01-W5 – Lower half of wall to be repointed.

B 01-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 02-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 03-S - No exceptional work to existing fabric. Wall to be lined with insulation.

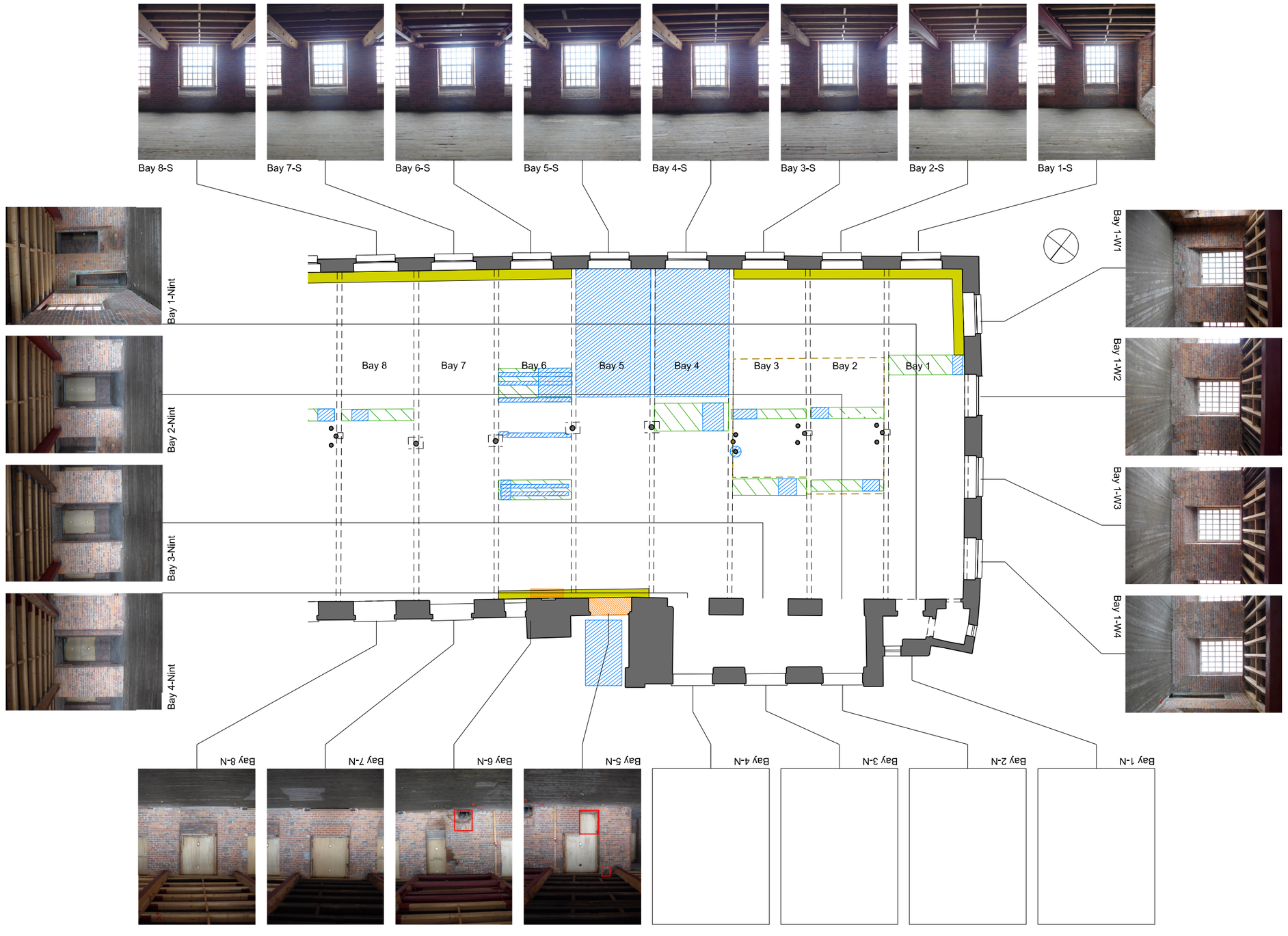
B 04-S - No exceptional work to existing fabric.

B 05-S - No exceptional work to existing fabric.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

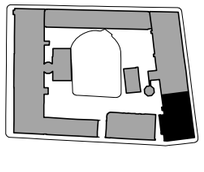
- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-01-A-1777-L-5123

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL WEST BLOCK
FIRST FLOOR

Do not scale

Job/Drawing No 1777-L-5123 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

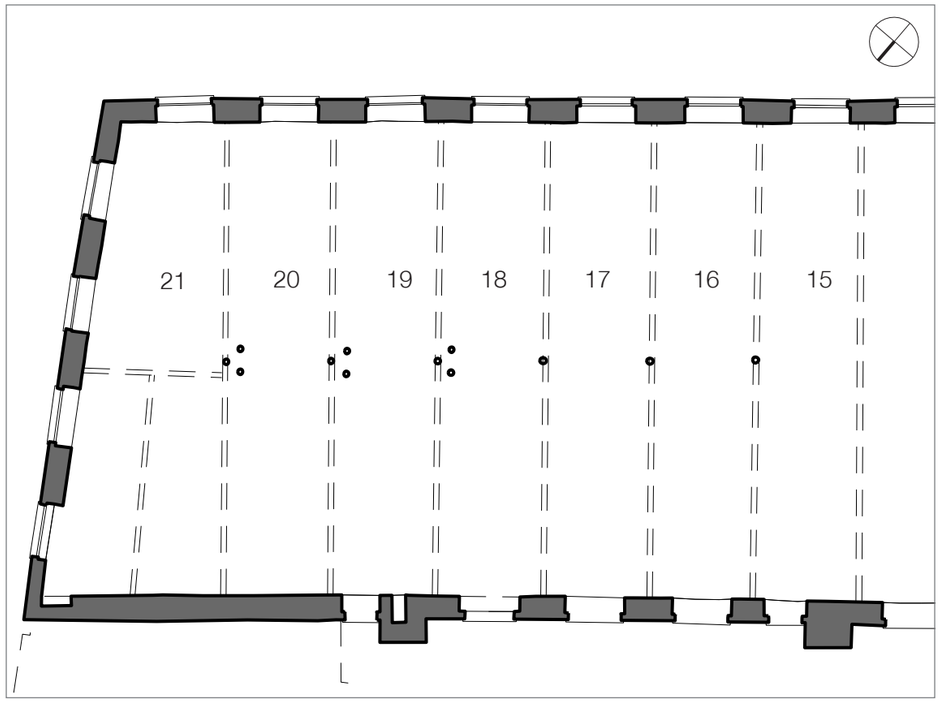
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N – No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated. Iron plate to be prepared and decorated.

B 19-N – Existing flue hatches to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatches to be re-mounted. Wall to be lined with insulation.

B 20-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 21-N1 - No exceptional work to existing fabric. Wall to be left as bare brick.

B21-N2 - Iron plates to be prepared and decorated. Wall to be left as bare brick.

B 21-E1 to 21-E4 – No exceptional work to existing fabric. E3 and E4 to be lined with insulation.

B 15-S - No exceptional work to existing fabric.

B 16-S - No exceptional work to existing fabric.

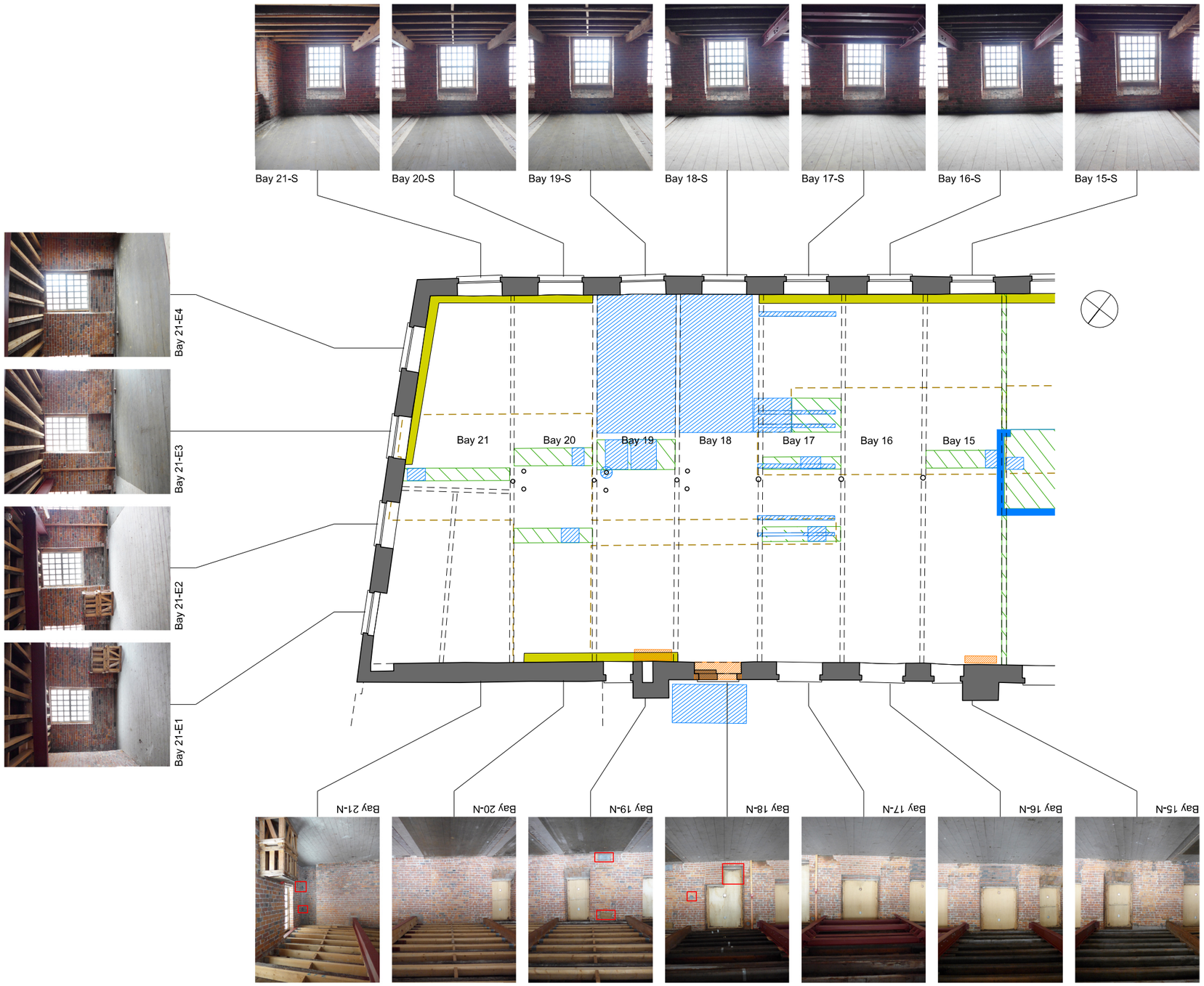
B 17-S - No exceptional work to existing fabric.

B 18-S - No exceptional work to existing fabric.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-02-A-1777-L-5131

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL EAST BLOCK
SECOND FLOOR

Job/Drawing No 1777-L-5131
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.3.2 Old Mill Central Block

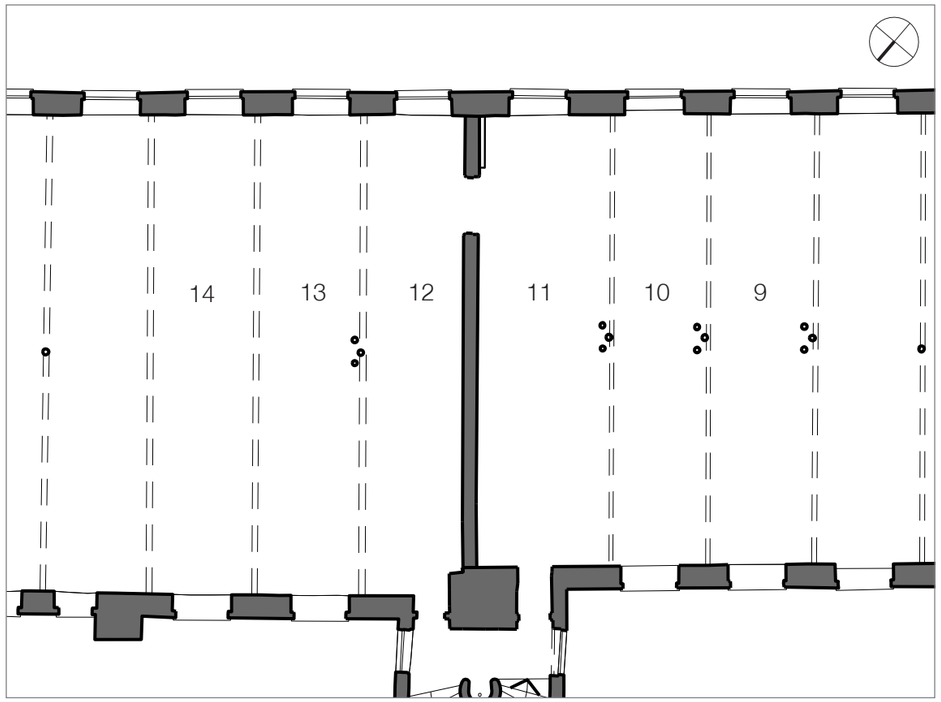
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 09-N - No exceptional work to existing fabric.

B10-N - No exceptional work to existing fabric.

B 11-N – No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 12-N - No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 9-S – No exceptional work to existing fabric.

B 10-S – No exceptional work to existing fabric.

B 11-S – No exceptional work to existing fabric. Remove cables.

B 11-E1 – Refer to Bay 12-W1

B 11-E2 – Refer to Bay 12-W2.

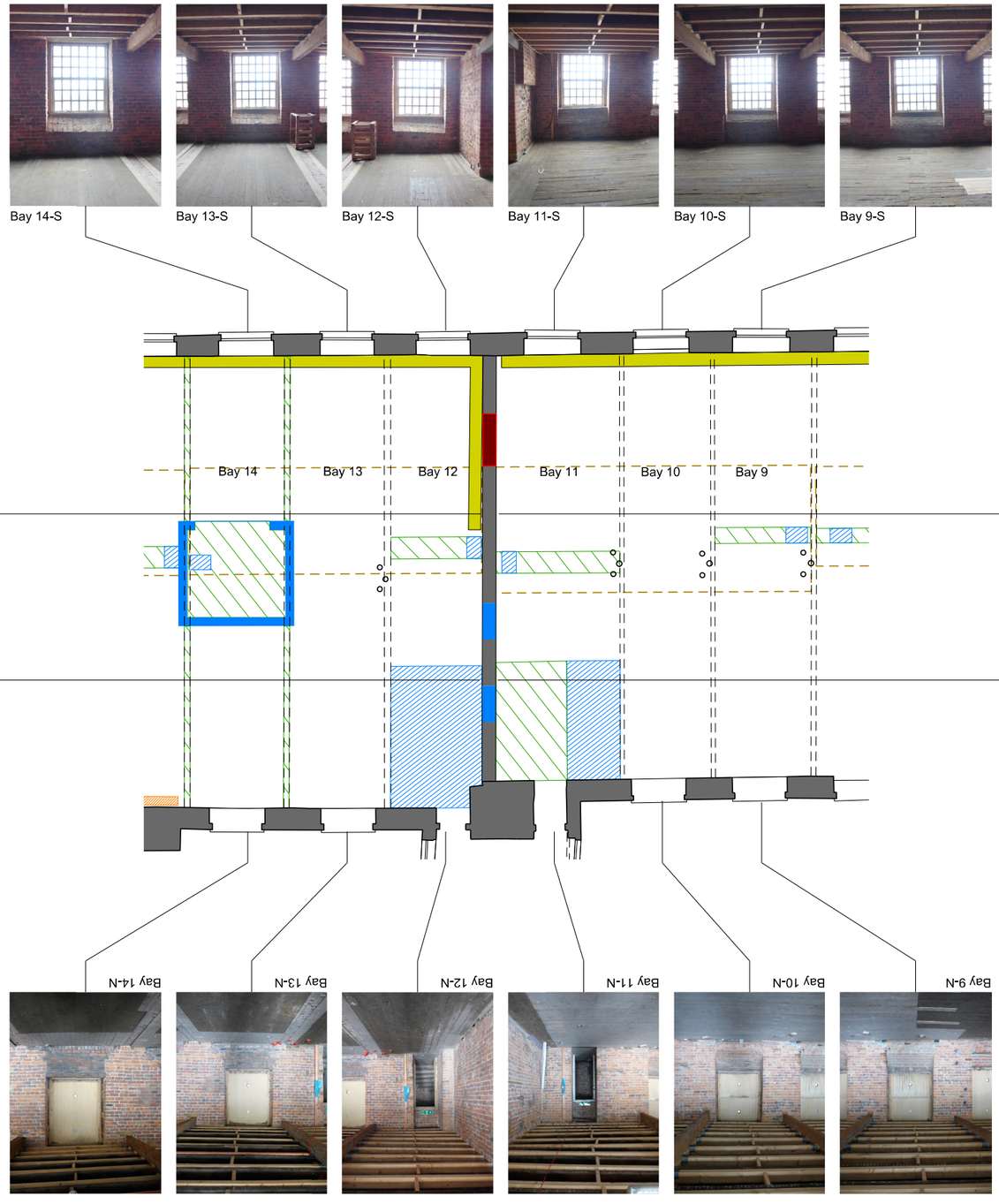
B 12-W1 – Two new openings are to be formed within the wall to provide access to the passenger lift and one of the apartments.

B 12-W2 – Existing doorway to be closed over with minimum 215mm brickwork set back within the reveal from the B11 side. Wall to be lined with insulation on B12 side.

B 12-S - No exceptional work to existing fabric.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-01-02-A-1777-L-5132

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FellденCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL CENTRAL BLOCK
SECOND FLOOR

Do not scale

Job/Drawing No 1777-L-5132
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.1.3.3 Old Mill West Block

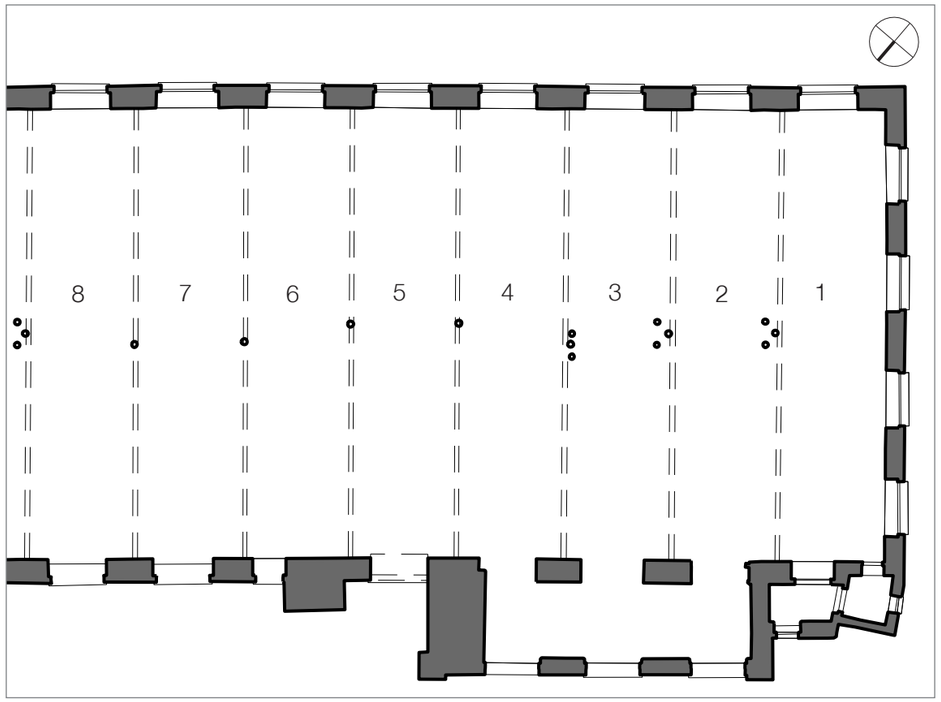
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 01-N Int – Existing timber doorframe to be secured to existing brickwork with SS screws.

B 02-N - No exceptional work to existing fabric.

B 02-N Int - No exceptional work to existing fabric.

B 03-N - No exceptional work to existing fabric.

B 03-N Int - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 04-N Int - No exceptional work to existing fabric.

B 05-N – Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated.

B 06-N – Existing flue hatch to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatch to be re-mounted.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W1 to B 01-W5 - No exceptional work to existing fabric. Insulation at W1 and W2.

B 01-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 02-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 03-S - No exceptional work to existing fabric. Wall to be lined with insulation.

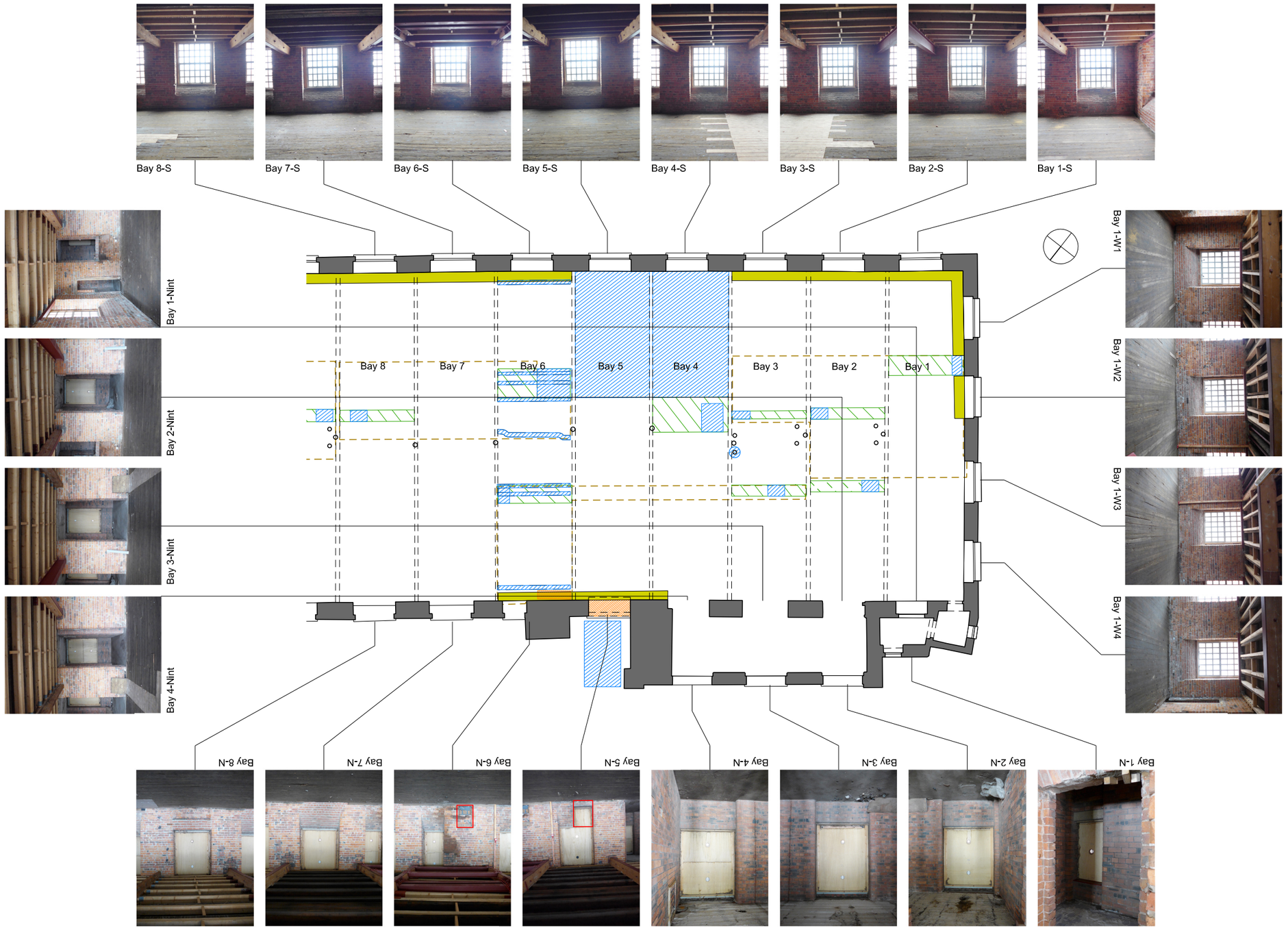
B 04-S - No exceptional work to existing fabric.

B 05-S - No exceptional work to existing fabric.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-02-A-1777-L-5133

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL WEST BLOCK
SECOND FLOOR

Do not scale

Job/Drawing No 1777-L-5133
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

5.1.4 Third Floor

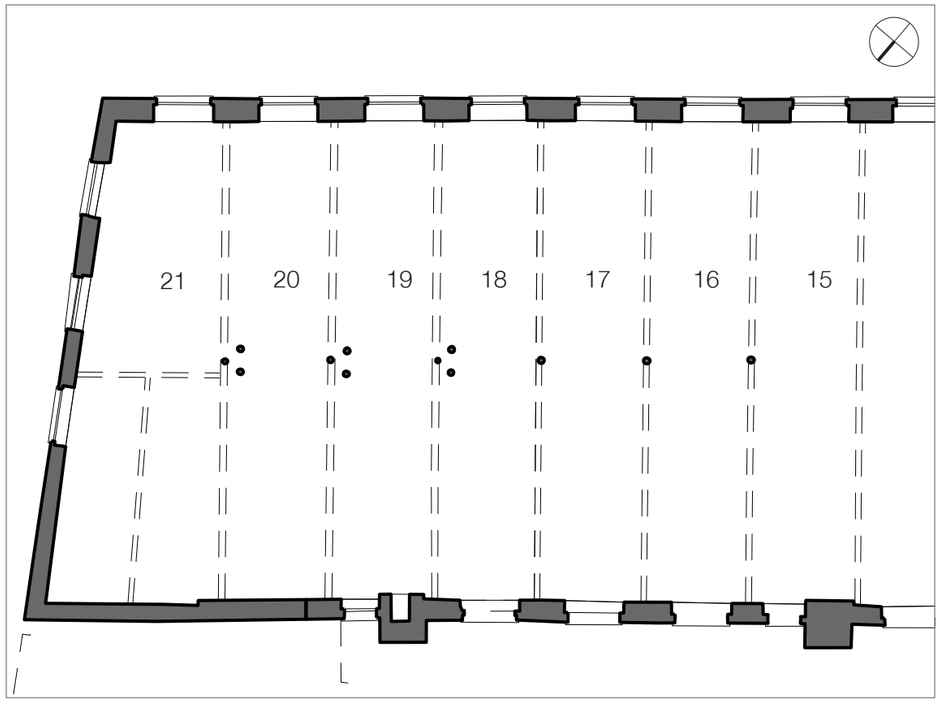
5.1.4.1 Old Mill East Block

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N – No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated.

B 19-N – Existing flue hatches to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatches to be re-mounted. Wall to be lined with insulation.

B 20-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 21-N1 - No exceptional work to existing fabric. Wall to be left as bare brick.

B 21-N2 - Iron plates to be prepared and decorated. Wall to be left as bare brick.

B 21-E1 to 21-E4 – No exceptional work to existing fabric. E3 and E4 to be lined with insulation.

B 15-S - No exceptional work to existing fabric.

B 16-S - No exceptional work to existing fabric.

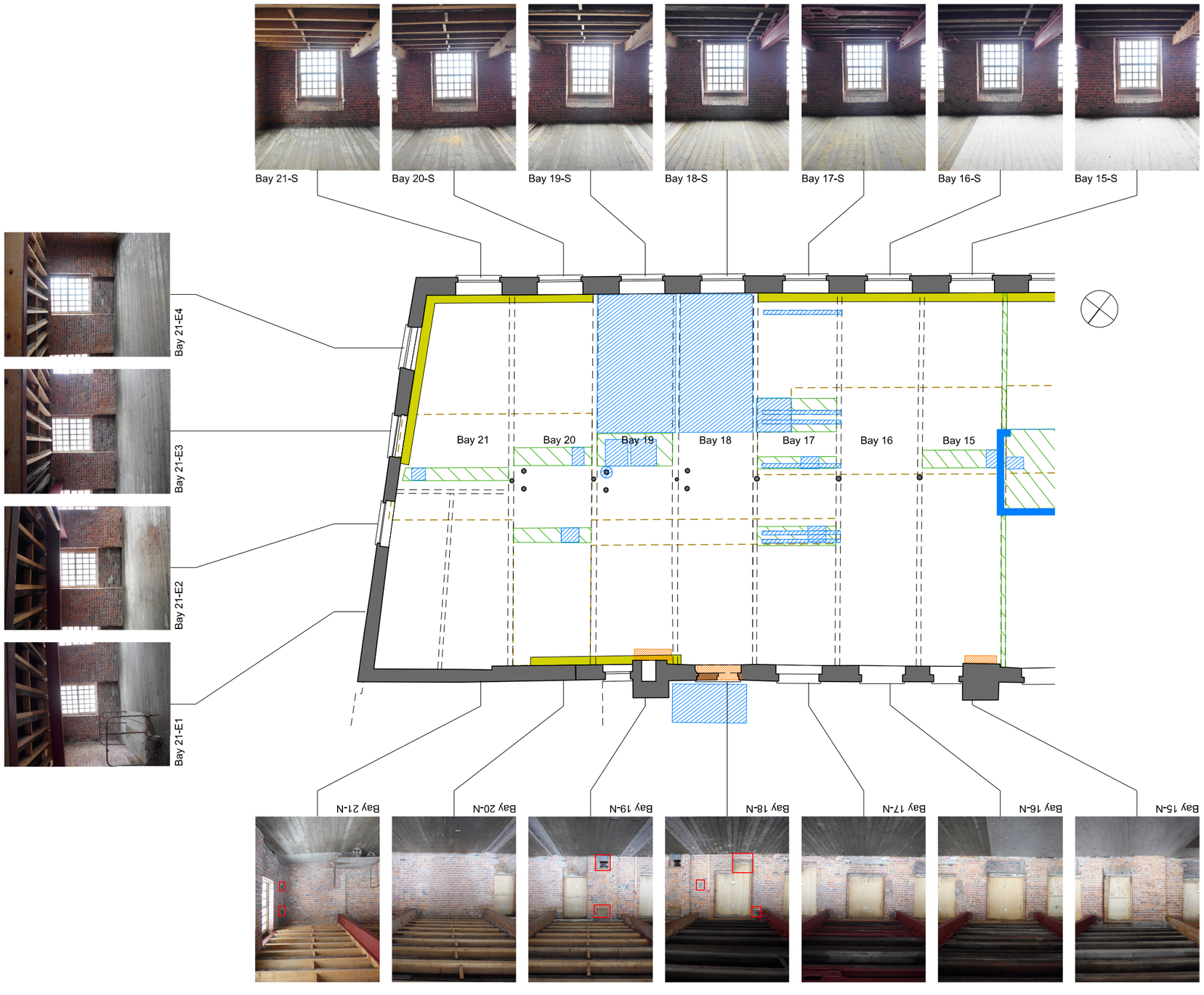
B 17-S - No exceptional work to existing fabric.

B 18-S - No exceptional work to existing fabric.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-03-A-1777-L-5141

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL EAST BLOCK
THIRD FLOOR

Job/Drawing No 1777-L-5141
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.4.2 Old Mill Central Block

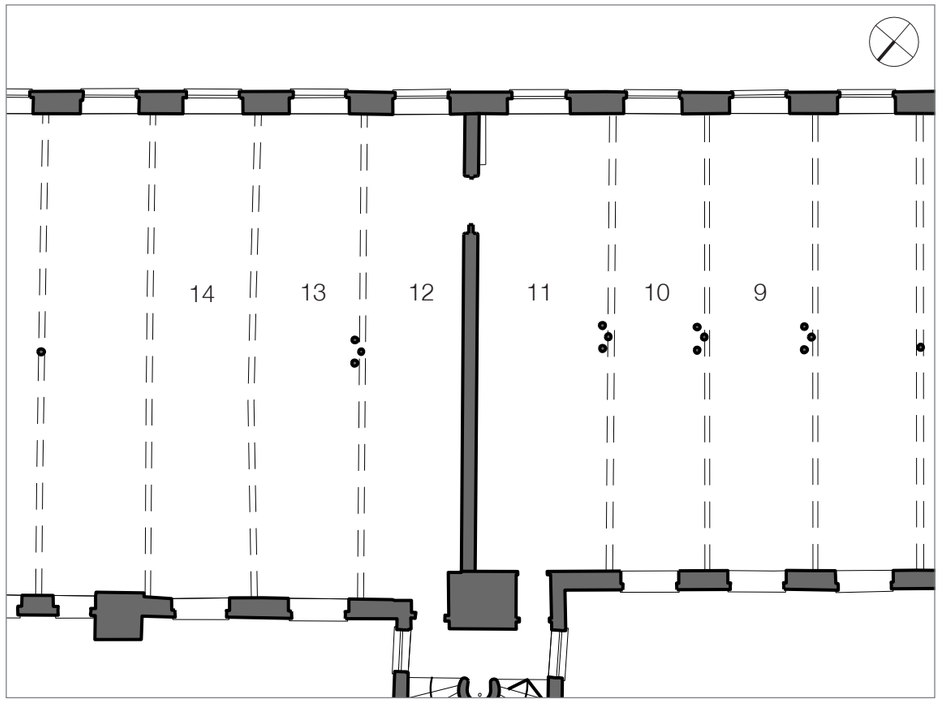
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric.

B 11-N – No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 12-N - No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S – No exceptional work to existing fabric.

B 10-S – No exceptional work to existing fabric.

B 11-S – No exceptional work to existing fabric. Remove cables.

B 11-E1 – Two new openings are to be formed within the wall to provide access to the passenger lift and one of the apartments.

B 11-E2 – Existing doorway to be closed over with minimum 215mm brickwork set back within the reveal from the B11 side. Wall to be lined with insulation on B12 side.

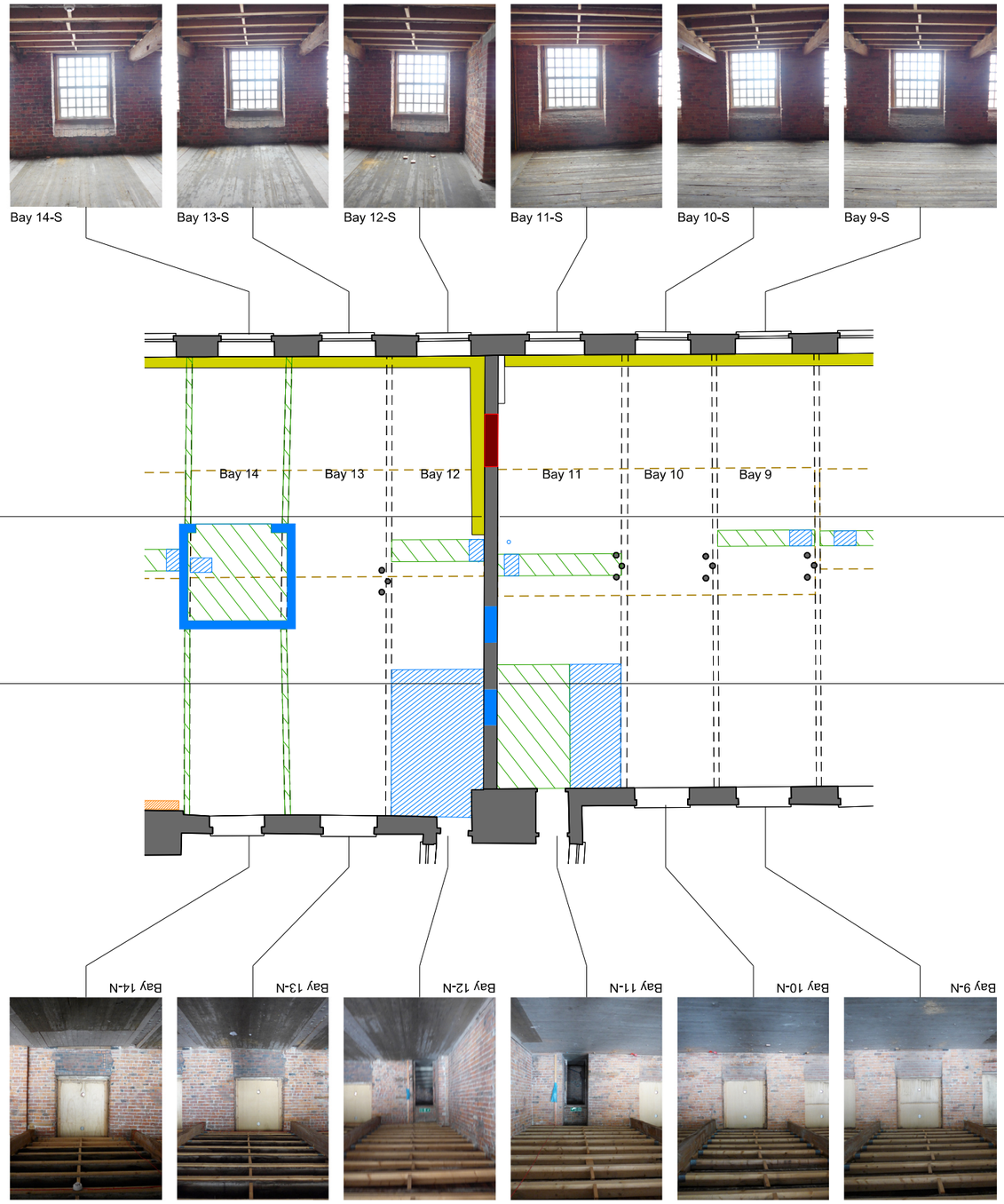
B 12-W1 – Refer to Bay 11-E1.

B 12-W2 – Refer to Bay 11-E2.

B 12-S - No exceptional work to existing fabric.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.











The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

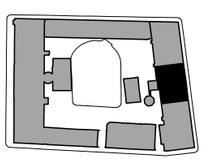
- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-01-03-A-1777-L-5142

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL CENTRAL BLOCK
THIRD FLOOR

Do not scale

Job/Drawing No 1777-L-5142
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.1.4.3 Old Mill West Block

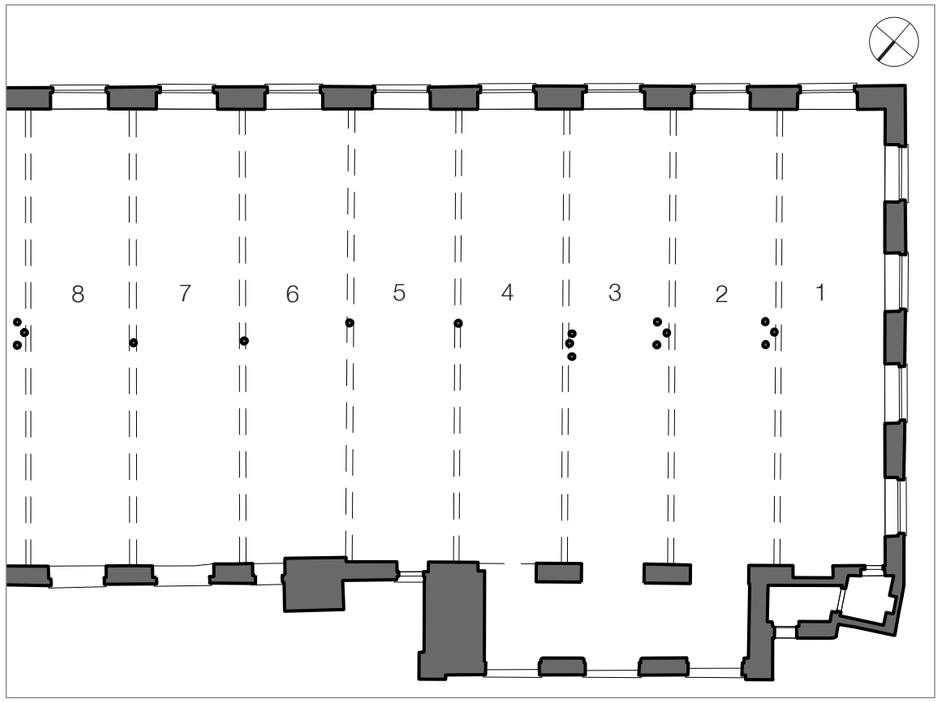
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 01-N Int – Existing timber doorframe to be secured to existing brickwork with SS screws.

B 02-N - No exceptional work to existing fabric.

B 02-N Int – Prepare and decorate iron plate.

B 03-N - No exceptional work to existing fabric.

B 03-N Int - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 04-N Int - No exceptional work to existing fabric.

B 05-N – Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated.

B 06-N – Existing flue hatch to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatch to be re-mounted.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W1 to B 01-W5 - No exceptional work to existing fabric. Insulation at W1 and W2.

B 01-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 02-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 03-S - No exceptional work to existing fabric. Wall to be lined with insulation.

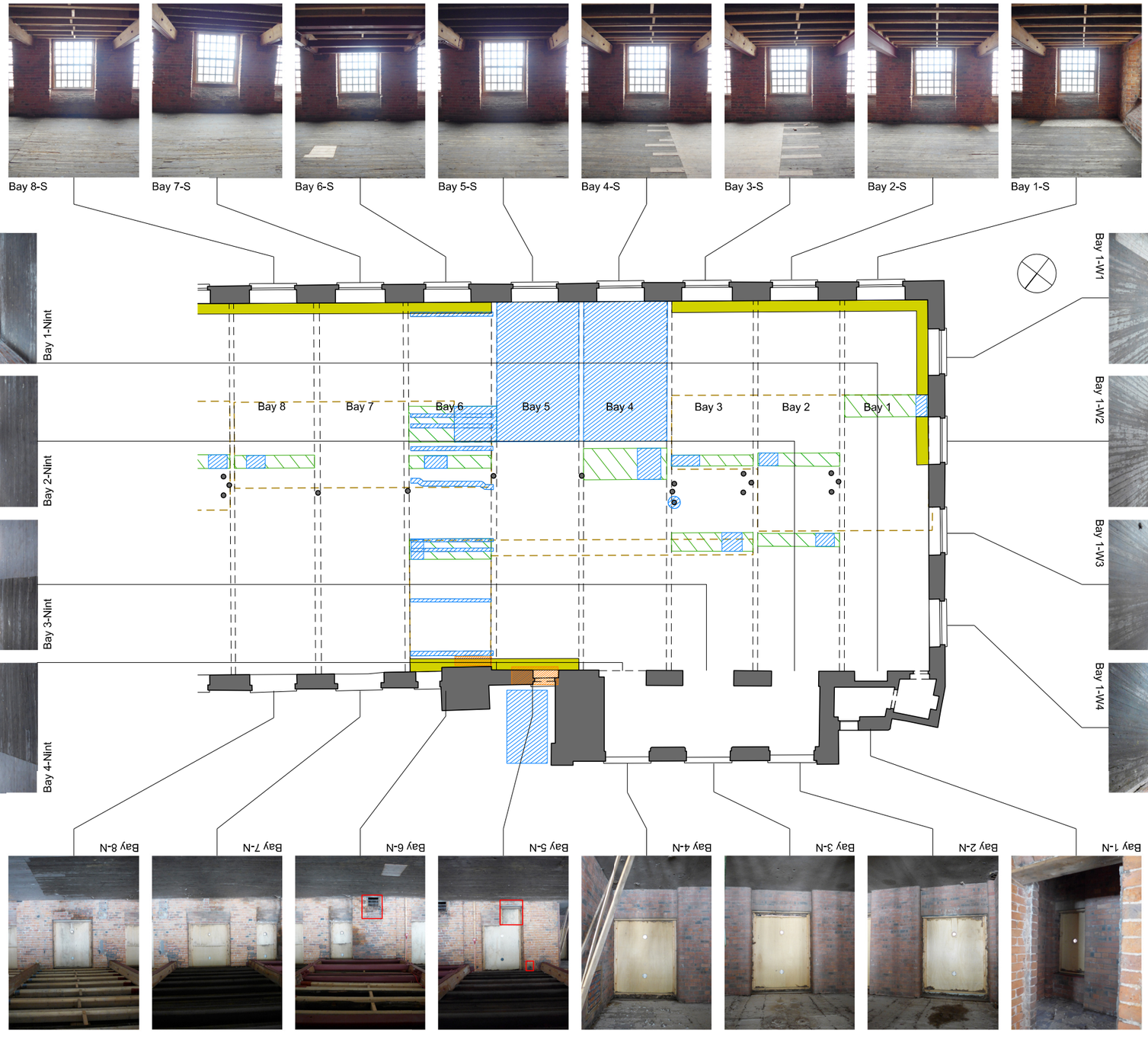
B 04-S - No exceptional work to existing fabric.

B 05-S - No exceptional work to existing fabric.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-03-A-1777-L-5143

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL WEST BLOCK
THIRD FLOOR

Job/Drawing No 1777-L-5143
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

5.1.5 Fourth Floor

5.1.5.1 Old Mill East Block

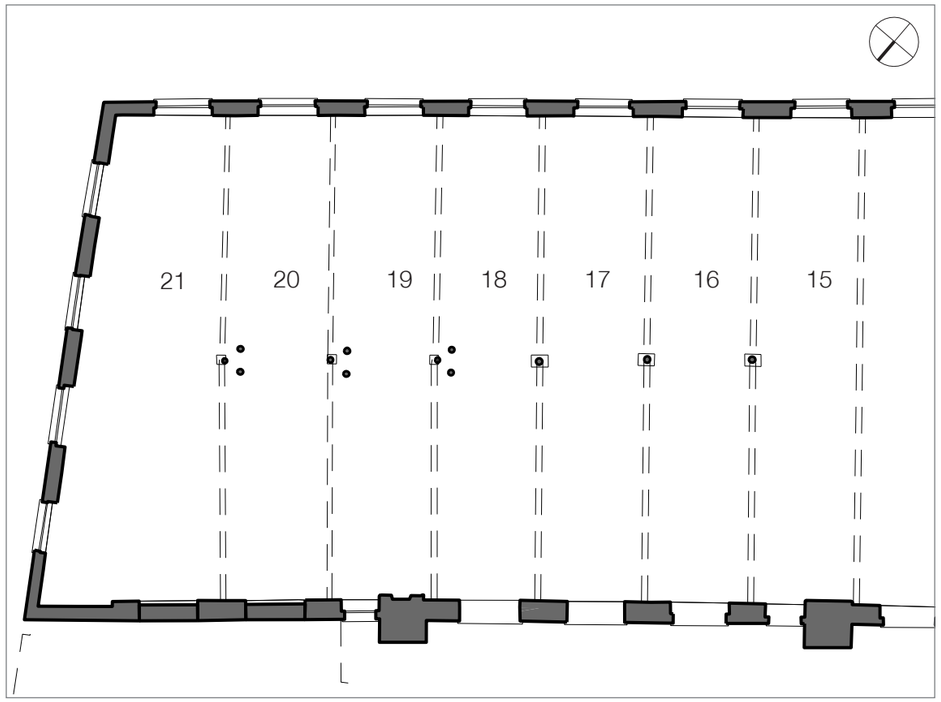
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.

Areas of the soffit in the region of bay 17 show signs of charring and past fire. All elements damaged by fire are to be pared back to remove charred material.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N – No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated.

B 19-N – Flue to be checked and sealed off with reclaimed brickwork. Wall to be lined with insulation.

B 20-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 21-N1 - No exceptional work to existing fabric. Wall to be left as bare brick.

B 21-N2 - Iron plates to be prepared and decorated. Wall to be left as bare brick.

B 21-E1 to 21-E4 – No exceptional work to existing fabric. E3 and E4 to be lined with insulation.

B 15-S - No exceptional work to existing fabric.

B 16-S - No exceptional work to existing fabric.

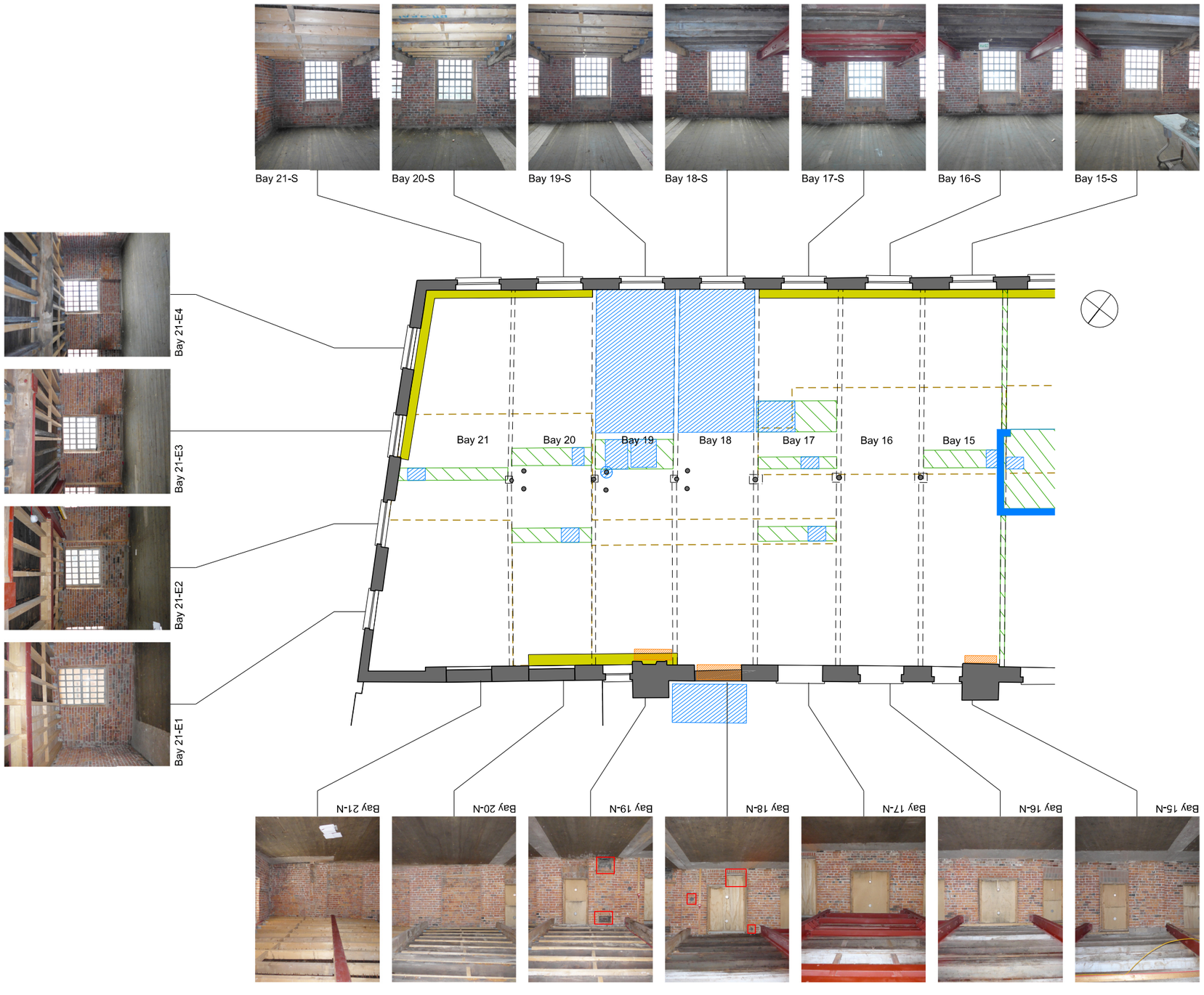
B 17-S - No exceptional work to existing fabric.

B 18-S - No exceptional work to existing fabric.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-04-A-1777-L-5151

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL EAST BLOCK
FOURTH FLOOR

Job/Drawing No 1777-L-5151 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.5.2 Old Mill Central Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

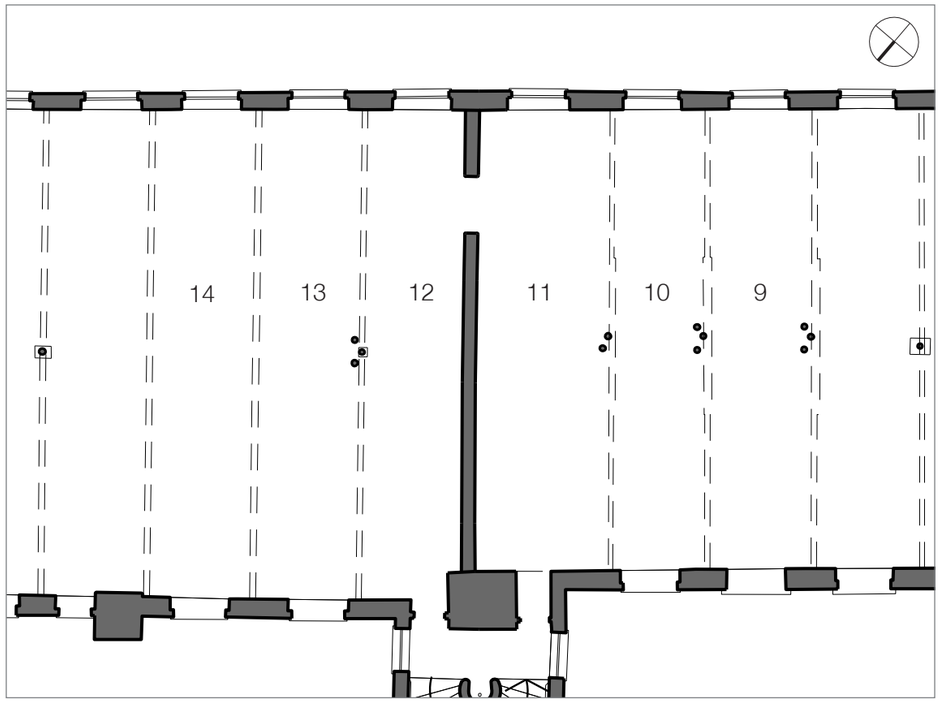
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.

Areas of the soffit in the region of bay 17 show signs of charring and past fire. All elements damaged by fire are to be pared back to remove charred material.



BAY NOTES

B 09-N - No exceptional work to existing fabric.

B10-N - No exceptional work to existing fabric.

B 11-N – No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 12-N - No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S – No exceptional work to existing fabric.

B 10-S – No exceptional work to existing fabric.

B 11-S – No exceptional work to existing fabric. Remove cables.

B 11-E1 – Two new openings are to be formed within the wall to provide access to the passenger lift and one of the apartments.

B 11-E2 – Existing doorway to be closed over with minimum 215mm brickwork set back within the reveal from the B11 side. Wall to be lined with insulation on B12 side.

B 12-W1 – Refer to Bay 11-E1.

B 12-W2 – Refer to Bay 11-E2.

B 12-S - No exceptional work to existing fabric.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-01-04-A-1777-L-5152

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL CENTRAL BLOCK
FOURTH FLOOR

Job/Drawing No 1777-L-5152
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.5.3 Old Mill West Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

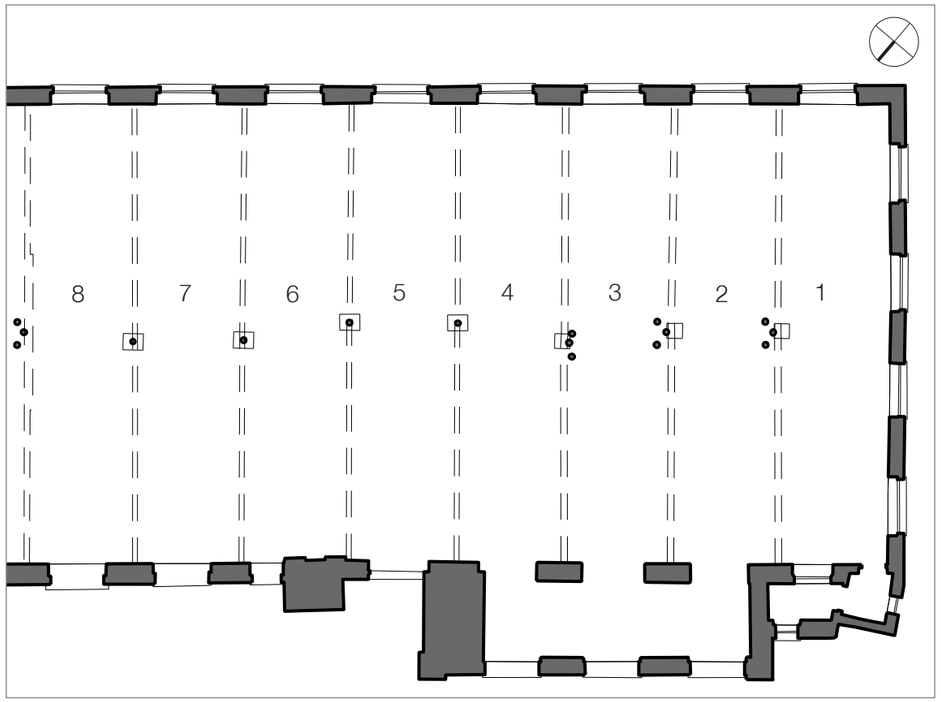
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The intention is that the new ceiling will be located above these elements, suspended from the joists above.

Areas of the soffit in the region of bay 17 show signs of charring and past fire. All elements damaged by fire are to be pared back to remove charred material.



BAY NOTES

B 01-N – Existing timber door and frame to be retained. Doors to be demounted, overhauled, decorated and returned to use in the same location.

B 01-N Int – Existing timber doorframe to be secured to existing brickwork with SS screws.

B 02-N - No exceptional work to existing fabric.

B 02-N Int – Prepare and decorate iron plate.

B 03-N - No exceptional work to existing fabric.

B 03-N Int - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 04-N Int - No exceptional work to existing fabric.

B 05-N – Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated.

B 06-N – Flue to be checked and sealed off with reclaimed brickwork.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W1 to B 01-W4 - No exceptional work to existing fabric. Insulation at W1 and W2.

B 1-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 2-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 3-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 4-S - No exceptional work to existing fabric.

B 5-S - No exceptional work to existing fabric.

B 6-S - No exceptional work to existing fabric.

B 7-S - No exceptional work to existing fabric.

B 8-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-04-A-1777-L-5153

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL WEST BLOCK
FOURTH FLOOR

Job/Drawing No 1777-L-5153
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.6 Fifth Floor

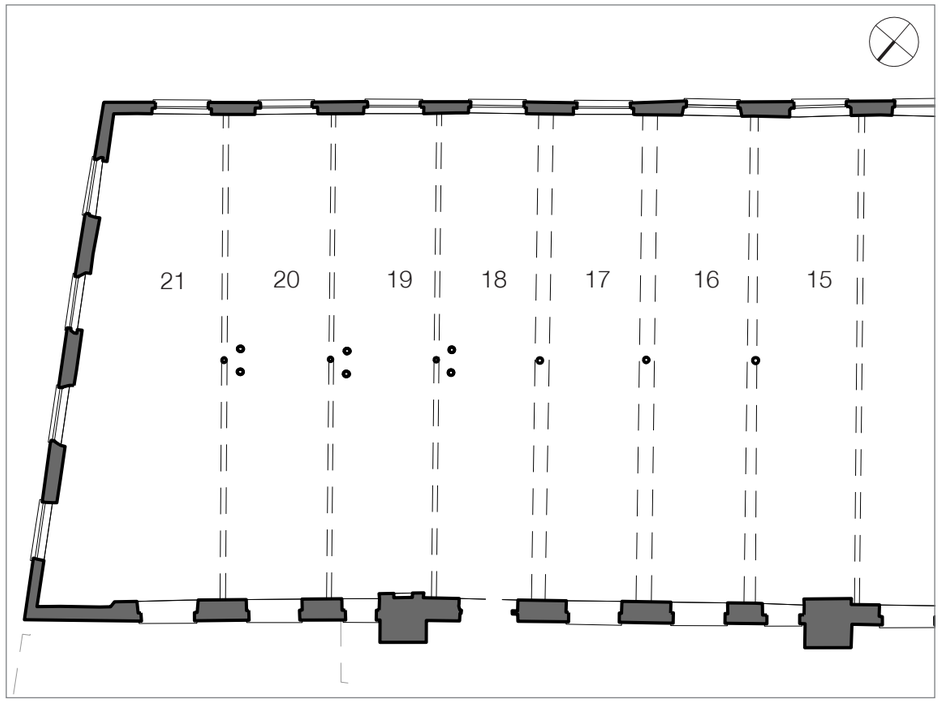
5.1.6.1 Old Mill East Block

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The location of the existing soffit will require careful review on site. Parts of the floor above remain from before the roof was lowered. Where these occur the soffit conflicts with the window openings making the space constrained. It is to be assumed that the joists and floor boards above are to be removed.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N – No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - Doorway onto fire stair to be re-formed as window opening.

B 19-N – Flue to be checked and sealed off with reclaimed brickwork. Wall to be lined with insulation.

B 20-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 21-N - No exceptional work to existing fabric. Wall to be left as bare brick.

B 21-E1 to 21-E4 – No exceptional work to existing fabric. E3 and E4 to be lined with insulation.

B 15-S - No exceptional work to existing fabric.

B 16-S - No exceptional work to existing fabric.

B 17-S - No exceptional work to existing fabric.

B 18-S - No exceptional work to existing fabric.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-05-A-1777-L-5161

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL EAST BLOCK
FIFTH FLOOR

Job/Drawing No 1777-L-5161
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.6.2 Old Mill Central Block

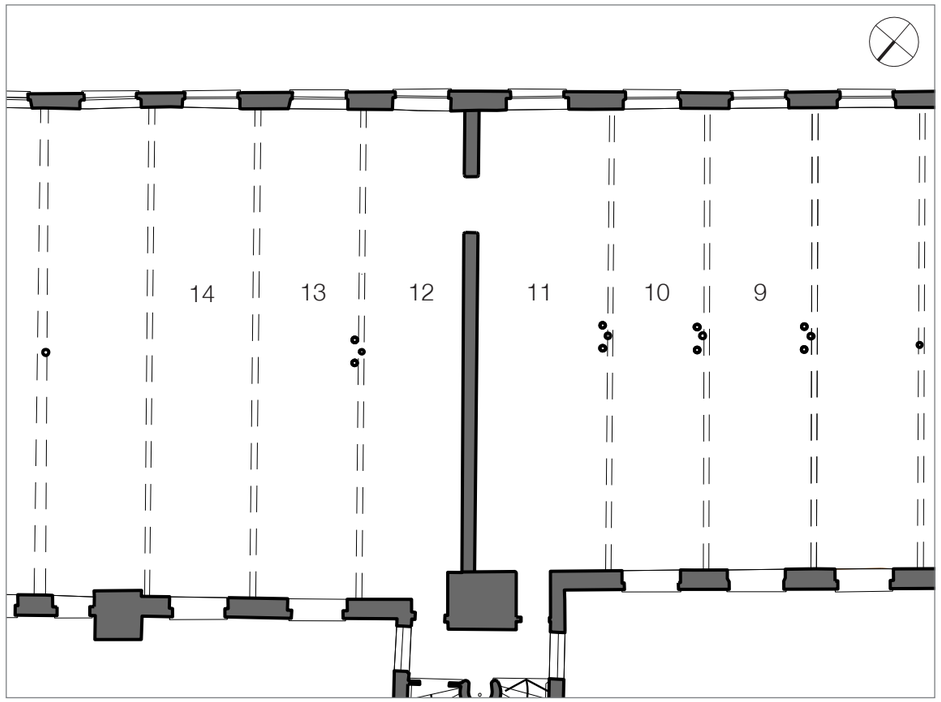
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The location of the existing soffit will require careful review on site. Parts of the floor above remain from before the roof was lowered. Where these occur the soffit conflicts with the window openings making the space constrained. It is to be assumed that the joists and floor boards above are to be removed.



BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric.

B 11-N – No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 12-N - No exceptional work to existing fabric. Remove existing cables. Existing door frame to be removed in preparation for new fire door.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S – No exceptional work to existing fabric.

B 10-S – No exceptional work to existing fabric.

B 11-S – No exceptional work to existing fabric.

B 11-E1 – Refer to Bay 12-W1

B 11-E2 – Existing doorway to be closed over with minimum 215mm brickwork set back within the reveal from the B11 side. Wall to be lined with insulation on B12 side.

B 12-W1 – Two new openings are to be formed within the wall to provide access to the passenger lift and one of the apartments.

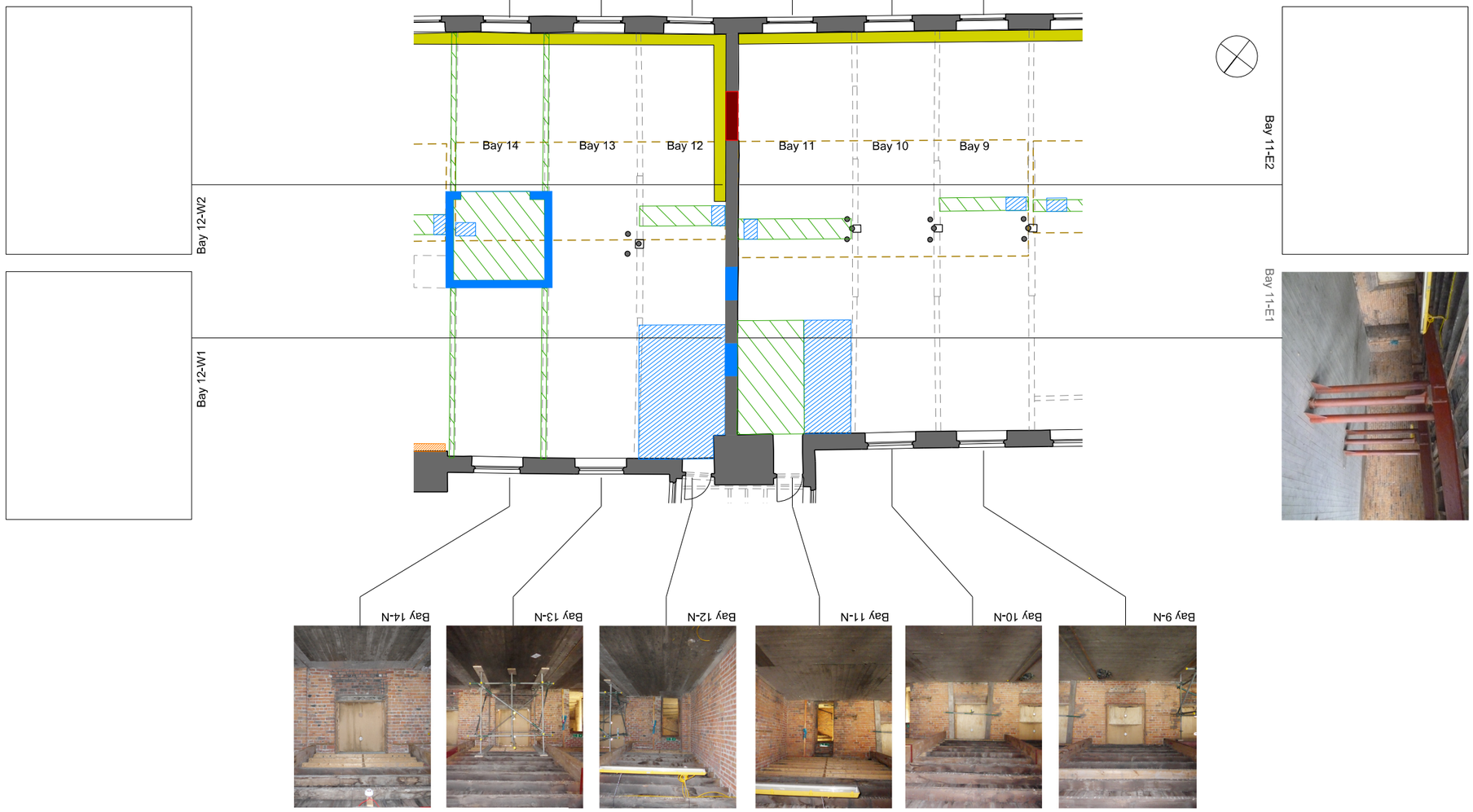
B 12-W2 – Refer to Bay 11-E2.

B 12-S - No exceptional work to existing fabric.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

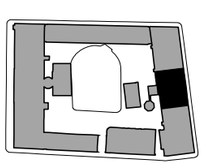
- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-01-05-A-1777-L-5162

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL CENTRAL BLOCK
FIFTH FLOOR

Job/Drawing No 1777-L-5162
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.6.3 Old Mill West Block

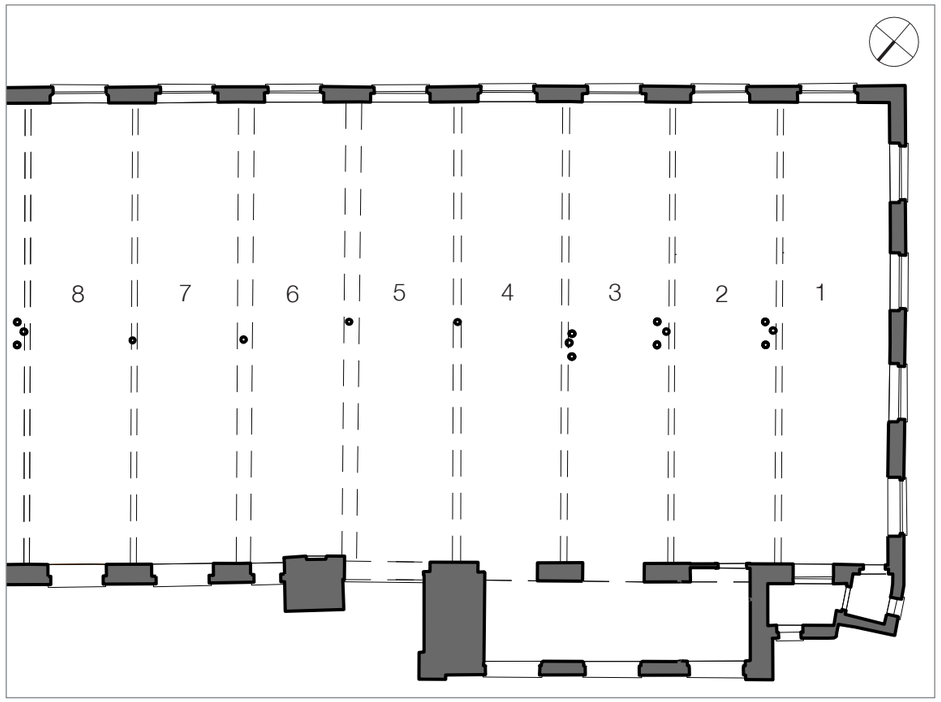
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The walls of the bedrooms are to be lined with lime plaster and vapour permeable insulation. Review of existing timber lintels to be undertaken.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams. Where substantial iron elements occur within bays 6 and 17 they are to be prepared and decorated. The location of the existing soffit will require careful review on site. Parts of the floor above remain from before the roof was lowered. Where these occur the soffit conflicts with the window openings making the space constrained. It is to be assumed that the joists and floor boards above are to be removed.



BAY NOTES

B 01-N – No exceptional work to existing fabric.

B 01-N Int – Existing timber doorframe to be secured to existing brickwork with SS screws.

B 02-N - No exceptional work to existing fabric.

B 02-N Int – Prepare and decorate iron plate.

B 03-N - No exceptional work to existing fabric.

B 03-N Int - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 04-N Int - No exceptional work to existing fabric.

B 05-N – Doorway onto fire stair to be re-formed as window opening. Iron plates to be prepared and decorated.

B 06-N – Existing flue hatch to be carefully demounted. Flue checked and sealed off with reclaimed brickwork. Timber hatch to be re-mounted.

B 07-N – Iron beam bracket to be prepared and decorated.

B 08-N - Iron bracket to be prepared and decorated.

B 01-W1 to B 01-W5 - No exceptional work to existing fabric. Insulation at W1 and W2.

B 01-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 02-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 03-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 04-S - No exceptional work to existing fabric.

B 05-S - No exceptional work to existing fabric.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.

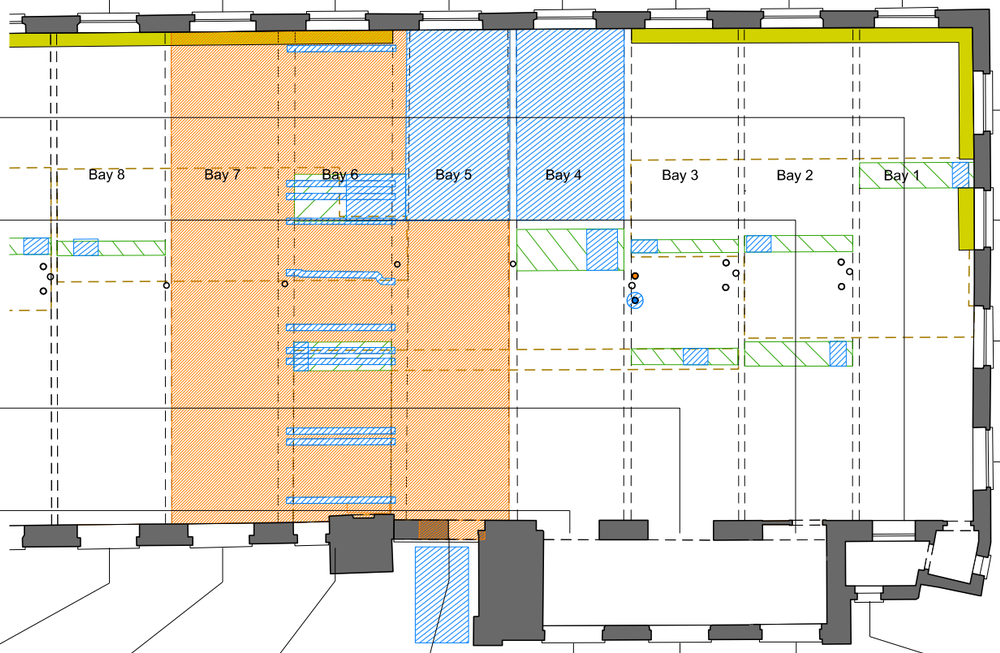



Bay 1-Nint


Bay 2-Nint


Bay 3-Nint


Bay 4-Nint




Bay 1-W1


Bay 1-W2


Bay 1-W3


Bay 1-W4



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-05-A-1777-L-5163

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL WEST BLOCK
FIFTH FLOOR

Do not scale

Job/Drawing No 1777-L-5163
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.1.7 Sixth Floor

5.1.7.1 Old Mill East Block

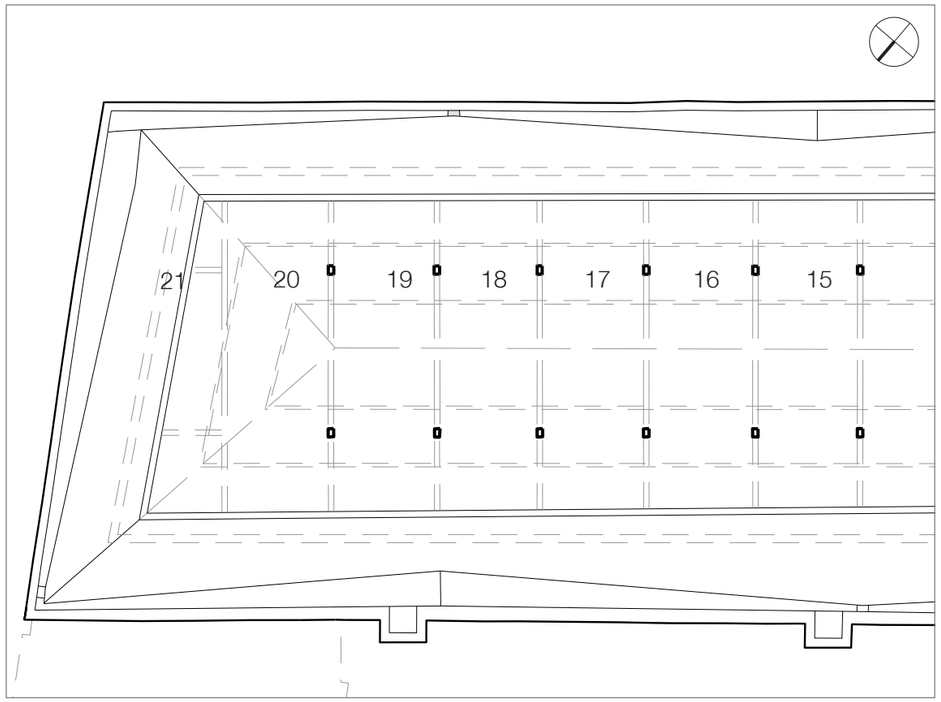
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Generally a new floor is to be set between and over the existing truss.
The existing floor is predominantly formed between the historic sixth floor joists that have remained in place with the roof truss being lowered over them as part of the reduction in height of the mill buildings in about 1900. This former sixth floor is to be removed due to the presence of oil soaked boards as well as its low position in relation to the 5th floor inhibiting the re-use of the space. A new floor is to be formed within the depth of the truss cord with the floor board set to run just above the cord. In most instances the historic and recent strapping that ties the truss to the beam will need to be altered.

Walls
The majority of the walls in the roof space will be new partitions set apart from the existing fabric. Where the existing walls are addressed the principles established for the mill floors will apply.

Ceiling / Soffit
The new ceiling is to be located below the existing roof construction and is to include additional insulation as an essential element to ensure the apartments are adequately insulated. The formation of the new soffit below the existing roof differs depending on the function of the space.



BAY NOTES

B 15-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 16-N – Timber bracing to be removed and alternative bracing formed to leave the space between the truss clear.

B 17-N – Timber member strapped between the truss is to be removed. Roof to be opened up to enable the formation of an inset dormer terrace. Existing 2006 bracing to be relocated.

B 18-N – Timber member strapped between the truss is to be removed. Timber bracing to be removed and alternative bracing formed to leave the space between the truss clear.

B 19-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed. 2006 cross bracing to be left in place if the amended bracing strategy so required.

B 20-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 21-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 21-E1 – E2 - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 15-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 16-S - Timber bracing to be removed and alternative bracing formed to leave the space between the truss clear.

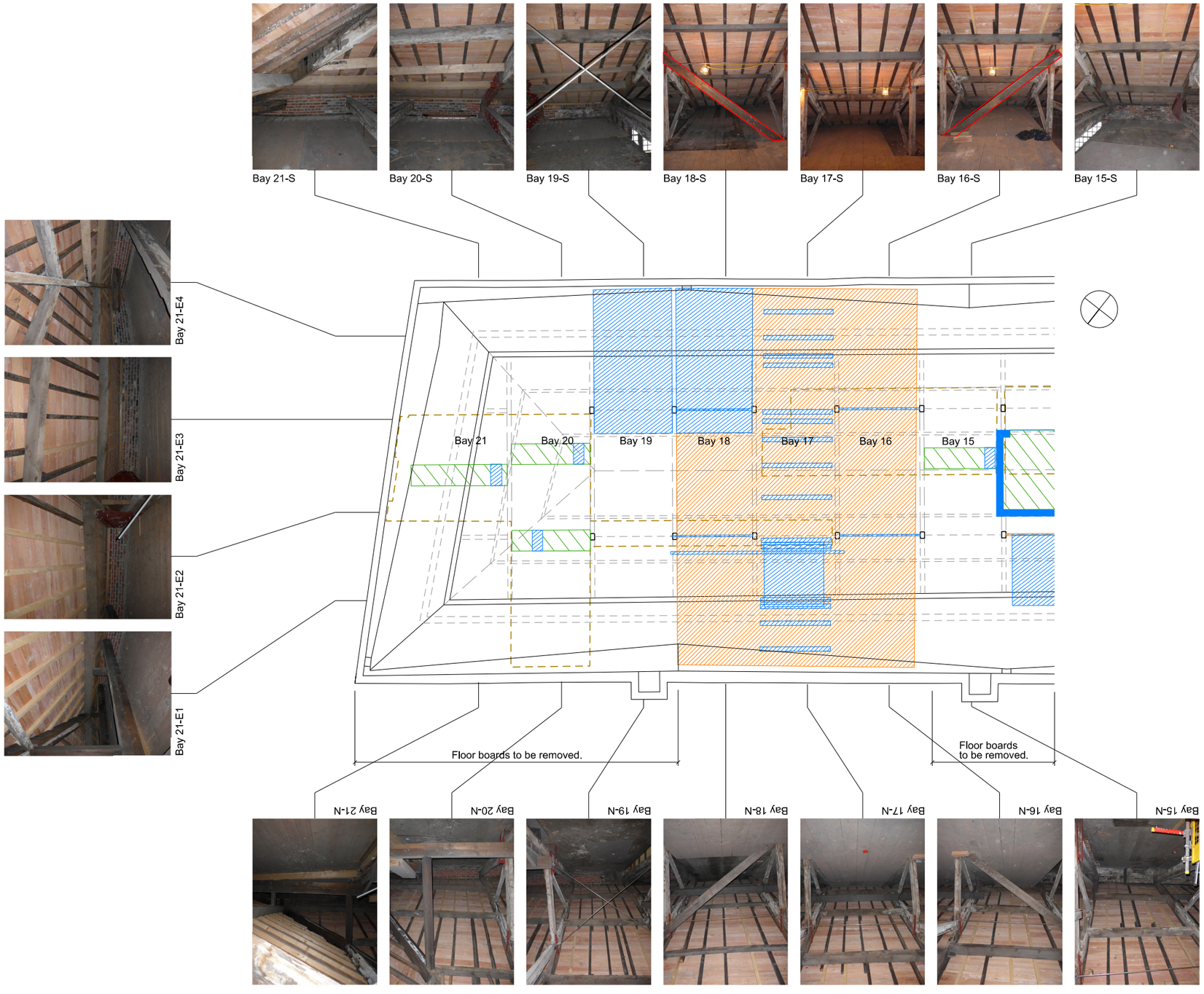
B 17-S - Proposed inset dormer for services to sit within the space between the purlins.

B 18-S - Timber bracing to be removed and alternative bracing formed to leave the space between the truss clear.

B 19-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed. 2006 cross bracing to be left in place if the amended bracing strategy so required.

B 20-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 21-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-06-A-1777-L-5171

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL EAST BLOCK
SIXTH FLOOR

Job/Drawing No 1777-L-5171
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.7.2 Old Mill Central Block

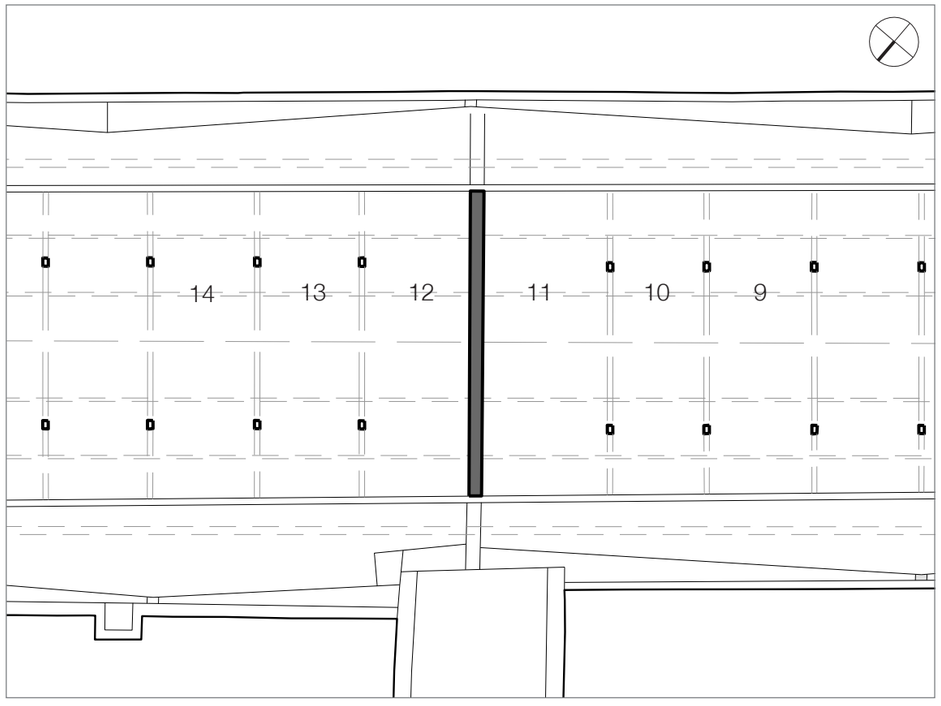
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Generally a new floor is to be set between and over the existing truss.
The existing floor is predominantly formed between the historic sixth floor joists that have remained in place with the roof truss being lowered over them as part of the reduction in height of the mill buildings in about 1900. This former sixth floor is to be removed due to the presence of oil soaked boards as well as its low position in relation to the 5th floor inhibiting the re-use of the space. A new floor is to be formed within the depth of the truss cord with the floor board set to run just above the cord. In most instances the historic and recent strapping that ties the truss to the beam will need to be altered.

Walls
The majority of the walls in the roof space will be new partitions set apart from the existing fabric. Where the existing walls are addressed the principles established for the mill floors will apply.

Ceiling / Soffit
The new ceiling is to be located below the existing roof construction and is to include additional insulation as an essential element to ensure the apartments are adequately insulated. The formation of the new soffit below the existing roof differs depending on the function of the space.



BAY NOTES

B 09-N - Roof to be opened up to enable the formation of an inset dormer terrace. Existing 2006 bracing to be relocated. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 10-N - Existing 2006 cross bracing to be relocated. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 11-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 12-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 13-N - Existing 2006 cross bracing to be relocated. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 14-N - Roof to be opened up to enable the formation of an inset dormer terrace. Existing 2006 bracing to be relocated. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 09-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

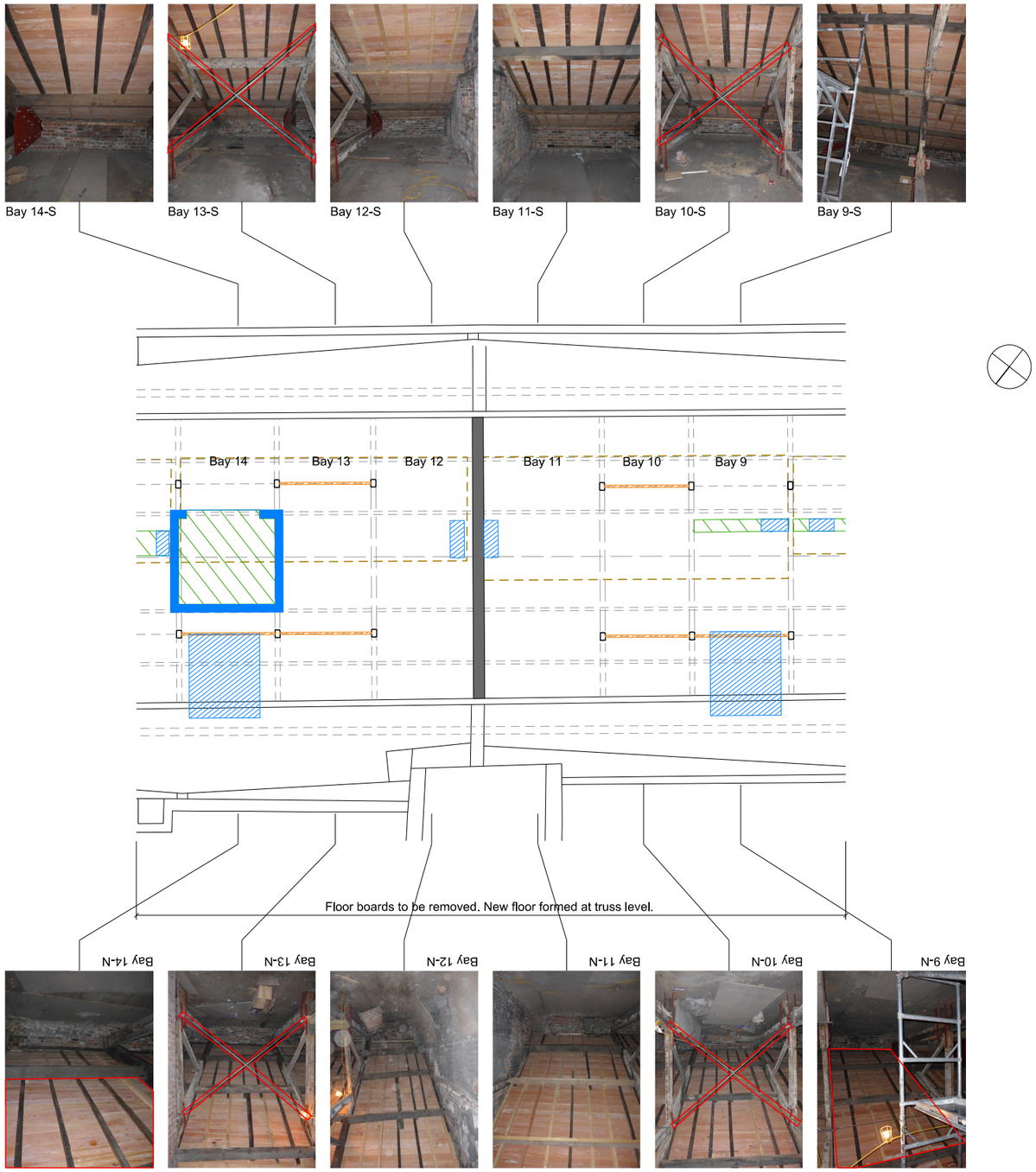
B 10-S - 2006 cross bracing to be relocated to alternative bay and not within an apartment. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 11-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 12-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed. Proposed inset dormer for services to sit within the space between the purlins.

B 13-S - 2006 cross bracing to be relocated to alternative bay and not within an apartment. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 14-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-01-06-A-1777-L-5172

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL CENTRAL BLOCK
SIXTH FLOOR

Job/Drawing No 1777-L-5172
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.1.7.3 Old Mill West Block

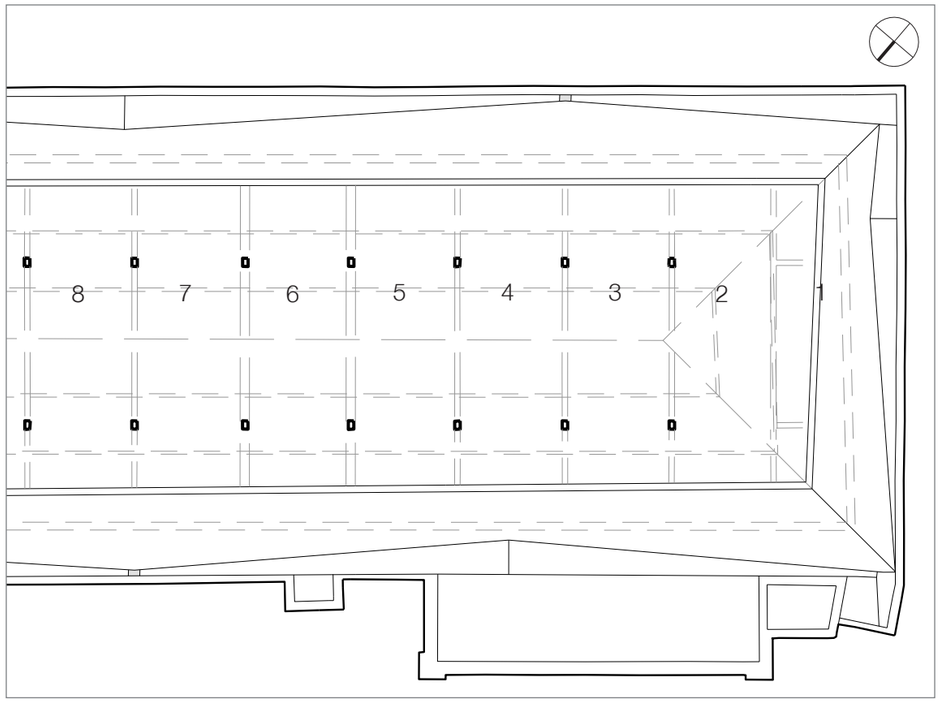
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Generally a new floor is to be set between and over the existing truss.
The existing floor is predominantly formed between the historic sixth floor joists that have remained in place with the roof truss being lowered over them as part of the reduction in height of the mill buildings in about 1900. This former sixth floor is to be removed due to the presence of oil soaked boards as well as its low position in relation to the 5th floor inhibiting the re-use of the space. A new floor is to be formed within the depth of the truss cord with the floor board set to run just above the cord. In most instances the historic and recent strapping that ties the truss to the beam will need to be altered.

Walls
The majority of the walls in the roof space will be new partitions set apart from the existing fabric. Where the existing walls are addressed the principles established for the mill floors will apply.

Ceiling / Soffit
The new ceiling is to be located below the existing roof construction and is to include additional insulation as an essential element to ensure the apartments are adequately insulated. The formation of the new soffit below the existing roof differs depending on the function of the space.



BAY NOTES

B 01-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 02-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 03-N – Roof to be opened up to enable the formation of an inset dormer terrace. Existing 2006 cross bracing to be relocated. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 04-N - No exceptional work to existing fabric. Proposed inset dormer for services to sit within the space between the purlins. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 05-N - No exceptional work to existing fabric.

B 06-N - Roof to be opened up to enable the formation of an inset dormer terrace. Existing 2006 bracing to be relocated. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 07-N - No exceptional work to existing fabric.

B 08-N - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 01-W1 to W4 – Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 01-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 02-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 03-S - 2006 cross bracing to be relocated to alternative bay and not within an apartment. Historic and 2006 boards of former 6th floor set below truss level are to be removed.

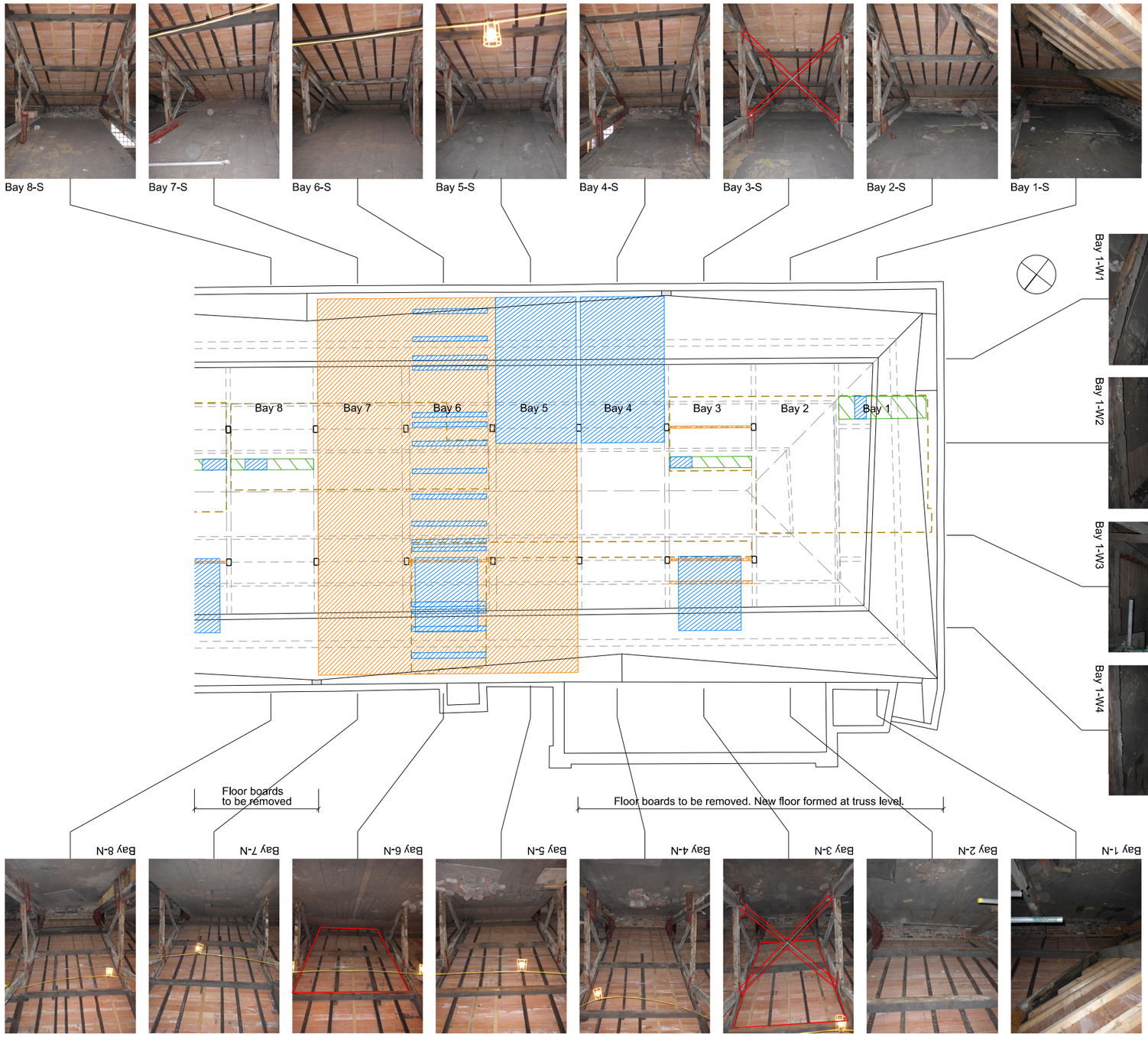
B 04-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.

B 05-S - No exceptional work to existing fabric.

B 06-S – No exceptional work to existing fabric. Proposed inset dormer for services to sit within the space between the purlins.

B 07-S - No exceptional work to existing fabric.

B 08-S - Historic and 2006 boards of former 6th floor set below truss level are to be removed.











The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

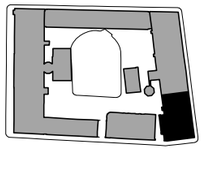
- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-01-06-A-1777-L-5173

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL WEST BLOCK
SIXTH FLOOR

Do not scale

Job/Drawing No 1777-L-5173 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/ Service Room
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

8. INTERVENTION & REPAIR
8A. Alter existing
8B. Adapt existing rainwater goods
8C. Dry riser inlet box set into existing wall



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

ML1-Loom-RIBA4-FCB-DR-01-ZZ-A-1777-L-610

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith.
Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
ELEVATION - PROPOSED
OLD & DECKER MILL

Do not scale

Job/Drawing No 1777-L-610
Amendment

Scale 1:250 @ A3 (1:125 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

0 10

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

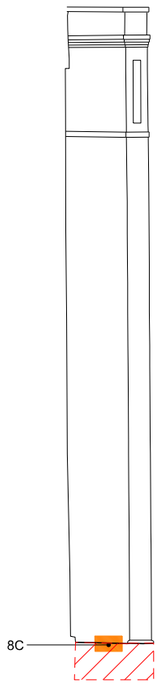
4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

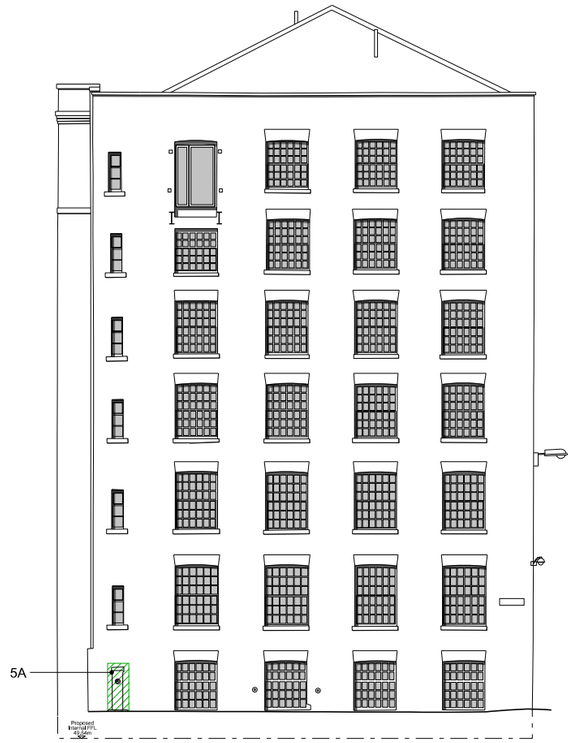
6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/ Service Door
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

8. INTERVENTION & REPAIR
8A. Alter existing ironwork; repair and decorate
8B. Adapt existing rainwater goods
8C. Dry riser inlet box set into existing wall



OLD MILL
EXTENSION NORTH EAST ELEVATION - PROPOSED



OLD MILL
EXTENSION SOUTH WEST ELEVATION - PROPOSED

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

ML1-Loom-RIBA4-FCB-DR-01-ZZ-A-1777-L-611

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
ELEVATIONS - PROPOSED
OLD MILL

Do not scale

Job/Drawing No 1777-L-611 Amendment -

Scale 1:200 (1:100 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Contents

5.2.0 Lower Ground
5.1.0.1 East Block
5.1.0.2 Central Block
5.1.0.3 West Block

5.2.1 Upper Ground
5.2.1.1 East Block
5.2.1.2 Central Block
5.2.1.3 West Block

5.2.2 First Floor
5.2.2.1 East Block
5.2.2.2 Central Block
5.2.2.3 West Block

5.2.3 Second Floor
5.2.3.1 East Block
5.2.3.2 Central Block
5.2.3.3 West Block

5.2.4 Third Floor
5.2.4.1 East Block
5.2.4.2 Central Block
5.2.4.3 West Block

5.2.5 Fourth Floor
5.2.5.1 East Block
5.2.5.2 Central Block
5.2.5.3 West Block

5.2.6 Fifth Floor
5.2.6.1 East Block
5.2.6.2 Central Block
5.2.6.3 West Block

5.2.7 Elevations

NEW MILL - GENERAL SUMMARY NOTES

Remove - C20
Internal fire stair in bay 22. c.1930.
Pipework within the window reveals at LG located in bay 11. Date unknown probably around 1880.
Floors where vertical circulation cores occur in bays 4, 5, 11, 18 and 19.
Joists and beams of various periods between 1804 - 1920 and 2006.
Floors where duplex apartments internal stair occur.
Pipework and reservoirs located in the stairwells. (To address the presence of asbestos).

Repair / Reinstate
Where the internal fire stair is removed the floor and primary structure is to be repaired and reinstated.

Alter Existing
Remove the existing steps from UG to LG and rebuild to suit new levels.
Reform the window opening in bay 10 that currently serves as a doorway.
Brick panels below windows where entrance doors occur - bays 5, 6, 8, 9, 14, 15, 17 & 18.
Brick spandrel panel between LG and UG window where double heing entrance ways are to be formed into the circulation cores in bays 5, 18 and the stair core.
Brick panel to be fully reinstated where windows were opened up to form access to fire stair in bay 4 from 1st to 5th floor.
Where the blowing room abuts the building in bays 4, 5 and 6 at LG level, the partially closed window openings are to be opened up.
Former flues located in bays 6/7 and 16/17 are to have the open hearths closed.
Purlins in bays 3, 6, 9, 14, 17 and 20 to be relocated to enable the inset dormer terraces to be accommodated.

5.2.0 New Mill Lower Ground

5.2.0.1 East Block

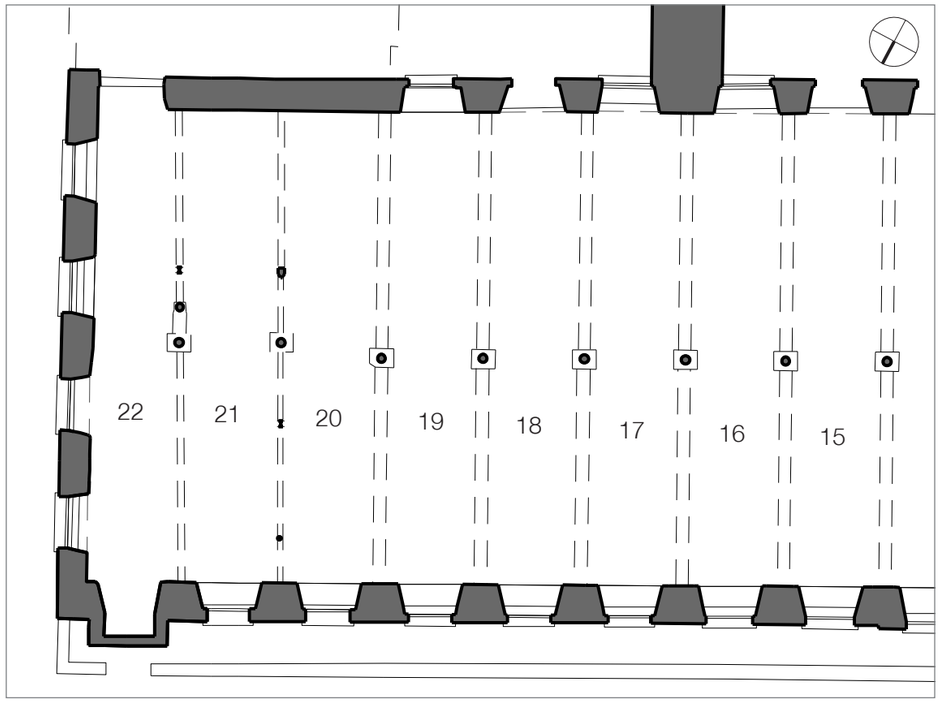
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is of concrete underpinning and earth. This is to be overlain with fill and the new floor formed at a higher level.

Walls
Drained cavity tanking system to existing retaining walls.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N - No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - No exceptional work to existing fabric.

B 19-N - No exceptional work to existing fabric.

B 20-N - No exceptional work to existing fabric.

B 21-N – Beam between B20 and B21 has ironwork features that are to be retained prepared and decorated.

B 22-N – Limited Access – a further review is required once the existing fire escape stair and enclosure has been removed. The intention is for the existing external door to be retained as a feature of the external elevation with a new brick leaf formed on the inside.

B 22-E1 - Limited Access – a further review is required once the existing fire escape stair and enclosure has been removed.

B 22-E2a - No exceptional work to existing fabric.

B 22-E2b – Relationship of iron beam and fire stair wall to be assessed. Wall pocket below window to be in filled with conservation brick and line mortar in advance formation of tanking system.

B 22-E3 - No exceptional work to existing fabric.

B 22-E4 - No exceptional work to existing fabric.

B 15-S - Existing window opening to be adapted to serve as an apartment entrance.

B 16-S - Existing iron strapping to the brick pier to be prepared and decorated.

B 17-S - Existing window opening to be adapted to serve as an entrance to a bin store. Existing iron strapping to the brick pier to be prepared and decorated.

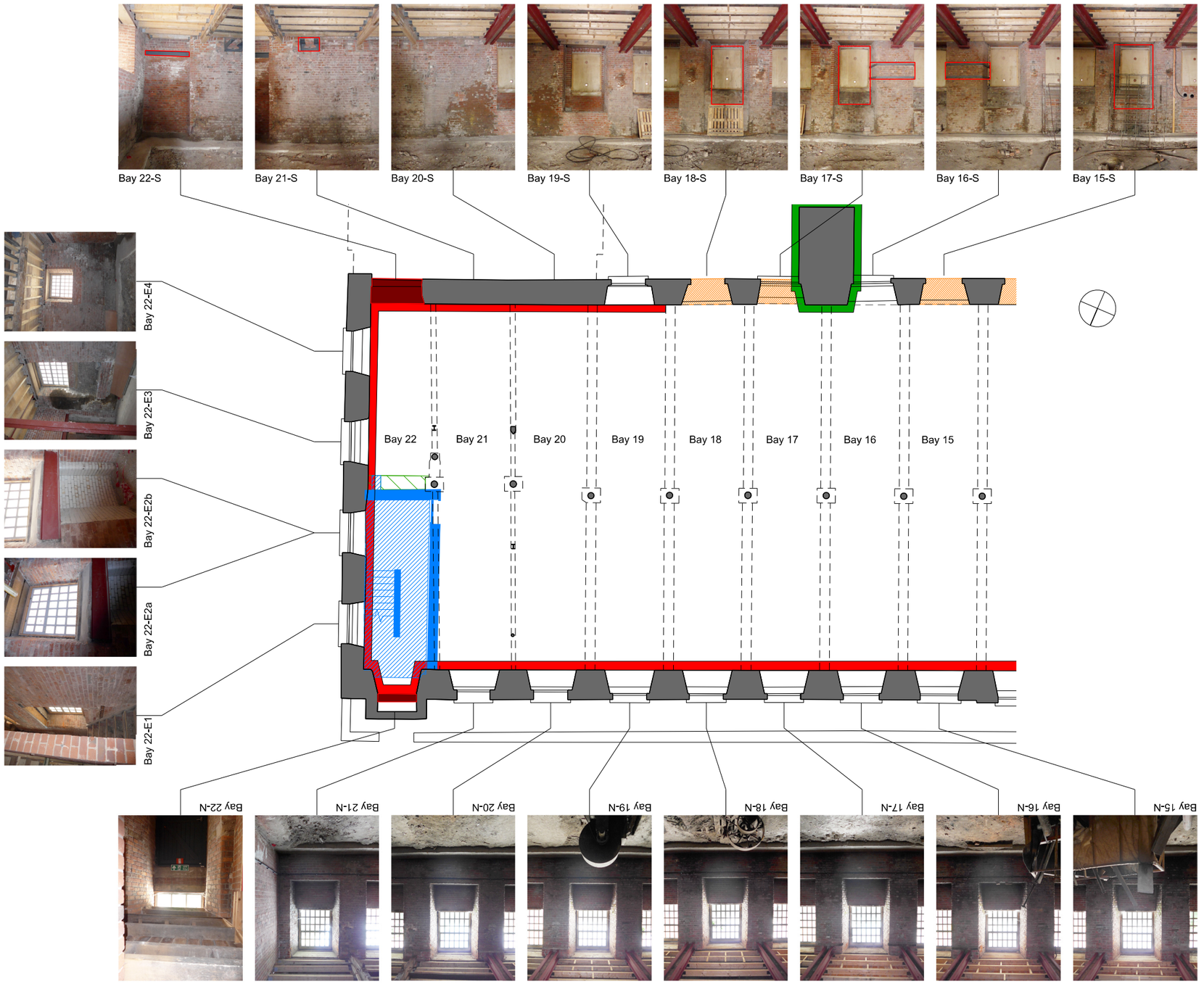
B 18-S – Existing window opening to be adapted to serve as a principal entrance.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S – Iron bracket at high level to be primed and painted.

B 22-S – Existing iron beam to be primed and painted. New brick to full depth of niche to be formed in line with the wall to simplify the tanking installation. New brick to raise to 300mm over external ground line with a cover cill board to cap the wall and tanking.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-00LG-A-1777-L-5201

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL EAST BLOCK
LOWER GROUND FLOOR

Job/Drawing No 1777-L-5201
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

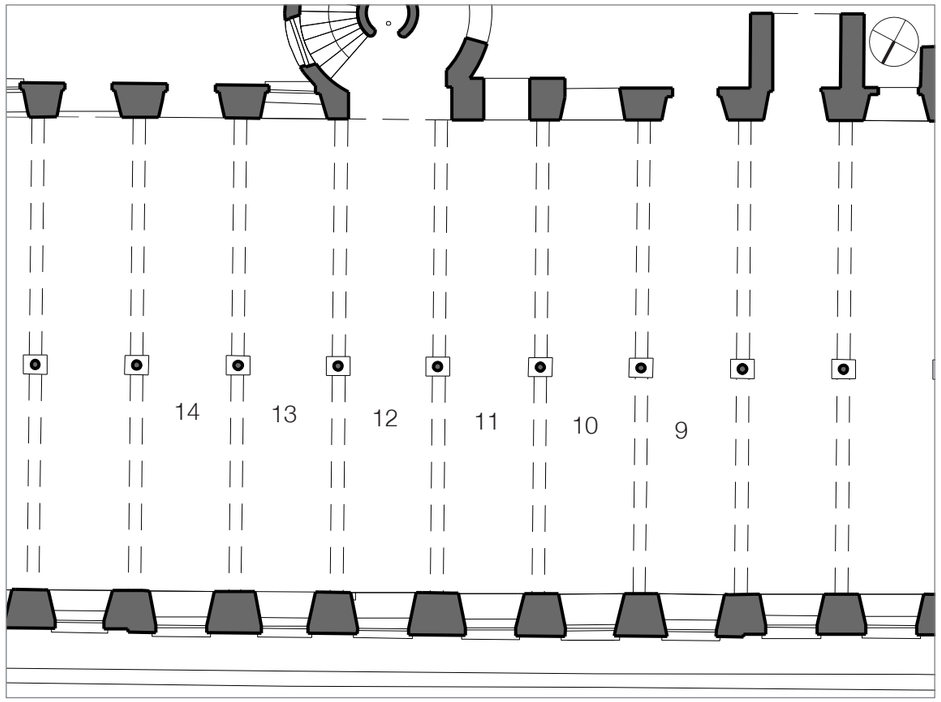
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is of concrete underpinning and earth. This is to be overlain with fill and the new floor formed at a higher level.

Walls
Drained cavity tanking system to existing retaining walls.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric. Electric supply and cables to be removed.

B 11-N - No exceptional work to existing fabric.

B 12-N - No exceptional work to existing fabric. Note protruding section of brickwork that may require detailed review to enable the installation of the tanking system.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S - Existing window opening to be adapted to serve as an apartment entrance. Existing iron pipe work formed within the window opening is to be demounted and set aside for reinstatement elsewhere. Pipe work to be prepared and decorated.

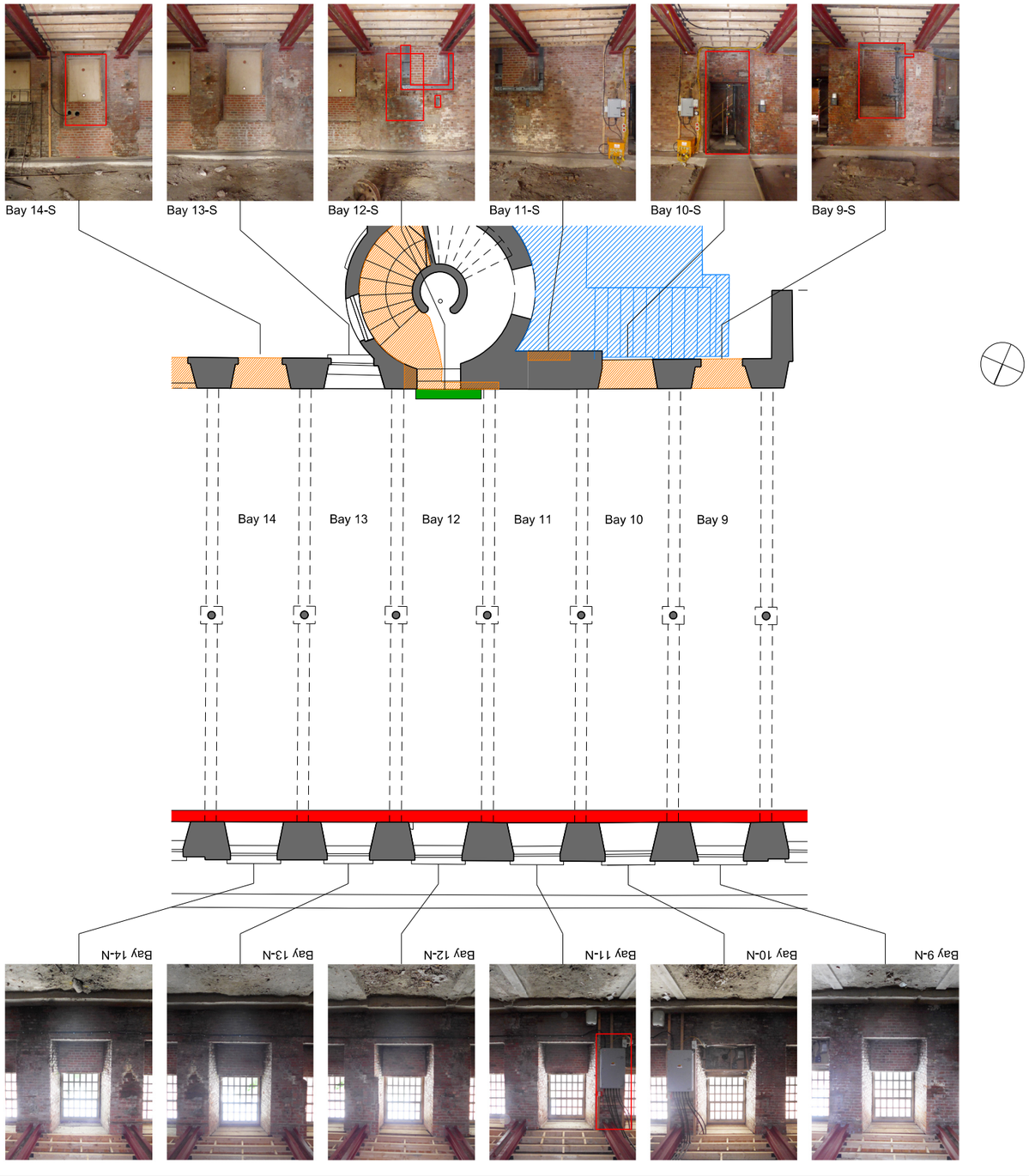
B 10-S - Existing doorway linking the LG of the engine house to the mill to be taken back to the original window opening and re-built. Cill and lintel levels to be to match the existing adjacent window openings.

B 11-S - Existing wall to have the external face opened up to accommodate a dry riser inlet box.

B 12-S - New opening to be formed though the wall to re-connect the central stair core to the LG of the mill. New opening to line up with the historic bricked up opening. New opening to be formed higher in the wall. The iron coupling plate is to be cut to enable the doorway to be re-formed, not similar approach adopted for the alteration of the iron plate on the floor above as part of earlier and historical adaptation to the buildings fabric. The iron plate is to be prepared and decorated.

B 13-S - No exceptional work to existing fabric.

B 14-S - Existing window opening to be adapted to serve as an apartment entrance.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-02-00LG-A-1777-L-5202

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL CENTRAL BLOCK
LOWER GROUND FLOOR

Job/Drawing No 1777-L-5202 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.2.0.3 West Block

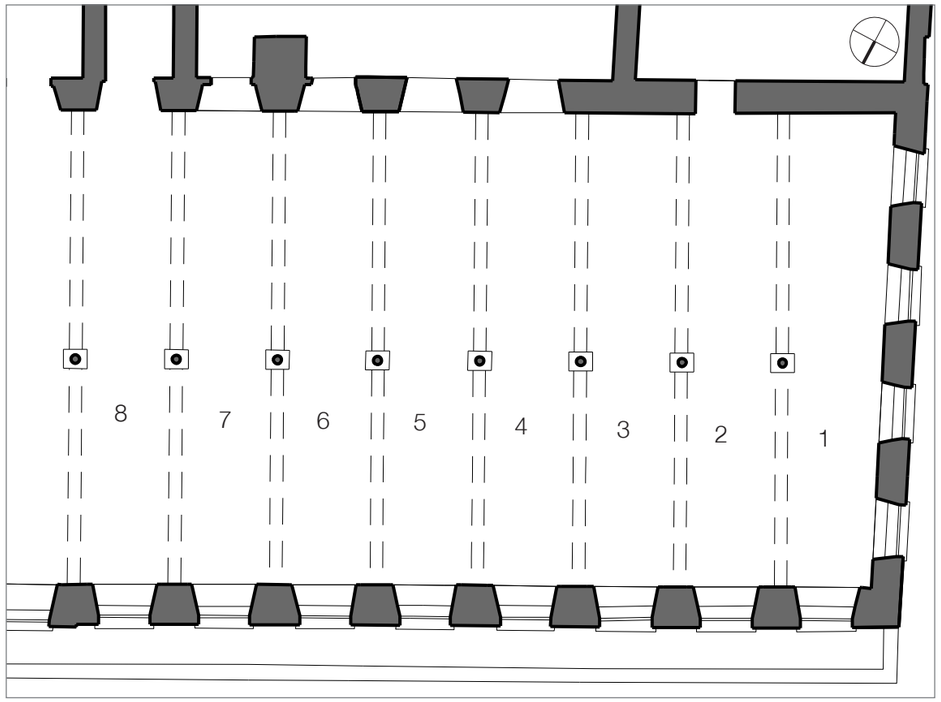
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is of concrete underpinning and earth. This is to be overlain with fill and the new floor formed at a higher level.

Walls
Drained cavity tanking system to existing retaining walls.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 02-N - No exceptional work to existing fabric.

B 03-N – A large fan is mounted within the window opening. As the window is a second window serving a bedroom in a duplex apartment the loss of light caused by the fan is thought acceptable. The fan frame is to be prepared and decorated.

B 04-N - No exceptional work to existing fabric.

B 05-N - No exceptional work to existing fabric.

B 06-N - No exceptional work to existing fabric.

B 07-N - No exceptional work to existing fabric.

B 08-N - High level brickwork appears friable – investigate – allow for cut out an replacement of 8 bricks

B 01-W to B 01-W4 - No exceptional work to existing fabric.

B 01-S - No exceptional work to existing fabric.

B 02-S - Existing doorway to be bricked up.

B 03-S - No exceptional work to existing fabric.

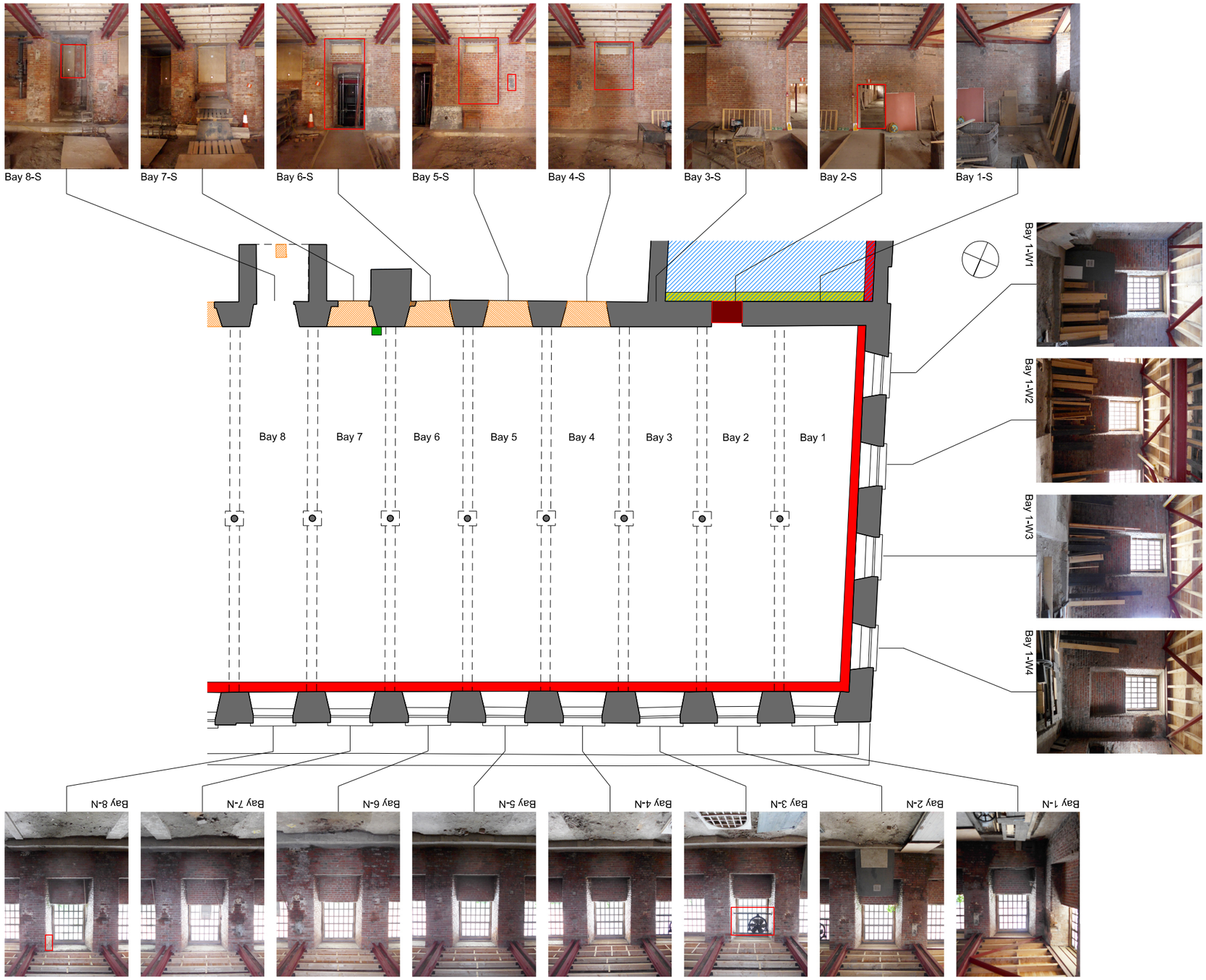
B 04-S - Window opening to be reinstated to match that of the adjacent windows. Cill and lintel levels to be to match the existing adjacent window openings.

B 05-S - Existing window opening to be adapted to serve as a principal entrance. Iron restraints to be prepared and decorated.

B 06-S - Existing doorway linking the former Blowing Room to the mill to be taken back to the original opening form. Iron door frame to be demounted and set aside for reinstatement elsewhere once overhauled and painted. Iron restraints to be prepared and decorated. Opening to be adapted to serve as an entrance to a bin store.

B 07-S - No exceptional work to existing fabric.

B 08-S - Brick pier dividing the two windows of the WC extension is to be removed. Existing opening in mill wall is to be adapted to serve as an apartment entrance.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-00LG-A-1777-L-5203

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL WEST BLOCK
LOWER GROUND FLOOR

Job/Drawing No 1777-L-5203
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

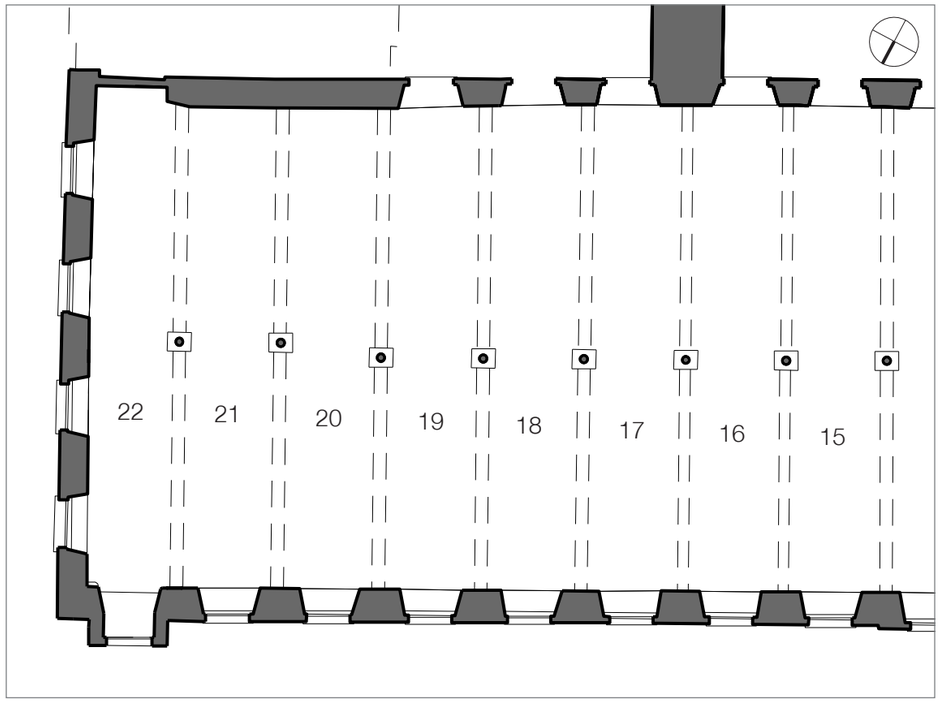
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The wall of the bedroom is to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N - No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - No exceptional work to existing fabric.

B 19-N - No exceptional work to existing fabric.

B 20-N - No exceptional work to existing fabric.

B 21-N - No exceptional work to existing fabric.

B 22-N - Where existing fire stair wall is removed ensure the principle wall is returned to good repair. Iron beam crossing the window is to be prepared and decorated.

B 22-E1 - Where existing fire stair wall is removed ensure the principle wall is returned to good repair. Timber rail set into the wall to be removed and wall made good. Iron beam crossing the window is to be retained, prepared and decorated.

B 22-E2 - Where existing fire stair wall is removed ensure the principle wall is returned to good repair.

B 22-E3 - No exceptional work to existing fabric.

B 22-E4 - No exceptional work to existing fabric.

B 15-S - No exceptional work to existing fabric.

B 16-S - No exceptional work to existing fabric.

B 17-S - Iron plates, prepare and decorate.

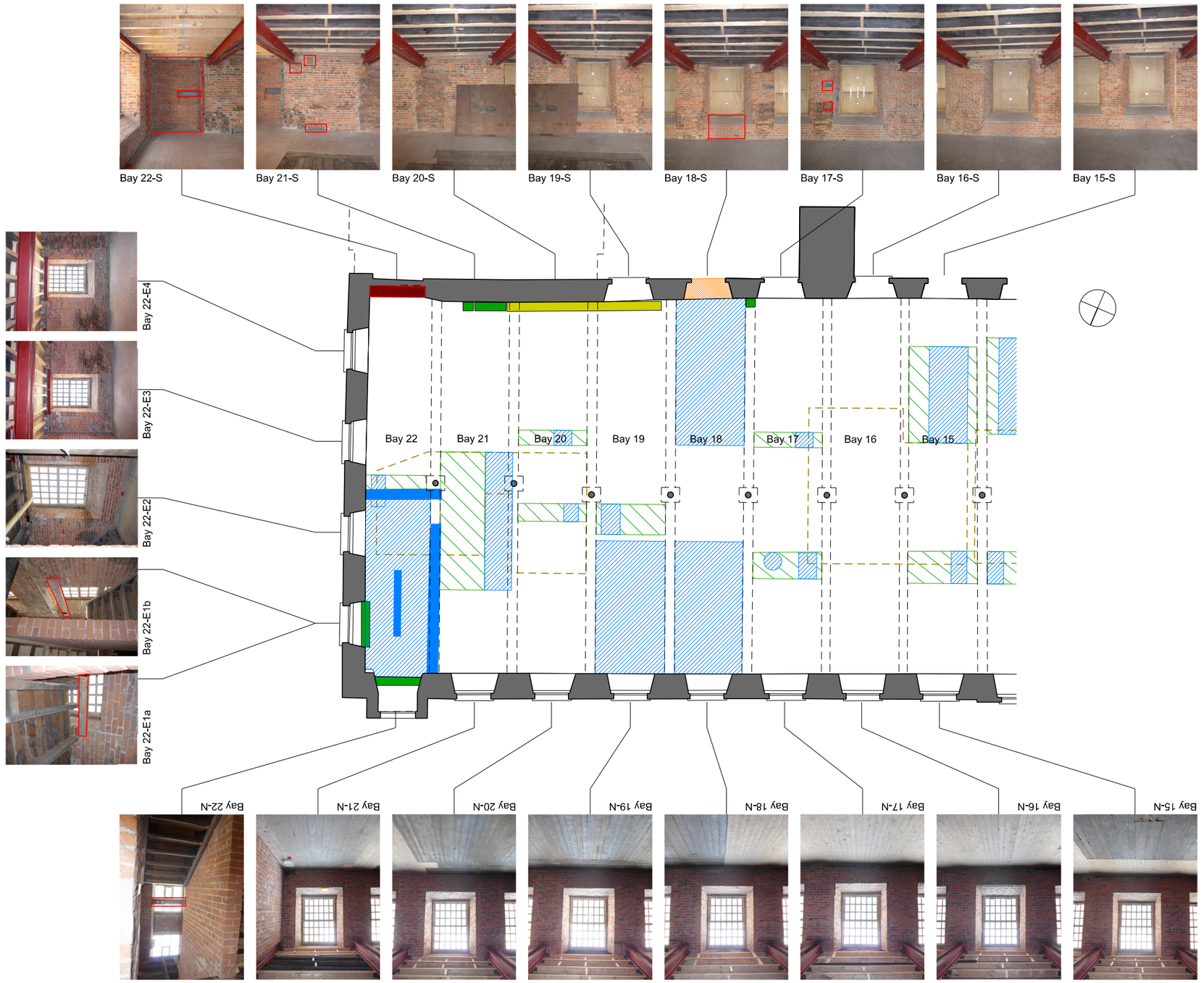
B 18-S - Existing brickwork spandrel to be taken down and double height door opening inserted demarcating a principle entrance.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S- Iron pipe end at high level and iron plate at low level to be prepared and decorated. Timber cover at high level to be investigated. Allow for renewal with non-combustible cover.

B 22-S - Thickness of wall to be assessed on site. Where the wall is found to be a single brick thick (approx. 220mm) a new leaf of reclaimed or conservation brickwork is to be inserted set 50mm back from the face of the wall. Iron beam embedded in the wall is to be prepared and decorated.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-00UG-A-1777-L-5211

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL EAST BLOCK
UPPER GROUND FLOOR

Job/Drawing No 1777-L-5211
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.2.0.2 Central Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The wall of the bedroom is to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.

BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric. Remove existing cables.

B 11-N - No exceptional work to existing fabric.

B 12-N - No exceptional work to existing fabric.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S - No exceptional work to existing fabric.

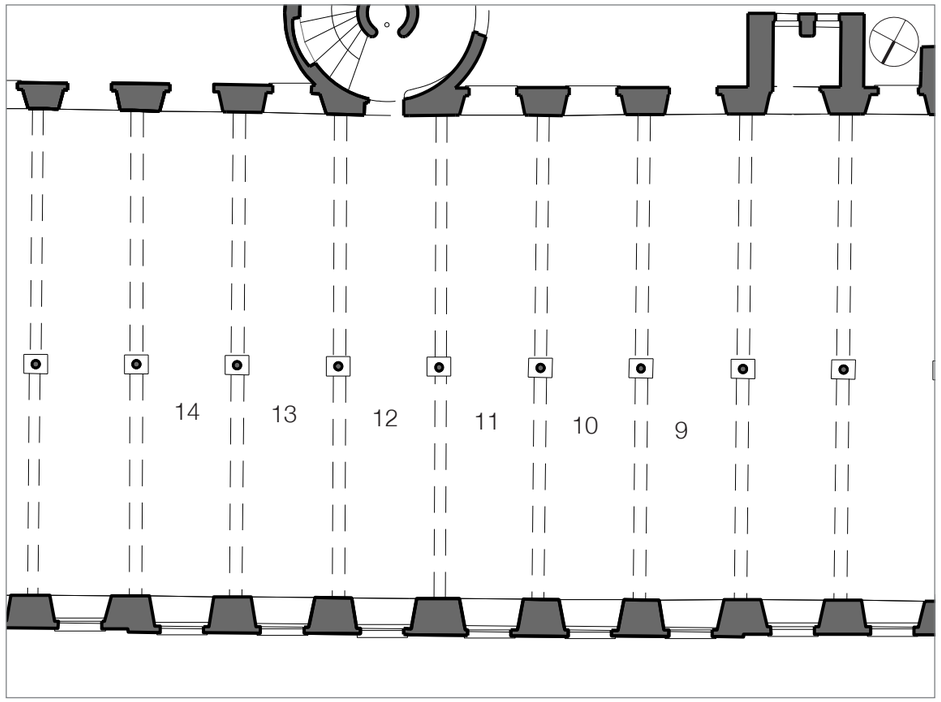
B 10-S - No exceptional work to existing fabric. Remove cables.

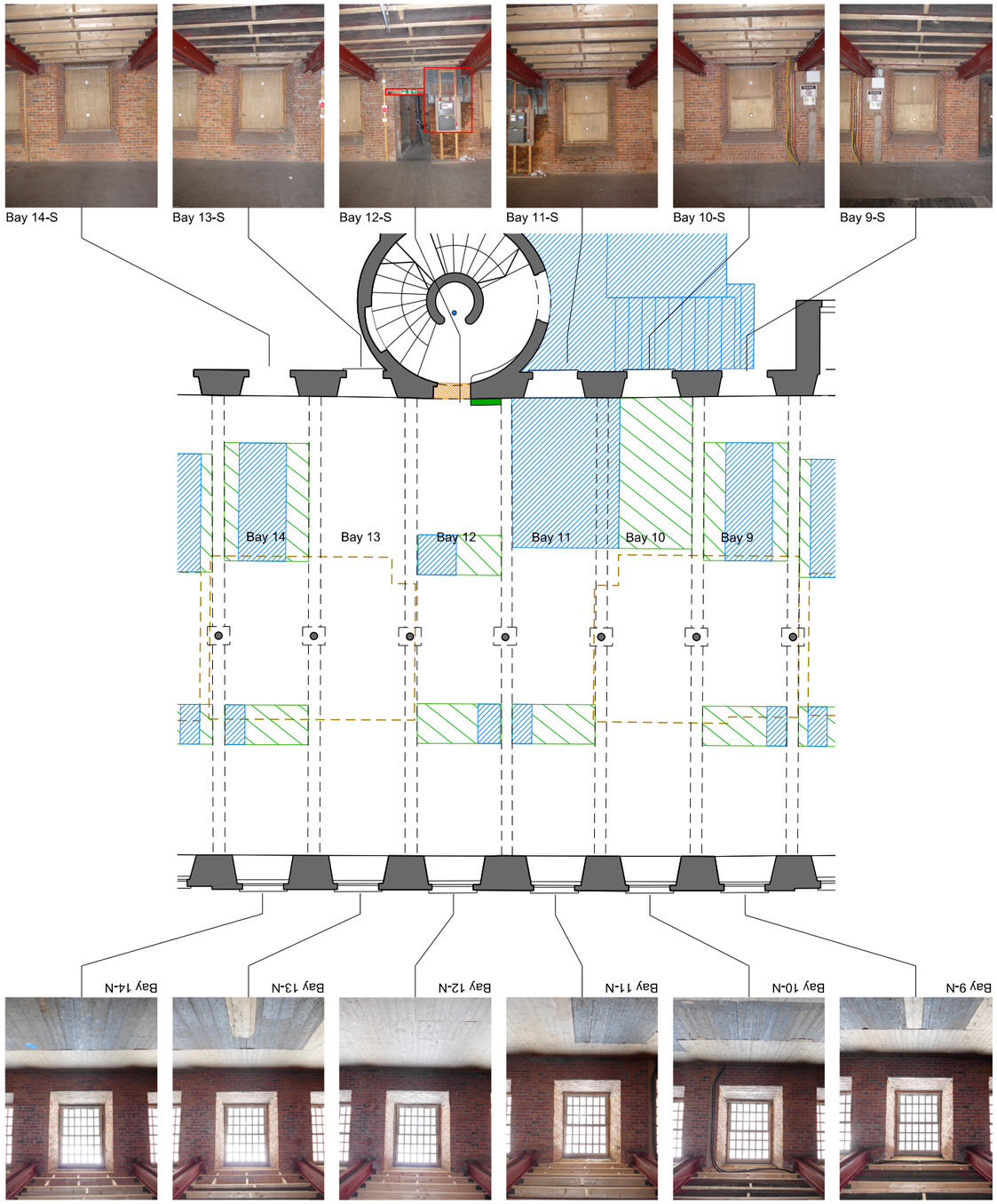
B 11-S - Note treatment of iron plate in adjacent bay. No exceptional work to existing fabric.

B 12-S - Existing historic fabric to be left intact. Iron plate prepared and decorated. Cables and elec equipment removed. Check lintel level in relation to raised floor. If the lintel is not minimum 2100mm over the raised FFL the lintel is to be lifted.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-02-00UG-A-1777-L-5212

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL CENTRAL BLOCK
UPPER GROUND FLOOR

Job/Drawing No 1777-L-5212
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.2.1.3 West Block

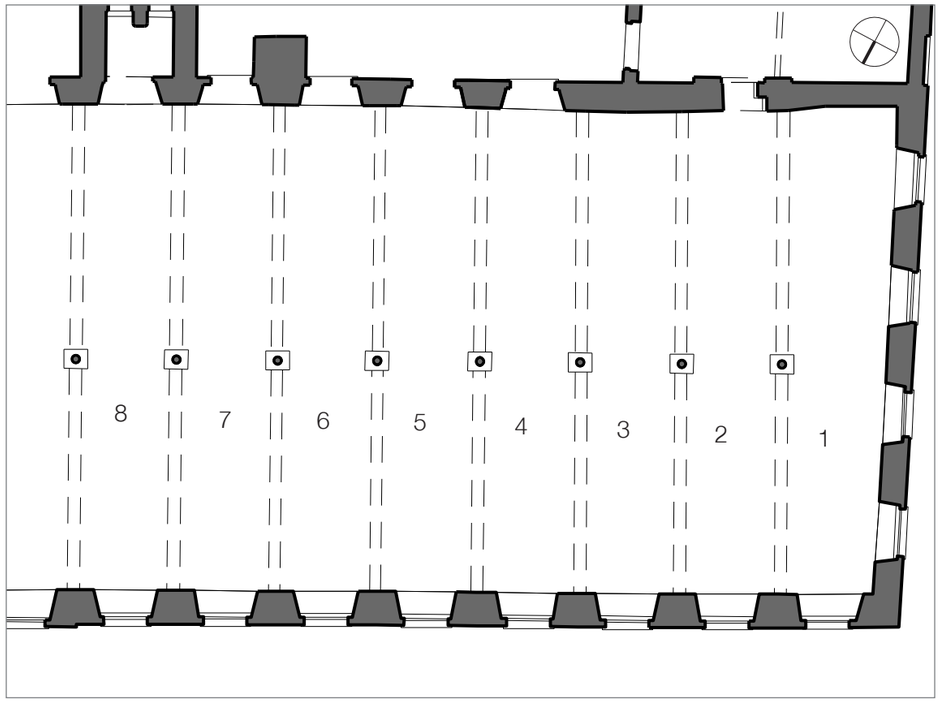
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally walls to living rooms, circulation and common areas to be left as bare brick. The wall of the bedroom is to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 02-N - No exceptional work to existing fabric.

B 03-N - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 05-N - No exceptional work to existing fabric.

B 06-N - No exceptional work to existing fabric.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W to B 01-W4 - No exceptional work to existing fabric.

B 01-S - No exceptional work to existing fabric.

B 02-S - Existing doorway to be bricked up. Remove cables.

B 03-S - No exceptional work to existing fabric. Remove electrical equipment.

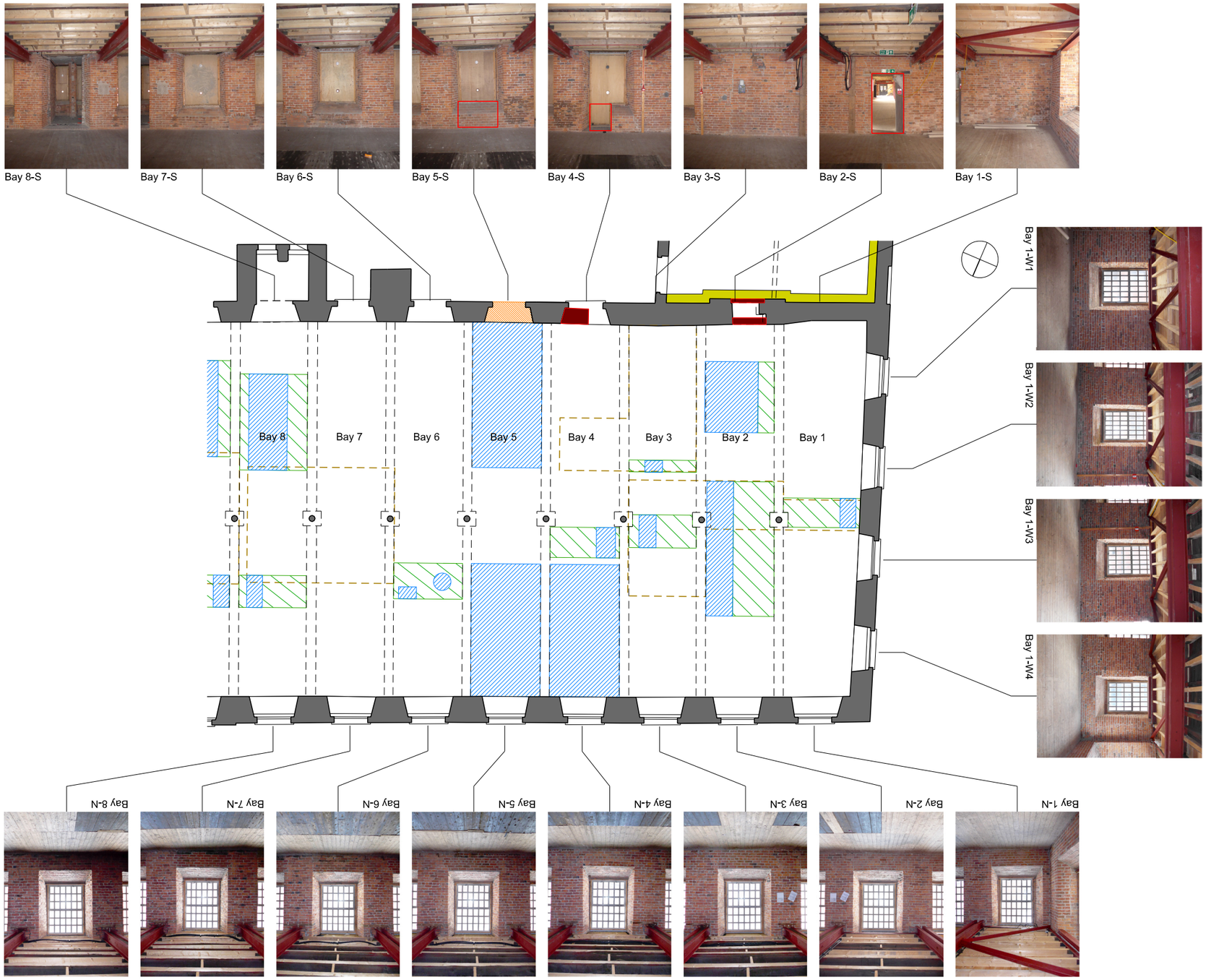
B 04-S - Existing opening formed to link the floor to the fire escape to be reinstated in reclaimed brickwork.

B 05-S - Existing brickwork spandrel to be taken down and double height door opening inserted demarcating a principle entrance.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-00UG-A-1777-L-5213

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL WEST BLOCK
UPPER GROUND FLOOR

Job/Drawing No 1777-L-5213
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

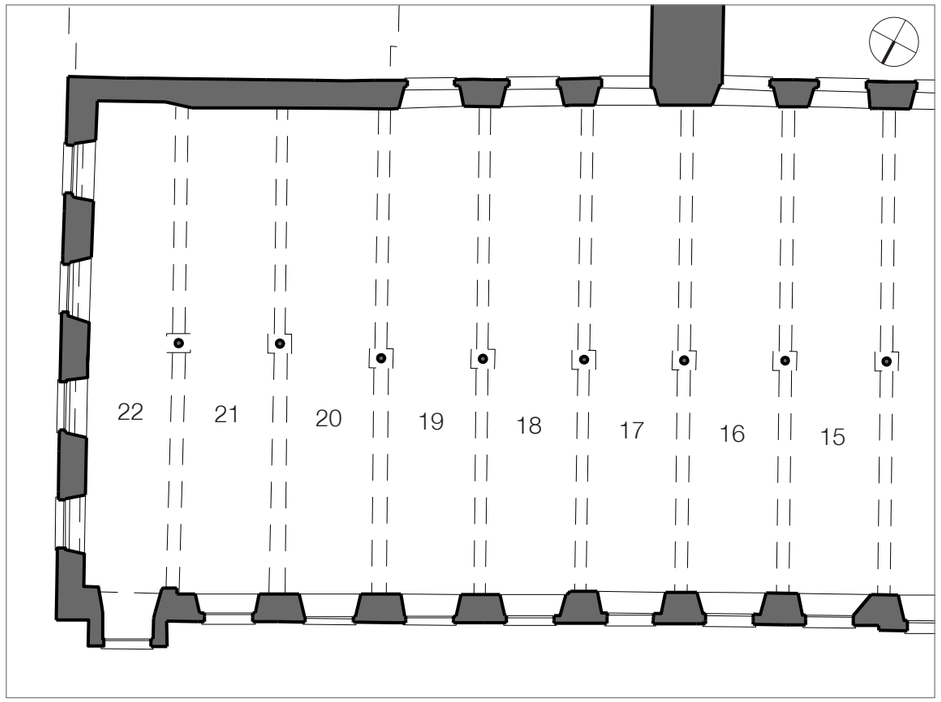
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 11-N - No exceptional work to existing fabric.

B 12-N - No exceptional work to existing fabric.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 15-N - Existing timber cill to be retained. New cill to be formed to ensure the existing is not unduly altered or affected.

B 16-N - No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - No exceptional work to existing fabric.

B 19-N - No exceptional work to existing fabric.

B 20-N - No exceptional work to existing fabric.

B 21-N - No exceptional work to existing fabric.

B N-22 - Where existing fire stair wall is removed ensure the principle wall is returned to good repair. Iron beam crossing the window is to be prepared and decorated.

B 22-E1 - Where existing fire stair wall is removed ensure the principle wall is returned to good repair. Timber rail set into the wall to be removed and wall made good. Iron beam crossing the window is to be retained, prepared and decorated.

B 22-E2, E3 and E4 - No exceptional work to existing fabric.

B 15-S - Iron elements to be prepared and decorated.

B 16-S - No exceptional work to existing fabric.

B 17-S - No exceptional work to existing fabric.

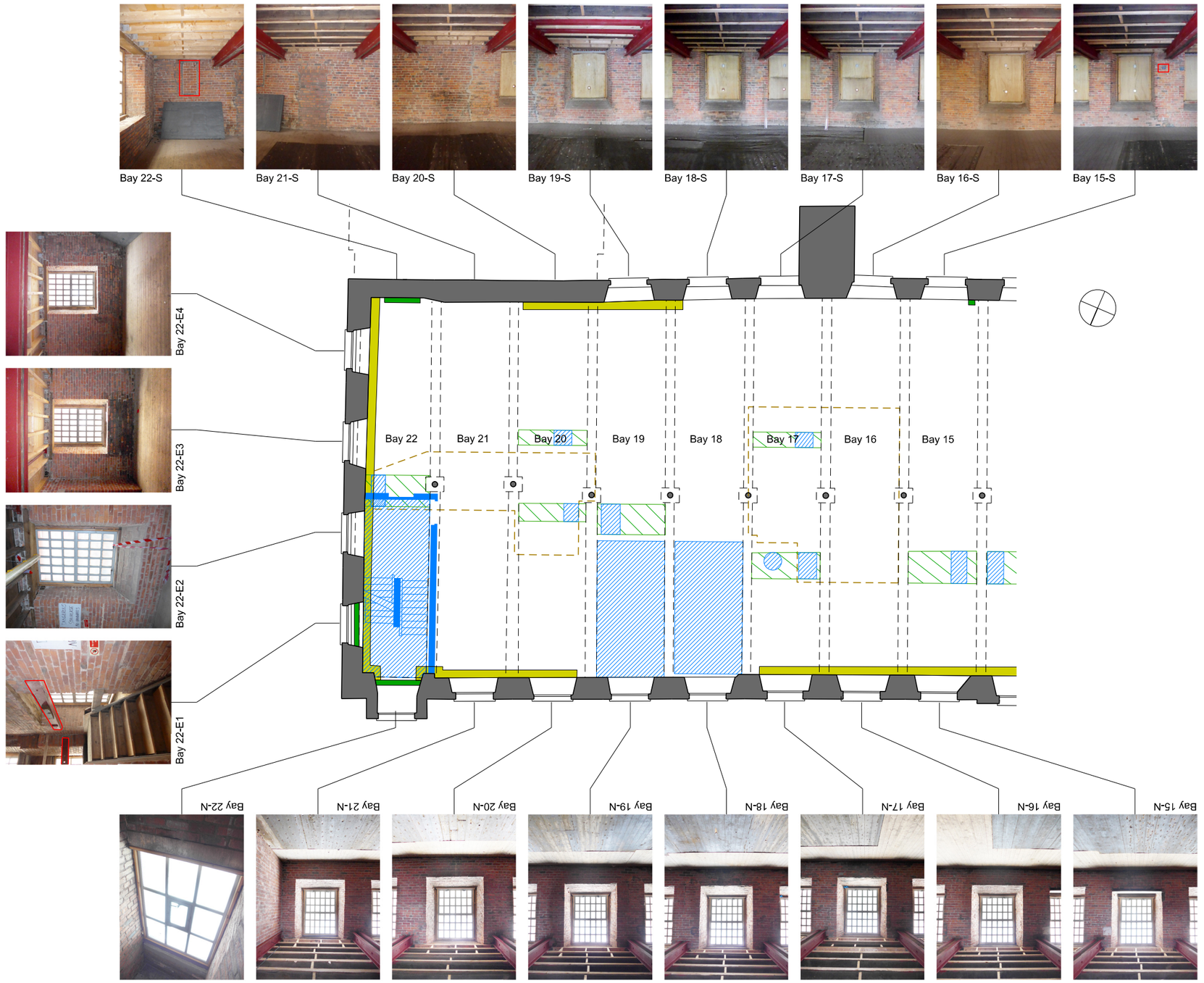
B 18-S - No exceptional work to existing fabric.

B 19-S - No exceptional work to existing fabric.

B 20-S - No exceptional work to existing fabric.

B 21-S - No exceptional work to existing fabric. - Note that existing doorway is to be retained on show.

B 22-S - Substantial iron element to be prepared and decorated.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-01-A-1777-L-5221

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL EAST BLOCK
FIRST FLOOR

Job/Drawing No 1777-L-5221
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.

BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric. Electrical equipment and cables to be removed.

B 11-N - No exceptional work to existing fabric.

B 12-N - No exceptional work to existing fabric.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S - No exceptional work to existing fabric.

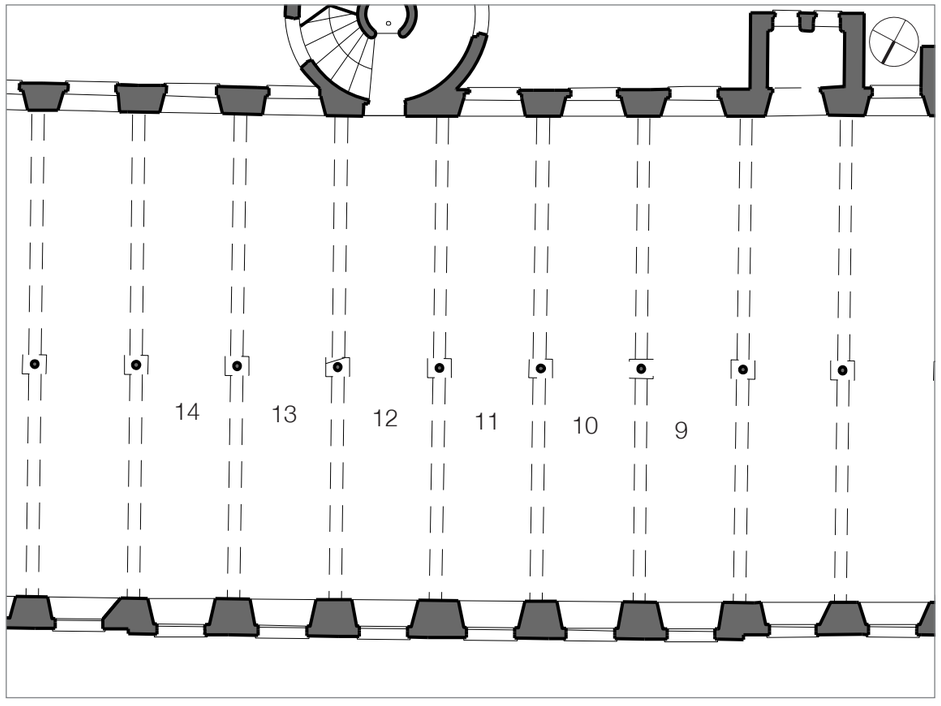
B 10-S - Iron elements to be prepared and decorated.

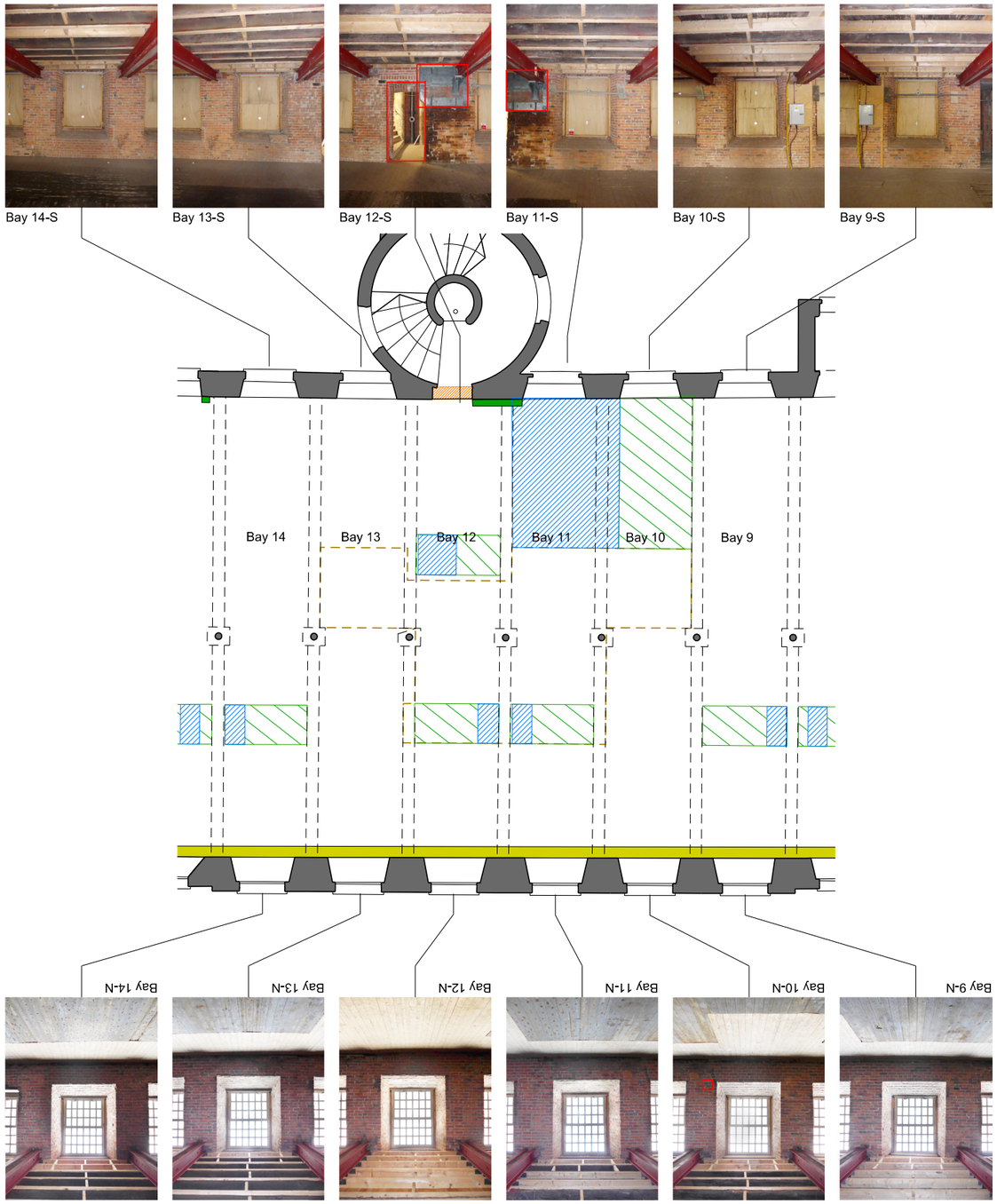
B 11-S - No exceptional work to existing fabric. Refer to B S-12 for treatment of ironwork.

B 12-S - Substantial iron plate to be prepared and decorated. Where new block shaft abuts the iron the block work is to be carefully profiled to enable a close junction. Door opening and plate to be retained unaltered subject to the door opening height being found to be adequate.

B 13-S - New over cill to be formed to accommodate irregular brick. No exceptional work to existing fabric.

B 14-S - Iron elements to be prepared and decorated.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-02-01-A-1777-L-5222

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith.
Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL CENTRAL BLOCK
FIRST FLOOR

Job/Drawing No 1777-L-5222 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.2.2.3 West Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

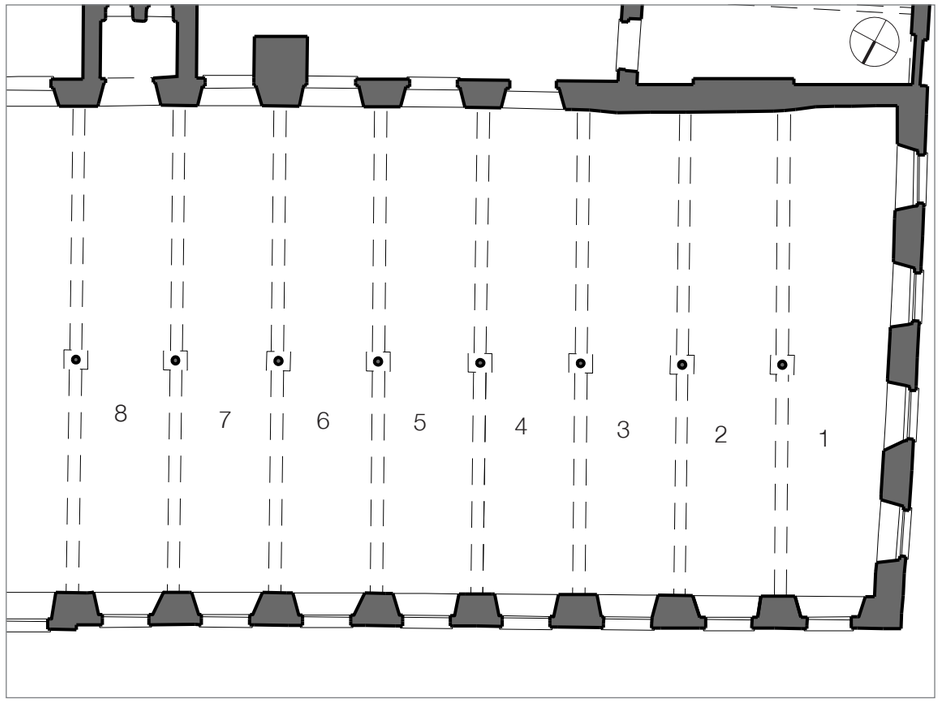
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 02-N - No exceptional work to existing fabric.

B 03-N - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 05-N - No exceptional work to existing fabric.

B 06-N - No exceptional work to existing fabric.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W to B 01-W4 - No exceptional work to existing fabric.

B 01-S - No exceptional work to existing fabric. Brickwork to be left exposed.

B 02-S - Iron elements to be prepared and decorated.

B 03-S - Iron plate to be prepared and decorated prior to the application of the insulation system.

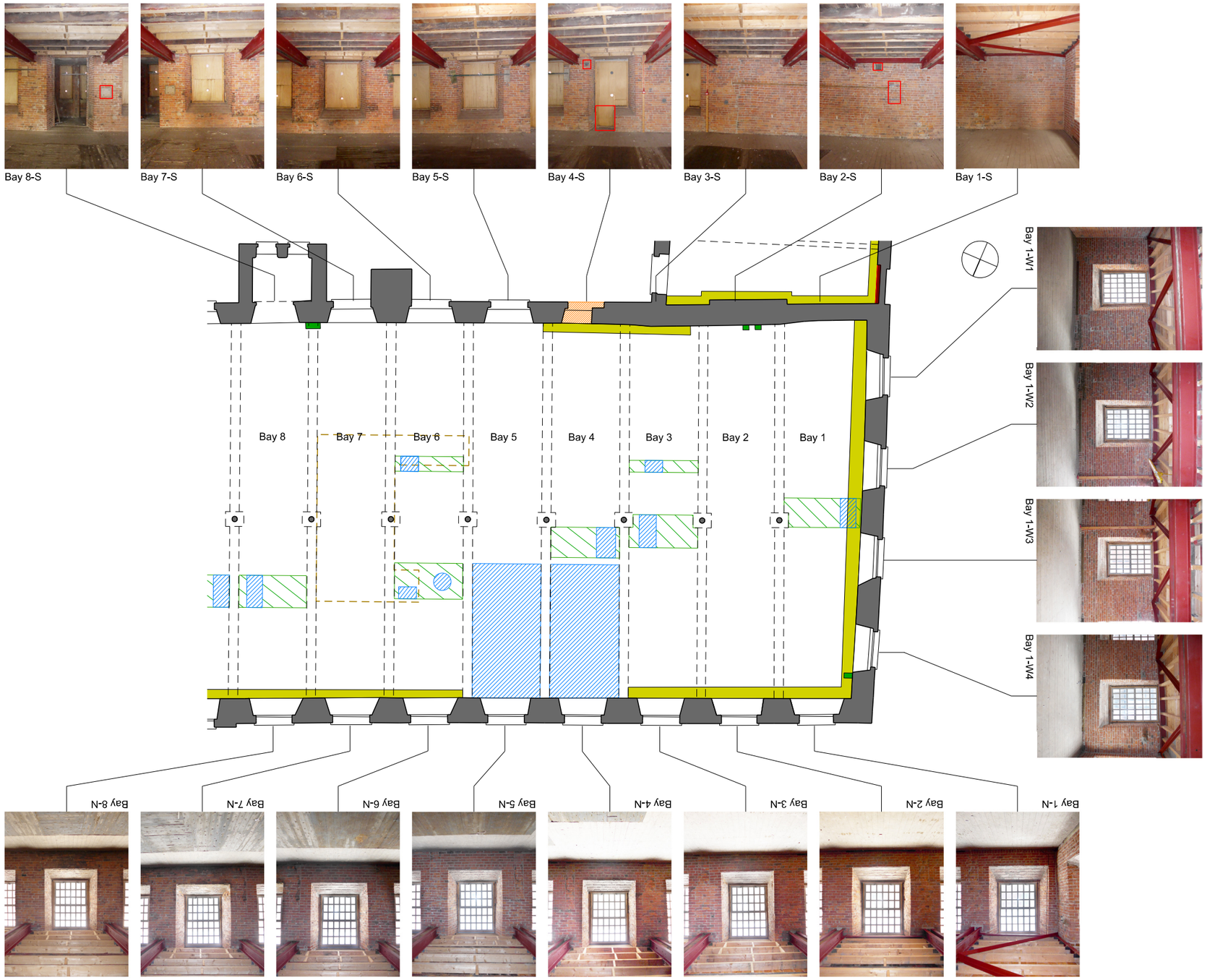
B 04-S - Existing opening formed to link the floor to the fire escape to be reinstated in reclaimed brickwork. Iron plate to be prepared and decorated.

B 05-S - No exceptional work to existing fabric.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - Steel fixings to be prepared and decorated.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-01-A-1777-L-5223

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL WEST BLOCK
FIRST FLOOR

Job/Drawing No 1777-L-5223
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.2.3 New Mill Second Floor

5.2.3.1 East Block

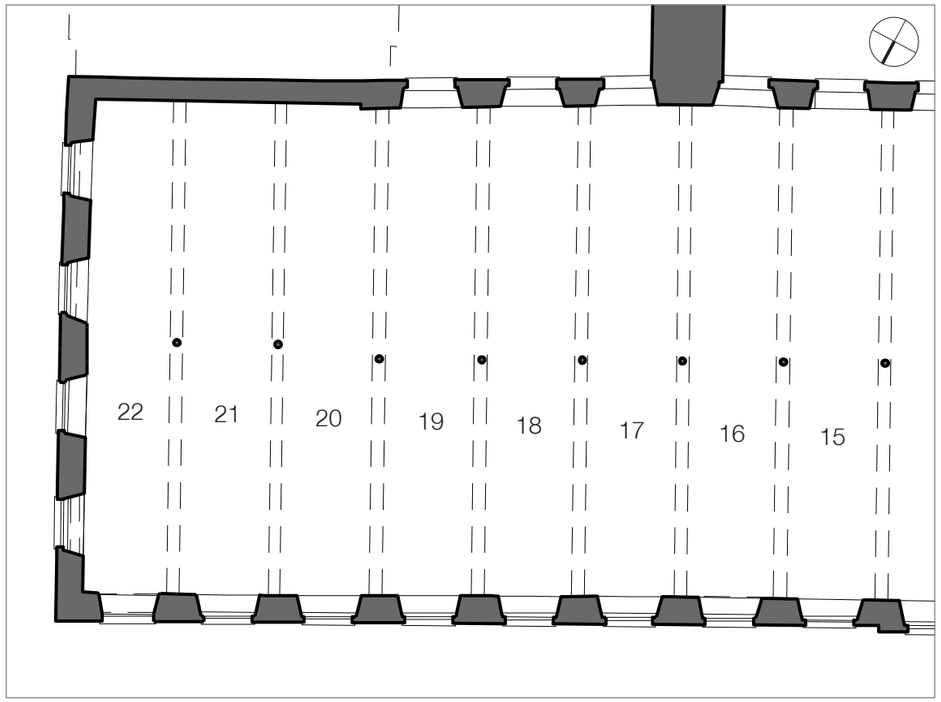
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N - Existing iron beam embedded across the window opening is to be retained, prepared and decorated.

B 17-N - No exceptional work to existing fabric.

B 18-N - No exceptional work to existing fabric.

B 19-N - No exceptional work to existing fabric.

B 20-N - No exceptional work to existing fabric.

B 21-N - No exceptional work to existing fabric.

B 22-N - Where existing fire stair wall is removed ensure the principle wall is returned to good repair. Iron beam assumed to be in place across the window is to be retained prepared and decorated. Corroded filler joist causing jacking of the concrete cap to the fire stair extension to be remediated. Low level brick wall to be formed to compartment the void from the room.

B 22-E1 and E2 - Where existing fire stair wall is removed ensure the principle wall is returned to good repair. Timber rail set into the wall to be removed and wall made good.

B 22-E3 and E4 - No exceptional work to existing fabric.

B 15-S - Existing iron structure embedded in the wall to be prepared and decorated.

B 16-S - No exceptional work to existing fabric.

B 17-S - No exceptional work to existing fabric.

B 18-S - No exceptional work to existing fabric.

B 19-S - Bricks missing from window arch will require reinstatement.

B 20-S - No exceptional work to existing fabric.

B 21-S - High level hollow to be in filled with brick. - Note that existing doorway is to be retained on show. Brick to be left exposed.

B 22-S - Substantial iron element to be prepared and decorated. Brick to be left exposed.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-02-A-1777-L-5231

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL EAST BLOCK
SECOND FLOOR

Job/Drawing No 1777-L-5231
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.2.3 New Mill Second Floor

5.2.3.2 Central Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.

BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric.

B 11-N - No exceptional work to existing fabric.

B 12-N - Existing brick cill to be partially opened up and reformed to consolidate the leading edge.

B 13-N - Existing brick cill to be partially opened up and reformed to consolidate the leading edge.

B 14-N - No exceptional work to existing fabric.

B 09-S - No exceptional work to existing fabric. Remove cables.

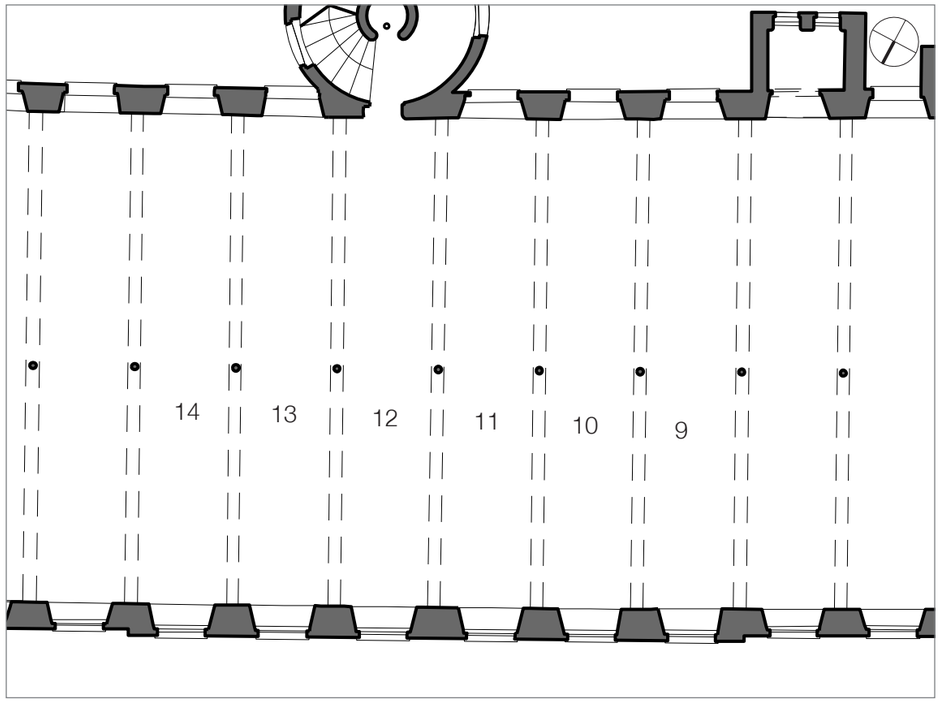
B 10-S - No exceptional work to existing fabric.

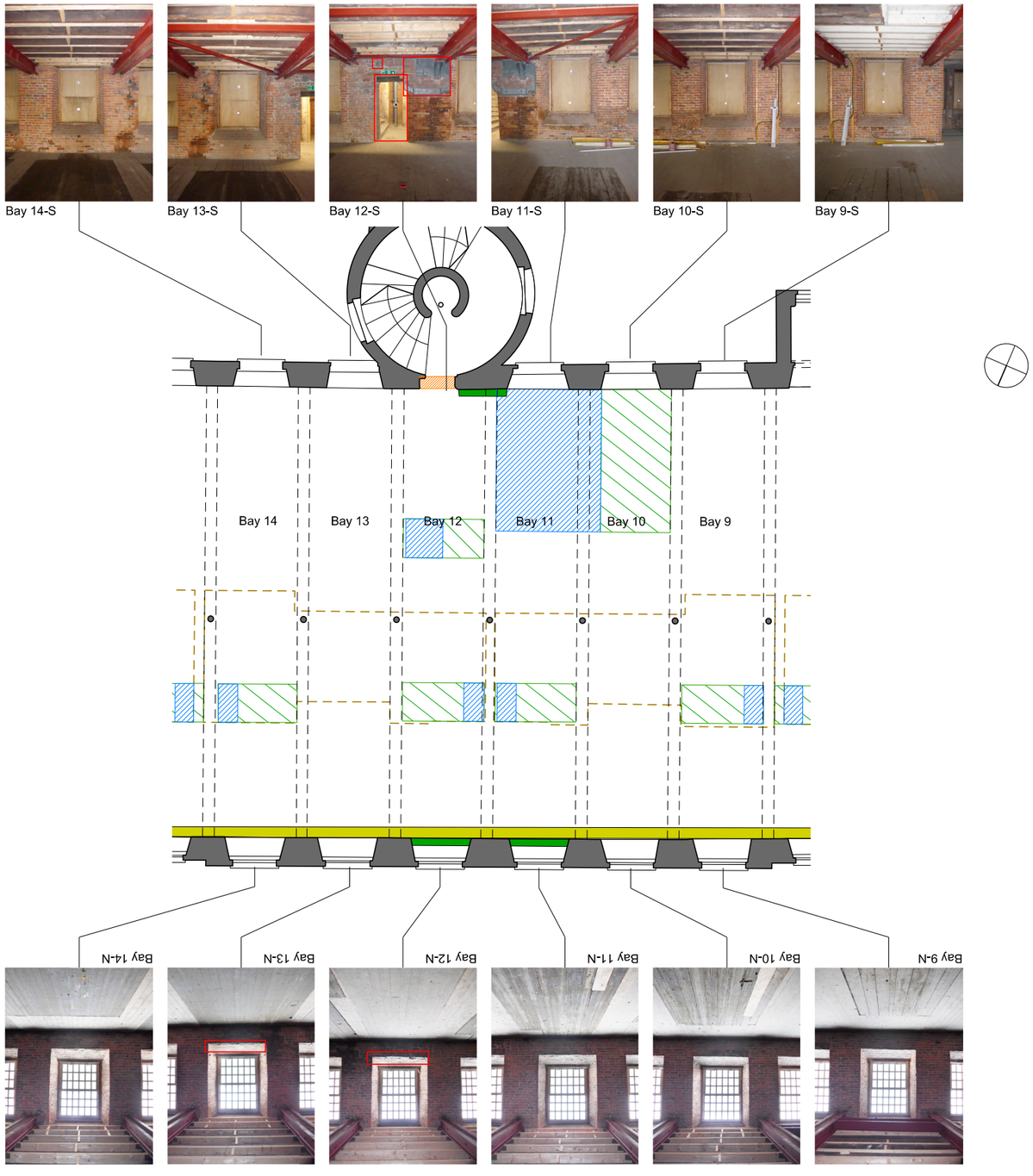
B 11-S - No exceptional work to existing fabric. Refer to B 12-S for description of ironwork.

B 12-S - Substantial iron plate to be prepared and decorated. Where new block shaft abuts the iron the block work is to be carefully profiled to enable a close junction. Door opening and plate to be retained unaltered subject to the door opening height being found to be adequate.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-02-02-A-1777-L-5232

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL CENTRAL BLOCK
SECOND FLOOR

Job/Drawing No 1777-L-5232
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

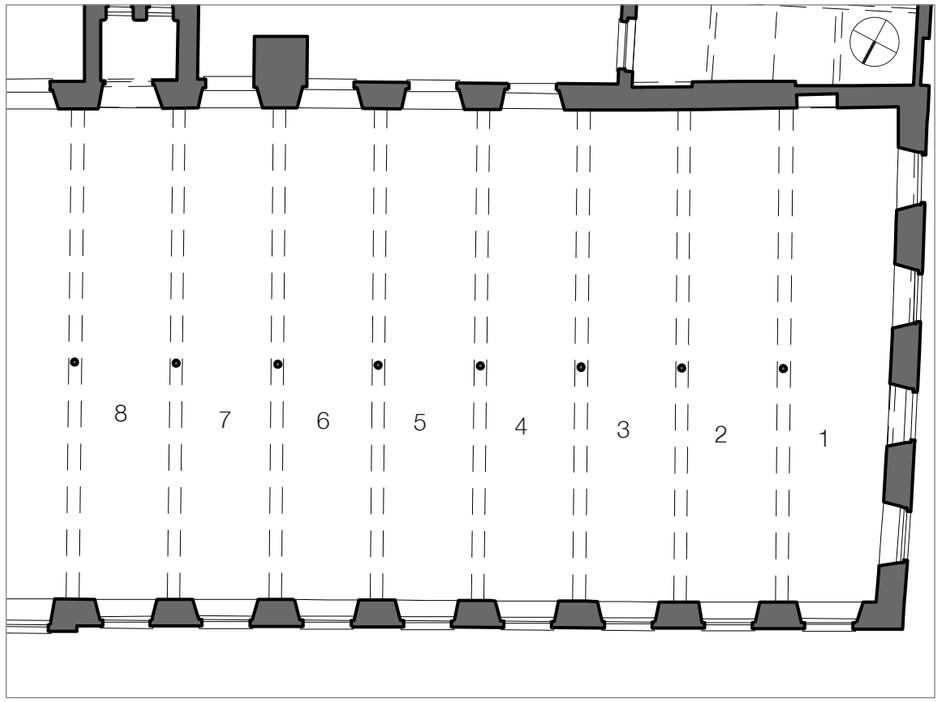
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 02-N - Existing timber carrier fixed to the underside of the beam between B1 and B2 is to be reviewed on site to assess if it is above head height. If the timber conflicts with head height it is to be removed.

B 03-N - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 05-N - No exceptional work to existing fabric.

B 06-N - No exceptional work to existing fabric.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W1 - No exceptional work to existing fabric.

B 01-W2 - No exceptional work to existing fabric.

B 01-W3 - Existing iron box, plate and beam to be prepared and decorated. Box to be fully built out in reclaimed brick prior to the formation of the insulation system.

B 01-W4 - No exceptional work to existing fabric.

B 01-S - Existing bricked up doorway to be assessed. If a full 215mm brick leaf is in place the wall is to be left as found. If the leaf is only half a brick a new full brick leaf is to be formed. Existing iron door frame, plate and strap to be prepared and decorated. Brick to be left exposed.

B 02-S - Iron plate to be prepared and decorated. Hollow at high level to be in filled with brick. Brick to be left exposed.

B 03-S - Iron plate to be prepared and decorated in advance of the application of the insulation system.

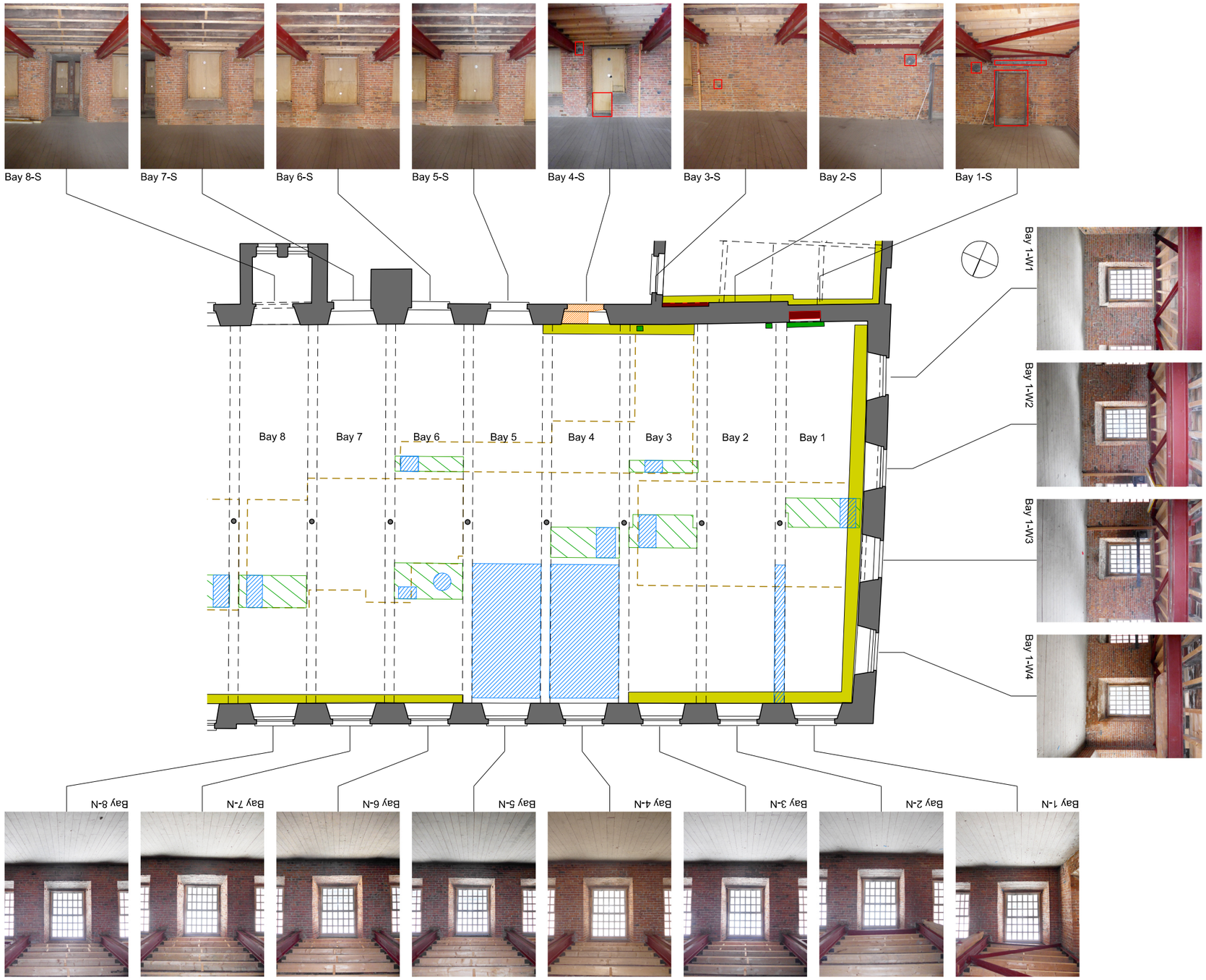
B 04-S - Existing opening formed to link the floor to the fire escape to be reinstated in reclaimed brickwork. Iron plate to be prepared and decorated.

B 05-S - No exceptional work to existing fabric.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-02-A-1777-L-5233

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL WEST BLOCK
SECOND FLOOR

Do not scale

Job/Drawing No 1777-L-5233
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

5.2.4 New Mill Third Floor

5.2.4.1 East Block

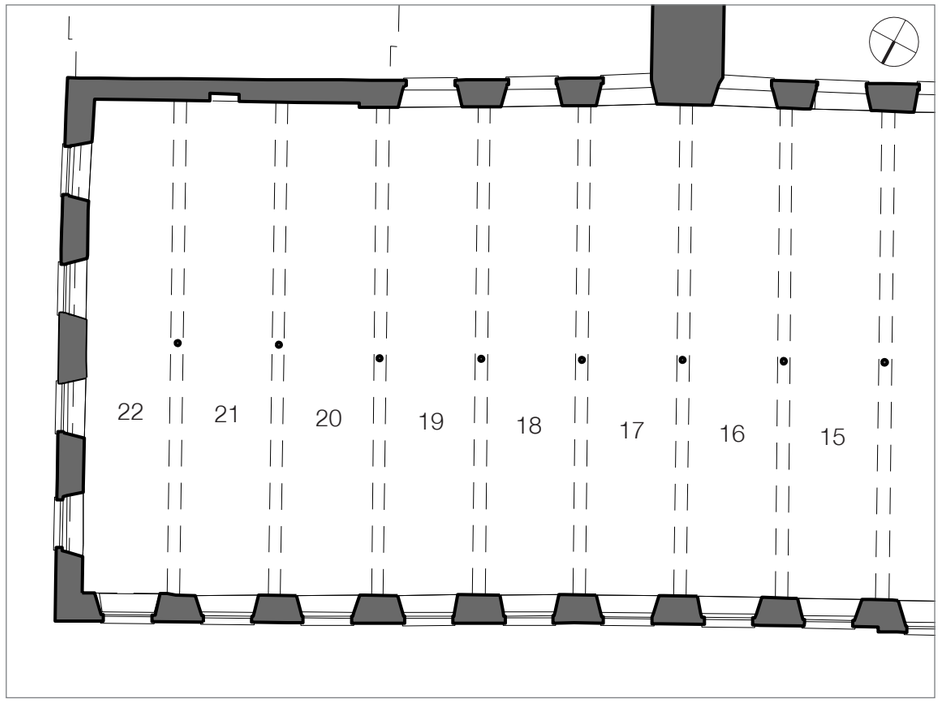
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N - Existing iron beam to be prepared and decorated prior to the application of the insulation system.

B 17-N - No exceptional work to existing fabric.

B 18-N - No exceptional work to existing fabric.

B 19-N - No exceptional work to existing fabric.

B 20-N - No exceptional work to existing fabric.

B 21-N - No exceptional work to existing fabric.

B 22-N - Where existing fire stair wall is removed ensure the principle wall is returned to good repair.

B 22-E1 and E2 - Where existing fire stair wall is removed ensure the principle wall is returned to good repair. Timber rail set into the wall to be removed and wall made good. Iron beam plate to be prepared and decorated.

B 22-E3 - Substantial iron beam and box section to be prepared and decorated prior to the application of the insulation system. Box forms a void through the wall. This is to be build into with reclaimed brick forming a 215mm leaf on the outer face and a separate 215mm leaf on the inner face.

B 22-E4 - No exceptional work to existing fabric.

B 15-S - Existing iron structure embedded in the wall to be prepared and decorated.

B 16-S - Existing iron structure embedded in the wall to be prepared and decorated.

B 17-S - Existing iron restraining beam and rods to be prepared and decorated.

B 18-S - Existing iron restraining beam to be prepared and decorated.

B 19-S - Existing iron restraining beam to be prepared and decorated prior to the application of the insulation system.

B 20-S - No exceptional work to existing fabric.

B 21-S - Existing bricked up doorway to be assessed. If a full 215mm brick leaf is in place the wall is to be left as found. If the leaf is only half a brick a new full brick leaf is to be formed. Existing iron door frame to be prepared and decorated. Box at high level to be inspected once access is available. Brick to be left exposed.

B 22-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-03-A-1777-L-5241

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL EAST BLOCK
THIRD FLOOR

Job/Drawing No 1777-L-5241
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.2.4 New Mill Third Floor

5.2.4.2 Central Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.

BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric.

B 11-N - No exceptional work to existing fabric.

B 12-N - No exceptional work to existing fabric.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S - No exceptional work to existing fabric. Electrical equipment and cables to be removed.

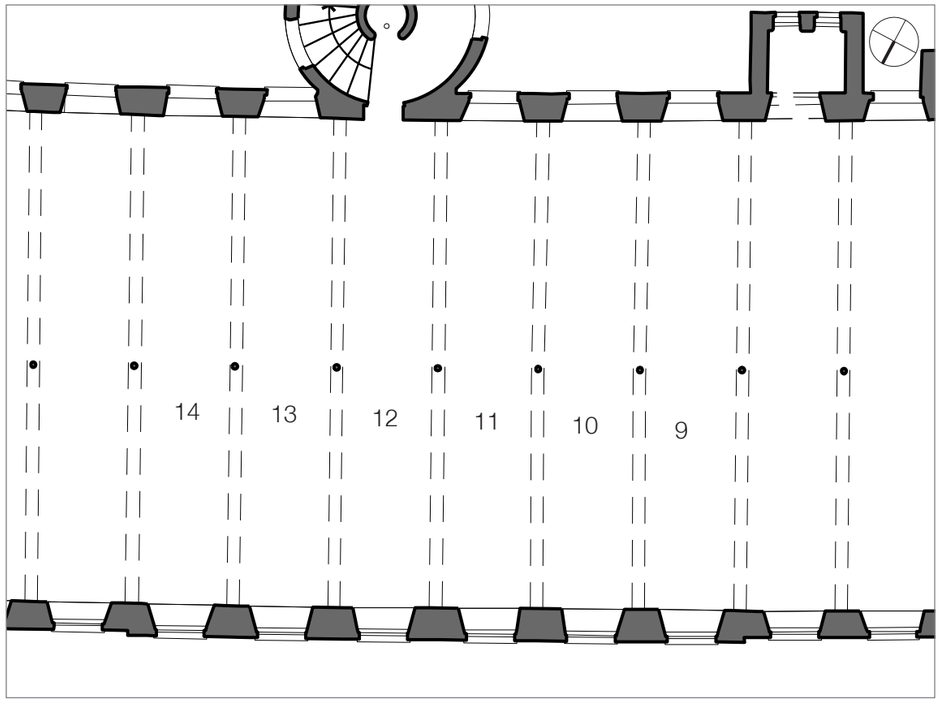
B 10-S - No exceptional work to existing fabric.

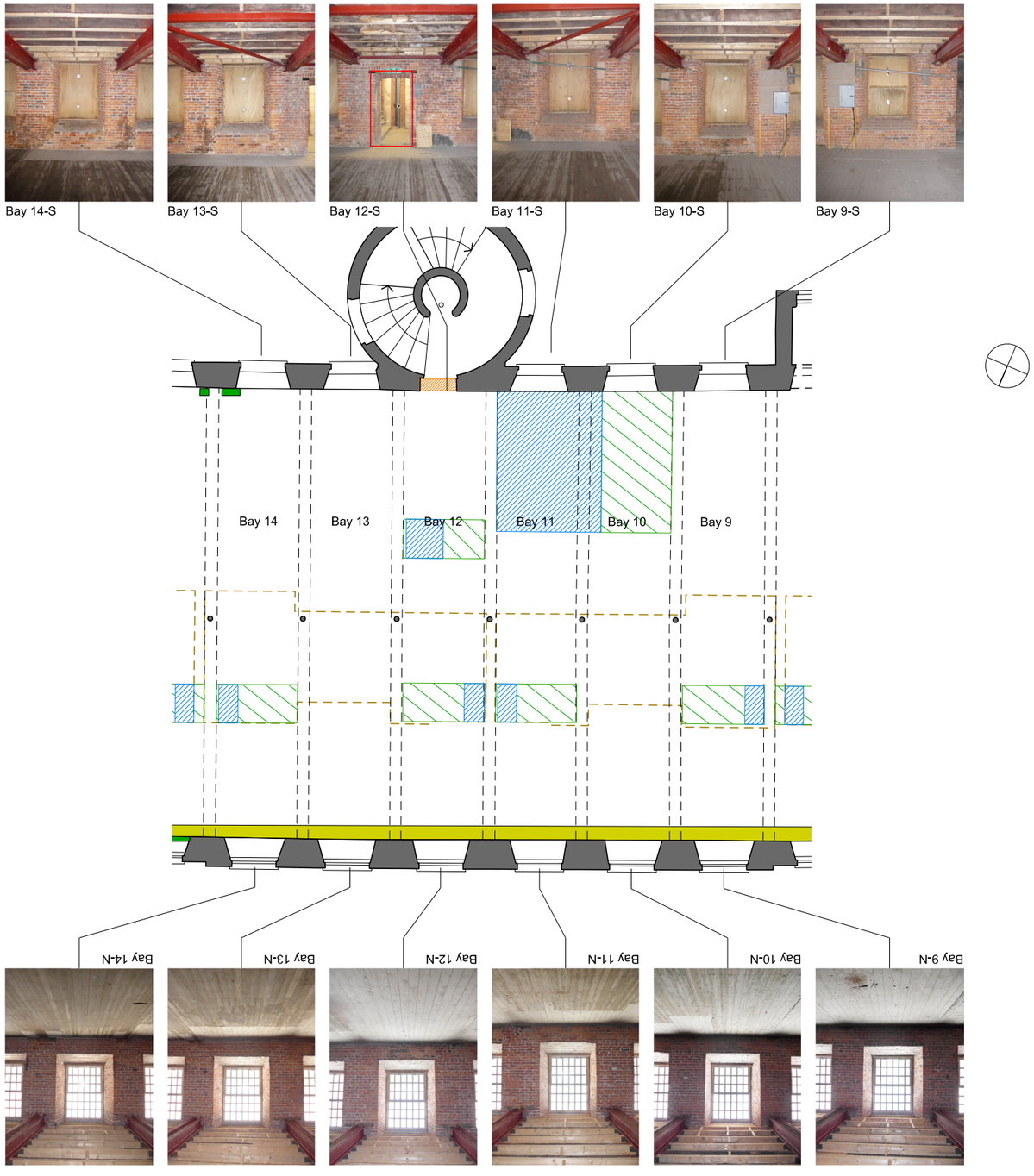
B 11-S - No exceptional work to existing fabric.

B 12-S - Door opening to be retained unaltered subject to the door opening height being found to be adequate.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-02-03-A-1777-L-5242

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL CENTRAL BLOCK
THIRD FLOOR

Job/Drawing No 1777-L-5242
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

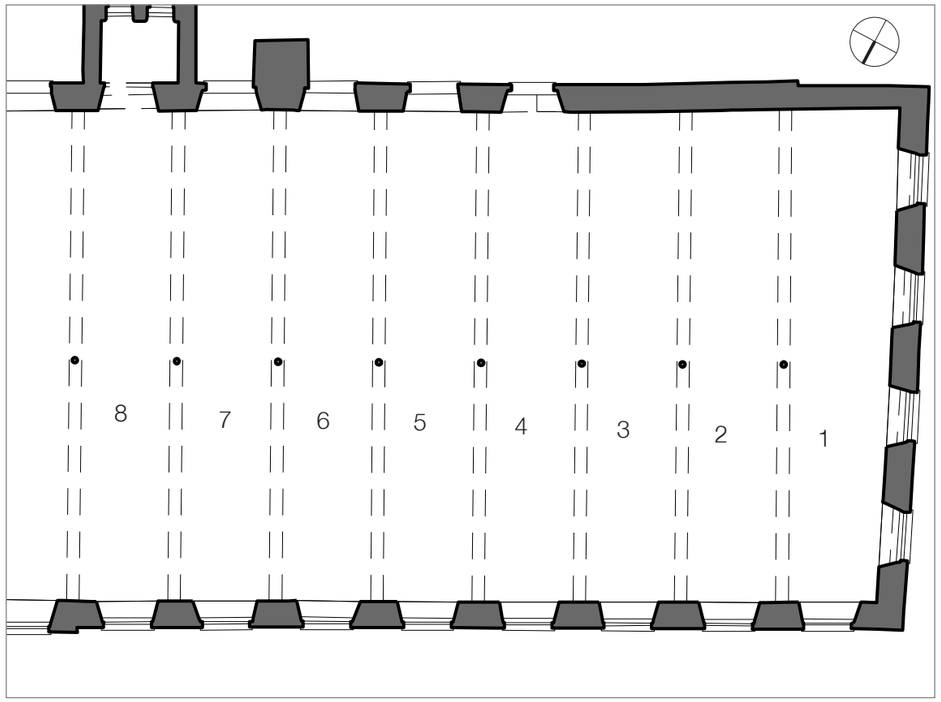
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 02-N - No exceptional work to existing fabric.

B 03-N - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 05-N - No exceptional work to existing fabric.

B 06-N - No exceptional work to existing fabric.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W1 - No exceptional work to existing fabric.

B 01-W2, W3 and W4 - Existing iron beams, box and plate to be prepared and decorated prior to the application of the insulation system. Location of service riser is to be set out on site to take account of this bracket.

B 01-S - No exceptional work to existing fabric. Brick to be left exposed. High level hollow to be in-filled with brick.

B 02-S - No exceptional work to existing fabric. Brick to be left exposed. High level hollow to be in-filled with brick.

B 03-S - Existing iron plate to be prepared and decorated prior to the application of the insulation system.

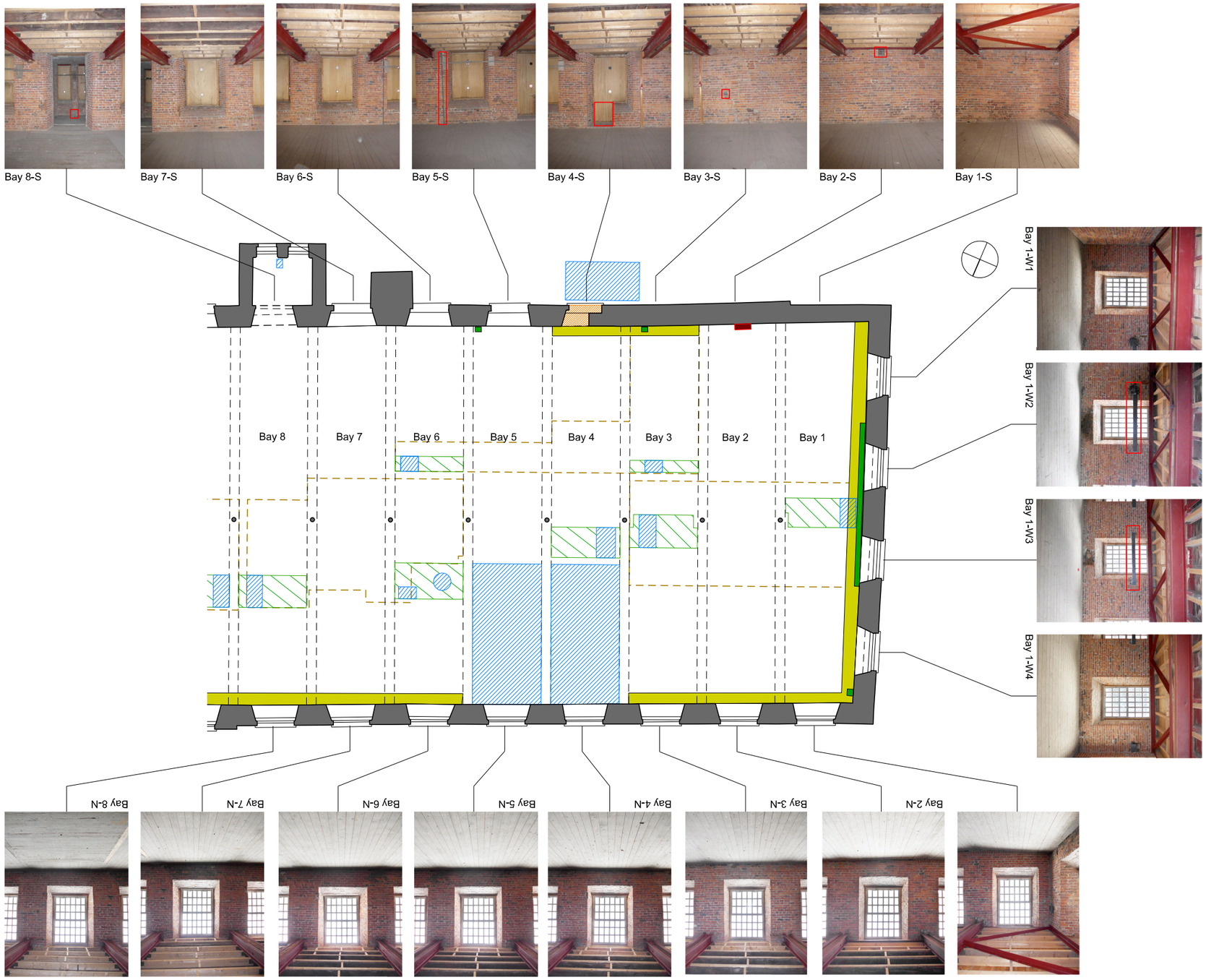
B 04-S - Existing opening formed to link the floor to the fire escape to be reinstated in reclaimed brickwork.

B 05-S - Iron rod and anchors to be prepared and decorated.

B 06-S - No exceptional work to existing fabric.

B 07-S - No exceptional work to existing fabric.

B 08-S - Existing pipe protruding through the filler joist floor to be cut back.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-03-A-1777-L-5243

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL WEST BLOCK
THIRD FLOOR

Job/Drawing No 1777-L-5243
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

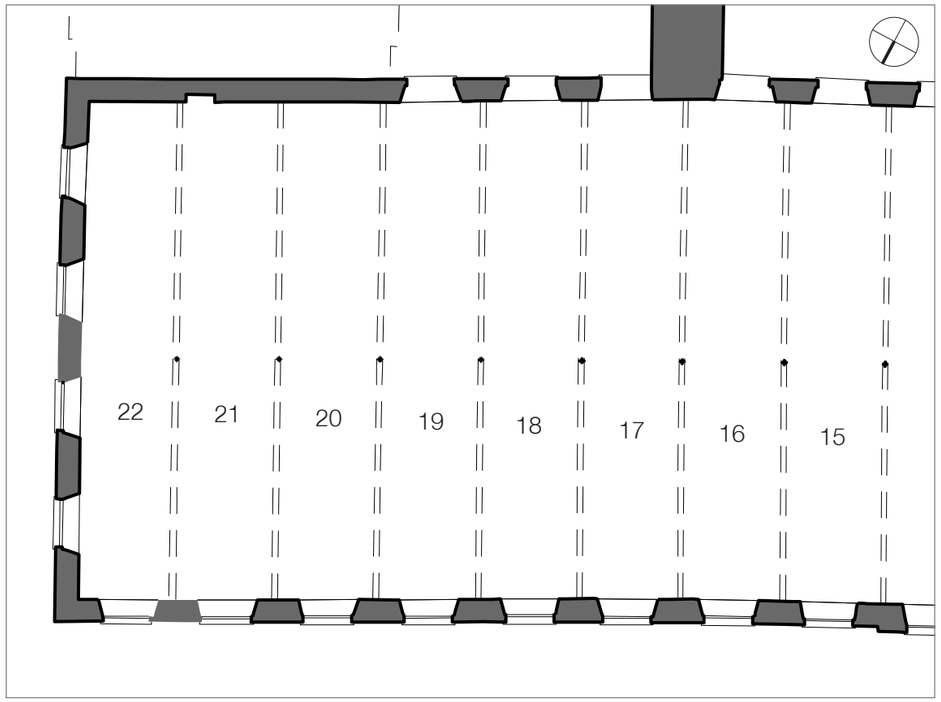
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 15-N - Hollow in brickwork to be built out in preparation for the installation of the insulation system.

B 16-N - No exceptional work to existing fabric.

B 17-N - Existing iron beam to be prepared and decorated prior to the installation of the insulation system.

B 18-N - No exceptional work to existing fabric.

B 19-N - No exceptional work to existing fabric.

B 20-N - No exceptional work to existing fabric.

B 21-N - No exceptional work to existing fabric.

B 22-N - Where existing fire stair wall is removed ensure the principle wall is returned to good repair.

B 22-E1 and E2 - Where existing fire stair wall is removed ensure the principle wall is returned to good repair. Timber rail set into the wall to be removed and wall made good.

B 22-E3 - No exceptional work to existing fabric.

B 22-E4 - Substantial iron beam and box section to be prepared and decorated prior to the application of the insulation system. Box forms a void through the wall. This is to be build into with reclaimed brick forming a 215mm leaf on the outer face and a separate 215mm leaf on the inner face.

B 15-S - Existing iron structure embedded in the wall to be prepared and decorated.

B 16-S - Existing iron structure embedded in the wall to be prepared and decorated.

B 17-S - Existing iron restraining beam and rods to be prepared and decorated.

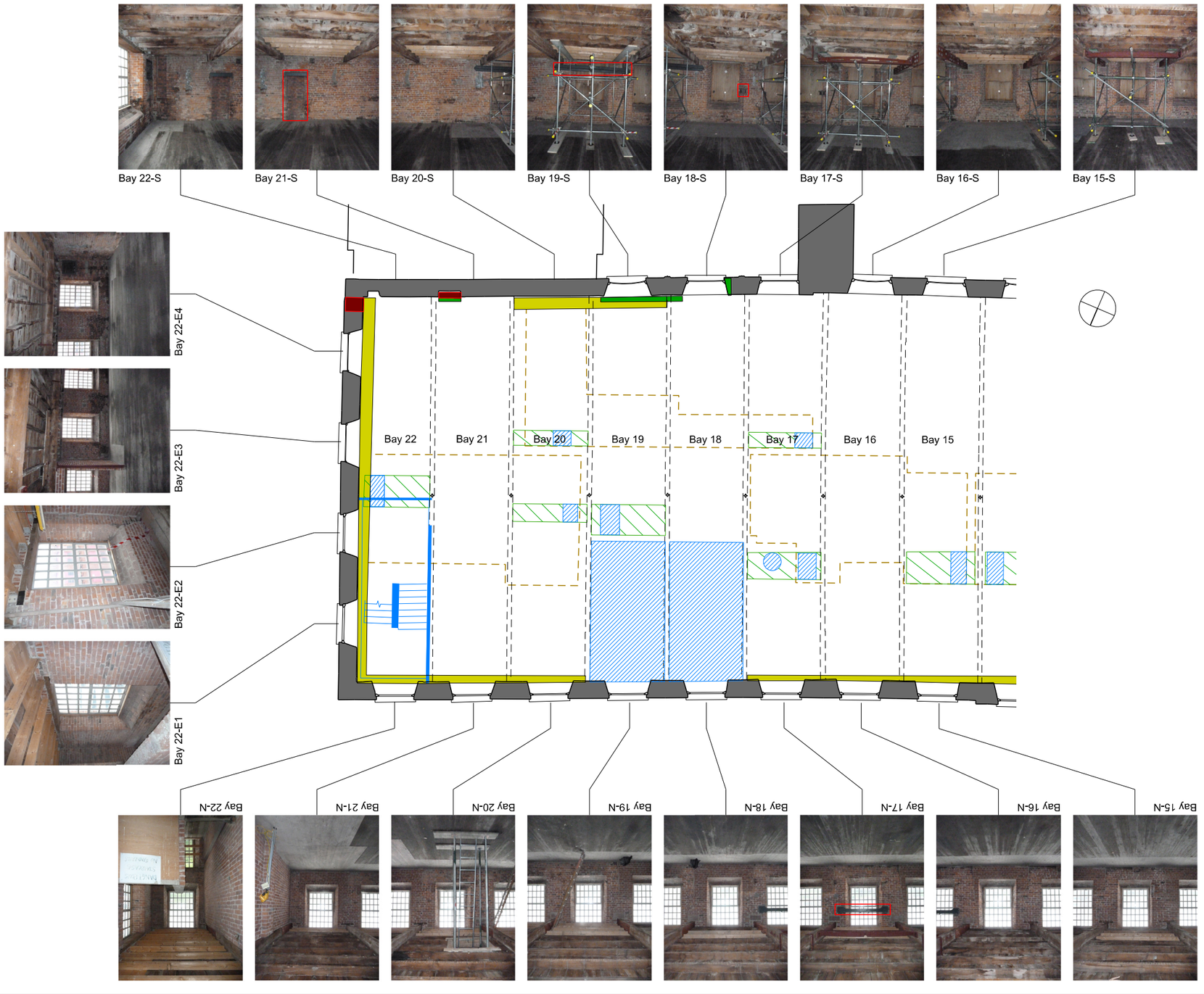
B 18-S - Existing iron structure embedded in the wall is to be retained, prepared and decorated.

B 19-S - Existing iron restraint plate spanning across the window is to be retained, prepared and decorated.

B 20-S - No exceptional work to existing fabric.

B 21-S - Existing bricked up doorway to be assessed. If a full 215mm brick leaf is in place the wall is to be left as found. If the leaf is only half a brick a new full brick leaf is to be formed. Existing iron door frame to be prepared and decorated. Box at high level to be inspected once access is available. Brick to be left exposed.

B 22-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-04-A-1777-L-5251

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL EAST BLOCK
FOURTH FLOOR

Job/Drawing No 1777-L-5251 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.

BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric.

B 11-N - No exceptional work to existing fabric.

B 12-N - No exceptional work to existing fabric.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S - No exceptional work to existing fabric.

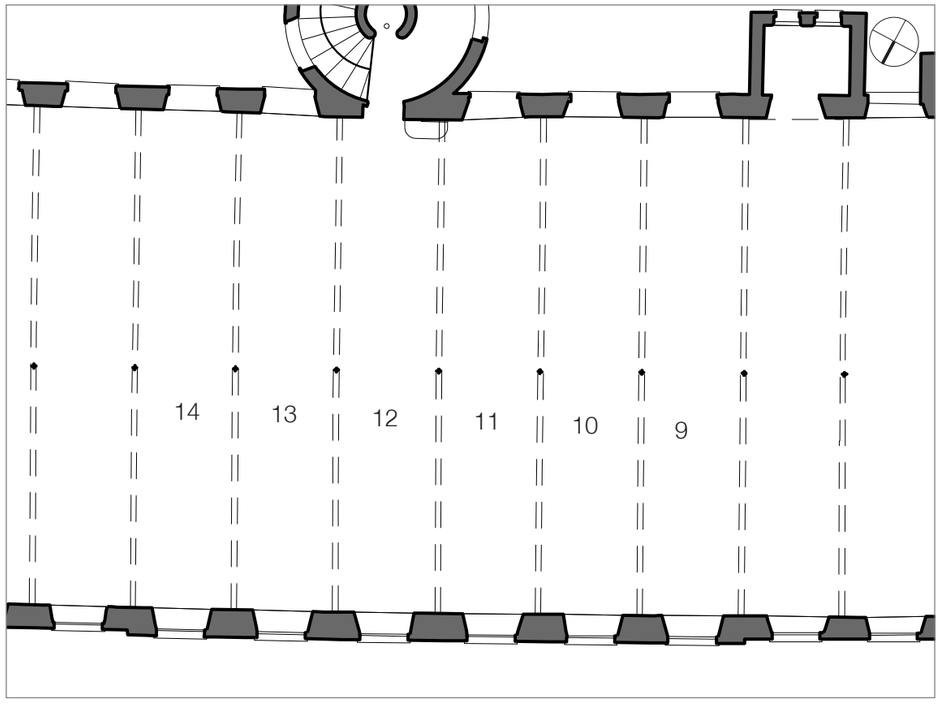
B 10-S - No exceptional work to existing fabric.

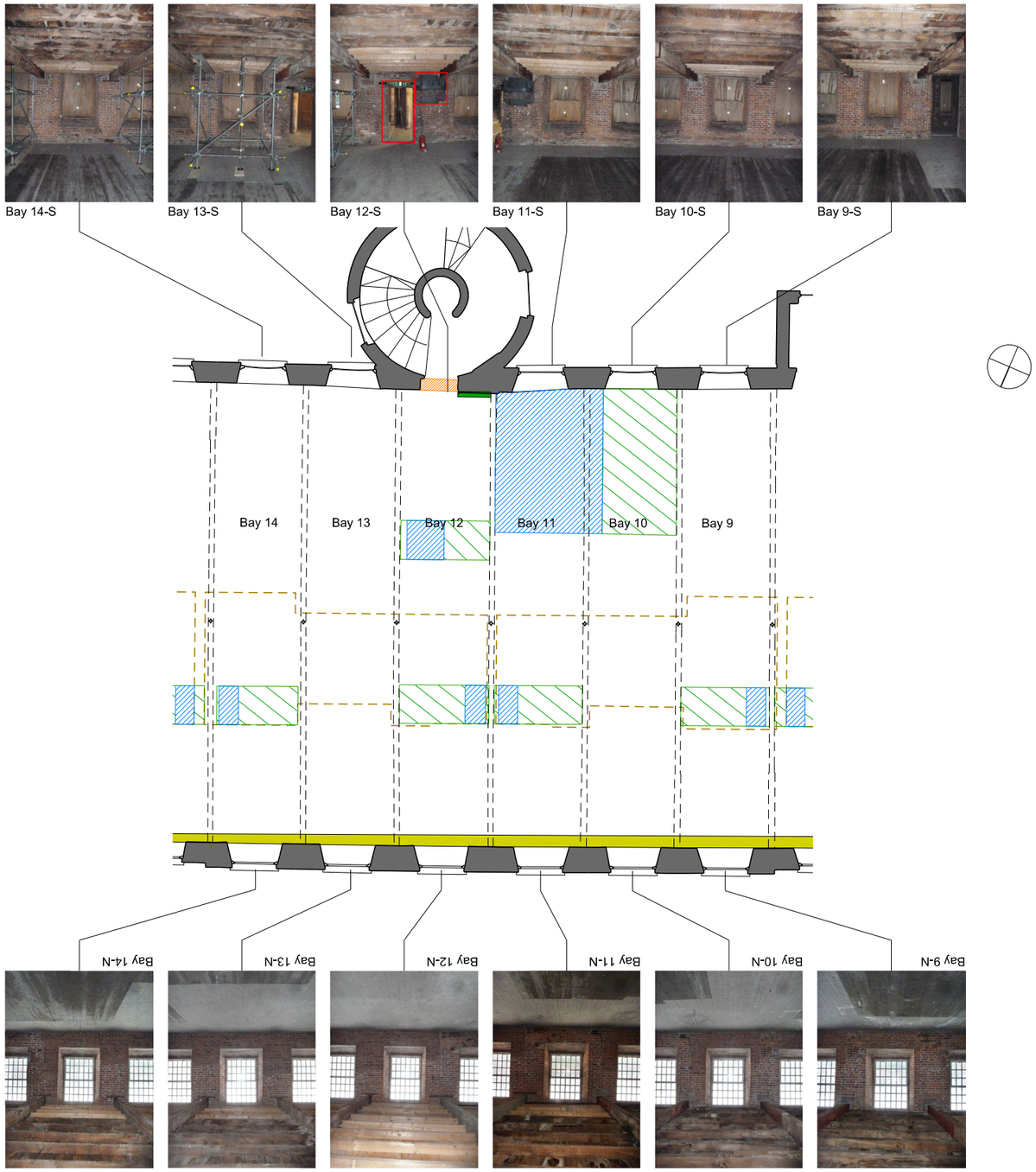
B 11-S - No exceptional work to existing fabric.

B 12-S - Substantial iron plate to be prepared and decorated. Where new block shaft abuts the iron the block work is to be carefully profiled to enable a close junction. Door opening and plate to be retained unaltered subject to the door opening height being found to be adequate.

B 13-S - No exceptional work to existing fabric.

B 14-S - No exceptional work to existing fabric.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-02-04-A-1777-L-5252

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL CENTRAL BLOCK
FOURTH FLOOR

Job/Drawing No 1777-L-5252 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

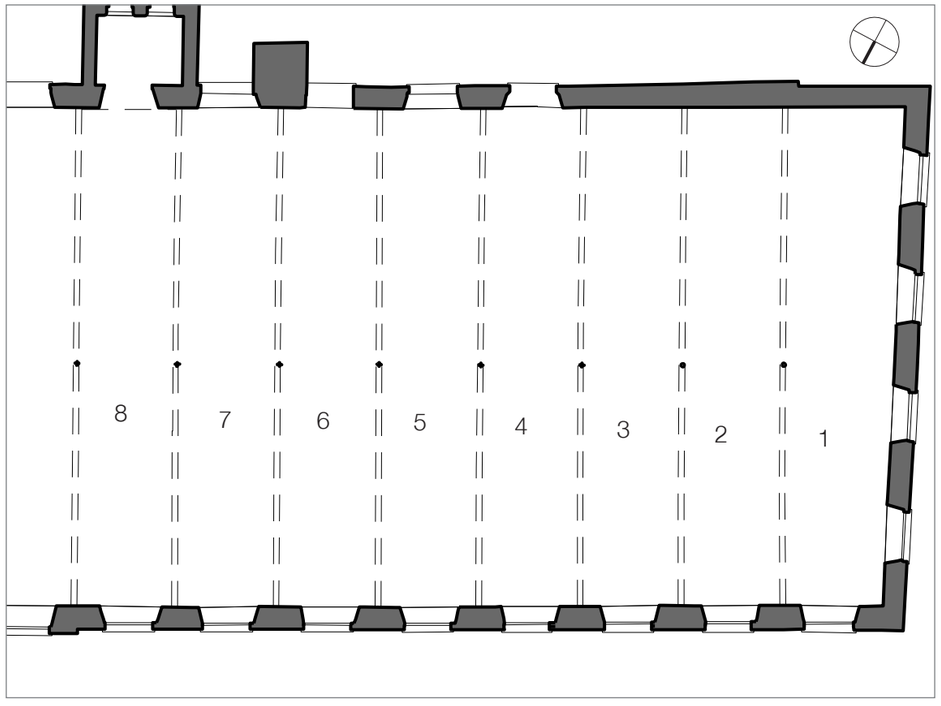
GENERAL NOTES

Floors
The existing floor is subject to renewal. Refer to drawn details.

Walls
Generally, bedroom, bathroom and kitchen walls to be lined with lime plaster and vapour permeable insulation. Lining out is proposed to enhance the thermal performance of the apartments and address acoustic issues arising from the windows openings breaching the junction between the floor and wall.

Walls to living rooms, circulation and common areas to be left as bare brick.

Ceiling
The new ceiling is to be located in the zone below the existing joists and above the underside of the beams.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 02-N - No exceptional work to existing fabric.

B 03-N - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric.

B 05-N - No exceptional work to existing fabric.

B 06-N - Existing iron beam to be prepared and decorated prior to the installation of the insulation system.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W to B 01-W4 - No exceptional work to existing fabric.

B 01-S - No exceptional work to existing fabric.

B 02-S - High level hollow to be in filled with brick.

B 03-S - No exceptional work to existing fabric.

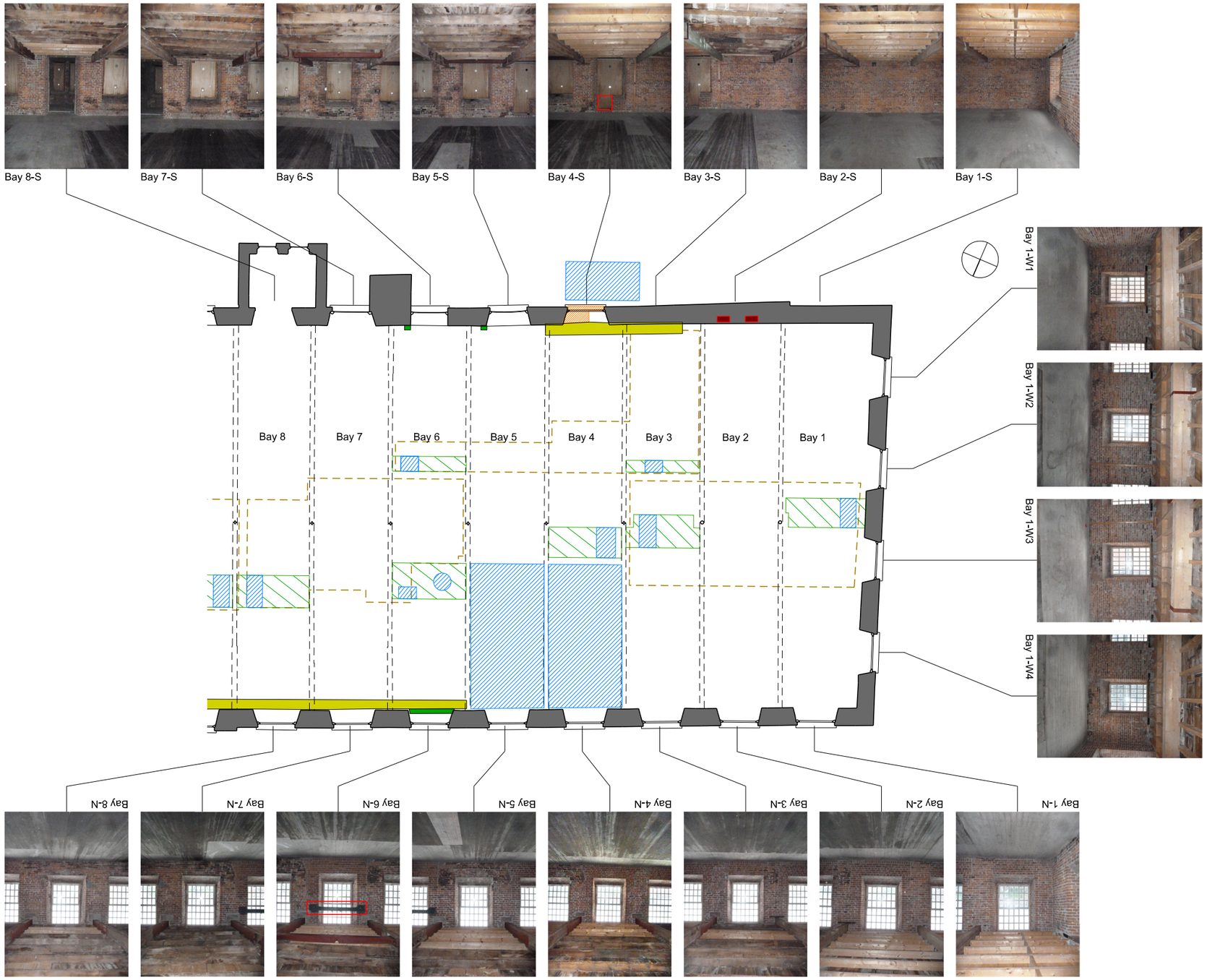
B 04-S - Existing opening formed to link the floor to the fire escape to be reinstated in reclaimed brickwork.

B 05-S - Existing iron element to be prepared and decorated.

B 06-S - Existing iron channel to be investigated. The channel appears to have been inserted as a restraint to the flue. If it is to remain the void is to be closed in with bricks and a lead flashing fitted externally. The iron elements are to be prepared and decorated.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-04-A-1777-L-5253

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL WEST BLOCK
FOURTH FLOOR

Do not scale

Job/Drawing No 1777-L-5253
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.2.6 New Mill Fifth Floor

5.2.6.1 East Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Generally a new floor set between and over the existing truss.
The existing floor is predominantly formed between the historic fifth floor joists that have remained in place with the roof truss being lowered over them as part of the reduction in height of the mill buildings in about 1900. This existing floor is to be retained. No oil soaked boards are thought to be contained within this floor. A new floor is to be formed within the depth of the truss cord with the floor board set to run just above the cord. In most instances the historic and recent strapping that ties the truss to the beam will need to be altered.

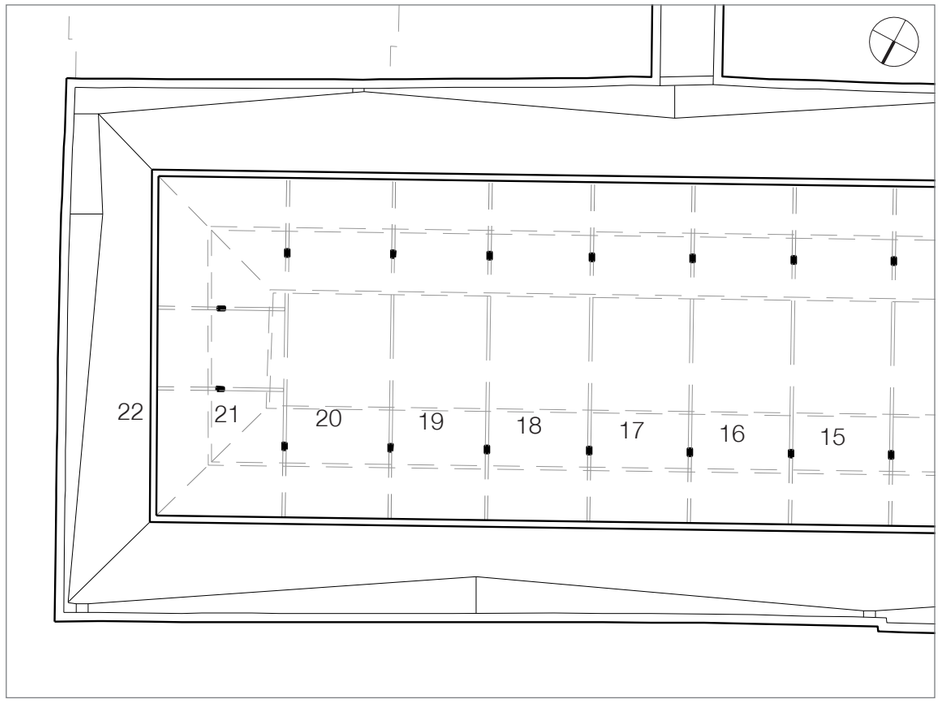
Walls
The majority of the walls in the roof space will be new partitions set apart from the existing fabric. Where the existing walls are addressed the principles established for the mill floors will apply.

Ceiling / Soffit
The new ceiling is to be located below the existing roof construction and is to include additional insulation as an essential element to ensure the apartments are adequately insulated. The formation of the new soffit below the existing roof differs depending on the function of the space.

Areas with new ceilings will be: above the apartment spaces and plant spaces.
Areas with the soffit left unaltered will be: distribution zone and circulation cores.

Refer to drawn details for more information.

Roof Truss and Structure - All of the existing metalwork is to be prepared and treated. The 2006 stainless steel bracing does not require decoration. The timber truss are to be cleaned.



BAY NOTES

B 15-N - No exceptional work to existing fabric.

B 16-N - No exceptional work to existing fabric.

B 17-N - No exceptional work to existing fabric.

B 18-N - No exceptional work to existing fabric.

B 19-N - No exceptional work to existing fabric.

B 20-N - No exceptional work to existing fabric.

B 21-N - No exceptional work to existing fabric.

B 22-N - No exceptional work to existing fabric.

B 22-E - No exceptional work to existing fabric.

B 15-S - No exceptional work to existing fabric.

B 16-S - No exceptional work to existing fabric.

B 17-S - 2006 purlins to be removed to accommodate the formation of the inset dormer.

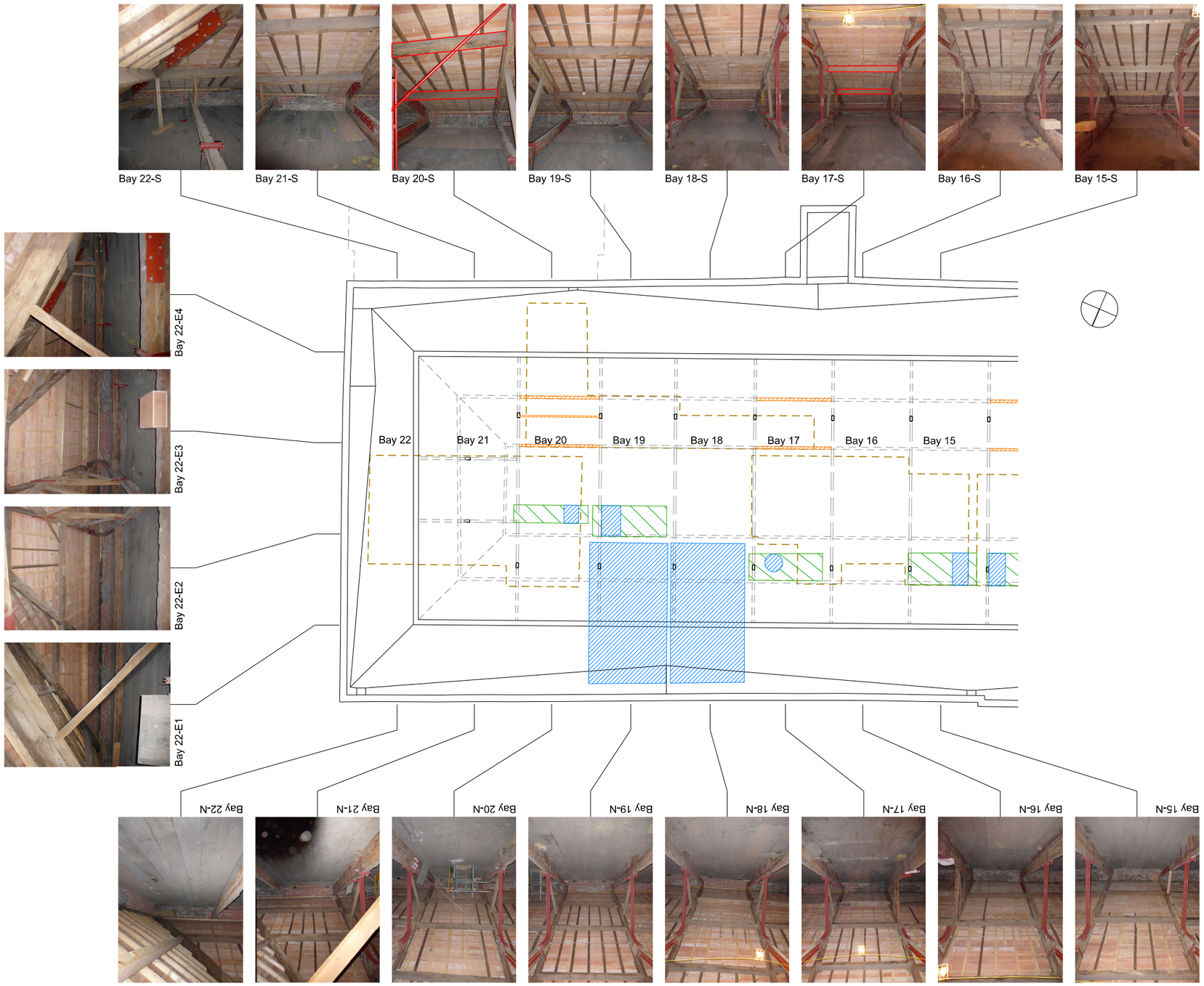
B 18-S - No exceptional work to existing fabric. Proposed inset dormer for services to sit within the space between the purlins.

B 19-S - No exceptional work to existing fabric.

B 20-S - Historic purlins to be removed to accommodate the formation of the inset dormer. 2006 bracing to be removed and bracing altered.

B 21-S - No exceptional work to existing fabric.

B 22-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL EAST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-05-A-1777-L-5261

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL EAST BLOCK
FIFTH FLOOR

Job/Drawing No 1777-L-5261
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Generally a new floor set between and over the existing truss.
The existing floor is predominantly formed between the historic fifth floor joists that have remained in place with the roof truss being lowered over them as part of the reduction in height of the mill buildings in about 1900. This existing floor is to be retained. No oil soaked boards are thought to be contained within this floor. A new floor is to be formed within the depth of the truss cord with the floor board set to run just above the cord. In most instances the historic and recent strapping that ties the truss to the beam will need to be altered.

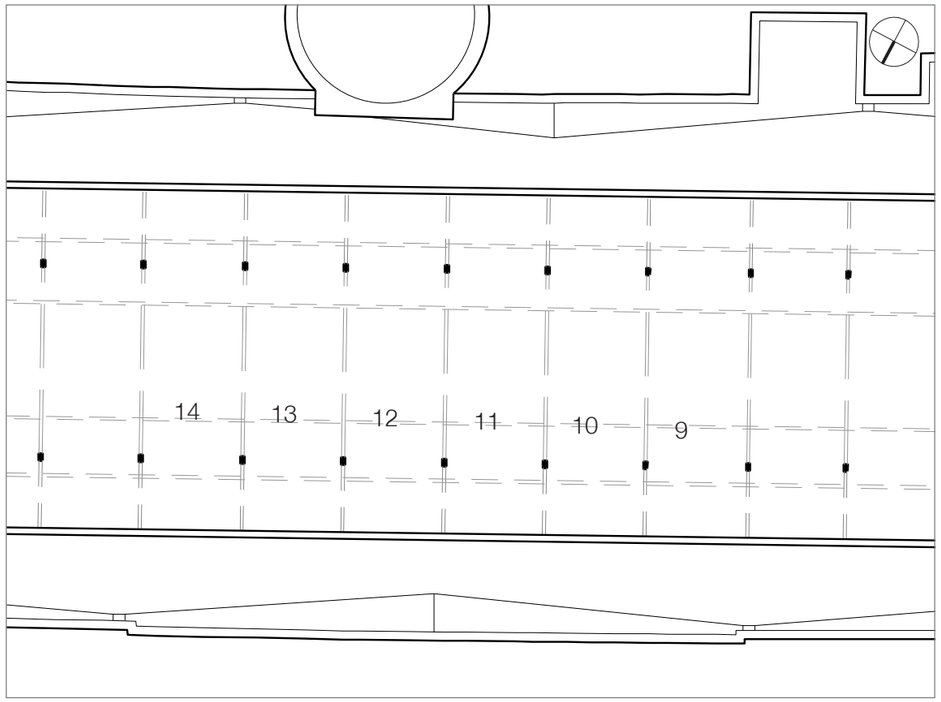
Walls
The majority of the walls in the roof space will be new partitions set apart from the existing fabric. Where the existing walls are addressed the principles established for the mill floors will apply.

Ceiling / Soffit
The new ceiling is to be located below the existing roof construction and is to include additional insulation as an essential element to ensure the apartments are adequately insulated. The formation of the new soffit below the existing roof differs depending on the function of the space.

Areas with new ceilings will be: above the apartment spaces and plant spaces.
Areas with the soffit left unaltered will be: distribution zone and circulation cores.

Refer to drawn details for more information.

Roof Truss and Structure - All of the existing metalwork is to be prepared and treated. The 2006 stainless steel bracing does not require decoration. The timber truss are to be cleaned.



BAY NOTES

B 09-N - No exceptional work to existing fabric.

B 10-N - No exceptional work to existing fabric.

B 11-N - No exceptional work to existing fabric.

B 12-N - 2006 bracing to be removed and bracing altered.

B 13-N - No exceptional work to existing fabric.

B 14-N - No exceptional work to existing fabric.

B 09-S - 2006 purlin and older purlin to be removed to accommodate the formation of the inset dormer.

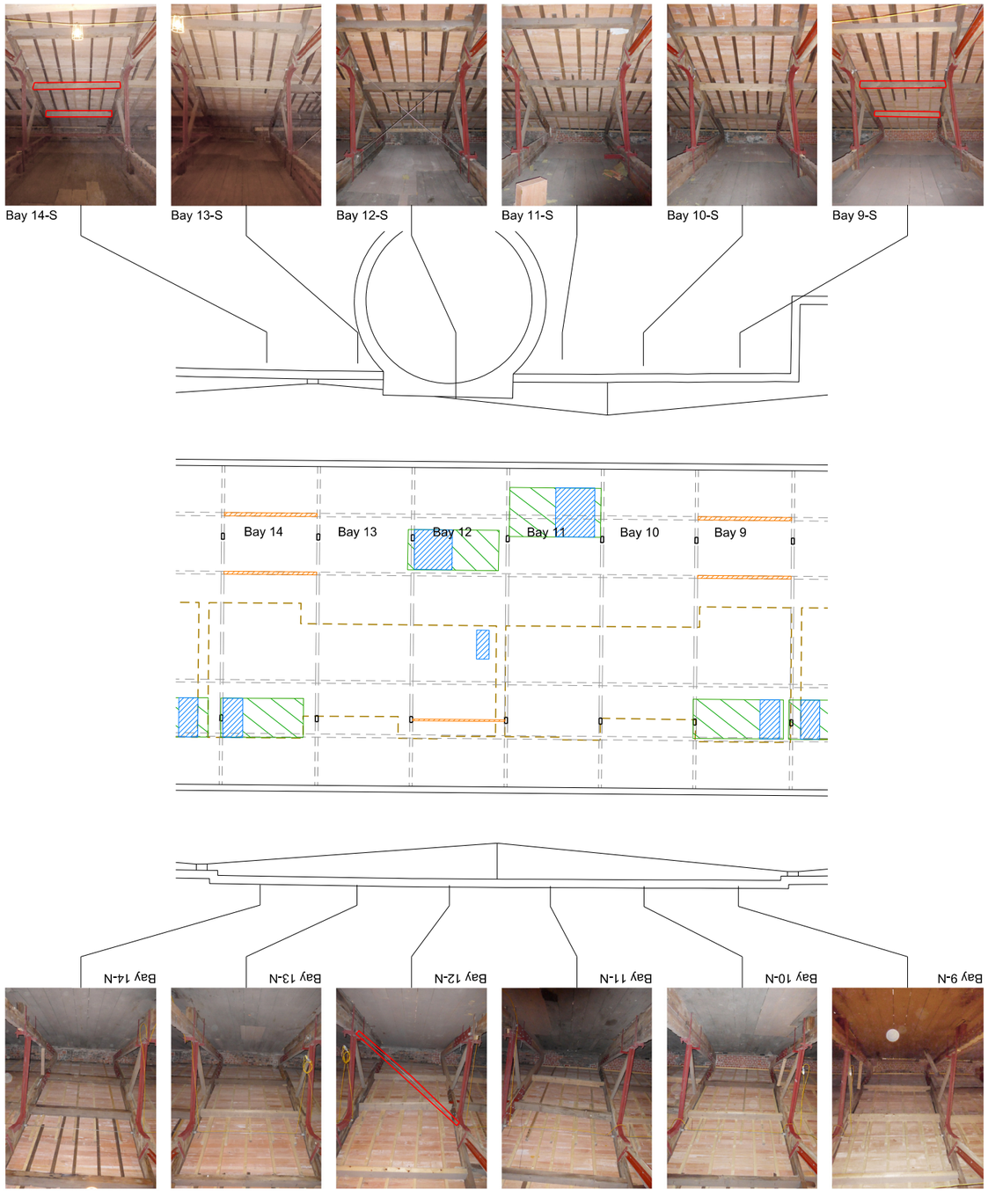
B 10-S - No exceptional work to existing fabric.

B 11-S - No exceptional work to existing fabric. Proposed inset dormer for services to sit within the space between the purlins.

B 12-S - No exceptional work to existing fabric.

B 13-S - No exceptional work to existing fabric.

B 14-S - 2006 purlins to be removed to accommodate the formation of the inset dormer.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL CENTRAL BLOCK

ML1-Loom-RIBA4-FCB-DR-02-04-A-1777-L-5262

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith.
Fellden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FelldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL CENTRAL BLOCK
FIFTH FLOOR

Job/Drawing No 1777-L-5262 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Generally a new floor set between and over the existing truss.
The existing floor is predominantly formed between the historic fifth floor joists that have remained in place with the roof truss being lowered over them as part of the reduction in height of the mill buildings in about 1900. This existing floor is to be retained. No oil soaked boards are thought to be contained within this floor. A new floor is to be formed within the depth of the truss cord with the floor board set to run just above the cord. In most instances the historic and recent strapping that ties the truss to the beam will need to be altered.

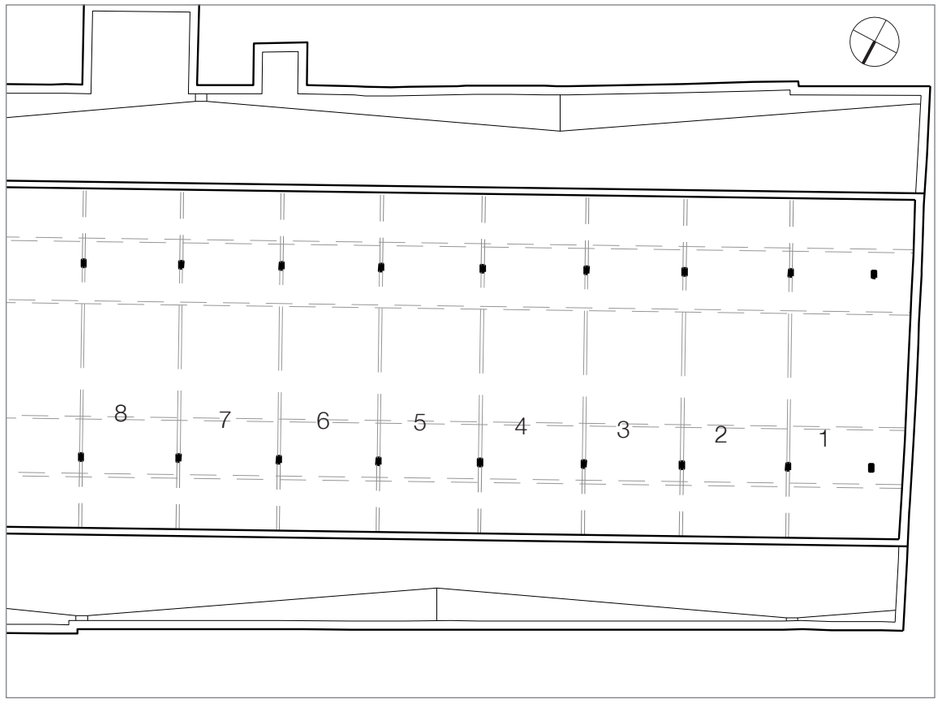
Walls
The majority of the walls in the roof space will be new partitions set apart from the existing fabric. Where the existing walls are addressed the principles established for the mill floors will apply.

Ceiling / Soffit
The new ceiling is to be located below the existing roof construction and is to include additional insulation as an essential element to ensure the apartments are adequately insulated. The formation of the new soffit below the existing roof differs depending on the function of the space.

Areas with new ceilings will be: above the apartment spaces and plant spaces.
Areas with the soffit left unaltered will be: distribution zone and circulation cores.

Refer to drawn details for more information.

Roof Truss and Structure - All of the existing metalwork is to be prepared and treated. The 2006 stainless steel bracing does not require decoration. The timber truss are to be cleaned.



BAY NOTES

B 01-N - No exceptional work to existing fabric.

B 02-N - No exceptional work to existing fabric. Existing 2006 bracing appears to be buckled.

B 03-N - No exceptional work to existing fabric.

B 04-N - No exceptional work to existing fabric. Proposed inset dormer for services to sit within the space between the purlins.

B 05-N - No exceptional work to existing fabric.

B 06-N - No exceptional work to existing fabric.

B 07-N - No exceptional work to existing fabric.

B 08-N - No exceptional work to existing fabric.

B 01-W - No exceptional work to existing fabric.

B 01-S - No exceptional work to existing fabric.

B 02-S - 2006 bracing to be removed and relocated elsewhere.

B 03-S - 2006 purlins to be removed to accommodate the formation of the inset dormer.

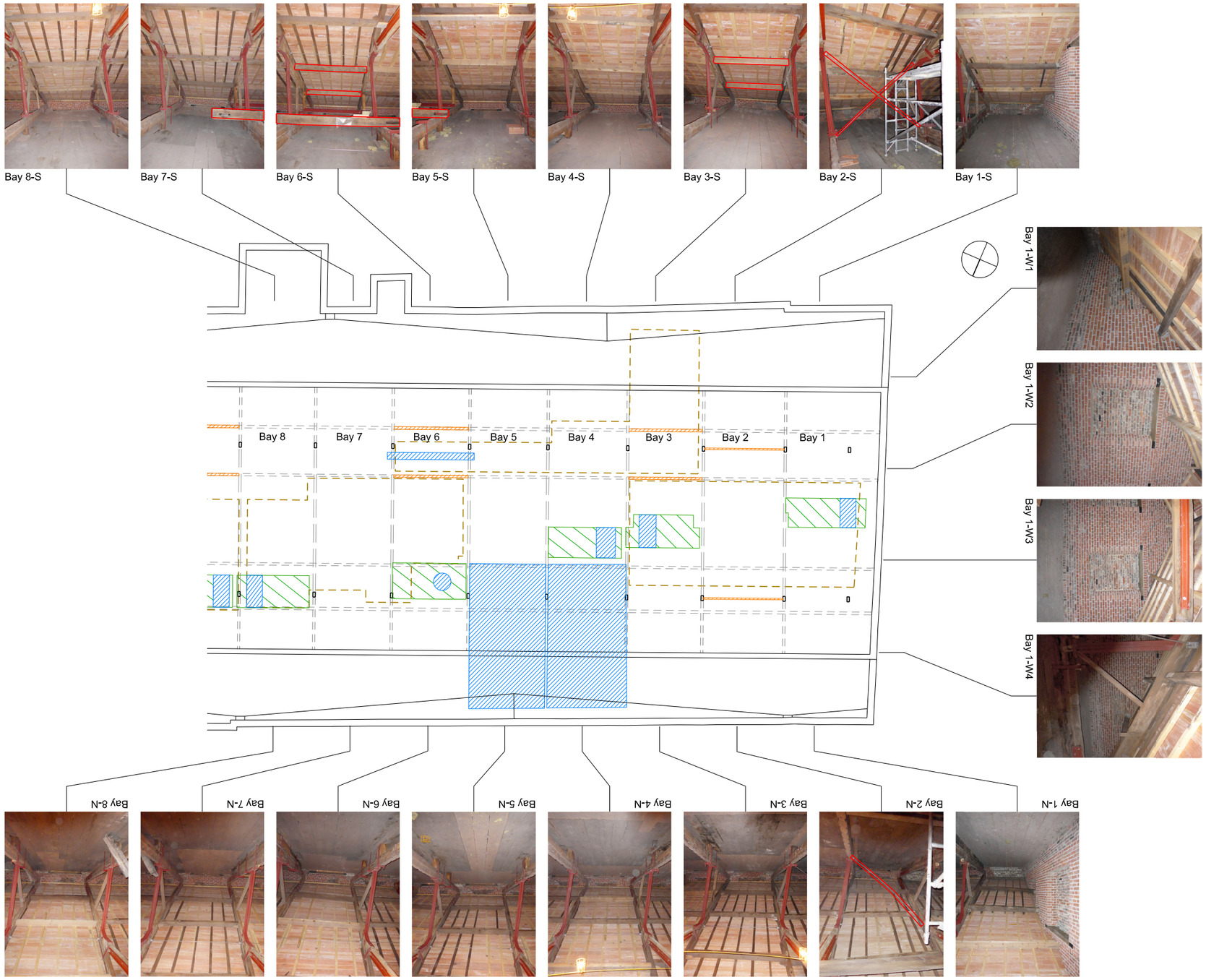
B 04-S - No exceptional work to existing fabric.

B 05-S - No exceptional work to existing fabric.

B 06-S - timber beam spanning across bay 6 to be removed. 2006 purlin and older purlin to be removed to accommodate the formation of the inset dormer.

B 07-S - No exceptional work to existing fabric.

B 08-S - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL WEST BLOCK

ML1-Loom-RIBA4-FCB-DR-02-05-A-1777-L-5263

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith.
Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL WEST BLOCK
FIFTH FLOOR

Job/Drawing No 1777-L-5263
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & Hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/ Service Door
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

8. INTERVENTION & REPAIR
8A. Alter existing ironwork: repair and decorate
8B. Adapt existing rainwater goods
8C. Dry riser inlet box set into existing wall



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

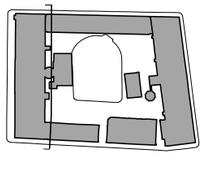
INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

ML1-Loom-RIBA4-FCB-DR-02-ZZ-A-1777-L-621

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
ELEVATION - PROPOSED
NEW MILL

Do not scale

Job/Drawing No 1777-L-621
Amendment

Scale 1:250 @ A3 (1:125 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

0 10

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

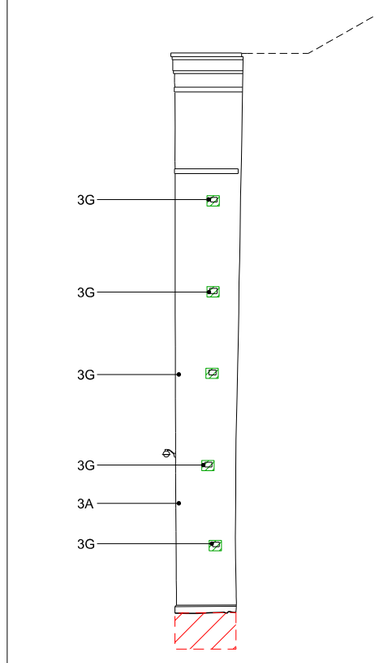
4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

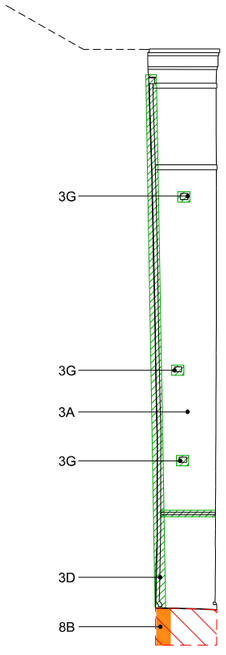
6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/ Service Door
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

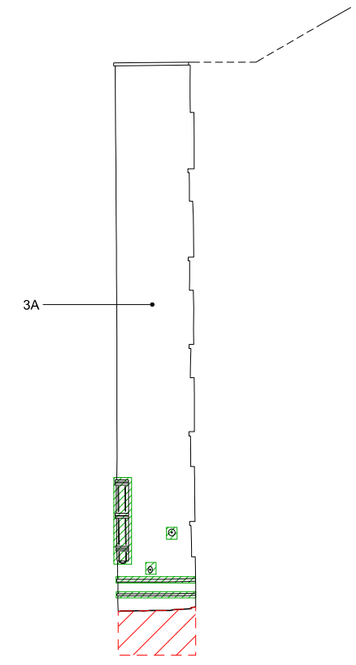
8. INTERVENTION & REPAIR
8A. Alter existing ironwork; repair and decorate
8B. Adapt existing rainwater goods
8C. Dry riser inlet box set into existing wall



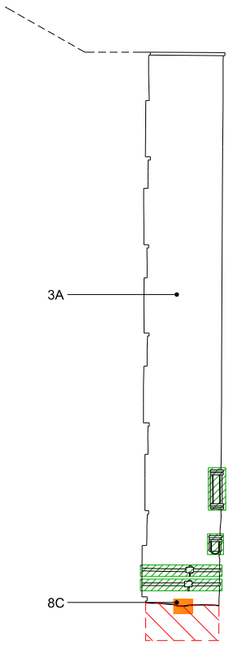
NEW MILL
CHIMNEY ELEVATION 1 - PROPOSED



NEW MILL
CHIMNEY ELEVATION 2 - PROPOSED



NEW MILL
CHIMNEY ELEVATION 3 - PROPOSED



NEW MILL
CHIMNEY ELEVATION 4 - PROPOSED

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

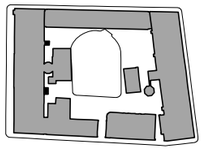
INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

ML1-Loom-RIBA4-FCB-DR-02-ZZ-A-1777-L-622

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
ELEVATIONS - PROPOSED
NEW MILL

Do not scale

Job/Drawing No 1777-L-622
Amendment -

Scale 1:200 (1:100 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed
without written permission of MLDC

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Contents

North Block
5.3.0.1 Lower Ground
5.3.1.1 Upper ground
5.3.2.1 First Floor
5.3.3.1 Second Floor

South Block
5.3.0 Lower Ground
5.3.0.2 South Block
5.3.0.3 South Extension Block

5.3.1 Upper Ground
5.3.1.2 South Block
5.3.1.3 South Extension Block

5.3.2 First Floor
5.3.2.2 South Block
5.3.2.3 South Extension Block
5.3.2.4 Arch Block

5.3.3 Second Floor
5.3.3.2 South Block
5.3.3.3 South Extension Block
5.3.3.4 Arch Block

5.3.4 Elevations

5.3.0.1 Lower Ground

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

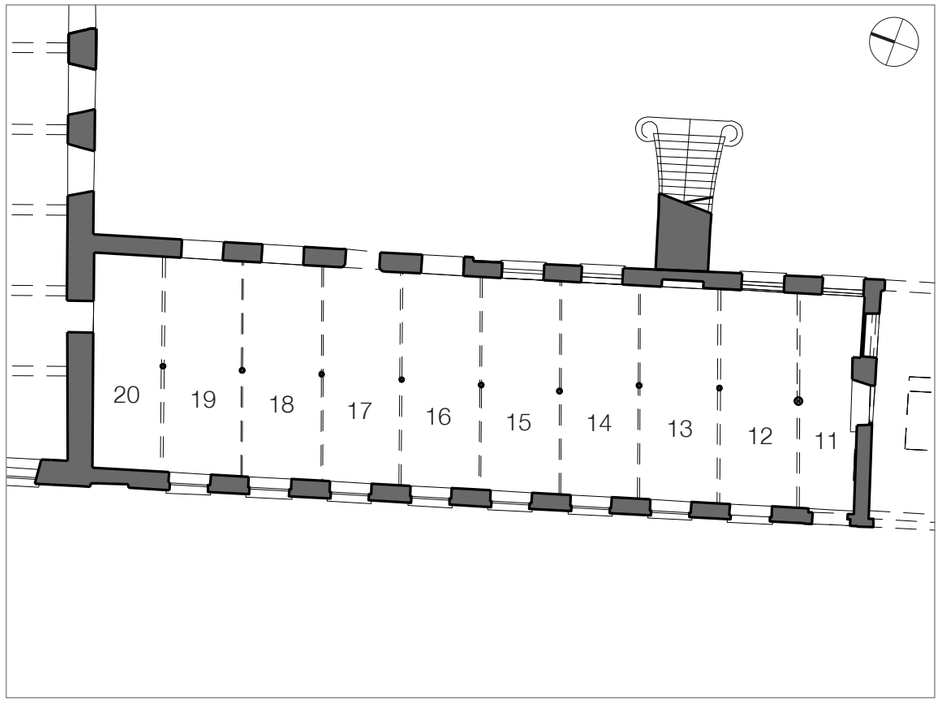
GENERAL NOTES

Floors
Existing floor is to be overlain with fill and the new floor formed at a higher level.

Walls
Drained cavity tanking system to existing retaining walls.
Bricked up window openings to be re-opened and new window to match the REA W40s inserted.

Ceiling
The existing historic fireproof soffit (c.1860) is to be taken down and set aside. A new plasterboard ceiling will be suspended from the underside of the existing timber Upper Ground floor at a higher level. A portion of the 1860s soffit is to be reinstated in bays 15 and 16. This will require the adaption of the existing fabric. Refer to C90.

General
New structure to be inserted to address the missing column between grids 11 and 12.
Cut out existing rafters and form inset dormers within the roof scape to accommodate plant ventilation.



BAY NOTES

B 11-S1&2 - The existing steel and iron stair is to be removed and any pockets within the brick work made good. The existing doorway is to be closed over with the new wall set 30mm back from the exterior. This wall is to be lined out with a vapour permeable insulation system and lime plaster.

B 11-W - The existing brickwork to be cleaned.
The existing doorway is to be retained and protected behind a new partition and the proposed drained tanking system.

B 12-W – Remove steel beam and make good the pocket formed within the wall to carry the beam end.

B 13-W – No exceptional work to existing fabric.

B 14-W – No exceptional work to existing fabric.

B 15-W – No exceptional work to existing fabric.

B 16-W – Two very small iron fixings protrude from the wall. These are to be removed.

B 17-W - No exceptional work to existing fabric.

B 18-W - No exceptional work to existing fabric.

B 19-W – Existing power supply to be removed. Refer to Electrical Engineers design and specification. Any opening in the existing wall is to be made good.

B 11-E – The existing brick reveal is in poor repair. An allowance is to be made to cut out and replace 10no. bricks, one in every second courses. The lining out of this window reveal is constrained by the limited difference between the window and the masonry wall. A site detail will be required to resolve this instance.

B 12-E – Remove steel beam and make good the pocket formed within the wall to carry the beam end.

B 13-E – The existing brick panel is to be cleaned.

B 14-E – No exceptional work to existing fabric.

B 15-E – Replace approx. 3no bricks to the existing cill.

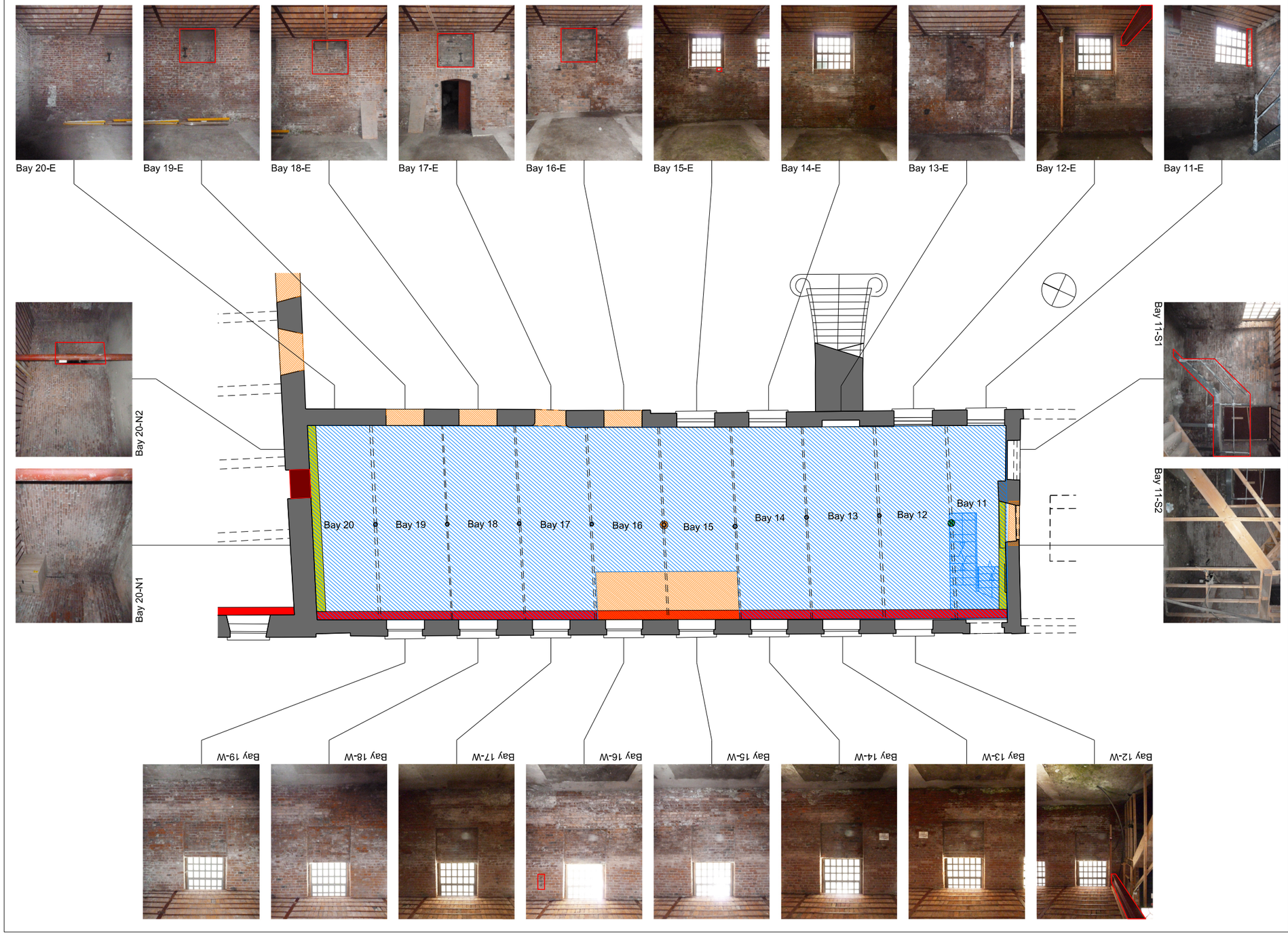
B 16-E - Takedown bricked up window opening to new threshold level and insert new principal entrance door.

B 17-E - Iron beam end of Blowing Room penetrating bricked up window opening to be removed as part of the removal of the Blowing Room.
Existing doorway to be bricked up with new leaf of masonry set 50mm into the reveal.
Prepare and decorate the three ironwork items around the existing doorway.
Takedown bricked up window opening and insert new window.

B 18-E - Takedown bricked up window opening and insert new window.

B 19-E – Iron beam end of Blowing Room penetrating bricked up window opening to be removed as part of the removal of the Blowing Room.
Takedown bricked up window opening and insert new window.

B 20-N2 – The existing doorway is to be bricked up with the new work executed in reclaimed soft clay bricks. The face of the new wall is to be set back 50mm from the face of the wall. This wall is to be lined out with a vapour permeable insulation system and lime plaster.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET NORTH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-00LG-A-1777-L-5301

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET NORTH BLOCK
LOWER GROUND FLOOR

Do not scale

Job/Drawing No 1777-L-5301
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.3.1.1 Upper Ground

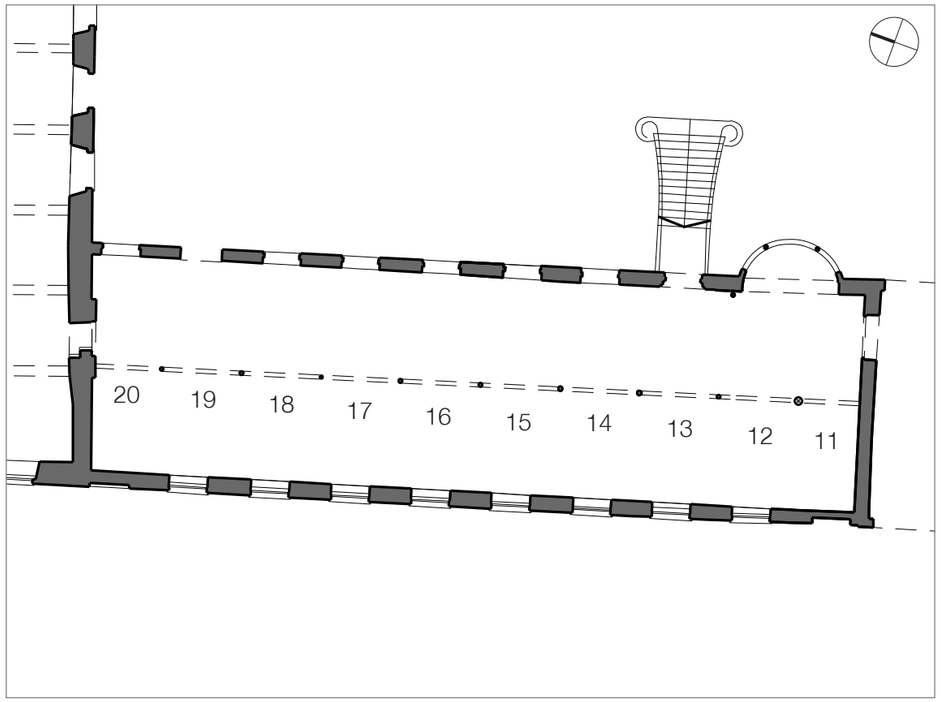
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Reinstatement of floor where the existing stair rises. New floor will be laid over the existing timber floor.

Walls
General preparation in most parts with lime plaster and insulation in many areas. Timber lining to sash windows to be reinstated to match the existing.

Ceiling
The new ceiling of is to be suspended from the existing soffit.



BAY NOTES

B 11-W – Refer to B 11-W for Lower Ground.

B 12-W – Beam to be removed. Window linings to be adapted for re-use once the walls have been insulated. Damage to timber linings to be repaired. Assume 40% renewal.

B 13-W – Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 70% renewal. Dado rail to be removed.

B 14-W - Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 40% renewal. Dado rail to be removed.

B 15-W - Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 40% renewal. Dado rail to be removed.

B 16-W – Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 60% renewal.

B 17-W – Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 40% renewal.

B 18-W – Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 40% renewal. Dado rail to be removed.

B 19-W – Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 40% renewal.

B 20-W – No exceptional work to existing fabric.

B 20-N1– No exceptional work to existing fabric.

B 20-N2 – Existing opening to be closed with reclaimed brick. Void for mains cables to be closed up.

B 11-S1 – Existing door opening to be closed over with reclaimed brickwork.

B 11-S2 - No exceptional work to existing fabric.

B 11& 12-E – Existing bay window reinstated in 2006 to be finished. Soffit and low wall to be lined out. Timber beam to be left exposed.

B 13-E – Existing doors to be overhauled and timber linings fitted. New hinges, latch, lock and knobs to be fitted. Door bolts to be replaced with new to traditional design. Iron pipe and reservoir to be retained. Modern alarm unit to be removed.

B 14-E – Existing 2006 window linings to be adapted and re-used.

B 15-E – Existing 2006 window linings to be adapted and re-used.

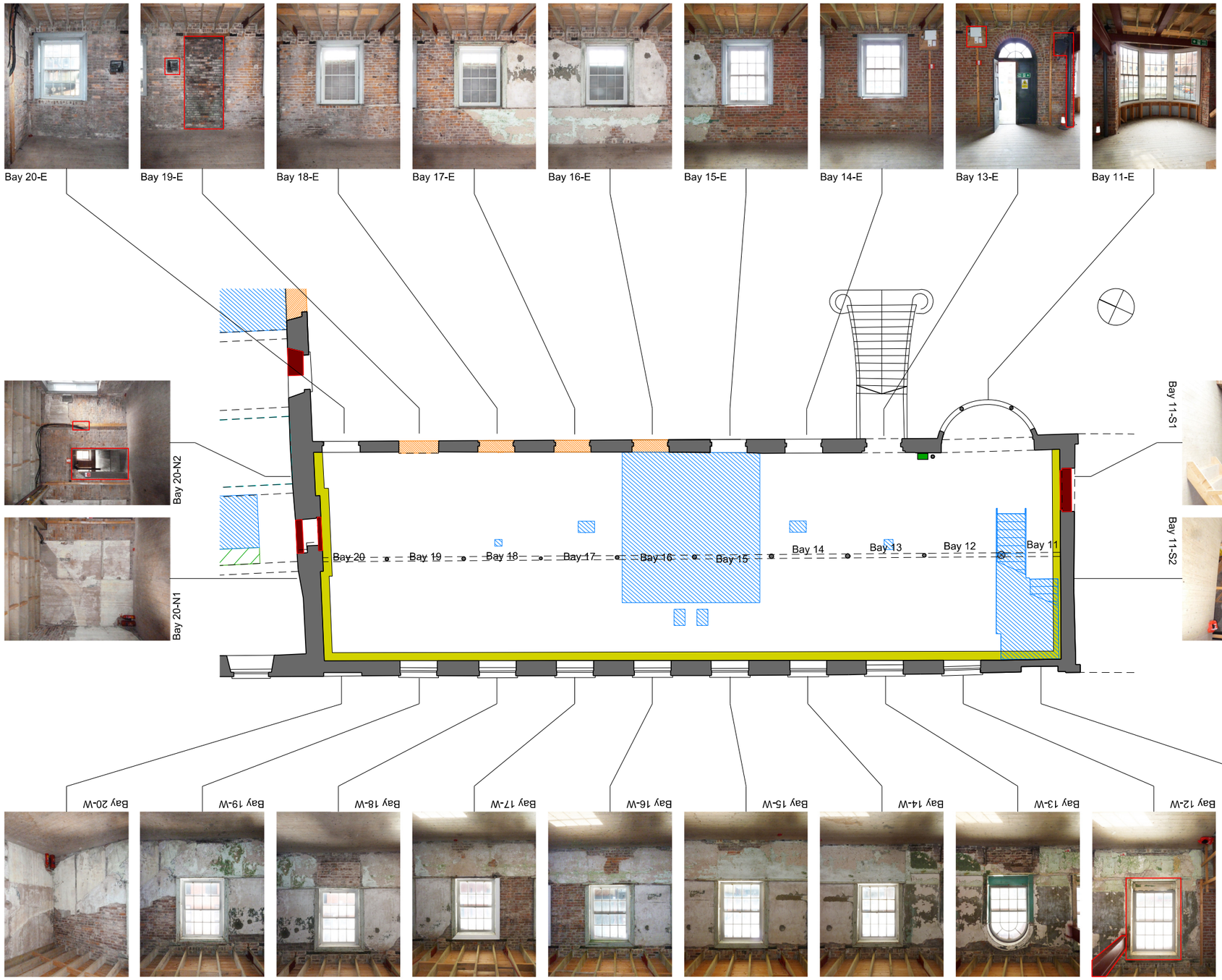
B 16-E - Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 40% renewal.

B 17-E - Existing window linings to be repaired adjusted for insulation thickens and secondary glazing and reinstated. Assume 40% renewal.

B 18-E - Existing 2006 window linings to be adapted and re-used.

B 19-E – Existing bricked up opening to be reformed into window to match the adjacent. New sash window to be inserted. Non decorative iron vend frame to be removed and wall pocked closed up to match the detail used in B 15-E as part of 2006 works.

B 20-E - Existing 2006 window linings to be adapted and re-used.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET NORTH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-00UG-A-1777-L-5311

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET NORTH BLOCK
UPPER GROUND FLOOR

Do not scale

Job/Drawing No 1777-L-5311
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.3.2.1 First Floor

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Most of this section of the building was built new in 2006. The form and construction emulates that of the original building set over a consolidated wall head of the earlier fabric located near the current floor level.

Floors
Floor between bays 15 and 16 to be removed to accommodate the new circulation core. The floor in bay 11 is to be reinstated once the existing timber stair is removed.

Walls
Walls on the west side to be lined with lime plaster and vapour permeable insulation. Walls to the east to be left as bare brick.

Ceiling
The existing softwood timber soffit is to be underdrawn by a close fitting suspended plasterboard ceiling.

BAY NOTES

B 20-N1 – Wall to be lined with lime plaster and insulation. Remove power supply and cables. No exceptional work to existing fabric.

B 20-N2 – Wall to be lined with lime plaster and insulation. Remove power supply and cables. No exceptional work to existing fabric.

B 11-E – To be lined with lime plaster and insulation to address the presence of the substantial timber lintel of the bay in the apartment below. The lining out will serve to separate the two apartments and protect the timber lintel.

B 12-E – As B 11-E.

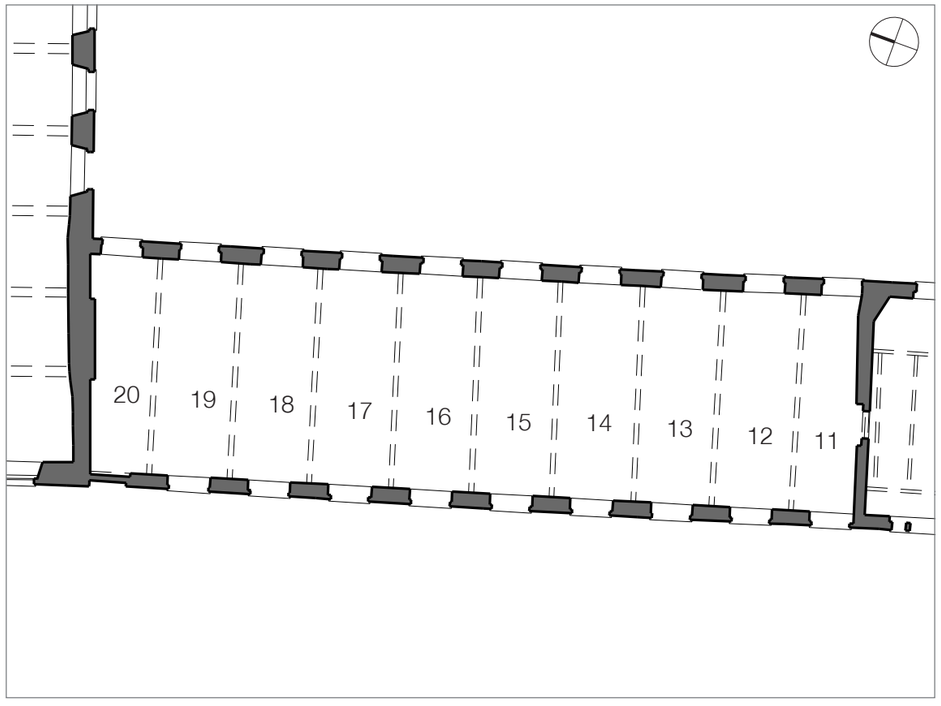
B 13-E to B 20-E - No exceptional work to existing fabric.

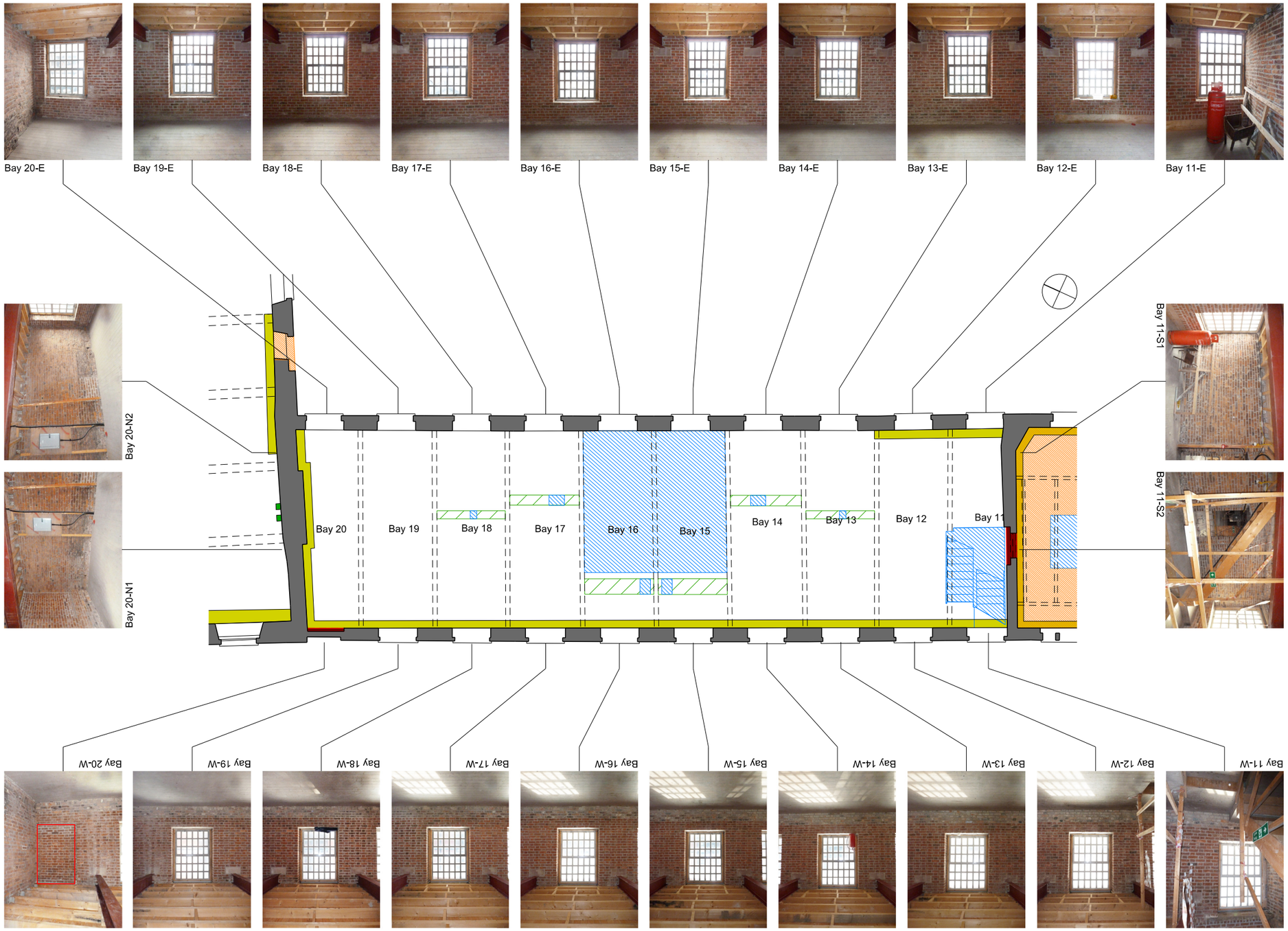
B 11-S1 – Brickwork to be left exposed. No exceptional work to existing fabric.

B 11-S2 - Brickwork to be left exposed. Existing doorway to be closed up with brickwork set 30mm back from this side and built to full thickness of wall.

B 11-W to B 19-W - No exceptional work to existing fabric.

B 20-W – Indented reveal reflecting false window to external façade to be lined out with a skin of conservation bricks. No exceptional work to existing fabric.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET NORTH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-01-A-1777-L-5321

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET NORTH BLOCK
FIRST FLOOR

Do not scale

Job/Drawing No 1777-L-5321
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.3.3.1 Second Floor

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENRAL NOTES

This section of the building was built new in 2006. The form and construction emulates that of the original building.

Floors
Floor between bays 15 and 16 to be removed to accommodate the new circulation core. The floor in bay 11 is to be reinstated once the existing timber stair is removed.

Walls
Walls on the west side to be lined with lime plaster and vapour permeable insulation. Walls to the east to be left as bare brick.

Ceiling
The existing softwood timber soffit boarding is to be taken down and cleaned up. The plastic Vapour Check membranes are to be carefully cut away. Care must be taken to ensure the roofing felt is not cut or damaged. The existing rockwool is to be taken down and set aside for reuse. 150mm PIR is to be fitted between the rafters. Under no circumstances is spray foam to be used to bond, fill or secure the PIR against the rafters or in any instance anywhere on the project.

A Vapour Check is to be fitted to the underside of the ceiling joists / under battens, with the T&G soffit boarding re-fixed over the membrane on the underside of the joists.
The re-insulated roof will afford a minimum 50mm ventilation space to the underside of the roofing felt. To ensure this is kept clear 50 x 10mm strips of treated softwood are to be used along the edge of the rafters so that the PIR is not pressed to close to the back face of the roofing felt.

BAY NOTES

B 20-N1 – Wall to be lined with lime plaster and insulation. No exceptional work to existing fabric.

B 20-N2 - Wall to be lined with lime plaster and insulation. Iron brackets to be prepared and decorated and encased behind wall lining. The iron element is also visible within New Mill where it is to be left exposed; refer to B 1-S of New Mill for more details.

B 20-N3 - Wall to be lined with lime plaster and insulation. Existing reinforced concrete lintel with jacking damage to be repaired. Reclaimed brick leaf to be inserted flush to the face of the wall.

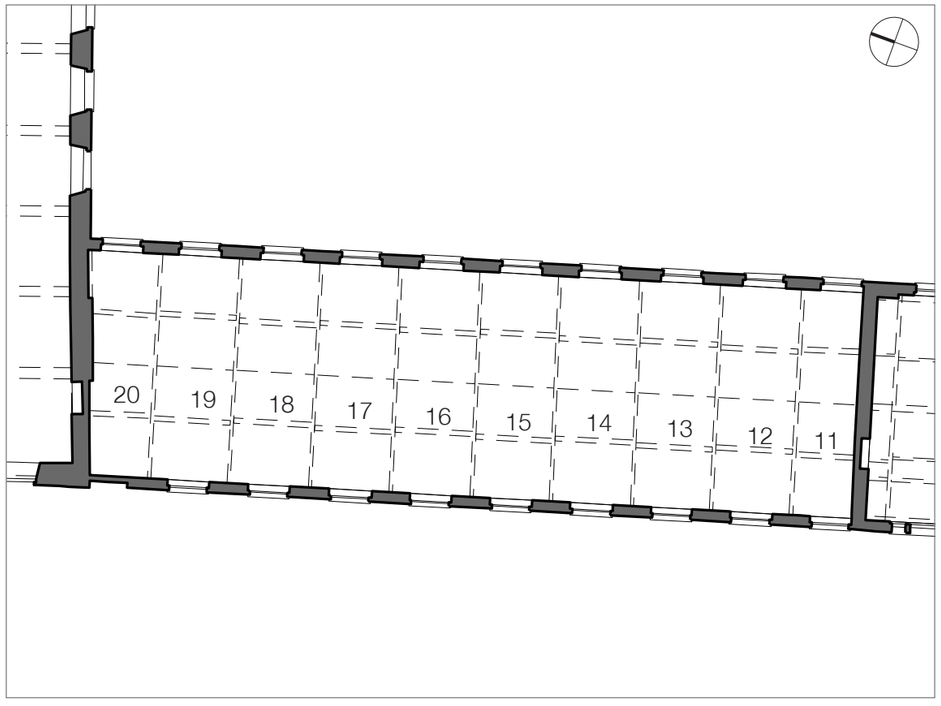
B 11-E to B 20-E - No exceptional work to existing fabric.

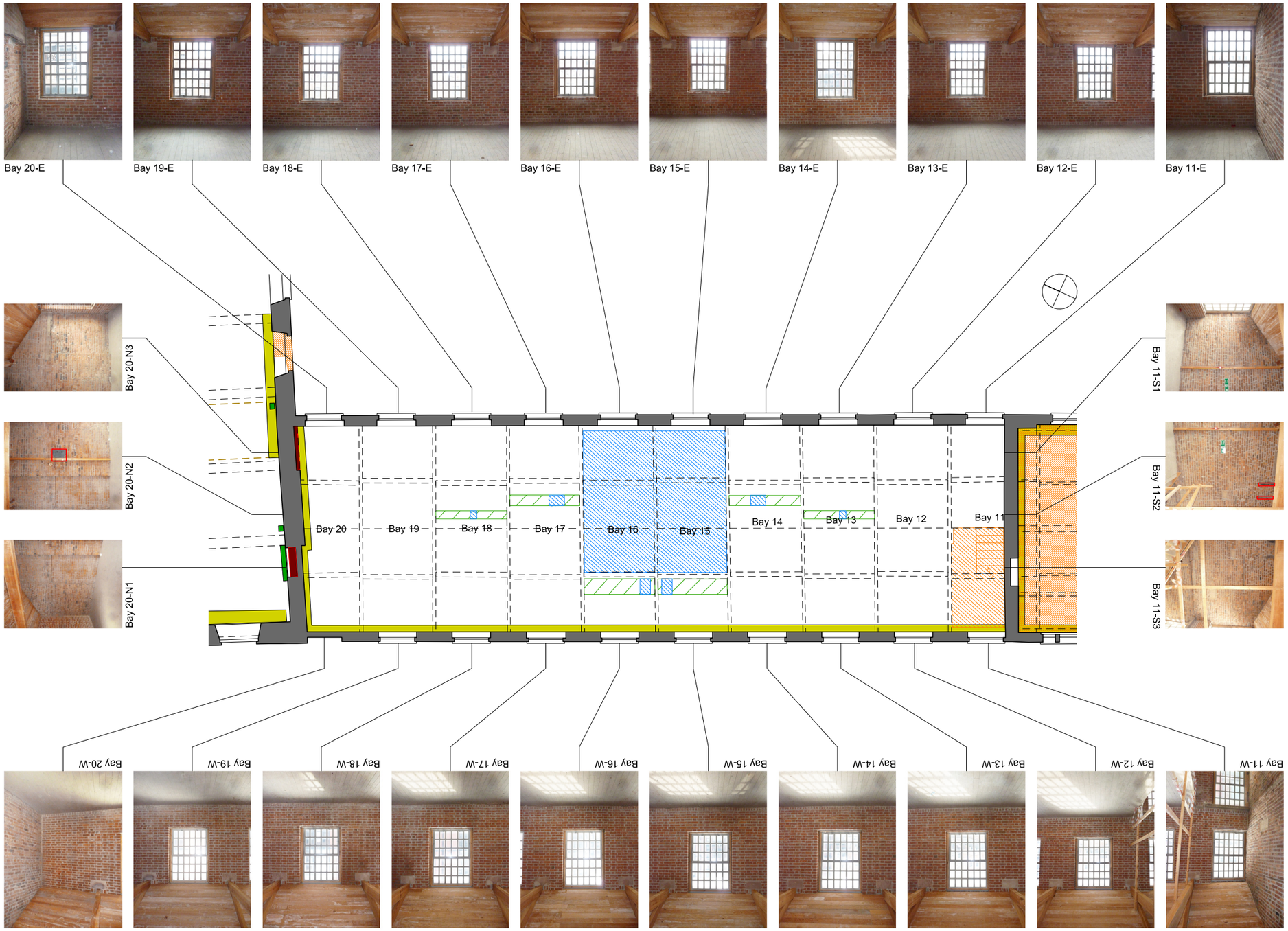
B 11-S1 – Brickwork to be left exposed. No exceptional work to existing fabric.

B 11-S2 - Brickwork to be left exposed. Iron brackets to be prepared and decorated.

B 11-S3 - Brickwork to be left exposed. No exceptional work to existing fabric.

B 11-W to B 20-W - No exceptional work to existing fabric.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET NORTH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-01-A-1777-L-5331

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET NORTH BLOCK
SECOND FLOOR

Do not scale

Job/Drawing No 1777-L-5331
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

MURRAY STREET SOUTH
GENERAL SUMMARY

Remove - C20
Timber floor and joists in bays 4 – 6 for circulation core.
Joists and beams of various periods between 1840 - 1920 and 2006.
Internal brick partition walls in bay 6, 7 and 8. c.1840. Remnants of these walls will be retained below the proposed floor.
Hoist gear and railings in bay 10 on 1st and 2nd floors. c.1925.
Timber stair and partition connecting LG to 1st floor in bays 7, 8 and 9. c.1840 - 1920.
Timber stair connecting 1st to 2nd floor in bays 7 and 8. 2006.
Timber floor across bays 4 – 9. Mostly 2006.

Repair / Reinstate
Open up doorway from courtyard to base of existing stair to the side of bay 9.

Alter Existing
Remove brick panel below window in bay 6 to form doorway.
Lift existing stone flagged floor laid on earth and re-lay where suitable – 1840s extension bays 1 - 7.
Doorway from lift shaft into LG to be lifted up to suit new floor level.
Lift floor level in bays 2 – 3 to match main floor level.
Reinstate opening at UG level in bay 8 between 1840s extension and main building.
Form doorway in lift shaft wall at UG level.
Reform the floor of the hoist room at 1st floor in bay 10.
Cut out existing rafters and form inset dormers within the roof scape to accommodate plant ventilation.
Insert small ventilation grills into the gable wall of bay 1.
The gate is to be adapted to principally serve as a pedestrian gate. Traditional iron working details are to be applied to convert the gate from two equal leaves to a 1/3 pedestrian 2/3 fixed or vehicle leaf arrangement.

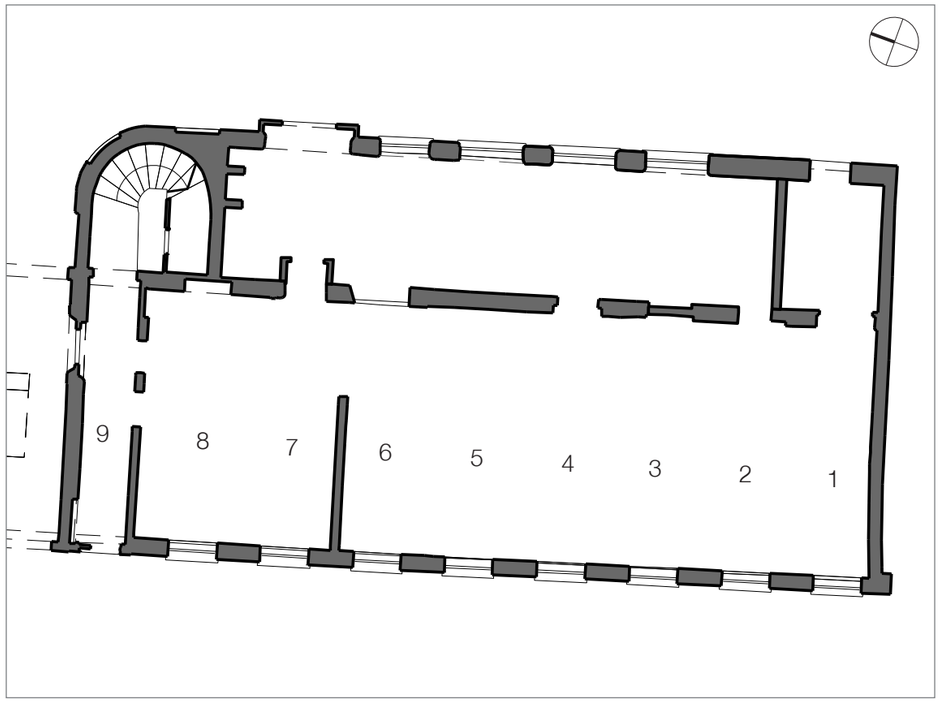
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
The majority of the existing floor is to be overlain with fill and the new floor formed at a higher level. The existing floor is to be left intact. In bays 6, 7 and 8 the existing timber floor is to be removed and the sub floor adjusted to receive the new slab. In bay 9 the existing floor is to be excavated to a level to match the proposed floor level. Any existing flag stones are to be set aside for re-use.

Walls
Drained cavity tanking system to existing retaining walls.

Ceiling
The new ceiling of LG and UG is to be located at or above the top edge of the 'T' of the iron fish bellied beams. This currently serves to carry the defunct timber joists. The joists are no longer utilised to carry the floor above and in several instances do not span. The defunct joists are to be carefully removed and the pockets within the wall filled.



BAY NOTES

B 1-S1 - No exceptional work to existing fabric.

B 1-S2 - No exceptional work to existing fabric.

B 1-W - No exceptional work to existing fabric.

B 2-W – The iron vent grill is to be demounted and pulled forward to be set within the blockwork lining of the new wall.

B 3-W – The iron vent grill is to be demounted and pulled forward to be set within the blockwork lining of the new wall.
A timber beam traverses the bay at high level. This is to be retained with iron elements prepared and decorated.

B 4-W - The iron vent grill is to be demounted and pulled forward to be set within the blockwork lining of the new wall.

B 5-W - Where the single storey brick wall is taken down and pockets within the main wall are to be filled.

B 6-W - Where the single storey brick wall is taken down and pockets within the main wall are to be filled.

B 7-W - No exceptional work to existing fabric.

B 8-W – Iron pipe appears to be located in the corner of the room. This is to be removed.

B 9-W – The existing sub floor found below the timber floor in the adjacent bays is lower than that of the corridor in this bay. The corridor is to be excavated to match the lower floor level. The intention is for the existing entrance door to be retained behind a protective partition. The existing power supply and alarm panel are to be removed. Refer to Electrical Engineers design and specification.

B 9-N1 - No exceptional work to existing fabric.

B 9-N2 - No exceptional work to existing fabric.

B 9-N3 – 2006 timber door to be replaced with new window.

B 1-E int - The existing doorway from the basement into the lift shaft is to be retained. The top of the opening is to be raised to enable the door opening to serve the floor at its elevated level.

B 2-E int – Existing doorway to be formed in bricked up window opening.

B 3-E int – No exceptional work to existing fabric.

B 4-E int – Existing doorway to be closed over with reclaimed bricks.

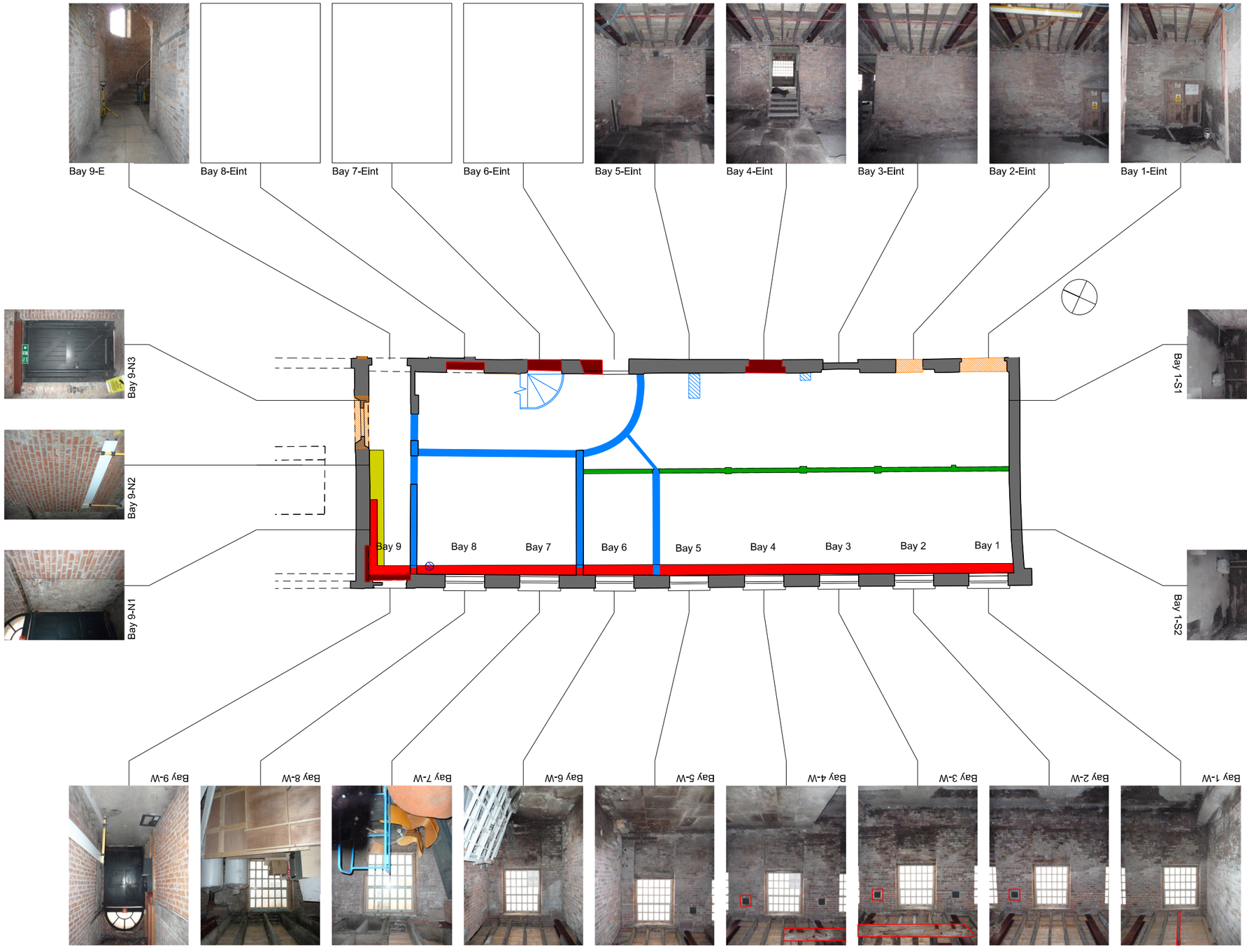
B 5-E int – Existing vent grille to be removed and wall void treated as a pocket. Grille to be refitted and retained in situ prior to the formation of the new partition in front of the wall.

B 6-E int – Existing doorway to be reduced in width.

B 7-E int – Existing doorway serving the stair is to be closed over with reclaimed bricks.

B 8-E int – An early timber window frame is partially concealed within the wall altered in approx. 1835. The window is to be protected and encased within the new wall build up.

B 9-E int – Archway to be retained. No specific work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET NORTH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-00LG-A-1777-L-5302

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET SOUTH BLOCK
LOWER GROUND FLOOR

Job/Drawing No 1777-L-5302
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

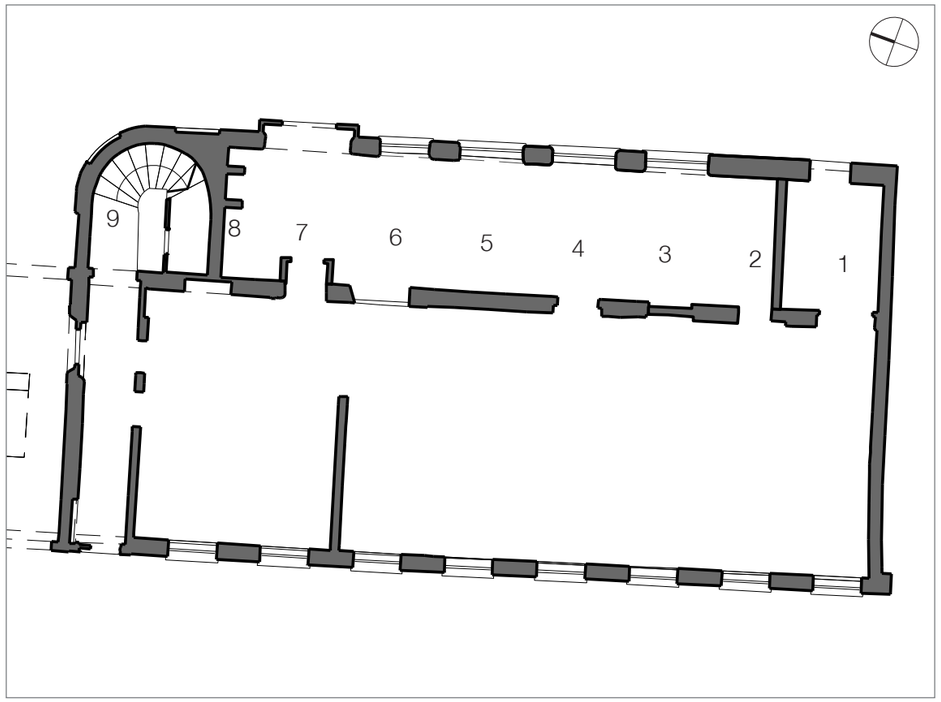
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floor
Existing floor is to be excavated to allow a new slab to be installed. The flag stones are to be lifted and re-used where possible.

Walls
To be cleaned and loose material stabilised. The walls of the staircase in bays 8 and 9 are to be lime plastered.

Ceiling
The floor above is to be relocated at a higher level. The existing joists are to be carefully removed and the pockets within the wall filled.



BAY NOTES

B 1-E – No access has been available. No works anticipated.

B 2-E - No exceptional work to existing fabric. Wall will be lined out with insulation and lime plaster.

B 3-E - No exceptional work to existing fabric. Wall will be lined out with insulation and lime plaster.

B 4-E - No exceptional work to existing fabric.

B 5-E - No exceptional work to existing fabric.

B 6-E - Existing window panel to be removed and opening formed into doorway. Paper signage glued to the wall to be removed.

B 7-E - No exceptional work to existing fabric.

B 8-E - No exceptional work to existing fabric.

B 9-E - No exceptional work to existing fabric.

B 1-W int - No access has been available. As noted for B 1-E int

B 2-W int – As noted for B 2-E int

B 3-W int - No exceptional work to existing fabric.

B 4-W int - Existing doorway to be closed over with reclaimed bricks set back 30m from face of wall.

B 5-W int – Existing grille to be retained in-situ. Paper signage glued to the wall to be removed.

B 6-W int – Refer to B 6-E int – new brickwork to be set back 30mm from face of wall.

B 7 W int – Doorway and stair beyond to be removed. Wall to be bricked up.

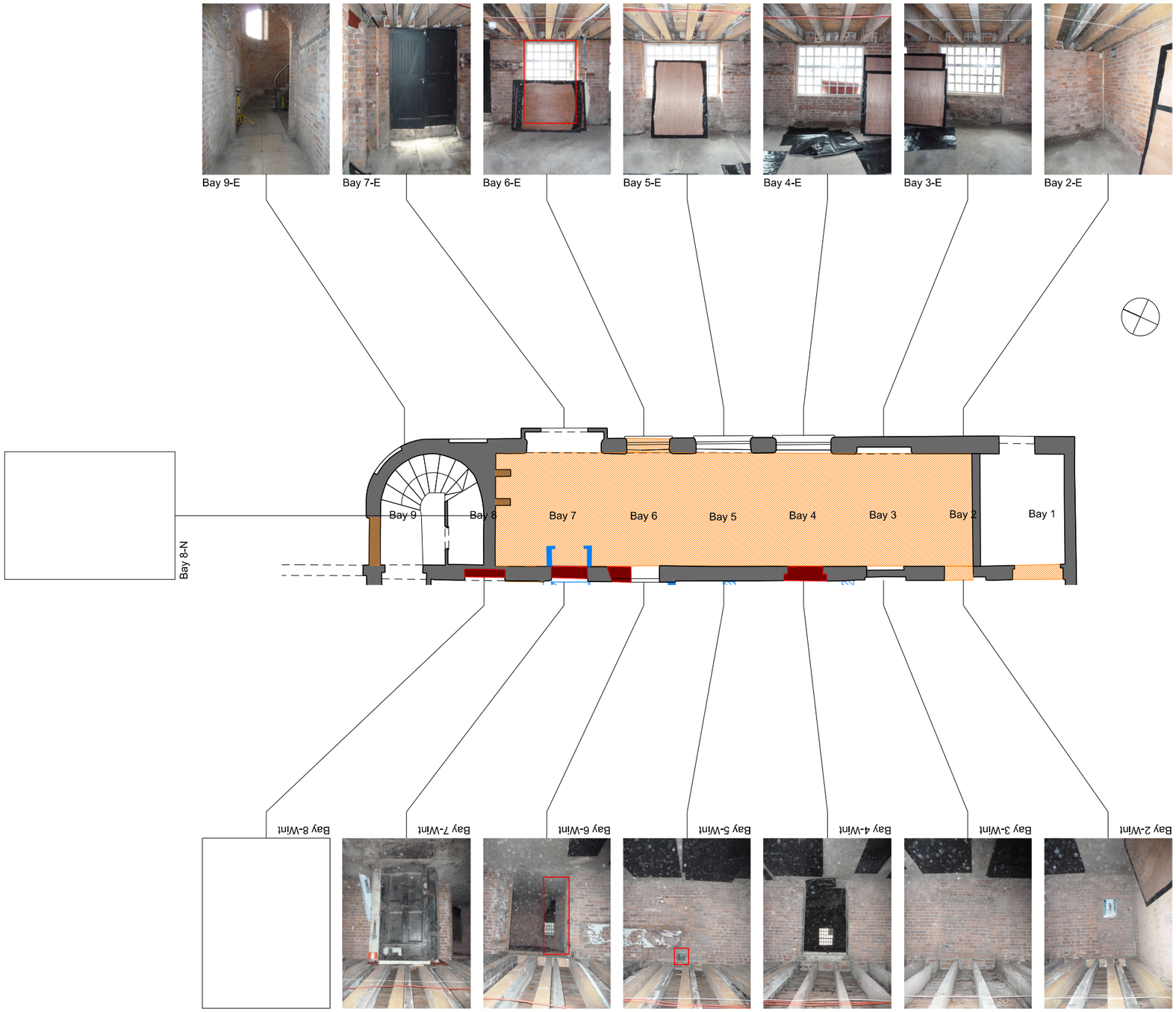
B 8-W int – Brick leaf to be built up to complete the enclosure of the room.

B 9-W int - No exceptional work to existing fabric. Arch to be retained.

B 2-S - No exceptional work to existing fabric.

B 8-N - No exceptional work to existing fabric.

B 9-N – Doorway to be opened up and access reinstated. Door stone surround to be cleaned and repaired. Further detail to be provided once opening up works complete. Assume regency timber door lining with cornice and pediment.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET SOUTH BLOCK EXTENSION

ML1-Loom-RIBA4-FCB-DR-03-00LG-A-1777-L-5303

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith.
Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET SOUTH BLOCK EXT.
LOWER GROUND FLOOR

Job/Drawing No 1777-L-5303
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

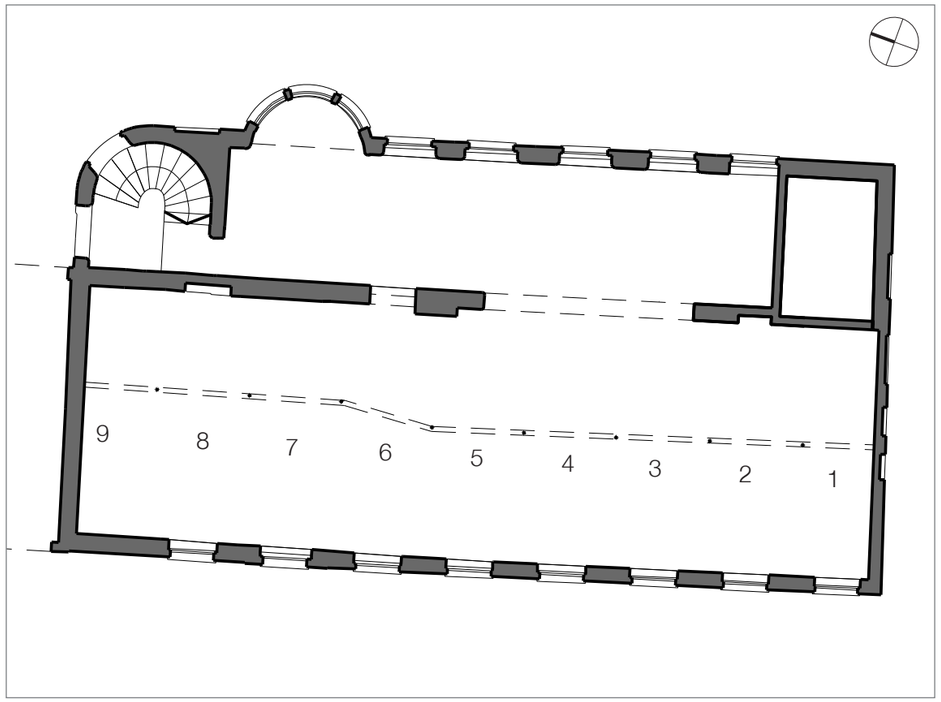
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Florrs
No repair or reinstatement works required.

Walls
General preparation in most parts with lime plaster and insulation in bays 2 and 3. Timber lining to sash windows to be reinstated to match the existing.

Ceiling
The new ceiling of LG and UG is to be located at or above the top edge of the 'T' of the iron fish bellied beams. This currently serves to carry the defunct timber joists. The joists are no longer utilised to carry the floor above and in several instances do not span. The defunct joists are to be carefully removed and the pockets within the wall filled.



BAY NOTES

B 1-W - No exceptional work to existing fabric.

B 2-W - No exceptional work to existing fabric.

B 3-W - No exceptional work to existing fabric.

B 4-W - Iron vent grill is to be demounted and pulled forward to be set within the insulated lining of the new room. Void in wall behind to be sealed with masonry.

B 5-W - No exceptional work to existing fabric.

B 6-W - Iron vent grill is to be demounted and pulled forward to be set within the insulated lining of the new room. Void in wall behind to be sealed with masonry.

B 7-W – Existing cornice to be profiled and used to inform cornice details for principle rooms of the proposed scheme.

B 8-W - No exceptional work to existing fabric.

B 9-W – To be assessed once opening up works are complete.

B 9-N1 - Low level wall to be removed.

B 9-N2 - Low level wall to be removed. Iron grille to be removed and set aside for re-use elsewhere in the building.

B 1-S2 – Existing window closed over in 2006 to be reinstated.

B 1-S3 - No exceptional work to existing fabric.

B 1-E int – Doorway to be re-opened. No exceptional work to existing fabric.

B 2-E int - Window to be re-opened and formed into doorway. No exceptional work to existing fabric.

B 3-E int – See B 3-W int. Existing opening to be closed with reclaimed brick.

B 4-E int – See B 4-W int. Existing opening to be closed with reclaimed brick.

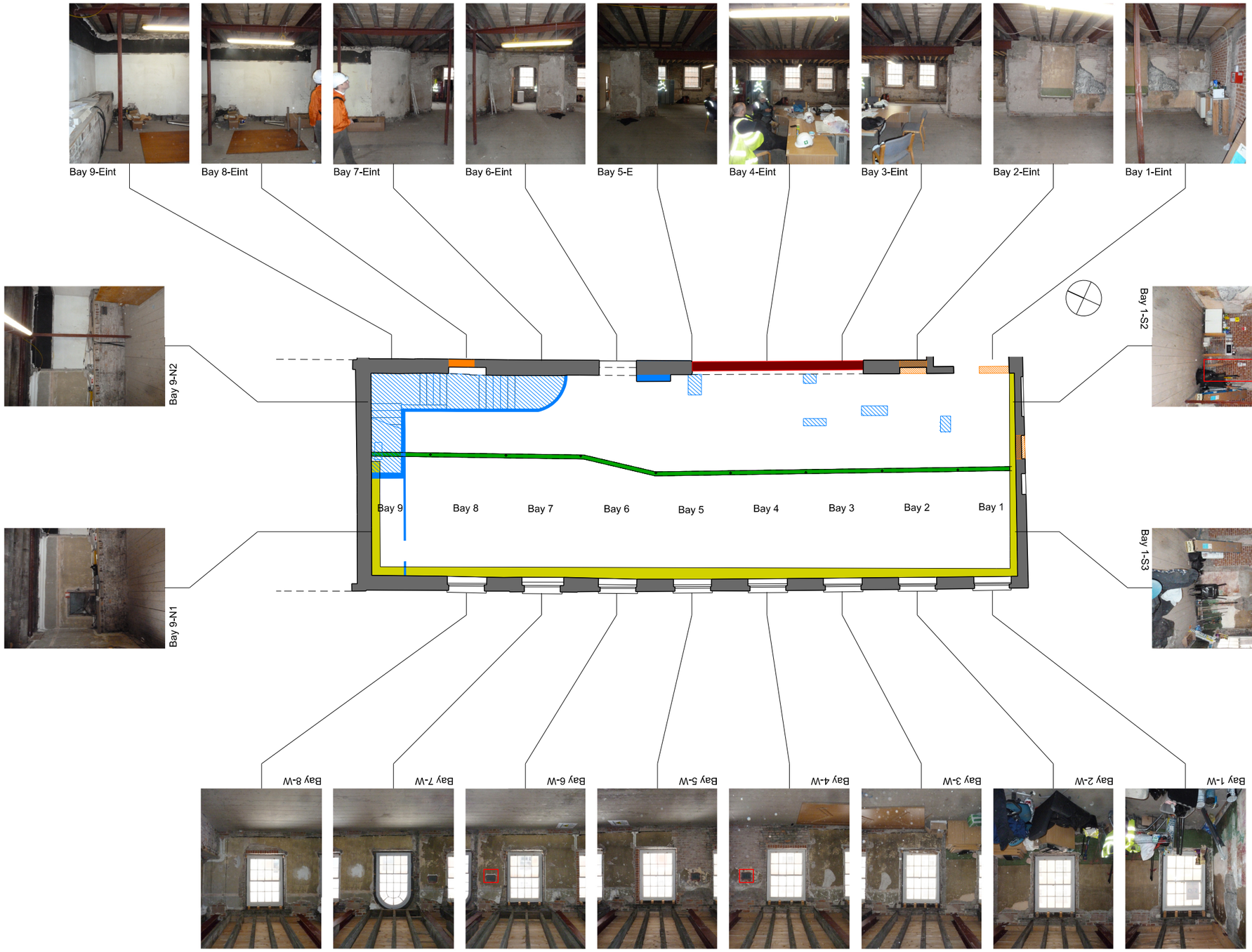
B 5-E int – See B 5-W int. Existing opening to be closed with reclaimed brick.

B 6-E int – See B 6-W int. Existing opening to be retained and new door inserted.

B 7-E int – Existing timer stair and enclosing timber stud and plaster wall to be removed.

B 8-E int - Existing timer stair and enclosing timber stud and plaster wall to be removed.

B 9-E int - Existing timer stair and enclosing timber stud and plaster wall to be removed.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET NORTH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-00UG-A-1777-L-5312

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET SOUTH BLOCK
UPPER GROUND FLOOR

Job/Drawing No 1777-L-5312
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.3.1.3 Murrays Street South Extension Block

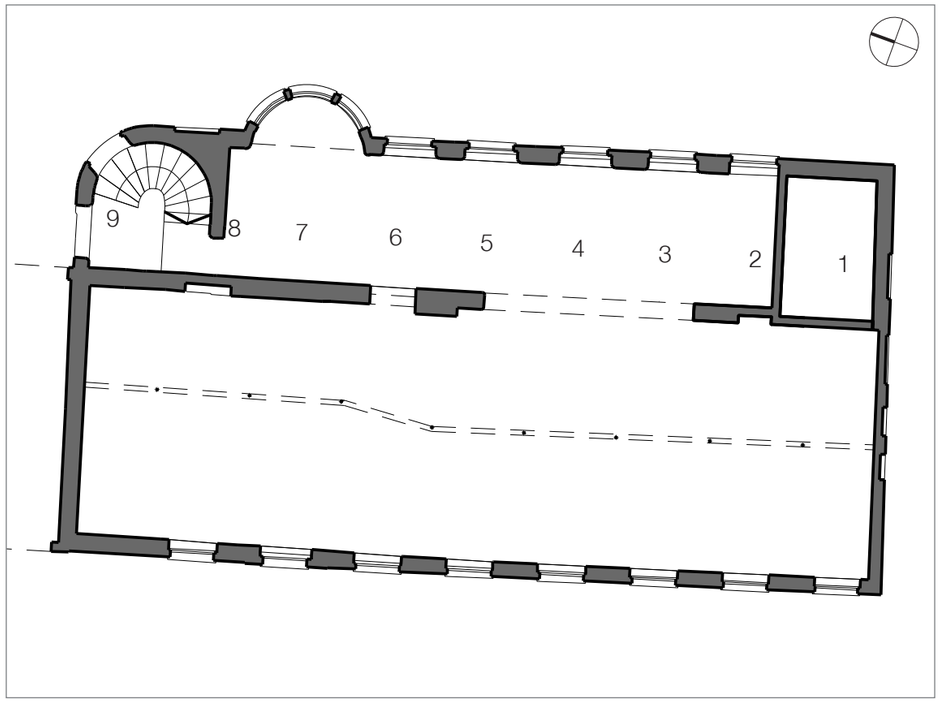
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENRAL NOTES

Floors
Floor from bay 2 to 6 to be removed. The existing floor within bay 7 is to be opened up to determine its function in carrying the bay window. If possible the floor construction is to be raised.

Walls
General preparation in most parts with lime plaster and insulation in bays 2 and 3. Timber lining to bay window in bay 7 to be reinstated and detailed to match the existing remnants. Bays 8 and 9 are to be lime plastered. All window are to be line out with timber to match that reinstated in 2006.

Ceiling
The new ceiling is to be located below the existing timber joists. Many of the existing joists are no longer utilised to carry the floor above and in several instances do not span. The defunct joists are to be carefully removed and the pockets within the wall filled.



BAY NOTES

B 1-E - No access.

B 2-E - No exceptional work to existing fabric.

B 3-E – High level iron vent grill is to be demounted and pulled forward to be set within the insulated lining of the new room. Void in wall behind to be sealed with masonry.

B 4-E - Iron vent grill to be retained.

B 5-E – High level iron vent grill to be retained.

B 6-E - Iron vent grill to be retained.

B 7-E – Timber lining of bay window to be repaired and fully restored.

B 8-E - No exceptional work to existing fabric.

B 9-E - No exceptional work to existing fabric.

B 9-N3 - No exceptional work to existing fabric.

B 1-2 – No access.

B 2-S - No exceptional work to existing fabric.

B 2-W int - No exceptional work to existing fabric.

B 3-W int - Existing opening to be closed with reclaimed brick set 30mm back from plane of existing.

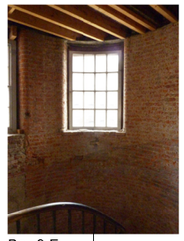
B 4-W int - Existing opening to be closed with reclaimed brick set 30mm back from plane of existing.

B 5-W int - Existing opening to be closed with reclaimed brick set 30mm back from plane of existing.

B 6-W int – Existing brick pier found on this floor only and supported on 2006 steel to be taken down. Wall behind to be made good. Existing opening to be retained and new door inserted.

B 7-W int - No exceptional work to existing fabric.

B 8-W int – Historic bricked up opening to be partially re-opened.


Bay 9-E


Bay 7-E2


Bay 7-E1


Bay 6-E

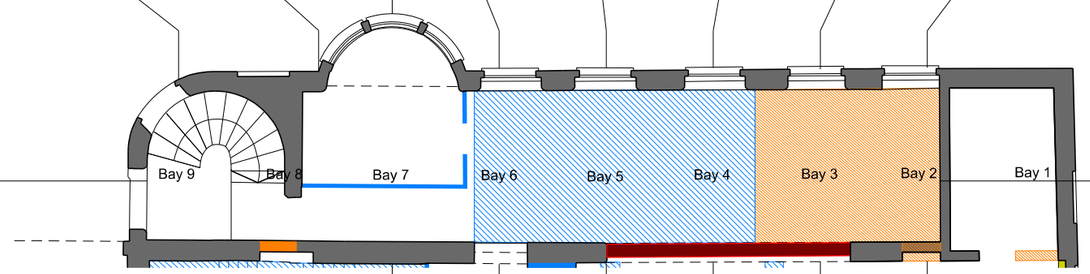

Bay 5-E


Bay 4-E


Bay 3-E


Bay 2-E


Bay 9-N




Bay 2-S


Bay 7-WInt


Bay 6-WInt


Bay 5-WInt


Bay 4-WInt


Bay 3-WInt


Bay 2-WInt

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET SOUTH BLOCK EXTENSION

ML1-Loom-RIBA4-FCB-DR-03-00UG-A-1777-L-5313

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith.
Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET SOUTH BLOCK EXT.
UPPER GROUND FLOOR

Job/Drawing No 1777-L-5313
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

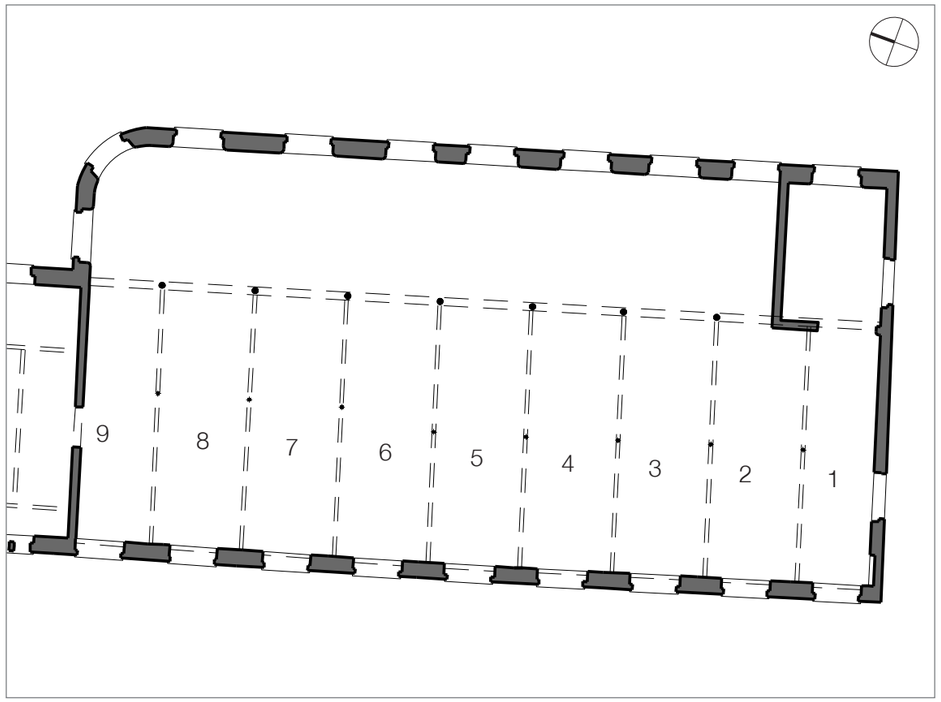
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Floors of bays 8 and 9 to be reinstated following removal of existing timber stairs.

Walls
Generally, walls to be lined with lime plaster and vapour permeable insulation.

Ceiling
The new ceiling is to be located below the existing timber joists. Many of the existing joists are no longer utilised to carry the floor above and in several instances do not span. The defunct joists are to be carefully removed and the pockets within the wall filled.



BAY NOTES

B 1-S1 – No exceptional work to existing fabric.

B 1-S2 – Former doorway to be lined out flush with the adjacent wall in preparation to receive insulation system.

B 1-W - No exceptional work to existing fabric.

B 2-W - No exceptional work to existing fabric.

B 3-W - No exceptional work to existing fabric.

B 4-W - No exceptional work to existing fabric.

B 5-W - No exceptional work to existing fabric.

B 6-W - No exceptional work to existing fabric.

B 7-W - No exceptional work to existing fabric.

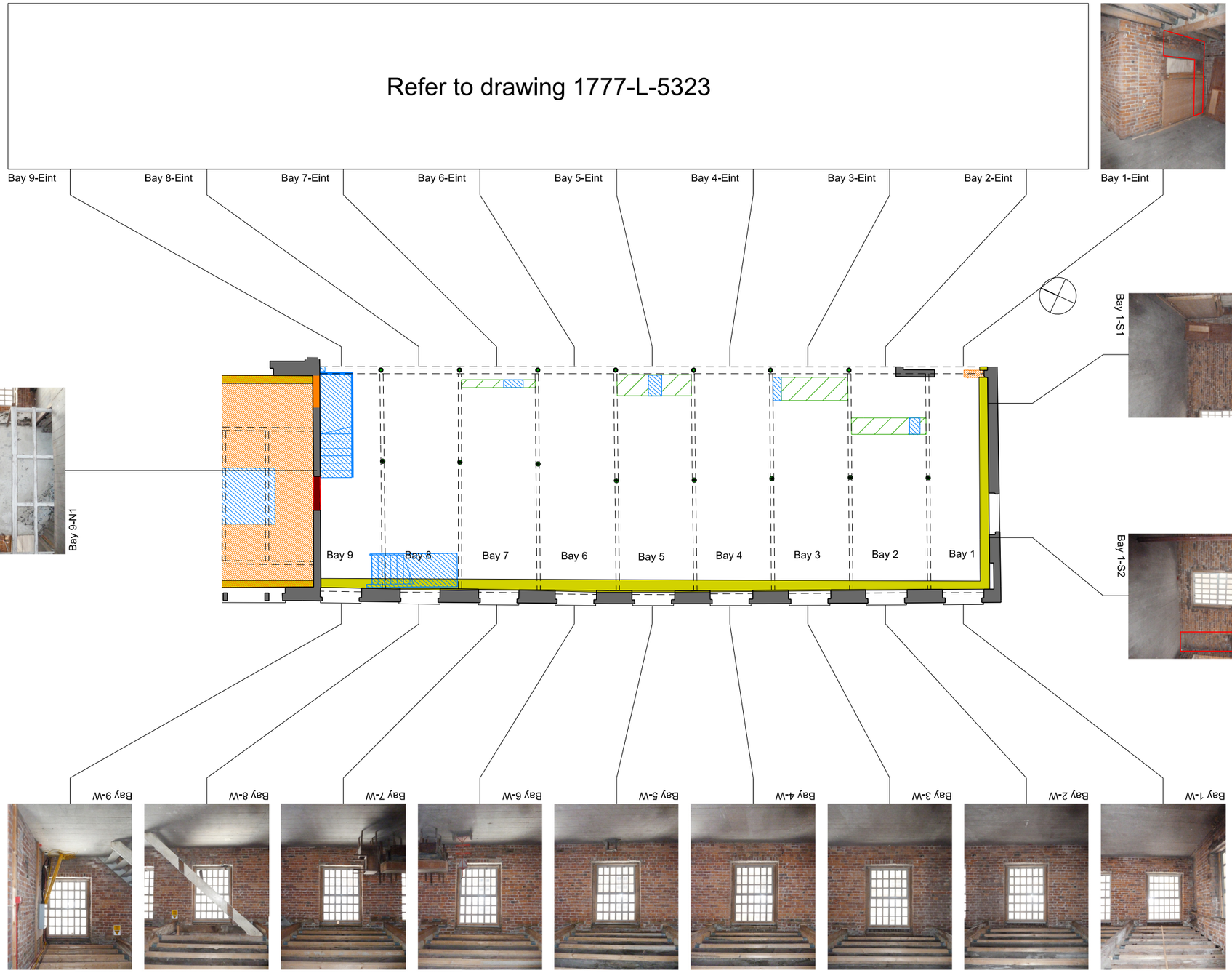
B 8-W - No exceptional work to existing fabric. Remove temporary sign on wall.

B 9-W - No exceptional work to existing fabric.

B 1-E int – Existing lift shaft opening to be adjusted. Brick nib on south side to be added. Existing concrete lintel to be removed and opening height increased from 1800mm to 2100mm. Existing beam baring and pad to be adjusted and new lintel inserted.
For Bays 2 – 9 ‘East Internal’ refer to photos and notes under ‘West Internal’.

B 9-N1 – Brickwork to be left exposed. Existing power supply to be removed. Running beam to be removed and doorway closed up.

B 9-N2 – Brickwork to be left exposed. New door opening to be formed.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET NORTH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-01-A-1777-L-5322

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith.
Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET SOUTH BLOCK
FIRST FLOOR

Job/Drawing No 1777-L-5322
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.3.2.3 Murrays Street South Extension Block

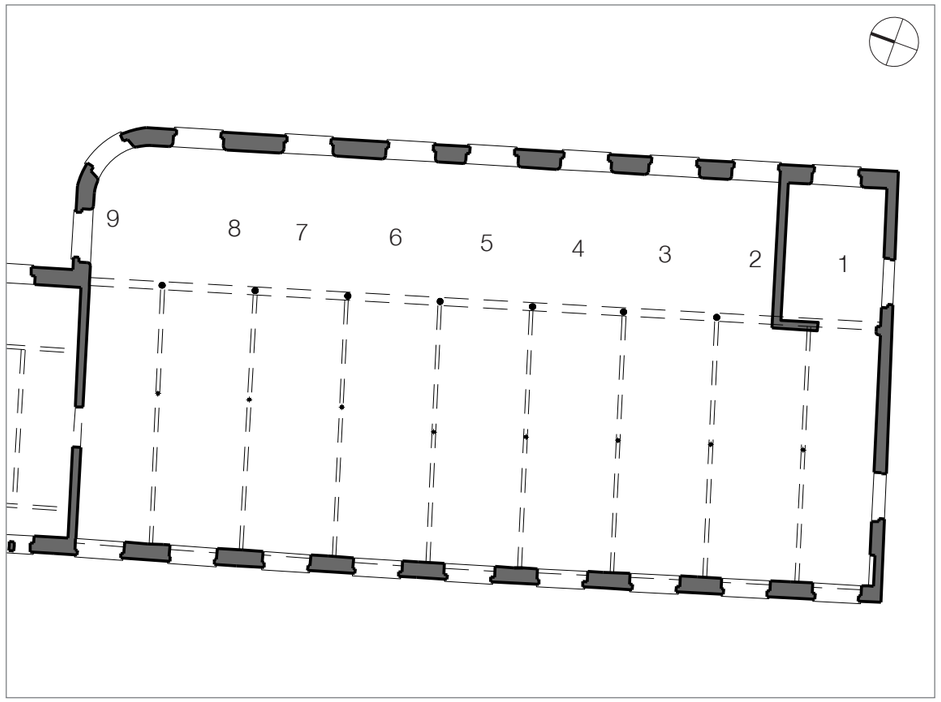
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Floor set approx. 74mm below the adjacent floor as a result of the 2006 enveloping works. The new floor is to be formed level above the existing floor. The floor in bays 4 – 6 is to be removed to accommodate the new stair well.

Walls
Generally, walls to be left as exposed brick.

Ceiling
The new ceiling is to be located below the existing timber joists. Many of the existing joists are no longer utilised to carry the floor above and in several instances do not span. The defunct joists are to be carefully removed and the pockets within the wall filled. The ceiling in bays 4 – 6 is to be removed to accommodate the new stair well.



BAY NOTES

B 2-S1 – Existing opening to the east side of the lift shaft is to be closed up with brick toothed into the exiting walls.

B 9-N3 – Existing plaster to be removed and the wall cleaned in advance of the formation of the new partition.

B 1-E – No Access.

B 2-E – No exceptional work to existing fabric.

B 3-E – Existing lintel to be assessed. Appears to have deflected substantially.

B 4-E – No exceptional work to existing fabric.

B 5-E – No exceptional work to existing fabric.

B 6-E – No exceptional work to existing fabric.

B 7-E – No exceptional work to existing fabric.

B 8-E – No exceptional work to existing fabric.

B 9-E - No exceptional work to existing fabric.

B 1-W int – No Access. Brick wall nib to be formed.

B 2-W int - No exceptional work to existing fabric.

B 3-W int - No exceptional work to existing fabric.

B 4-W int - No exceptional work to existing fabric.

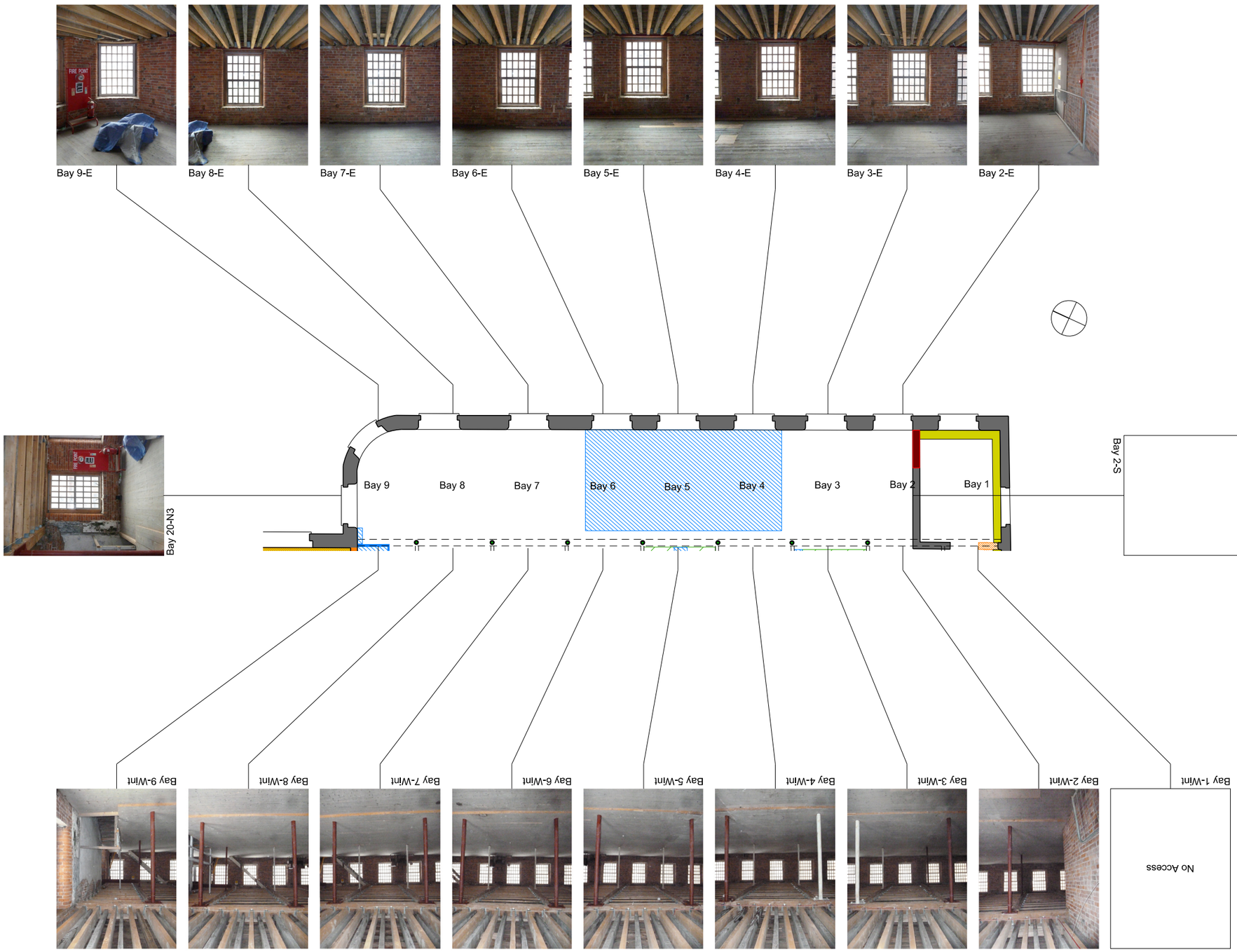
B 5-W int - No exceptional work to existing fabric.

B 6-W int - No exceptional work to existing fabric.

B 7-W int - No exceptional work to existing fabric.

B 8-W int - No exceptional work to existing fabric.

B 9-W int - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET SOUTH BLOCK EXTENSION

ML1-Loom-RIBA4-FCB-DR-03-01-A-1777-L-5323

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET SOUTH BLOCK EXT.
FIRST FLOOR

Job/Drawing No 1777-L-5323
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.3.2.4 Murrays Street Arch Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

All the existing approx. 1920s steel / running beams fitted to carry the electric hoist are to be removed. Floor including hatch and rail to be removed and new floor inserted.

BAY NOTES

B 10-N1 – Existing doorway to Murrays' North is to be closed up to the full wall thickness with the brick set back 30mm on the Murrays' North side.

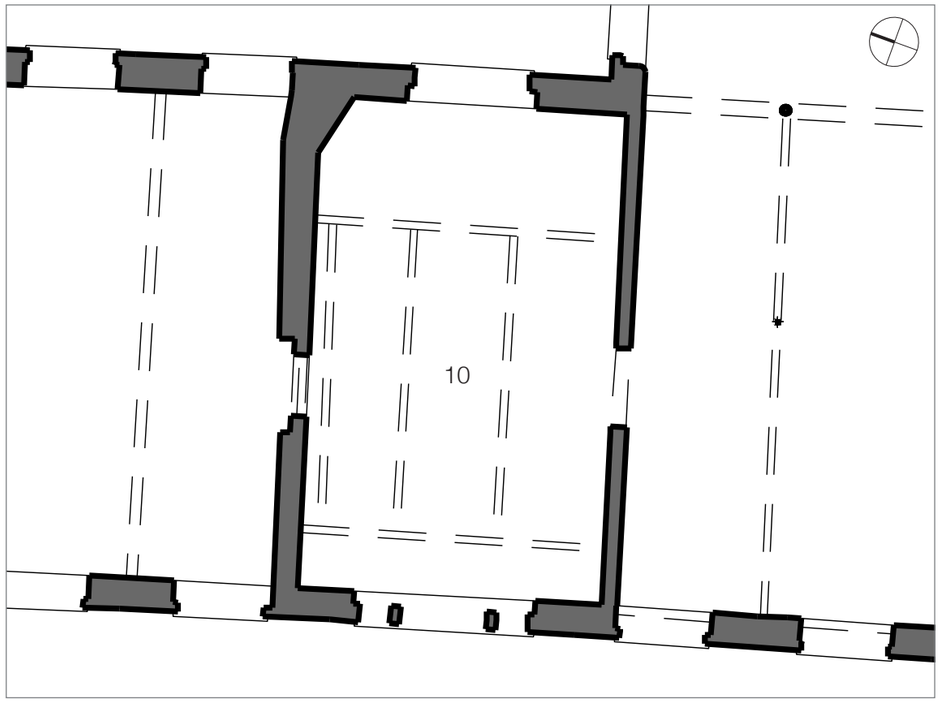
B 10-N2 - No exceptional work to existing fabric.

B 10-E - No exceptional work to existing fabric.

B 10-S1 – New door opening to be formed.

B 10-S2 – Existing opening formed in approx. 1920s to be closed up. Existing brick work to be nibbled back with new bricks toothed in.

B 10-W – Power and other cables to be removed. No exceptional work to existing fabric.





Bay 10-E



Bay 10-N2



Bay 10-N1



Bay 10-S1



Bay 10-S2



Bay 10-W

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET ARCH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-01-A-1777-L-5324

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET ARCH BLOCK
FIRST FLOOR

Job/Drawing No 1777-L-5324
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floors
Floor over bays 8 and 9 to be reinstated following the removal of the wooden stiar.

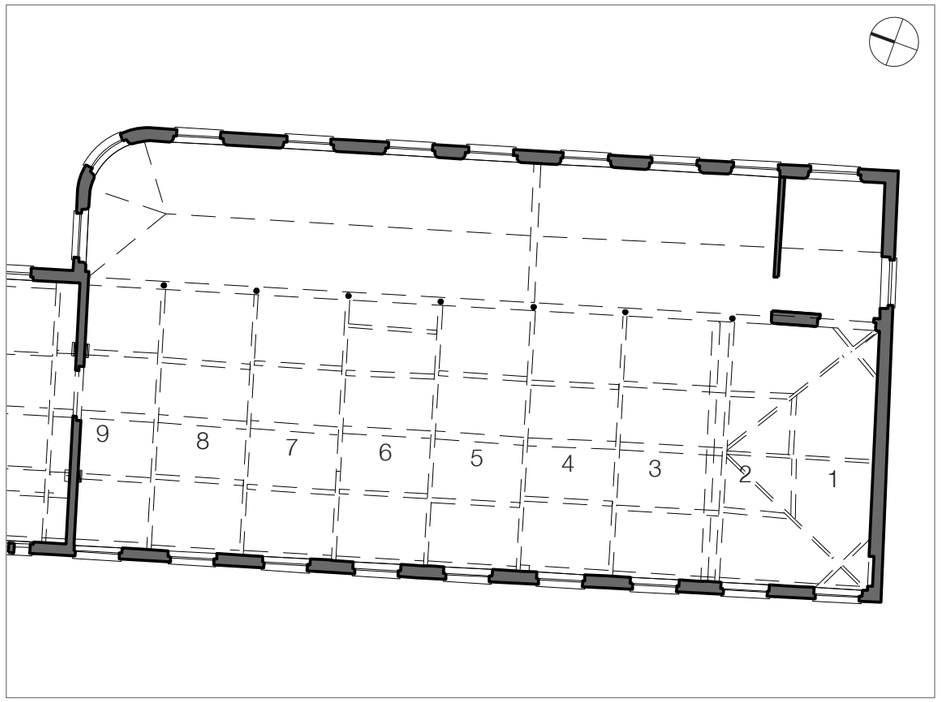
Walls
Generally, walls to be lined with lime plaster and vapour permeable insulation.

Ceiling
Truss to be cleaned prepared, water staining, dirt and dust to be removed.

The existing softwood timber soffit boarding is to be taken down and cleaned up. The plastic Vapour Check membranes are to be carefully cut away. Care must be taken to ensure the roofing felt is not cut or damaged. The existing rockwool is to be taken down and set aside for reuse. 150mm PIR is to be fitted between the rafters. Under no circumstances is spray foam to be used to bond, fill or secure the PIR against the rafters or in any instance anywhere on the project.

A Vapour Check is to be fitted to the underside of the ceiling joists / under battens, with the T&G soffit boarding re-fixed over the membrane on the underside of the joists.
The re-insulated roof will afford a minimum 50mm ventilation space to the underside of the roofing felt. To ensure this is kept clear 50 x 10mm strips of treated softwood are to be used along the edge of the rafters so that the PIR is not pressed to close to the back face of the roofing felt.

Where the existing soffit abuts the central beam a board has been fixed to timber beam in a crude manner. The timber is to be replaced with an appropriate moulded bead to catch the bottom edge of the soffit linings.



BAY NOTES

B 1-W - No exceptional work to existing fabric.

B 2-W - No exceptional work to existing fabric.

B 3-W - No exceptional work to existing fabric.

B 4-W - No exceptional work to existing fabric.

B 5-W - No exceptional work to existing fabric.

B 6-W - No exceptional work to existing fabric.

B 7-W - No exceptional work to existing fabric.

B 8-W - No exceptional work to existing fabric.

B 9-W - No exceptional work to existing fabric. Cables to be removed.

B 9-N1 - Wall to be left exposed. No exceptional work to existing fabric.

B 9-N2 - Wall to be left exposed. Iron restraint bars at high level to be prepared and decorated. Existing steel fire doors to be greased and decorated.

B 9-N3 - Wall to be left exposed. No exceptional work to existing fabric.

B 1-E int – Existing doorway to be closed with reclaimed brick.

B 2-E int - No exceptional work to existing fabric.

B 3-E int - No exceptional work to existing fabric.

B 4-E int - No exceptional work to existing fabric.

B 5-E int - No exceptional work to existing fabric.

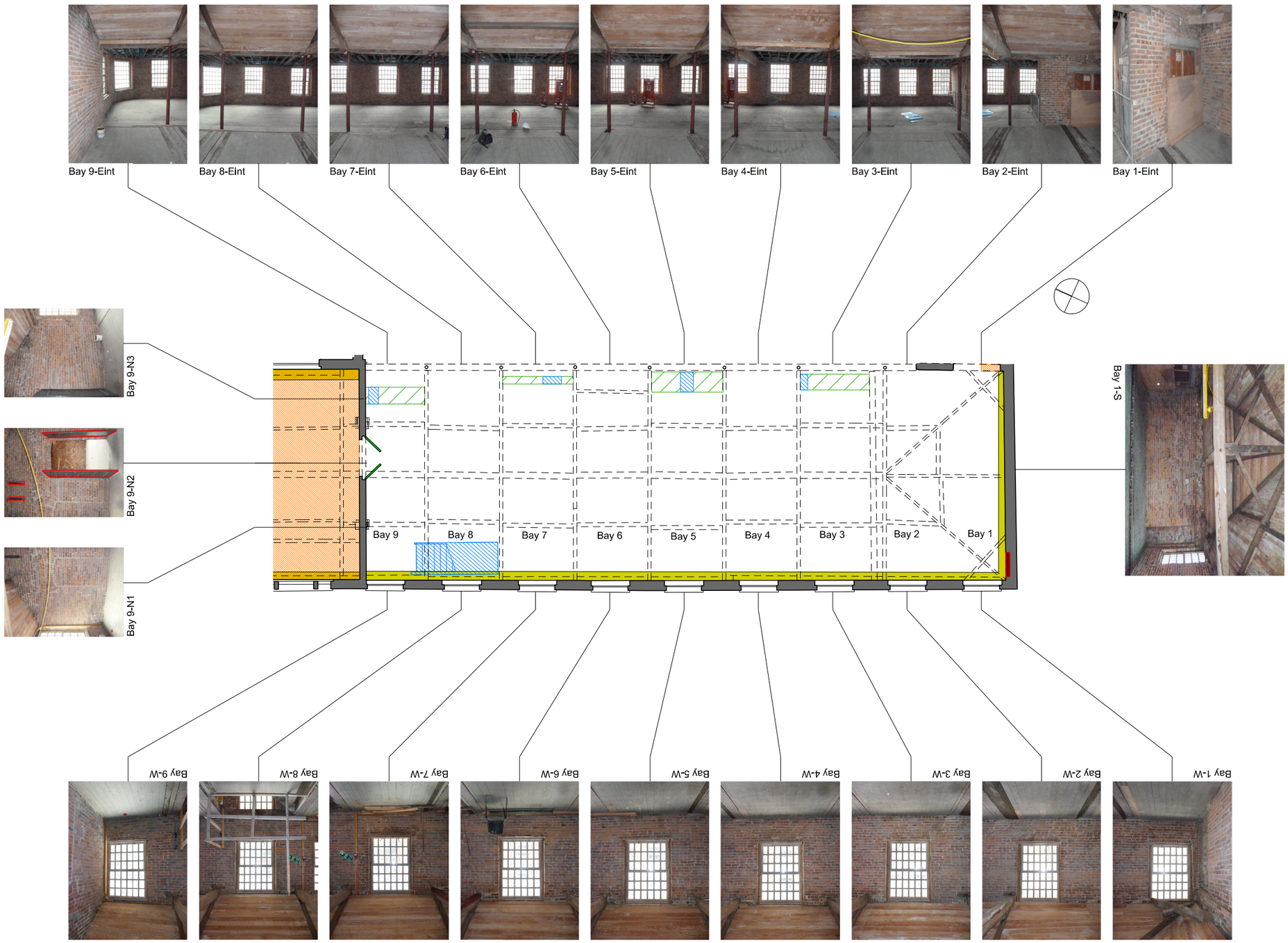
B 6-E int - No exceptional work to existing fabric.

B 7-E int - No exceptional work to existing fabric.

B 8-E int - No exceptional work to existing fabric.

B 9-E int - No exceptional work to existing fabric.

B 1-S – Former doorway to be lined out flush with the adjacent wall in preparation to receive insulation system.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET NORTH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-02-A-1777-L-5332

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET SOUTH BLOCK
SECOND FLOOR

Job/Drawing No 1777-L-5332 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

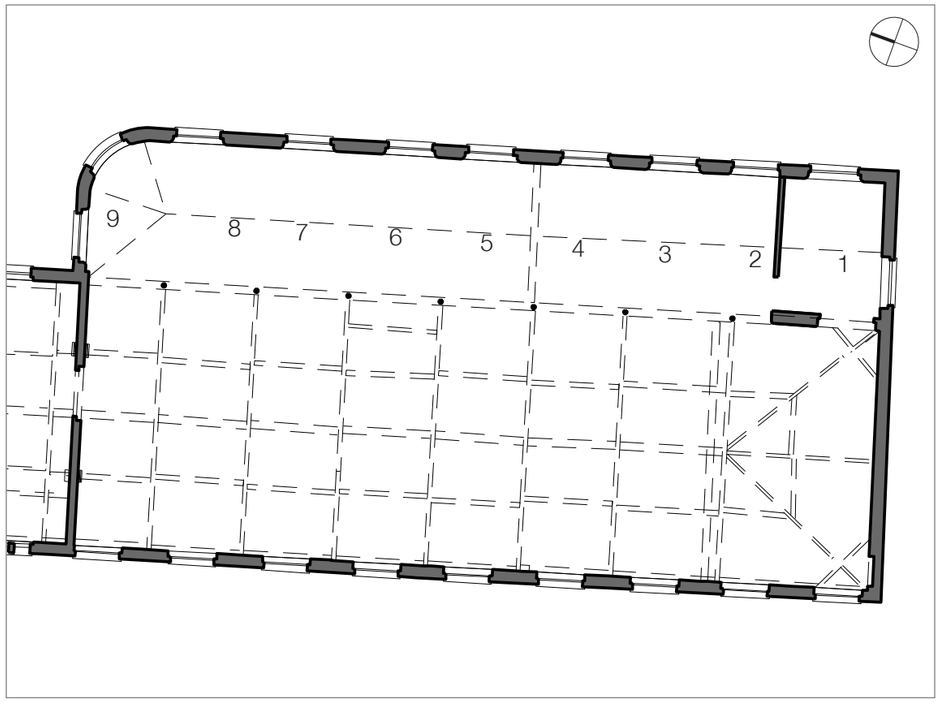
Floors
Floor over bays 8 and 9 to be reinstated following the removal of the wooden stair.

Walls
Generally, walls to be left as exposed brick.

Ceiling
The existing plastic Vapour Check membranes are to be carefully cut away. Care must be taken to ensure the roofing felt is not cut or damaged.

The existing rockwool is to be taken down and set aside for reuse over the ceiling joists. 150mm PIR is to be fitted between the rafters. Under no circumstances is spray foam to be used to bond, fill or secure the PIR against the rafters or in any instance anywhere on the project.

A Vapour Check is to be fitted to the underside of the ceiling joists with plasterboard fitted over the membrane on the underside of the joists. The ceiling is to be lined out with plasterboard.



BAY NOTES

B 1-S – No Access – The window in the gable wall appears to be an early / original 36 pane timber framed window. This will require complete repair and reinstatement. Walls to be lime plastered and insulated.

B 2-S – Wall to be left as bare brick. Existing door to be demounted, overhauled, redecorated and retained for reinstatement once the floor has been reinstated. New doorframe to be inserted. Proposal for re-use of door is subject to acceptance of Building Control.

B 1-W int – No Access – Existing lift doorway to be bricked up. Refer to B 1-E int.

B 2-W int - No exceptional work to existing fabric.

B 3-W int - No exceptional work to existing fabric.

B 4-W int - No exceptional work to existing fabric. Refer to B 5-E for note about box gutter.

B 5-W int - No exceptional work to existing fabric.

B 6-W int - No exceptional work to existing fabric.

B 7-W int - No exceptional work to existing fabric.

B 8-W int - No exceptional work to existing fabric.

B 9-W int - No exceptional work to existing fabric.

B 1-E – No Access. Walls to be lime plastered and insulated.

B 2-E - No exceptional work to existing fabric.

B 3-E - No exceptional work to existing fabric.

B 4-E - No exceptional work to existing fabric.

B 5-E – Disused existing timber box gutter to be protected and retained. Link between stain on the timber floor and gutter to be examined once access is available. Allow for localised repair work to external wall to close any link from the current rainwater drainage system and this disused gutter.

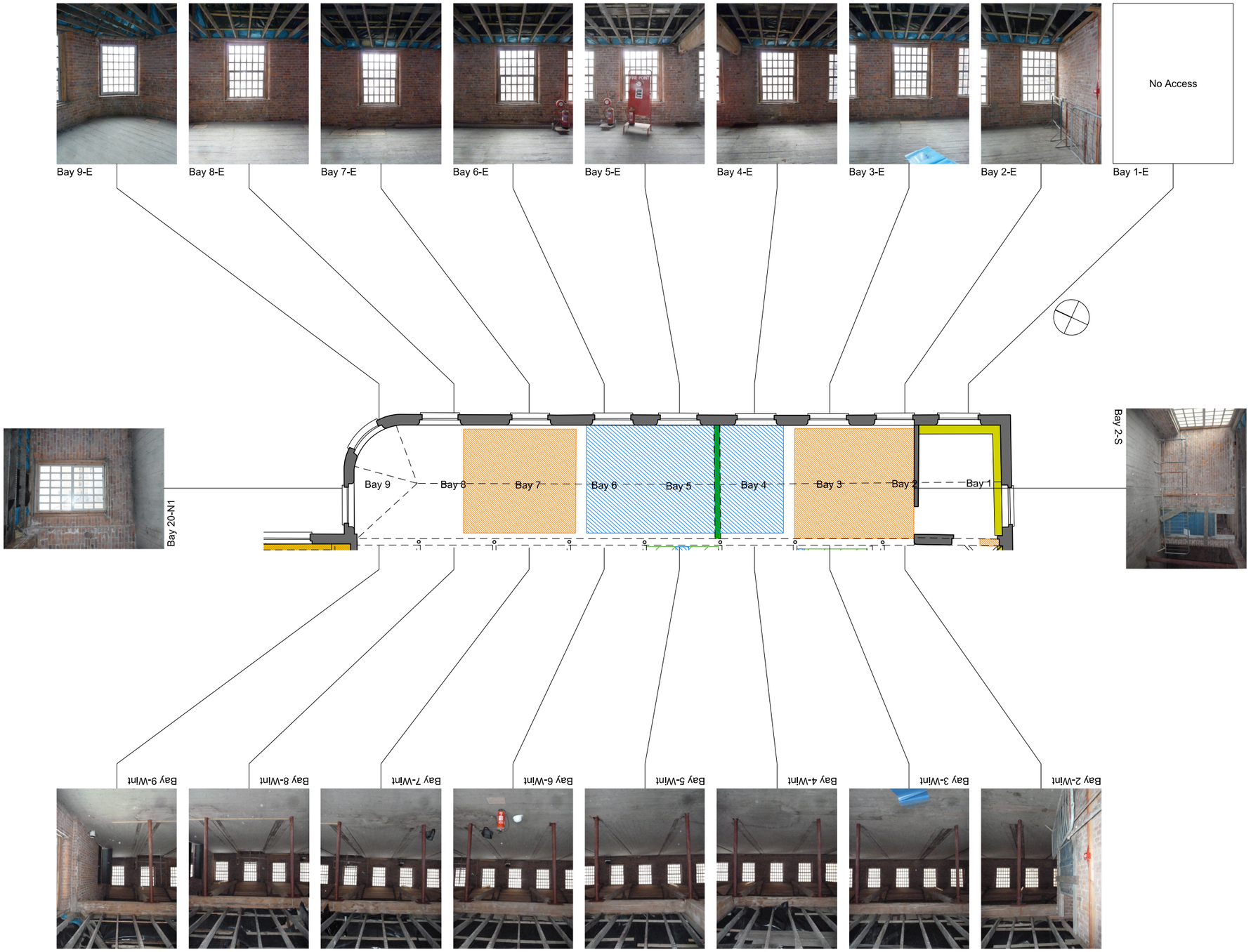
B 6-E - No exceptional work to existing fabric.

B 7-E - No exceptional work to existing fabric.

B 8-E - No exceptional work to existing fabric.

B 9-E - No exceptional work to existing fabric.

B 9-N4 - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET SOUTH BLOCK EXTENSION

ML1-Loom-RIBA4-FCB-DR-03-02-A-1777-L-5333

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith.
Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET SOUTH BLOCK EXT.
SECOND FLOOR

Job/Drawing No 1777-L-5333 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.3.3 Second Floor

5.3.3.4 Murrays Street Arch Block

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

The floor will require renewal as a result of the removal of the hoist and running beams on the floor level below.

BAY NOTES

B 10-N1 – Existing bricked up doorway to Murrays' North is to be closed up further to the full wall thickness. Wall to be plastered and lined out.

B 10-N2 - Wall to be plastered and lined out. Wall to be left exposed. No exceptional work to existing fabric.

B 10-N3 – Wall to be plastered and lined out. Wall to be left exposed. No exceptional work to existing fabric.

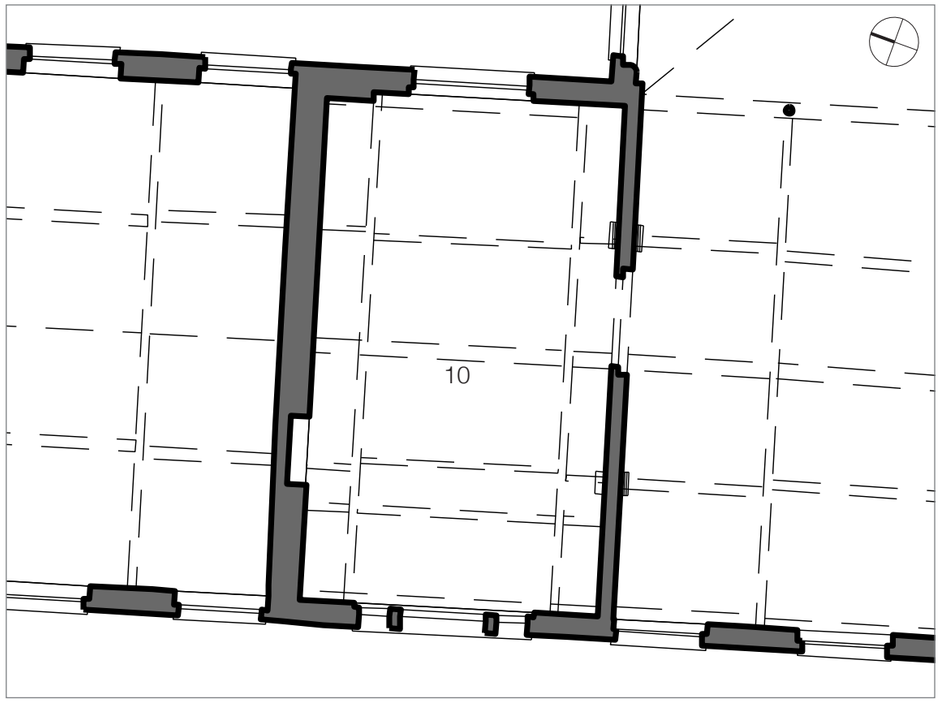
B 10-E - Wall to be plastered and lined out. No exceptional work to existing fabric.

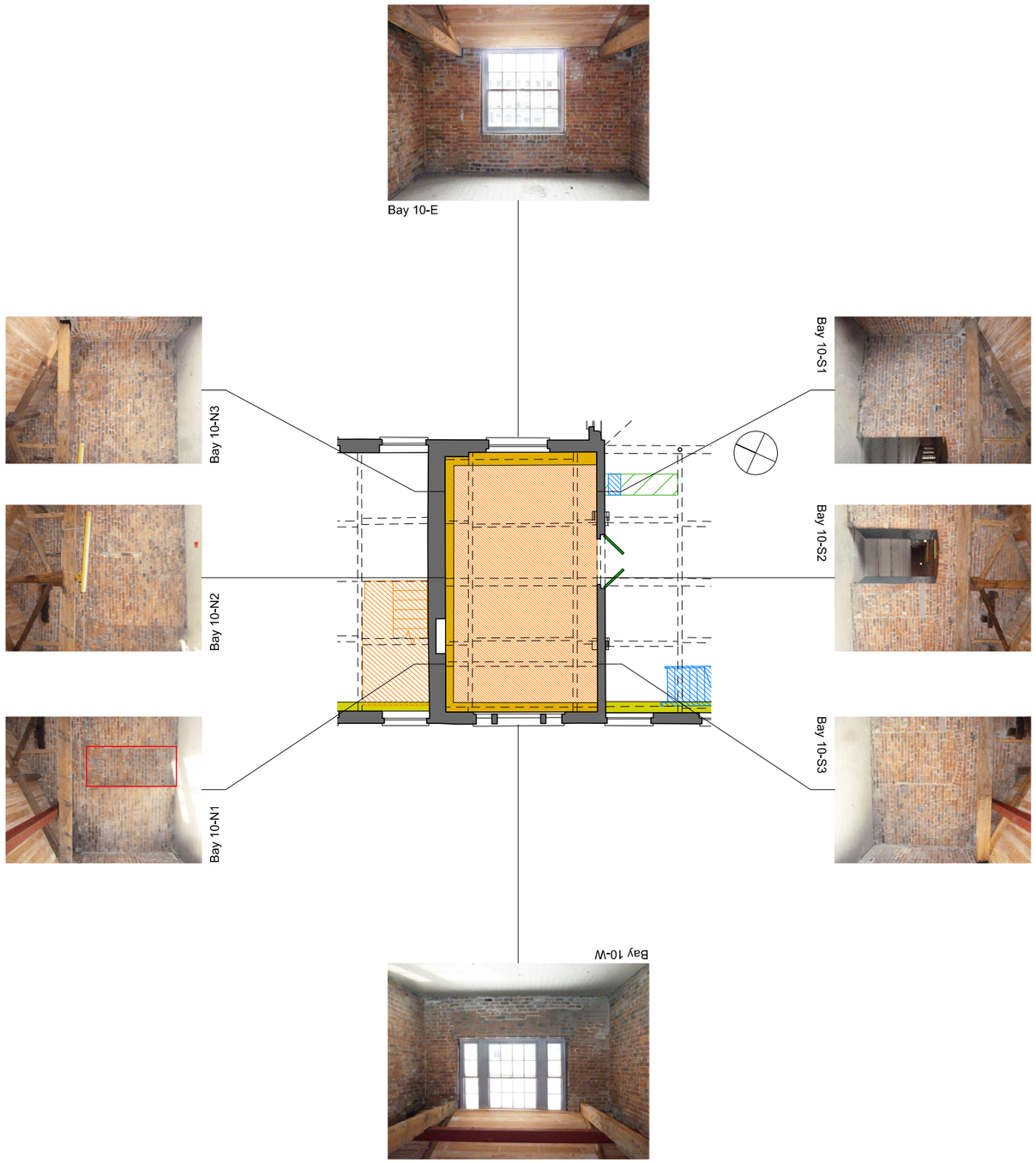
B 10-S1 – Wall to be left exposed. No exceptional work to existing fabric.

B 10-S2 – Wall to be left exposed.

B 10-S3 – Wall to be left exposed. No exceptional work to existing fabric.

B 10-W – No exceptional work to existing fabric. The soffit line conflicts with the window. Detail of junction of soffit and window to be reviewed on site.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

MURRAY STREET ARCH BLOCK

ML1-Loom-RIBA4-FCB-DR-03-02-A-1777-L-5334

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
MURRAY STREET ARCH BLOCK
SECOND FLOOR

Job/Drawing No 1777-L-5334 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

0 10

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

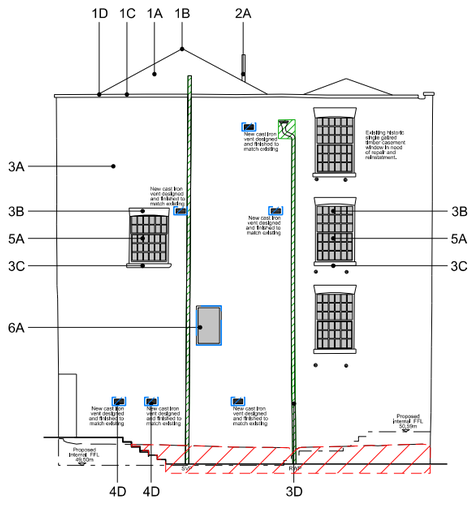
4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

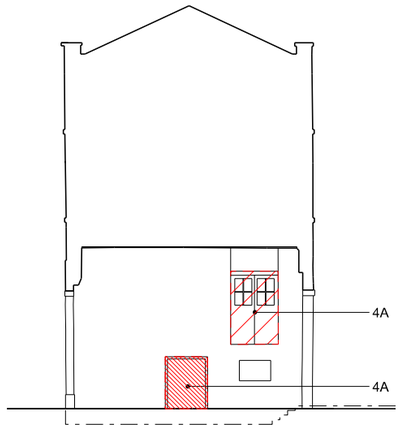
6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/ Service Door
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

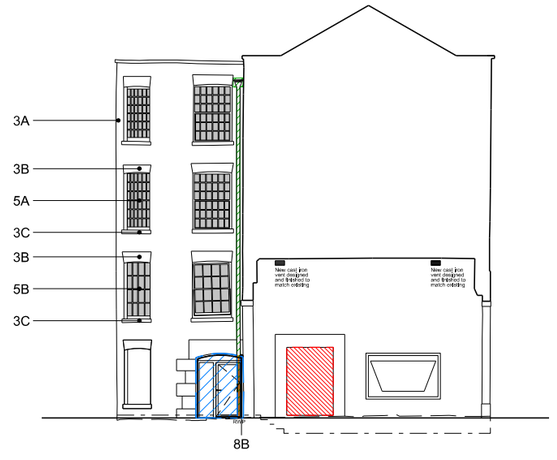
8. INTERVENTION & REPAIR
8A. Alter existing Ironwork; repair and decorate
8B. Adapt existing rainwater goods
8C. Dry riser inlet box set into existing wall



MURRAY STREET BLOCK
SOUTH-EAST ELEVATION - PROPOSED



MURRAY STREET BLOCK
SOUTH-EAST ARCH ELEVATION - PROPOSED



MURRAY STREET BLOCK
NORTH-WEST ARCH ELEVATION - PROPOSED

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

ML1-Loom-RIBA4-FCB-DR-03-ZZ-A-1777-L-631

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
SOUTH-EAST ELEVATION - PROPOSED
MURRAY STREET BLOCK

Do not scale

Job/Drawing No 1777-L-631
Amendment -
Scale 1:200 (1:100 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast Iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

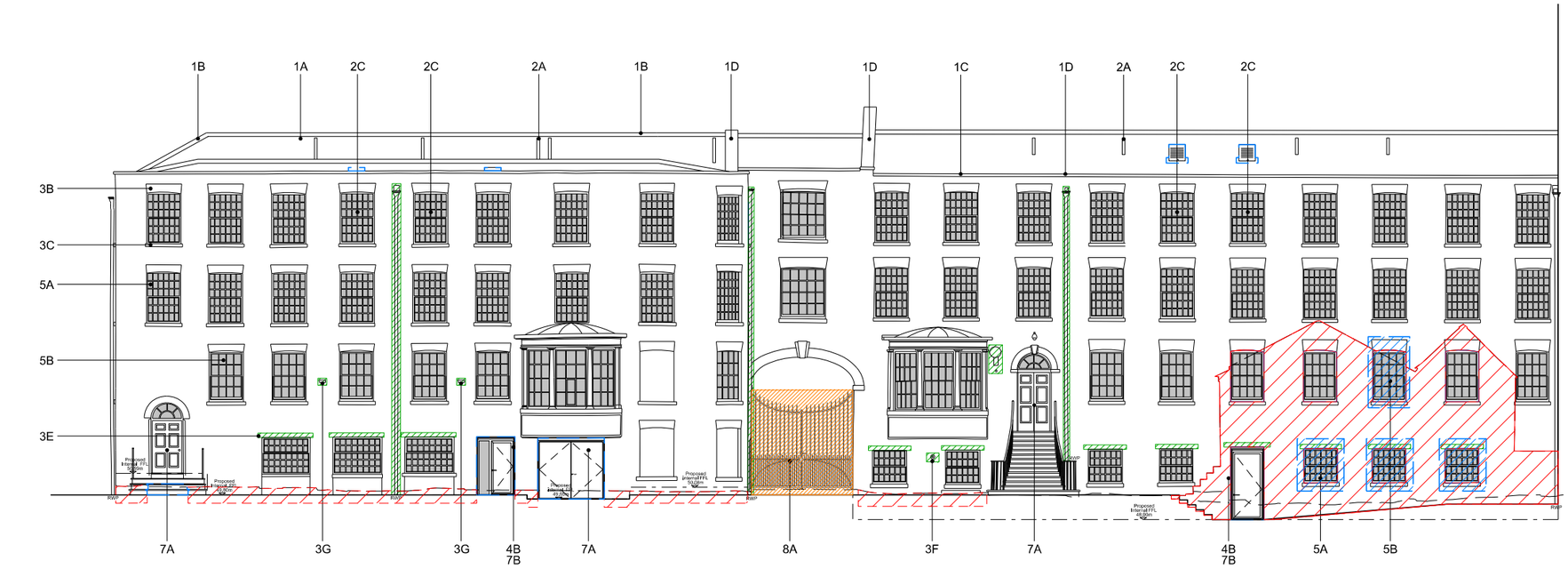
4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/Service Door
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

8. INTERVENTION & REPAIR
8A. Alter existing ironwork; repair and decorate
8B. Adapt existing rainwater goods
8C. Dry riser inlet box set into existing wall



0 10

MURRAY STREET BLOCK - NORTH-EAST ELEVATION - PROPOSED

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

ML1-Loom-RIBA4-FCB-DR-03-ZZ-A-1777-L-632

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NORTH-EAST ELEVATION - PROPOSED
MURRAY STREET BLOCK

Job/Drawing No 1777-L-632
Amendment -
Scale 1:200 (1:100 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed
without written permission of MLDC

5.4 Old Mill Engine House Building Assessment

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Contents

5.4.0 Lower Ground

5.4.1 Upper Ground

5.4.2 First Floor

5.4.3 Top Level/ Roof Void

5.4.4 Elevations

5.4.0 Lower Ground

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Access - Access into the upper floors has been limited. Once access is available the description of the repair, consolidation and renovation of the exiting fabric will be prepared. The following provides the template for the information to come.

Context - Old Mill Engine House includes elements dating back to the earliest period of the mill. Where these early artefacts occur they are deemed to be of high significance are to be protected and preserved. However, the Engine House's interior has been witness to substantial since its original construction. Much of the fabric dates from between 1900 and 1920.
The proposals for the reuse of the building have sought to leave most of the 19th Century fabric unchanged with localised adaptation to the more modern and far less significant fabric dating from the early 20th Century.

Windows and Door Openings - The existing floor levels do not relate well with the earlier window openings. The intention is to formalise the relationship of the window and floor within the wall plane. This will require the reveals to be lined out to disguise the deeper position of the window within the wall. The lining out will be similar manner to the entrance portals of the apartments within the mill buildings.

Floors
The existing floor is of concrete construction laid over the bare ground. This is to be broken out and the ground excavated to enable the insertion of an insulated floor slab. It must be assumed that the sub-base is contaminated.

Walls
The existing walls appear to be built inboard of the earlier walls and most probably serve to carry the steel and concrete floor above. Walls to be lined out with vapour permeable insulation system.

Ceiling
The new ceiling is to be located below the existing filler joist floor above.

BAY NOTES

B 01-N - No exceptional work to existing fabric. Existing stone features to be left intact beneath the wall lining system.

B 02-N - No exceptional work to existing fabric.

B 03-N - Demount and catalogue existing running located at soffit level. Prepare, restore and reinstall once the stair well opening has been formed. Co-ordinate with the location of the proposed stair. Opening to be formed within internal brick leaf to enable a new window to sit behind the earlier opening evident in the external wall.

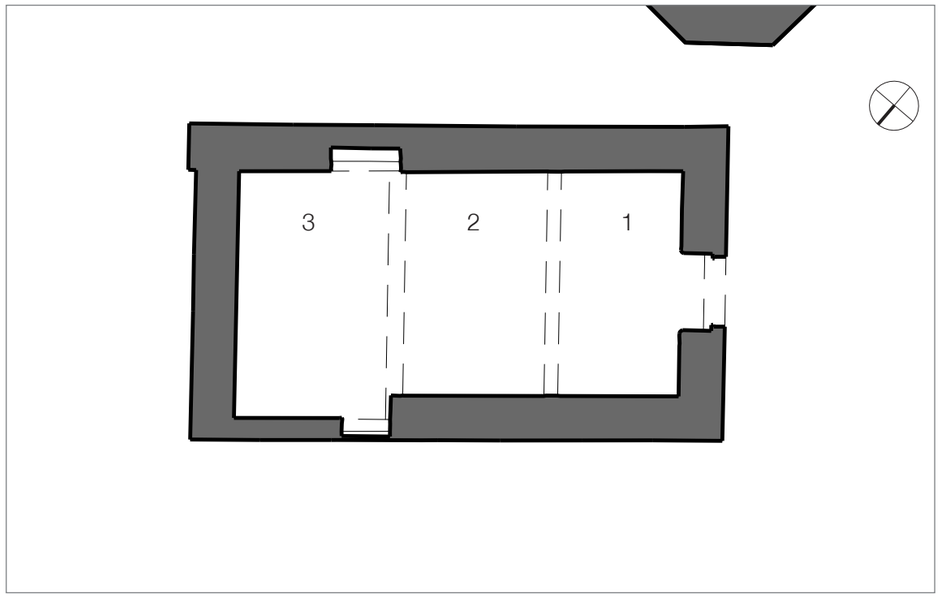
B 03-E1 and E2 - Open up the existing flue and re-form into a formal entrance to serve as the front door.

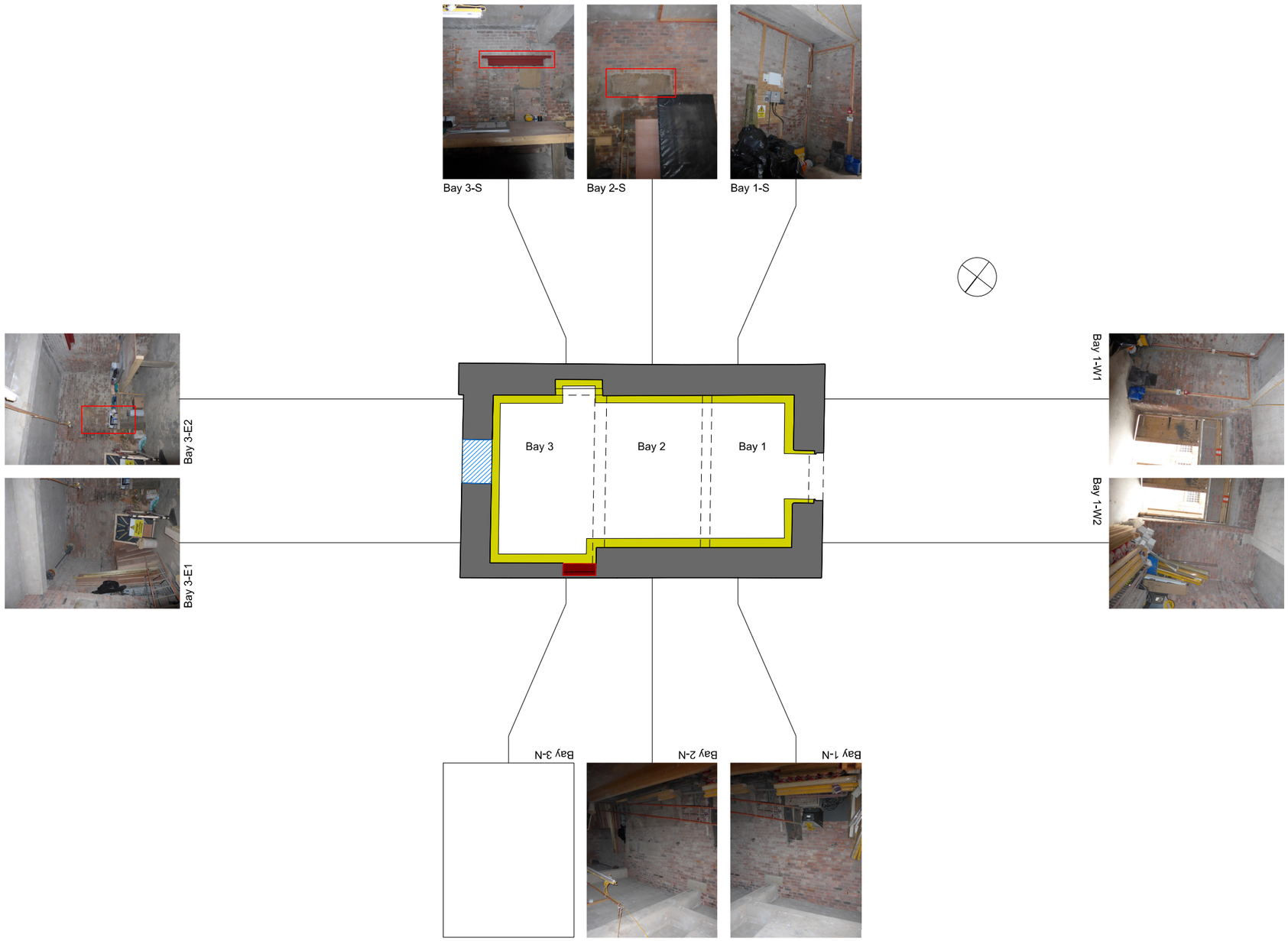
B 01-S - Prepare and decorate the iron beams. Retain the form of the reveal within the wall when lining out.

B 02-S - No exceptional work to existing fabric. Existing stone features to be left intact beneath the wall lining system.

B 03-S - No exceptional work to existing fabric. Remove cables.

B 01-W1 and W2 - No exceptional work to existing fabric.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL ENGINE HOUSE

ML1-Loom-RIBA4-FCB-DR-04-00LG-A-1777-L-5401

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL ENGINE HOUSE
LOWER GROUND FLOOR

Job/Drawing No 1777-L-5401 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.4.1 Upper Ground

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

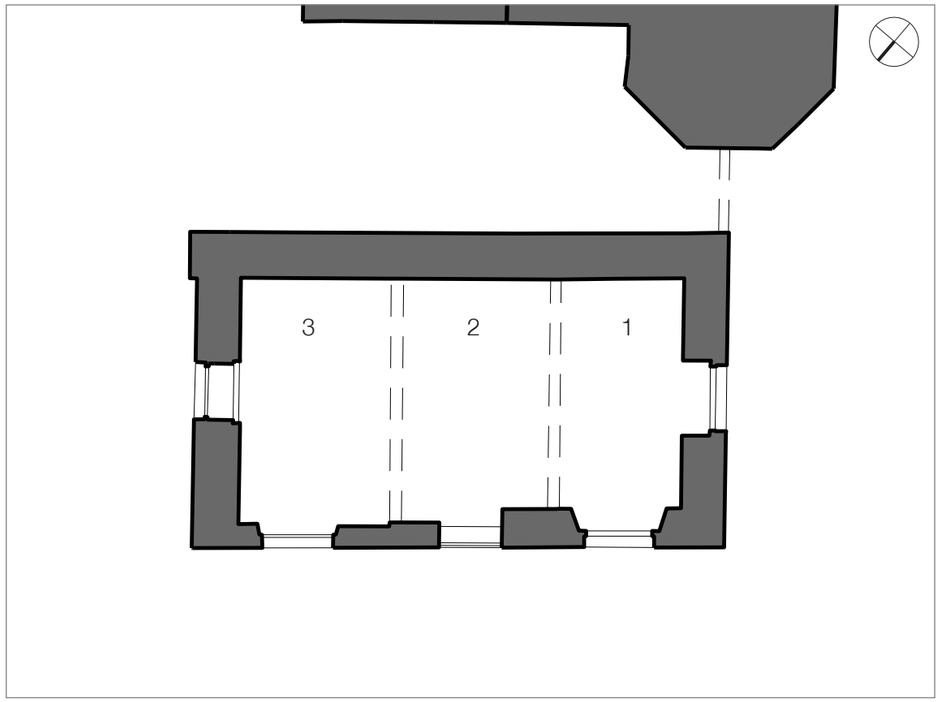
Floors
The existing floor is of filler joist, steel and concrete construction. Bay 3 is to be broken out to enable the formation of the stair well. It is assumed that the concrete floor will be overlain with a new floating floor as described for the mill buildings.

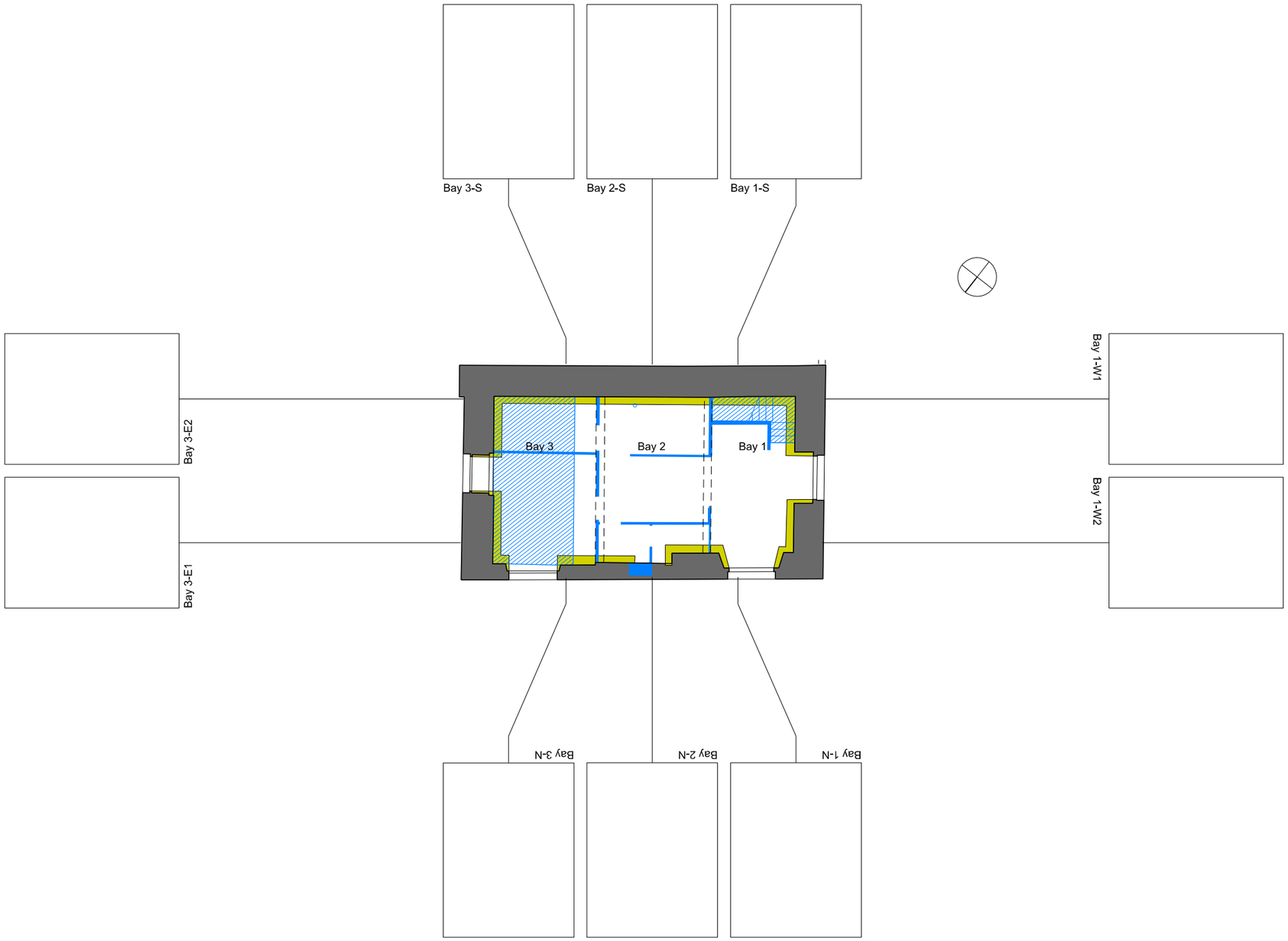
Walls
The existing walls are assumed to be a combination of 20th Century and earlier. Brickwork worthy of being left on show and industrial features within the walls are to be retained and expressed. Generally, walls to be lined out with vapour permeable insulation system.

Ceiling
The new ceiling is to be located in the below the upper floor.

BAY NOTES

To be surveyed once access is available.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL ENGINE HOUSE

ML1-Loom-RIBA4-FCB-DR-04-00UG-A-1777-L-5411

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL ENGINE HOUSE
UPPER GROUND FLOOR

Job/Drawing No 1777-L-5411
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.4.2 First Floor

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

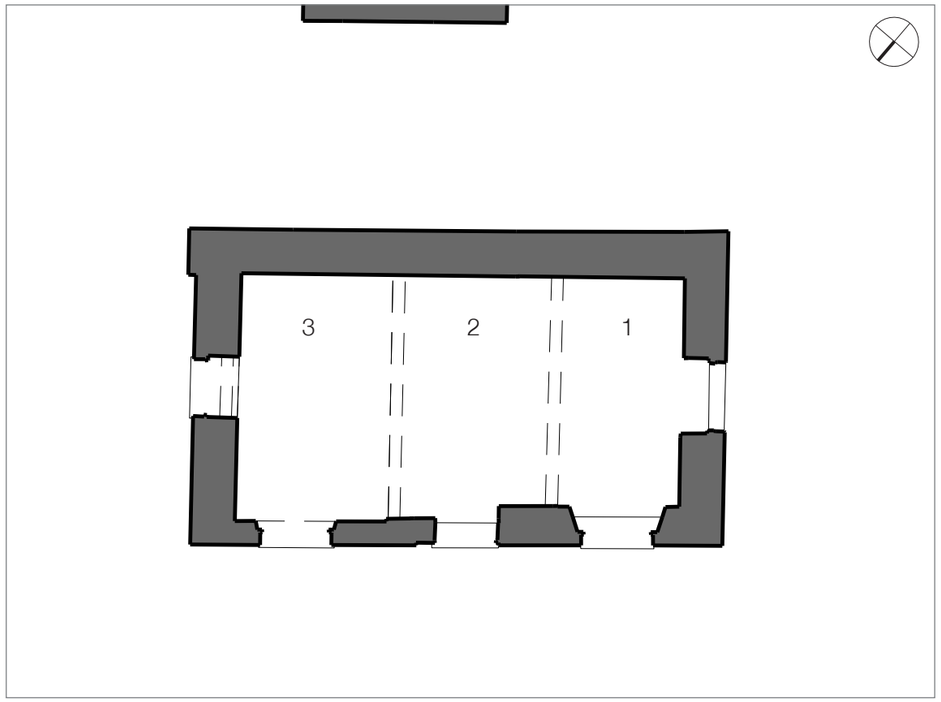
Floor
The existing floor is thought to be a filler joist, steel and concrete construction. The floor to floor is very limited making the re-use of the space impractical. The floor is to be removed to leave a tall Upper Ground level.

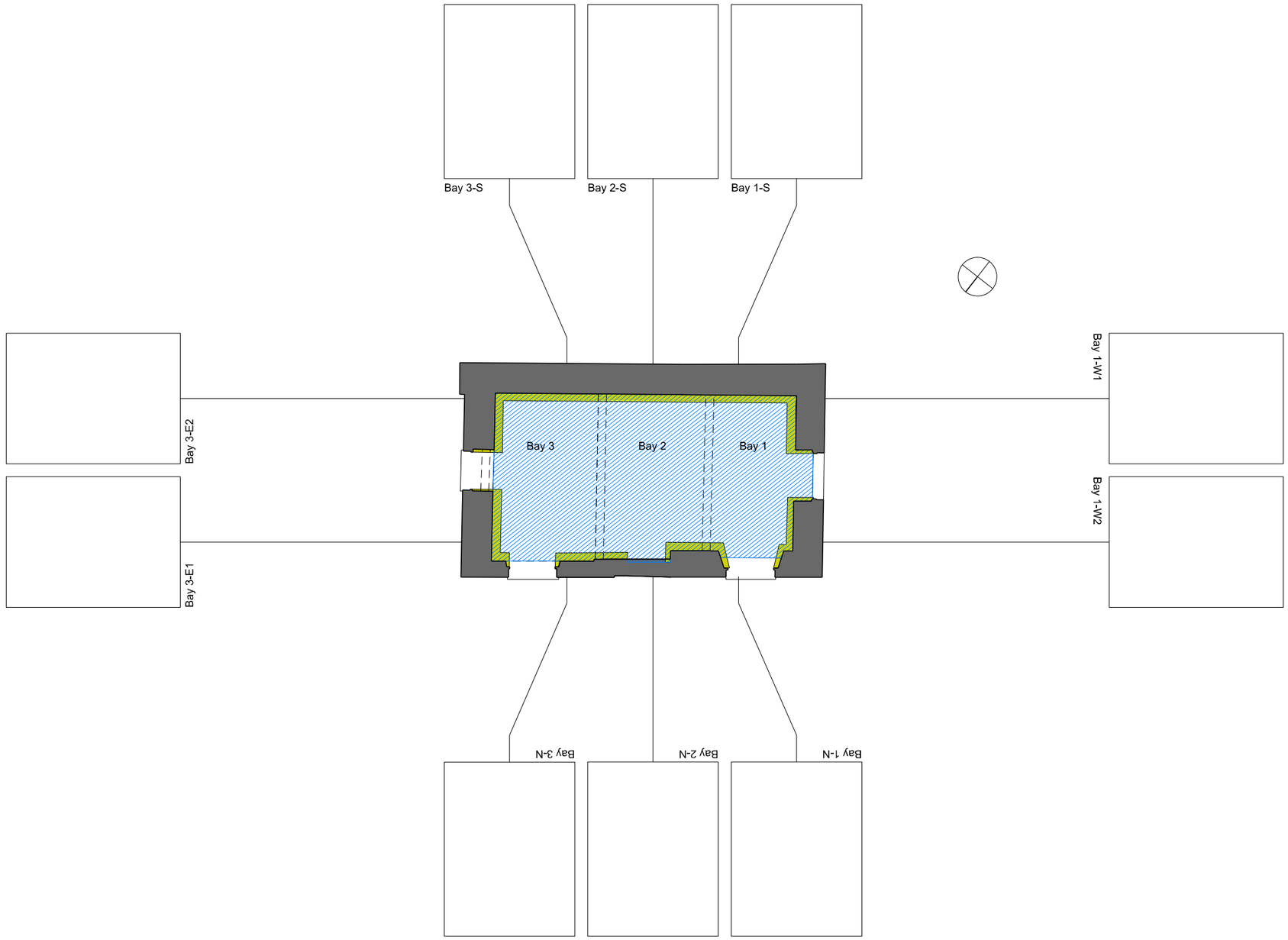
Walls
The existing walls are assumed to be a combination of 20th Century and earlier. Brickwork worthy of being left on show and industrial features within the walls are to be retained and expressed. Generally, walls to be lined out with vapour permeable insulation system.

Ceiling
The new ceiling is to be located below the top floor.

BAY NOTES

To be surveyed once access is available.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL ENGINE HOUSE

ML1-Loom-RIBA4-FCB-DR-04-01-A-1777-L-5421

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL ENGINE HOUSE
FIRST FLOOR

Job/Drawing No 1777-L-5421 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

5.4.3 Top Level/ Roof Void

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

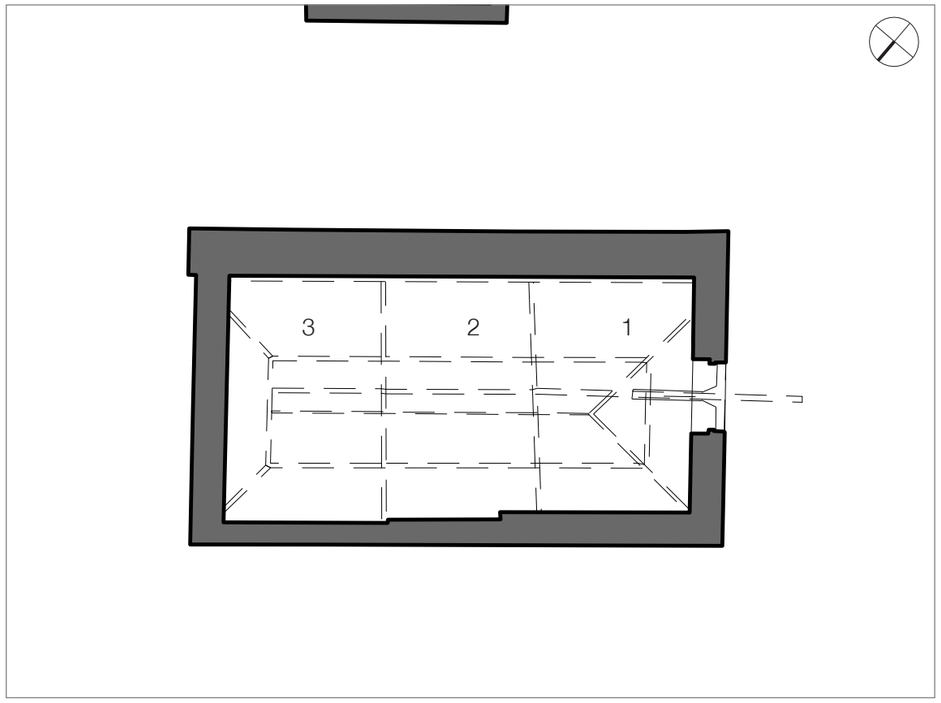
Floors
TBC

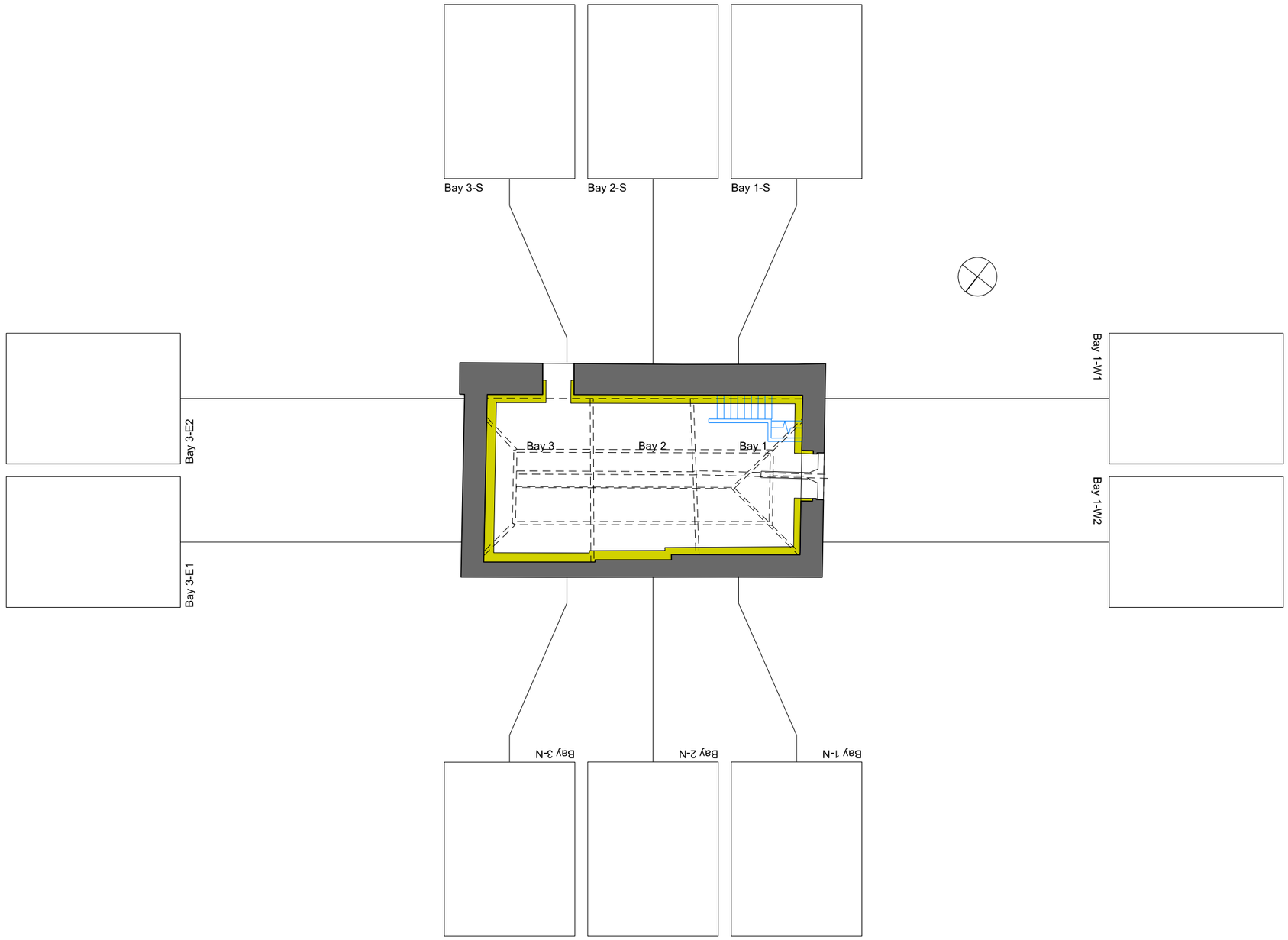
Walls
The existing walls are assumed to be a combination of 20th Century and earlier. Brickwork worthy of being left on show and industrial features within the walls are to be retained and expressed. Generally, walls to be lined out with vapour permeable insulation system.

Ceiling
The new ceiling is to be located at the underside of the timber built roof. The details prepared for use in the Mills and Murray St are to serve as the template for the insulating and lining out of the engine house roof until the existing construction and condition can be determined.

BAY NOTES

To be surveyed once access is available.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

OLD MILL ENGINE HOUSE

ML1-Loom-RIBA4-FCB-DR-04-02-A-1777-L-5431

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
OLD MILL ENGINE HOUSE
SECOND FLOOR

Job/Drawing No 1777-L-5431 Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast Iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

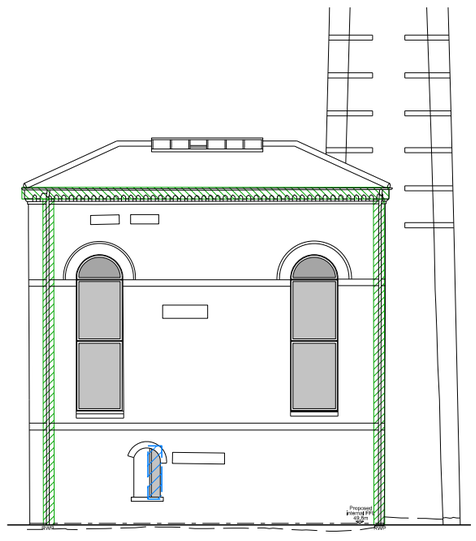
5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

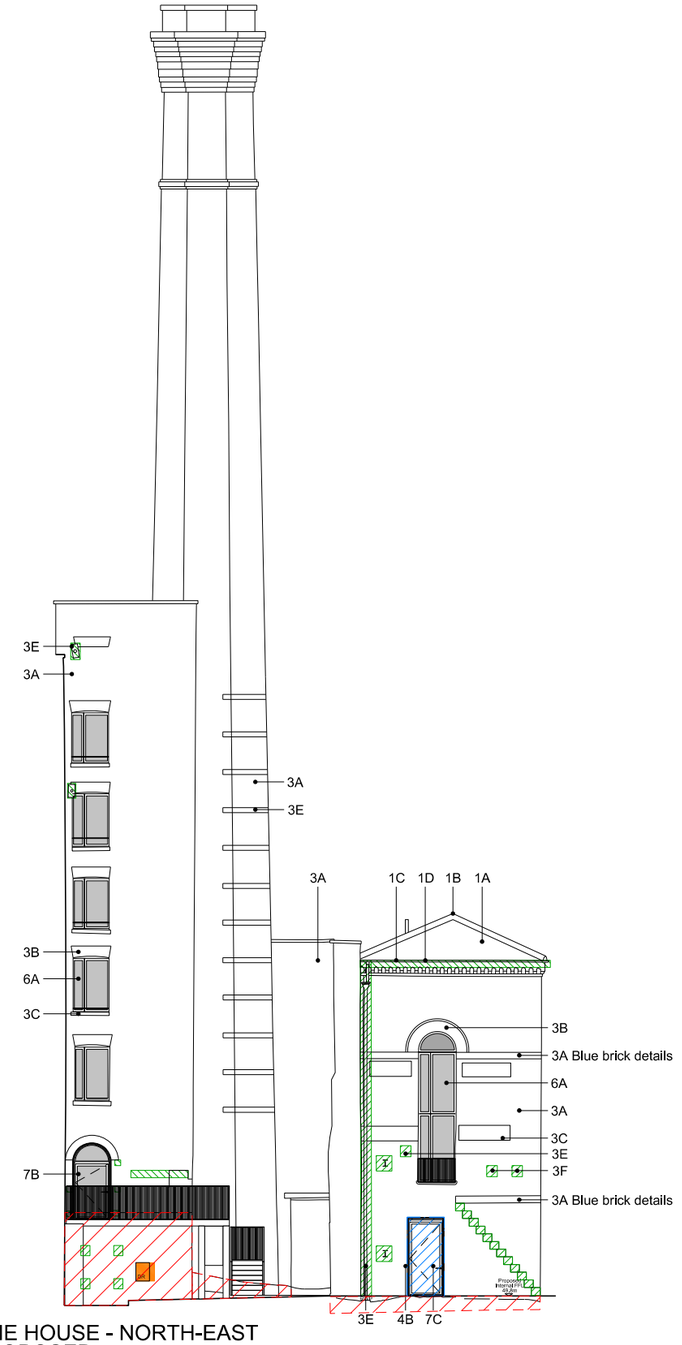
7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/ Service Door
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

8. INTERVENTION & REPAIR
8A. Alter existing ironwork; repair and decorate
8B. Adapt existing rainwater goods
8C. Dry Riser inlet box set into existing wall

0 10



OLD MILL ENGINE HOUSE - NORTH-WEST ELEVATION - PROPOSED



OLD MILL ENGINE HOUSE - NORTH-EAST ELEVATION - PROPOSED

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

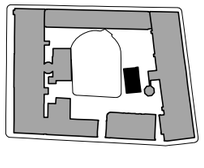
INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

ML1-Loom-RIBA4-FCB-DR-04-ZZ-A-1777-L-640

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
ELEVATION - PROPOSED
OLD MILL ENGINE HOUSE

Do not scale

Job/Drawing No 1777-L-640
Amendment -
Scale 1:200 (1:100 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast Iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

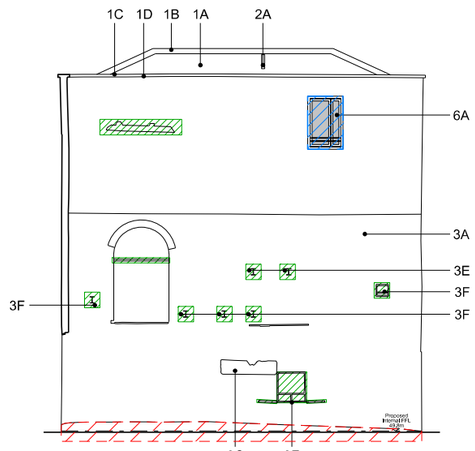
5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

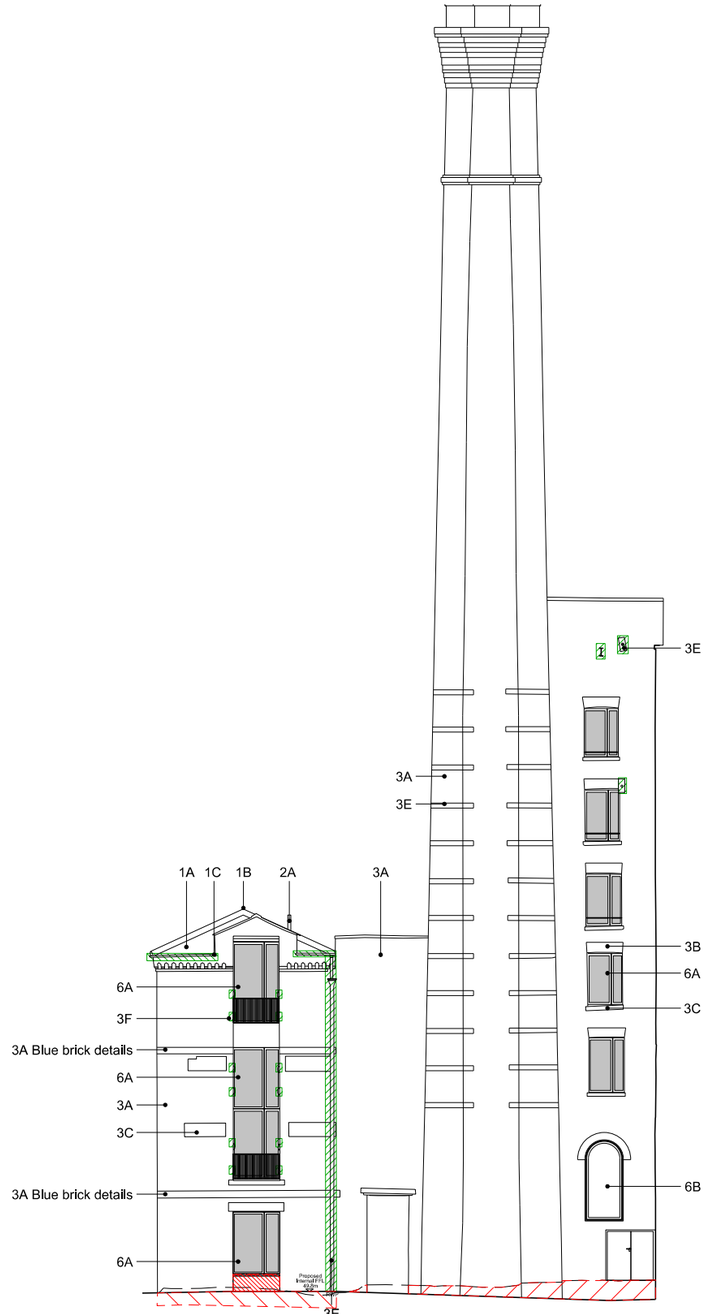
7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/ Service Door
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

8. INTERVENTION & REPAIR
8A. Alter existing ironwork; repair and decorate
8B. Adapt existing rainwater goods
8C. Dry riser inlet box set into existing wall

0 10



OLD MILL ENGINE HOUSE - SOUTH-EAST ELEVATION - PROPOSED



OLD MILL ENGINE HOUSE - SOUTH-WEST ELEVATION - PROPOSED

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

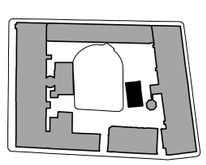
Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Feilden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



ML1-Loom-RIBA4-FCB-DR-04-ZZ-A-1777-L-641

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeildenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
ELEVATION - PROPOSED
OLD MILL ENGINE HOUSE

Job/Drawing No 1777-L-641
Amendment -

Scale 1:200 (1:100 @ A1)
Date 14th August 2015
Drawn

Do not scale
All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed
without written permission of MLDC

5.5 New Mill Engine House Building Assessment

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Contents

5.5.0 Lower Ground

5.5.1 Upper Ground

5.5.2 First Floor

5.5.3 Elevations

5.5.0 Lower Ground

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Access- Access into the upper floors has been limited. Once access is available the description of the repair, consolidation and renovation of the exiting fabric will be prepared. The following provides the template for the information to come.

Context - New Mill Engine House has been witness to substantial change to the building's interior since its original construction. Much of the fabric dates from between 1900 and 1920.
The proposals for the reuse of the building have sought to leave most of the 19th Century fabric unchanged with localised adaptation to the more modern and far less significant fabric dating from the early 20th Century.

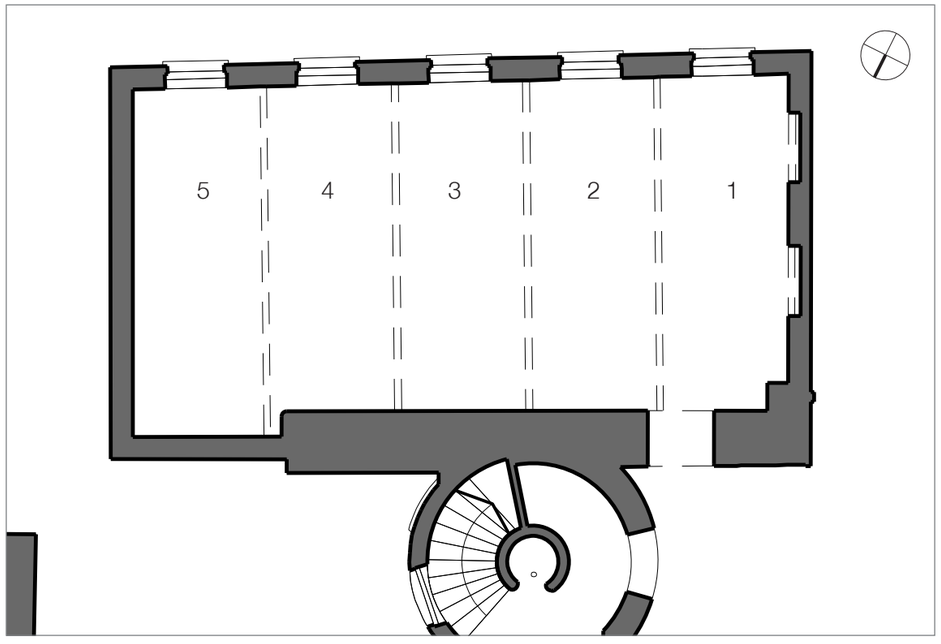
Windows and Door Openings - The existing floor levels do not relate well with the earlier window openings. The intention is to formalise the relationship of the window and floor within the wall plane. This will require the reveals to be lined out to disguise the deeper position of the window within the wall. The lining out will be similar manner to the entrance portals of the apartments within the mill buildings.

Exterior - Cement patching to the wall to be cut out and wall appropriately repaired.

Floors
The existing floor is of concrete underpinning and earth. This is to be overlain with fill and the new floor formed at a higher level. A significant volume of water is leaching from the basin into the basement space. Refer to Arup Engineers details for the external tanking of the wall to prevent future water ingress.

Walls
The existing walls are in poor condition. All will require re-pointing. All are to be lined with the drained tanking system. Service penetrations to be made though the north wall. Refer to elevation drawings.

Ceiling
The new ceiling is to be located below the existing timber floor above.



BAY NOTES

B 1-N - No exceptional work to existing fabric. Also refer to B 2-N.

B 2-N - The existing doorway linking the engine House to the Mill is to be closed up. The steel lined fire door including the runners, guides, frame, locking points, etc. is to be demounted, catalogued, prepared, restored and reinstated. The location of the door is to be determined upon the available floor to ceiling heights.

B 3-N - No exceptional work to existing fabric.

B 4-N - To be inspected once the 2006 timer stair is removed.

B 5-N - No exceptional work to existing fabric. Existing openings to be assessed for re-use mindful that the external ground level is to be lowered and the walls are to be lined with a drained tanking system.

B 5-E1 and E2 - No exceptional work to existing fabric.

B 5-E3 - No exceptional work to existing fabric. Wall to be opened up to form new entrance.

The extension of the engine house in the 1800s resulted in most of the original building being demolished. The southern wall was moved out to sit over the canal basin. This basin wall and stone copings were retained and serve as the wall base. It is likely that the extended engine house and canal basin were not in existence at the same time. The consequence of the reintroduction of water to the basin has been the gradual erosion of the southern wall. Substantial repairs are now necessary. The whole wall from coping to base is to be packed and pointed.

B 1-S - No exceptional work to existing fabric.

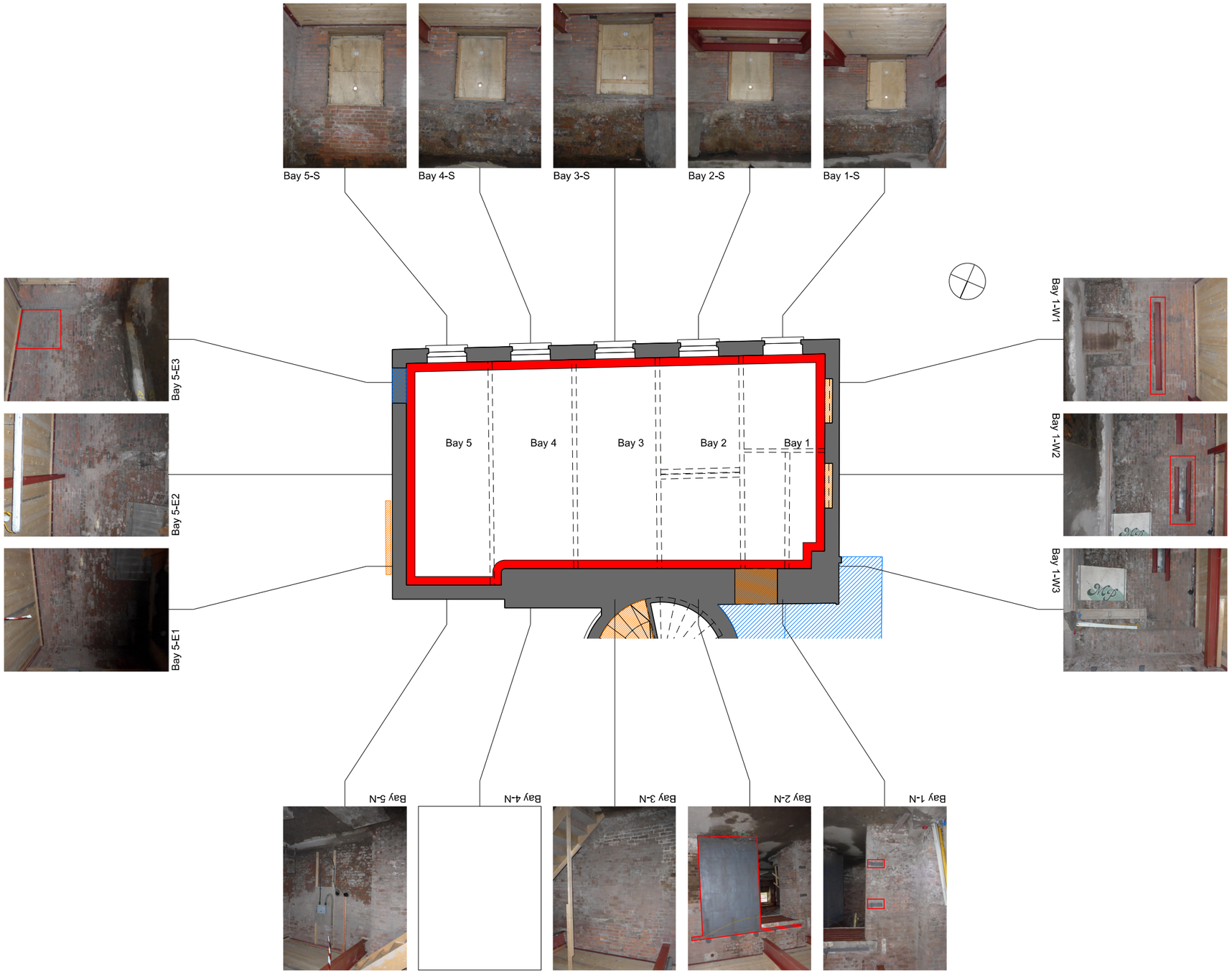
B 2-S - No exceptional work to existing fabric.

B 3-S - No exceptional work to existing fabric.

B 4-S - No exceptional work to existing fabric.

B 5-S - No exceptional work to existing fabric.

B 1-W1 to W3 - Prepare and decorate the existing iron beam.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL ENGINE HOUSE

ML1-Loom-RIBA4-FCB-DR-05-00LG-A-1777-L-5501

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL ENGINE HOUSE
LOWER GROUND FLOOR

Do not scale

Job/Drawing No 1777-L-5501
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.5.1 Upper Ground

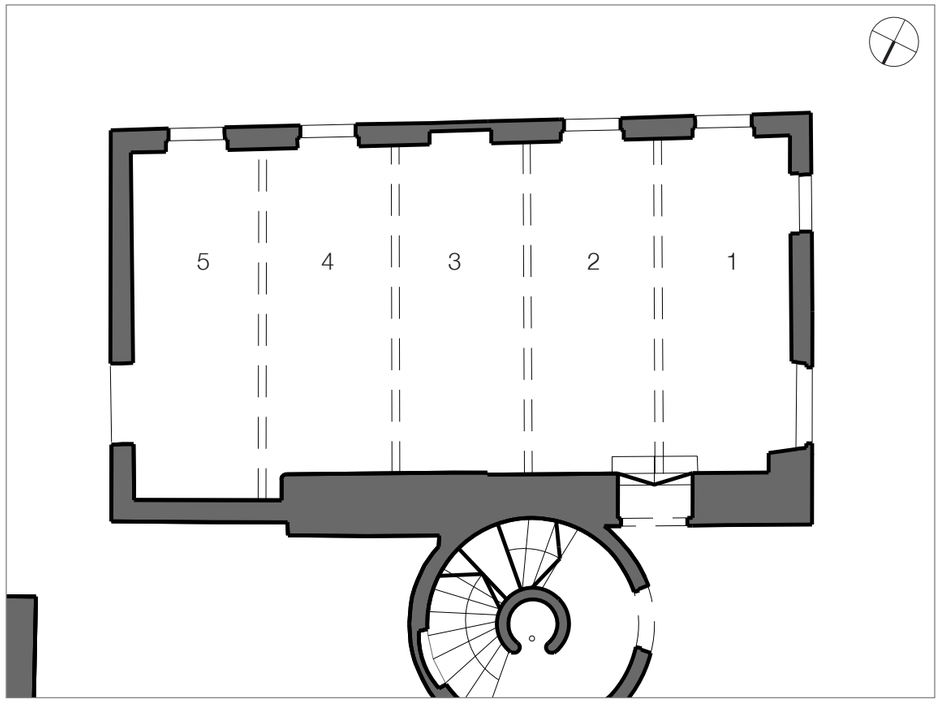
MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floor
The existing floor is timber plank spanning between steel beams dating to 2006. This is to be overlain with a floating acoustic floor.

Walls
Bedrooms and selected areas of other walls are to be lined with insulation. The remaining wall is to be left as bare brick. Service penetrations to be made though the north wall. Refer to elevation drawings.

Ceiling
The new ceiling is to be located below the existing timber floor above.



BAY NOTES

B 1-N - No exceptional work to existing fabric. Wall to be lined with insulation. Also refer to B 2-N.

B 2-N - Existing doorway to be closed over with new brick formed as a cavity wall set back 50mm from the exterior wall. Internal setback to be formed as a niche. Iron beam to be prepared and decorated. Wall to be lined with insulation.

B 3-N - Iron plate to be prepared and decorated. Wall to be lined with insulation.

B 4-N - Wall to be assessed once the 2006 timber stair has been removed and access is available.

B 5-N - No exceptional work to existing fabric.

B 5-E1 and E2 - No exceptional work to existing fabric.

B 5-E3 - Wall to be opened up to enable principle entrance doorway to be formed.

B 1-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 2-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 3-S - No exceptional work to existing fabric. Wall to be lined with insulation.

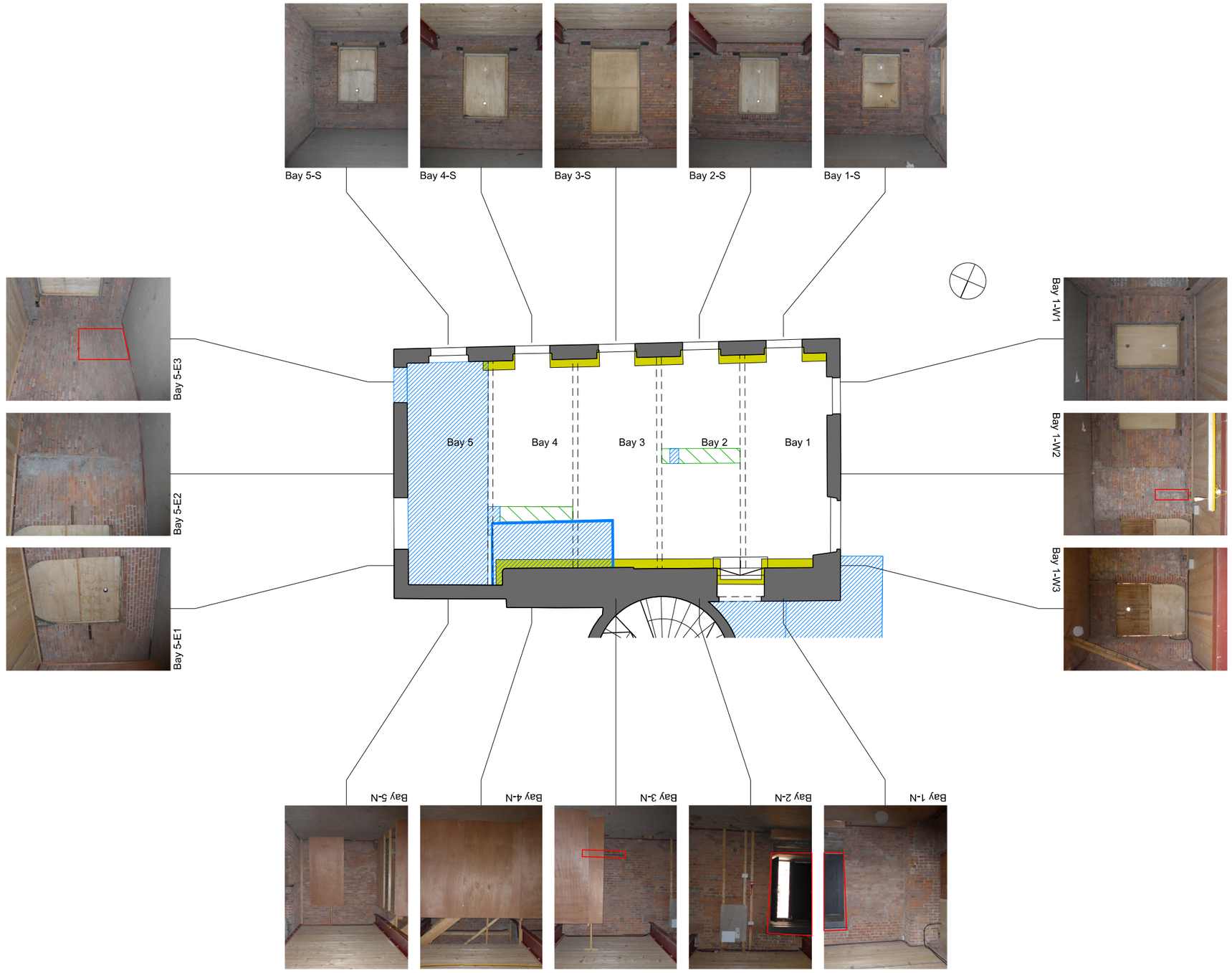
B 4-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 5-S - No exceptional work to existing fabric.

B 1-W1 - No exceptional work to existing fabric.

B 1-W2 - Projecting corbelled pier to be checked and re-pointed to stabilise.

B 1-W3 - No exceptional work to existing fabric.



The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL ENGINE HOUSE

ML1-Loom-RIBA4-FCB-DR-05-00UG-A-1777-L-5511

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL ENGINE HOUSE
UPPER GROUND FLOOR

Do not scale

Job/Drawing No 1777-L-5511
Amendment -
Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

5.5.2 First Floor

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

GENERAL NOTES

Floor
The existing floor is timber plank spanning between steel beams dating to 2006. This is to be overlain with a floating acoustic floor.

Walls
Bedrooms and selected areas of other walls are to be lined with insulation. The remaining wall is to be left as bare brick. Service penetrations to be made though the north wall. Refer to elevation drawings.

Ceiling
The new ceiling is to be located at the underside of the timber built roof. The 2006 soffit boards are to be demounted to enable the roof soffit to be appropriately adapted. The details prepared for use in the Mills and Murray St are to serve as the template for the insulating and lining out of the engine house roof.

BAY NOTES

B 1-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 2-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 3-N - Infilling of existing wall void to be assessed. Wall to be lined with insulation.

B 4-N - No exceptional work to existing fabric. Wall to be lined with insulation.

B 5-N - No exceptional work to existing fabric.

B 5-E1 to E3 - No exceptional work to existing fabric.

B 1-S - No exceptional work to existing fabric. Wall to be lined with insulation.

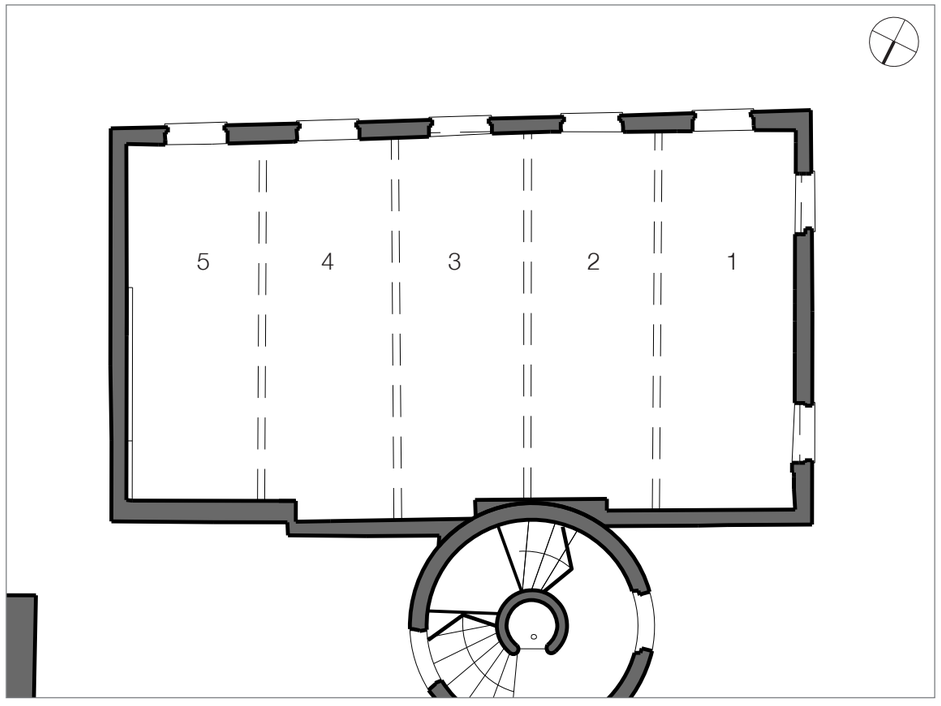
B 2-S - No exceptional work to existing fabric. Wall to be lined with insulation.

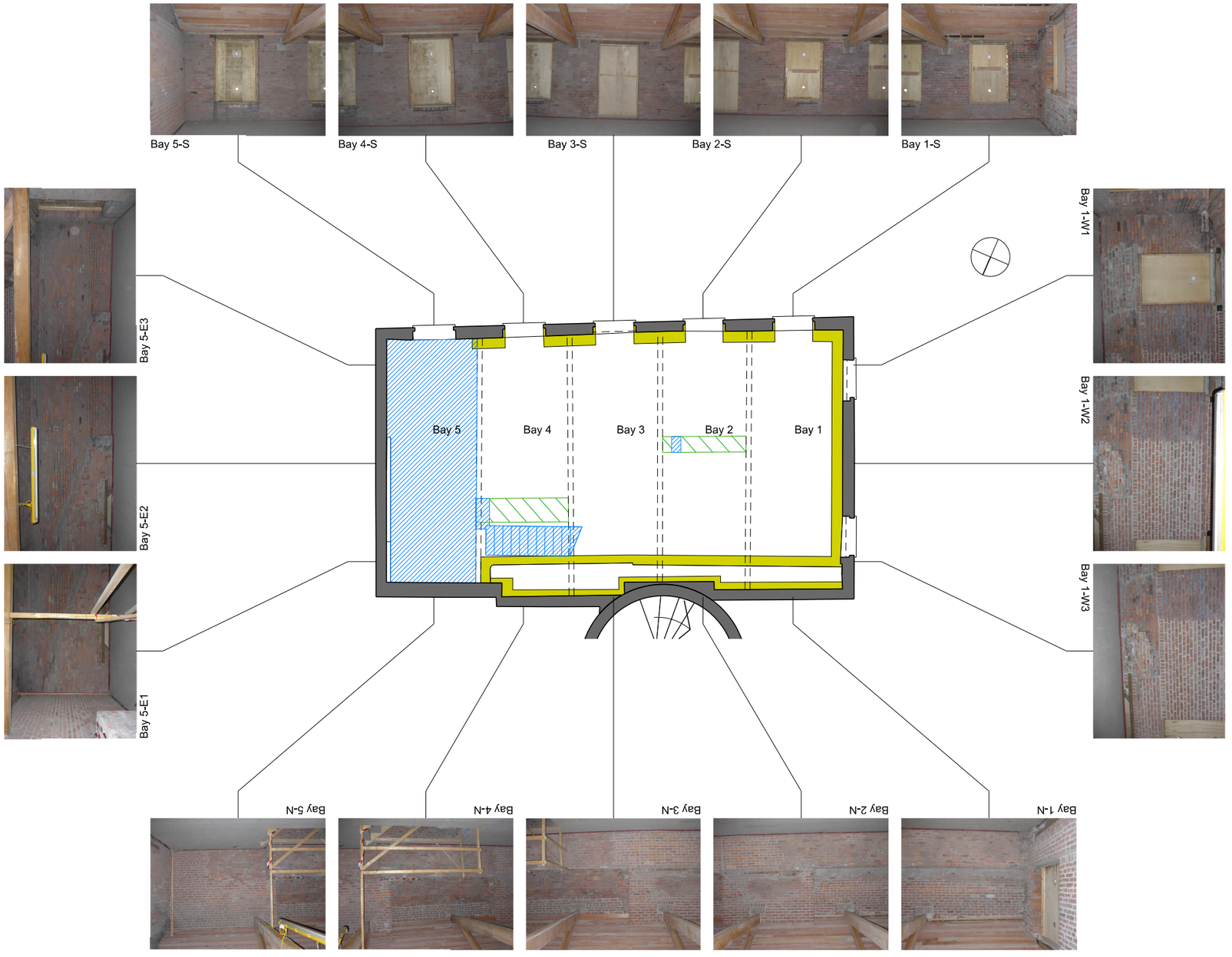
B 3-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 4-S - No exceptional work to existing fabric. Wall to be lined with insulation.

B 5-S - No exceptional work to existing fabric.

B 1-W1 to W3 - Lower approx. 1000mm to be lined with insulation with timber grounds and shelf set over. The top of the insulation is to line though with the shelf on the north wall. Insulation to be fitted to achieve acoustic separation from floor below.





The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

INTERVENTION KEY

- INSULATION
- TANKING
- REMOVE
- REPAIR AND REINSTATE
- RETAIN, PREPARE, DECORATE
- ALTER EXISTING
- NEW RECLAIMED BRICK WALL
- JOISTS TO BE REPLACED 175x75 @ 450mm Centres

NEW MILL ENGINE HOUSE

ML1-Loom-RIBA4-FCB-DR-05-01-A-1777-L-5521

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC

Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
NEW MILL ENGINE HOUSE
FIRST FLOOR

Do not scale

Job/Drawing No 1777-L-5521
Amendment -

Scale 1:150 (1:75 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

KEY

1. ROOF EXISTING
1A. Slate.
1B. Ridge & hip tiles.
1C. Parapet gutters - Lead Sheet.
1D. Parapet copings - Stone

2. ROOF PROPOSED
2A. Soil pipes
2B. Roof terrace - Inset dormer
2C. Smoke vent
2D. Inset dormer vent
2E. Roof windows - Conservation roof light
2F. Waste chute vent - Stainless Steel
2G. Metal Standing Seam

0 10

3. WALLS EXISTING
3A. Handmade red clay bricks (various periods 1800-1960)
3B. Brick arch lintels
3C. Buff stone cills
3D. Cast iron rainwater goods (2006)
3E. Structural wrought iron features
3F. Cast and wrought iron artefacts (generally painted grey)
3G. Cast iron ventilation block

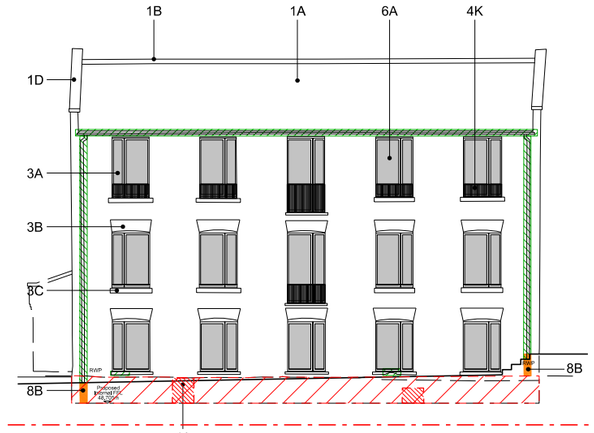
4. WALLS PROPOSED
4A. Brick panel of reclaimed brick
4B. Lined door openings
4C. New wall mounted ventilation grille
4D. New ventilation block made to match existing
4E. Decorative metal facade panel
4F. Decorative metal ground floor facade panel
4G. Red clay brick clad facade
4H. Discrete ventilation grille concealed behind cladding
4J. Metal cladding, finish to match facade panel
4K. Dark grey finished galvanised steel railings

5. WINDOWS EXISTING
5A. Rolled steel powder coated frame with slim double glazing (2006)
5B. Timber sliding sash painted white, single glazed (2006)

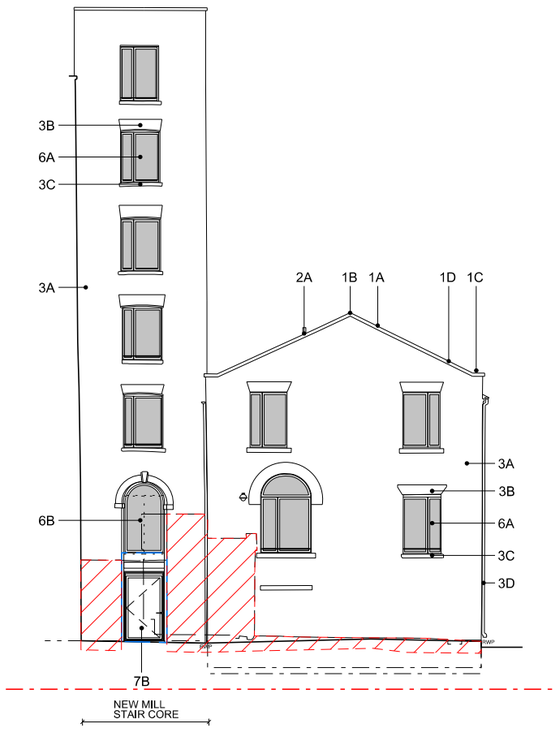
6. WINDOWS PROPOSED
6A. Proposed tilt & turn/tilt only frames
6B. Proposed fixed frames

7. DOORS
7A. Existing to be retained and repaired
7B. Slim profile doors - Principal entrance - Glazed door with solid side panel
7C. Slim profile doors - Private entrance - Solid door with glazed side panel
7D. Slim profile doors - Waste room/ Service Door
7E. Slim profile doors - Wing mill - to be integrated with ground floor cladding
7F. Dark grey finished galvanised steel gates

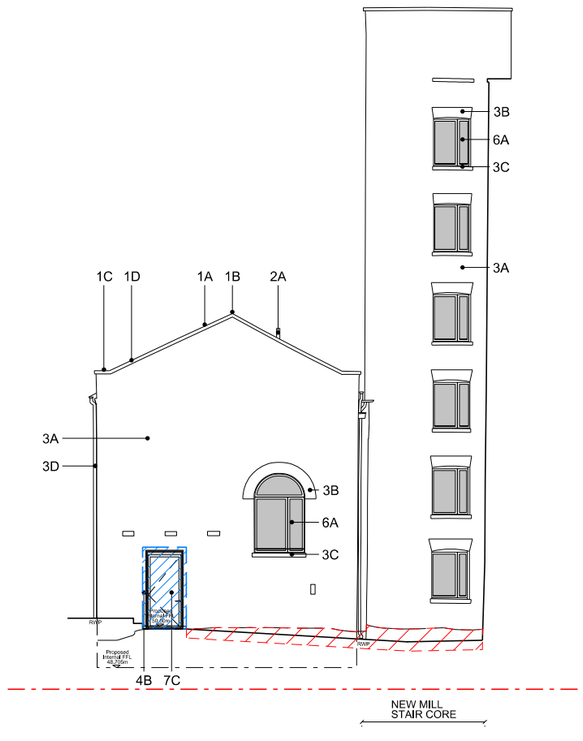
8. INTERVENTION & REPAIR
8A. Alter existing Ironwork; repair and decorate
8B. Adapt existing rainwater goods
8C. Dry riser inlet box set into existing wall



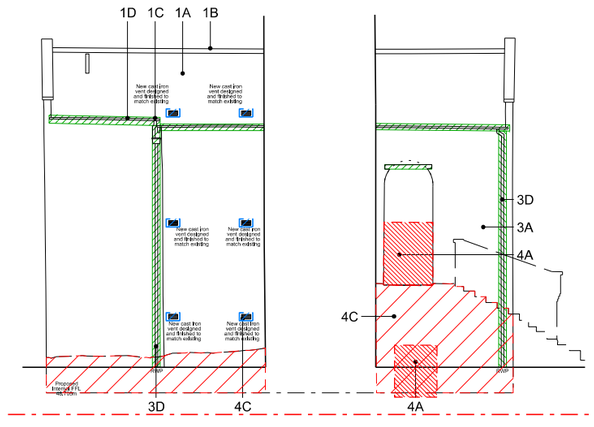
NEW MILL ENGINE HOUSE
NORTH-WEST ELEVATION - PROPOSED



NEW MILL ENGINE HOUSE
SOUTH-WEST ELEVATION - PROPOSED



NEW MILL ENGINE HOUSE
NORTH-EAST ELEVATION - PROPOSED



NEW MILL ENGINE HOUSE
NORTH-WEST ELEVATION - PROPOSED

The INTERVENTION and REPAIR document has been prepared to record specific aspects of the existing fabric that are not identified on the proposal drawings. The complete document includes a series of drawings, detailed notes and a written report titled STATEMENT of INTERVENTION and REPAIR. The statement provides the principles for intervention within the historic fabric and guidance on its renovation and repair.

This drawing must be read within the context of the above as well as the specifications and other drawings. The INTERVENTION and REPAIR document does not capture the full scope of work or identify every instance where the historic fabric will be affected by the proposals.

Refer to the following specifications for more details:
(Whole spec sections should be read)

Artefact Identification and Recording
Metalwork Cataloguing and Restoration C90

Repair and Preparation

Brickwork Cleaning	C40
Masonry Repair	C41
Re-pointing	C41/800s & Z21/310B
Metalwork Repair	C90/270 & C90/280 / M60

Intervention and Renovation

Vapour Permeable Insulation	M20/335
Tanking	J40/297A
Suspended Ceilings	K10

Finish and Decoration

Plastering	M20
Metalwork	M60-195A, 195B, 195C.

General Items
Timber Joists - The existing timber is understood to have been addressed by the 2006 works. Much of the structural timber was retained inclusive of elements no longer serve a structural function. Where unstable timber is found, such as that which is defective and desiccated, it is to be removed.

Windows Existing windows new in 2006. All to be overhauled.

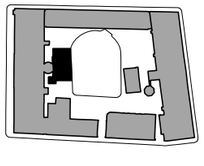
INTERVENTION KEY

- NEW OPENING
- ALTERED EXISTING OPENING
- REPAIR AND REINSTATE
- REINSTATED MASONRY
- NEWLY EXPOSED MASONRY
- ALTER EXISTING
- REMOVE

ML1-Loom-RIBA4-FCB-DR-05-ZZ-A-1777-L-650

Please Note:
Survey information contained in this drawing has been created by Third Parties. All Survey information issued in good faith. Felden Clegg Bradley Studios LLP will not be held responsible for any inaccuracies identified.

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed without written permission of MLDC



Amendment	Date
Rev	
ISSUED FOR BILLING	

FeldenCleggBradleyStudios LLP
Bath Brewery
Toll Bridge Road
Bath BA1 7DE
t 01225 852545
f 01225 852528
e bath@fcbstudios.com

MANCHESTER LIFE PLOT 3
LOOM

INTERVENTION & REPAIR
ELEVATIONS - PROPOSED
NEW MILL ENGINE HOUSE

Do not scale

Job/Drawing No 1777-L-650
Amendment -

Scale 1:200 (1:100 @ A1)
Date 14th August 2015
Drawn

All dimensions to be checked on site

Original printed at A3

MANCHESTER LIFE
RESTRICTED
Not to be copied or distributed
without written permission of MLDC

Feilden Clegg Bradley Studios LLP
Twenty
Tottenham Street
London W1T 4RF
T +44 (0)20 7323 5737
london@fcbstudios.com

Bath Brewery
Toll Bridge Road
Bath BA1 7DE
T +44 (0)1225 852545
bath@fcbstudios.com

fcbstudios.com
Job ref: 1777