# Albion Mill Boiler House Refurbishment Works

# Heritage Statement



**Completed by Russells Construction Ltd**

**on behalf of D7 Developments**

**Rev A August 2018**

**Introduction**

Russells Construction Ltd (RCL) has been appointed by D7 developments to deliver phase 2 of the Vulcan Mill redevelopment scheme to provide 101 new residential apartments over 5 storeys including basement parking.

The Vulcan mill scheme forms part of the wider redevelopment of the historic Albion and Vulcan mill sites transforming the former weaving mills into residential apartments.

During the development of phase 2 of the Vulcan mill scheme RCL has identified the currently vacant boiler room of Albion works as a suitable location for office space and canteen welfare facilities for site operatives during the construction works programme. These works do not require any external alteration and the historic façade will not be impacted or altered in any way.

The original intention for this space was to provide Office accommodation at Ground floor level as part of the conversion of the Mill from Warehousing to Residential apartments which was granted approval in December 2001 Planning reference 061691/061692

As part of this approval the male and female toilet facilities were installed with the remainder of the existing fabric of the boiler room and electrical switchroom left untouched.

The office space originally designed for the whole ground floor has never been developed and subsequent applications have sought to change the approved use to further residential apartments. RCL are aware of the most recent application ref 118340_LO_2017 which at the time of this statement was yet to be determined

**Heritage**

RCL are involved in several high profile Heritage refurbishment project across city centre Manchester and are aware of the sensitivities and care required when carrying out works to Historic buildings.

We have deemed the best way of providing a functional, clean and hygienic space to comply with current workplace standards that the existing fabric should be lined out in an independent metal framing system with plasterboard linings over.

With this in mind RCL have taken great care to ensure that the historic fabric of the Boiler house area is not damaged in any way and is retained behind independent linings that in future could be easily removed to reveal the historic fabric behind.

Prior to the commencement of the works within the boiler room a dilapidation survey was completed to record the condition of the boiler room area and provide a full record of what has been concealed by the lining. A selection of the images showing the fabric condition taken prior to the commencement of the works is included in appendix A of this statement.

## Refurbishment Methodology

RCL has chosen a metal framing system for the suspended ceilings and the wall linings as we believe this type of support will be the least detrimental to the existing fabric and features within the boiler room of the mill.

The suspended ceilings grid is installed first and consists metal hanger brackets screw fixed into the existing concrete soffit at approximately 1.8m centres to support a sub grid channel to which a primary metal support channel is fixed. Once secured plasterboard is fixed over the suspended grid which then provides a fixing substrate for the head of the wall linings and room partitions.

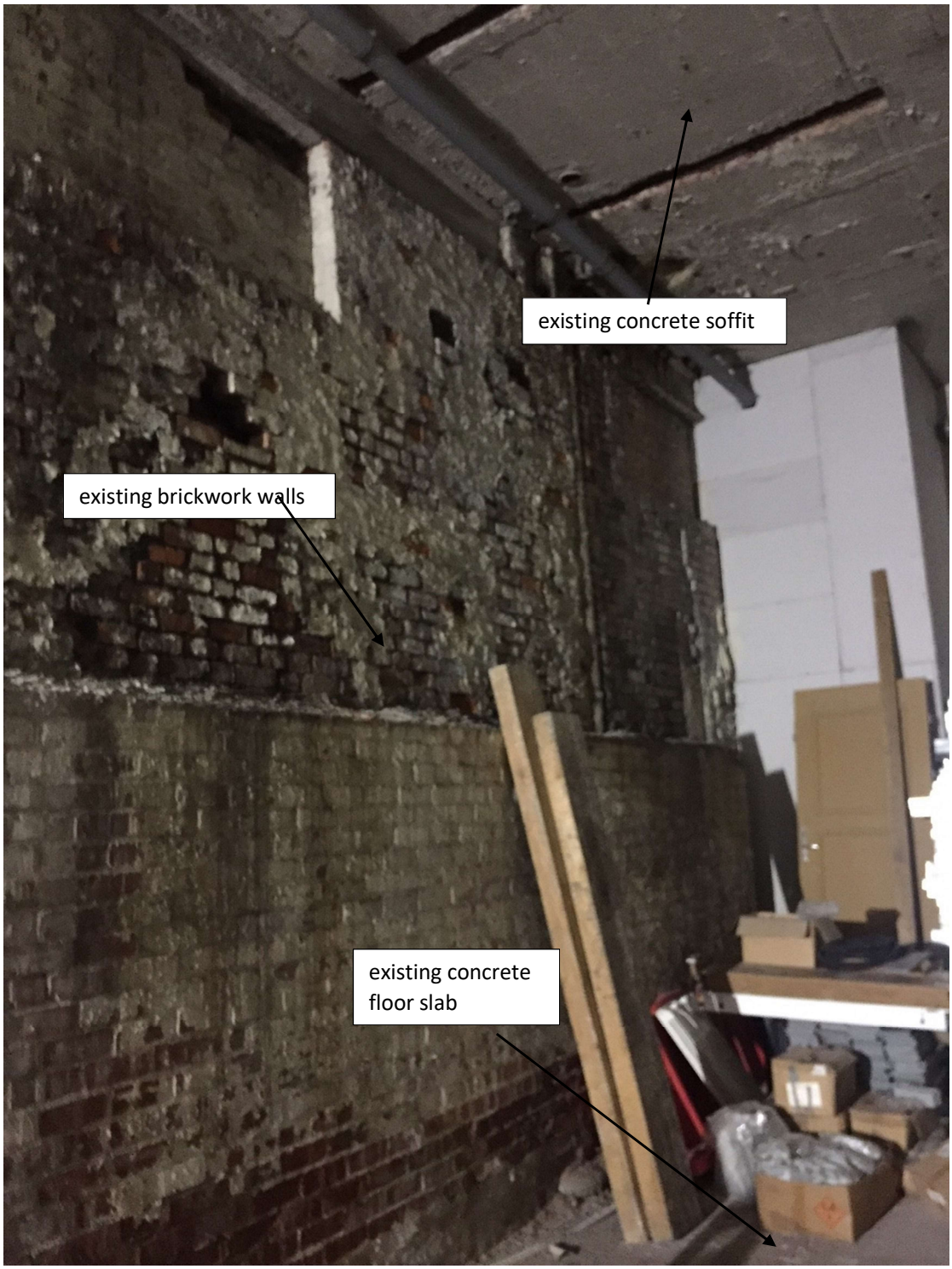
The wall linings and partitions are then installed by firstly securing a base track to the existing concrete slab and by fixing a head track to the suspended ceiling structure.

Once the base and head track have been installed intermediate metal studs are added that are capable of spanning the height to the ceiling with an intermediate stiffening support fixed to the frame and against but not fixed to the existing wall historic mill walls behind. These metal studs are fixed to the tracks at regular centres to allow plaster board to be fixed over and on completion of this boarding a gypsum plaster coating is applied over both walls and ceilings to accept a paint finish. Images of the installation identifying the key components of the wall and ceiling is included in appendices B of this statement.

Included within the refurbishment is a linear kitchen run that is sat on the existing slab and fixed the wall lining and is connected to the existing drainage within the space thus retaining the integrity of the existing fabric.

Appendix A

Images of the Albion Works Existing Fabric Condition




1. **Image A of Existing Electrical Switch room**




**2. Image B of Existing Electrical Switch room – Unaltered during alteration**




**3. Image A of Existing Storage Area**




**3. Image B of Existing Storage Area**

## Appendix B

## Schedule of Works carried out to Albion works Boiler Room

1.Installation of suspended metal frame plasterboard ceiling. hung fixed on an 1800mm grid configuration from the existing concrete soffit. (refer to images below for details of installation and methodology)

2.Installation of independent plasterboard wall linings and partitions forming Drying Room with base track fixed to existing concrete floor slab and head track fixed to suspended metal frame plasterboard ceiling with existing masonry fabric left untouched behind 2(refer to images in appendix C below for details of installation and methodology)

3. New doors and frames installed within plasterboard partitions

4.Timber skirting boards and architraves installed to room perimeters adhesive fixed to plasterboard wall linings

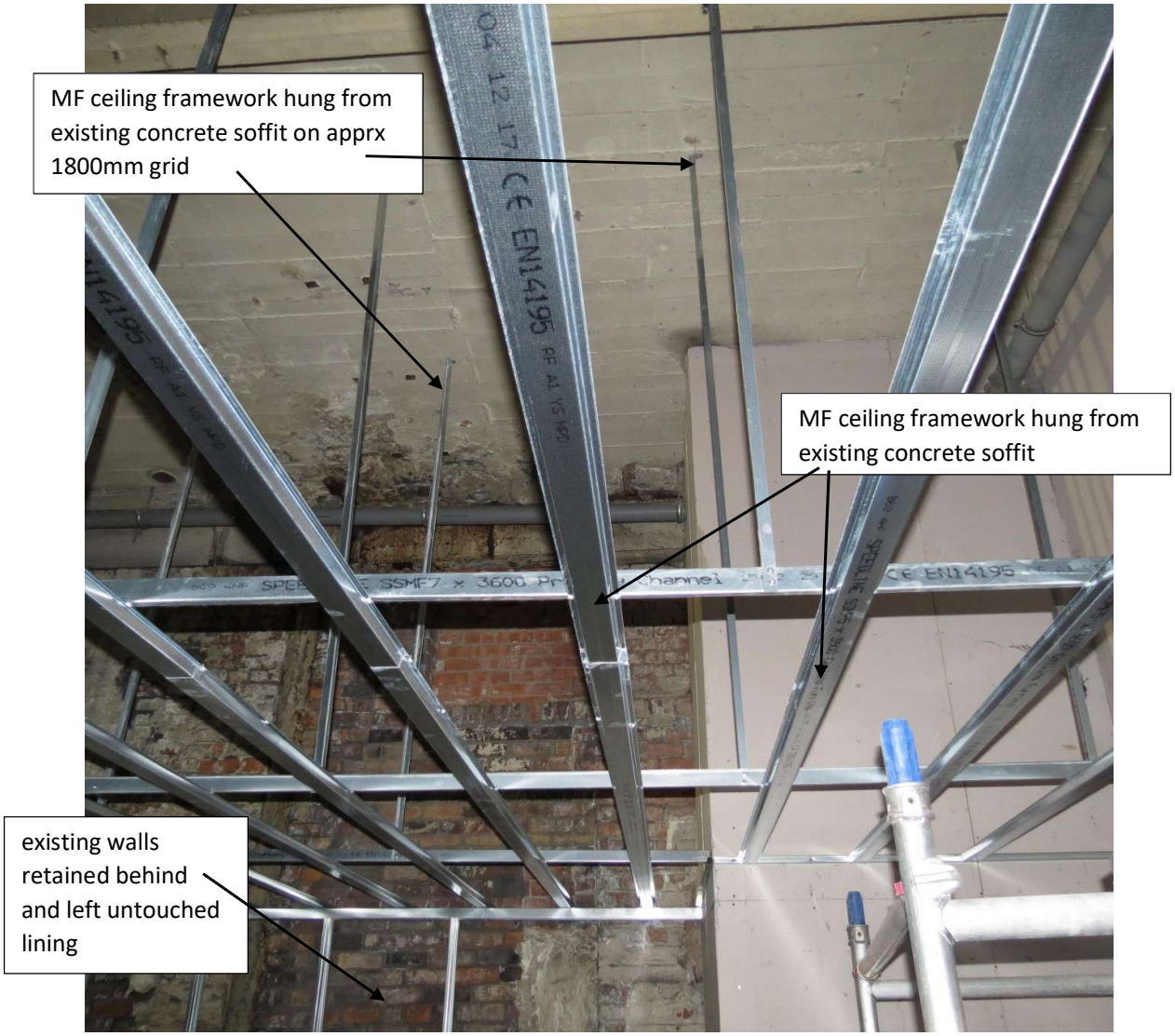
3. Existing concrete floor slab coated in acrylic floor paint

4. Electric Lighting and small power installed within plasterboard ceiling detailed in item 1 of this schedule and within the independent plasterboard linings detailed within item 2 of this schedule.

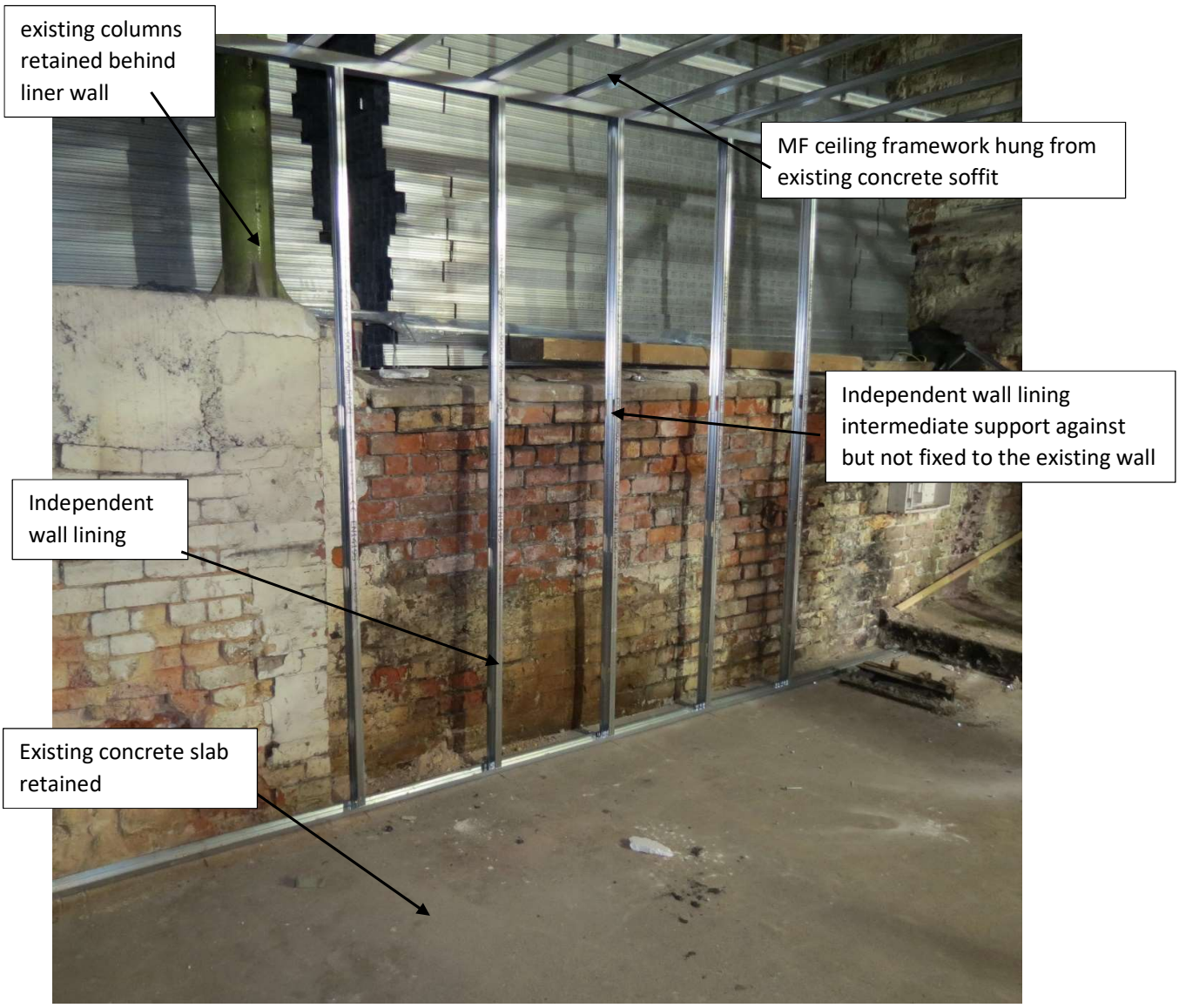
5. Plasterboard Ceilings and walls plastered and finished with emulsion paint and timber architraves and skirting boards finished in acrylic paint.

Appendix C

Images of the Albion Works Refurbishment Fabric Installation



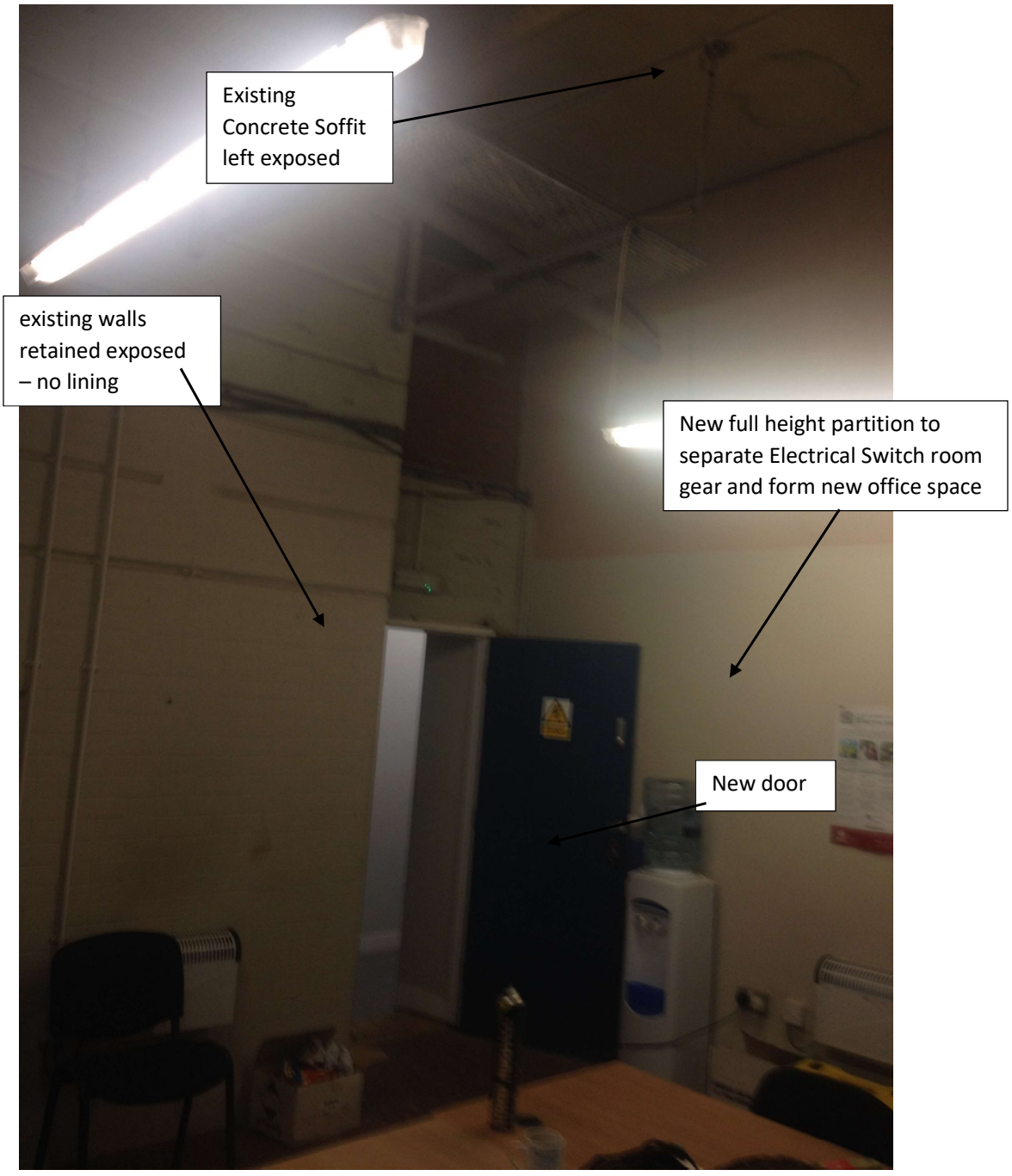

1. **Metal Frame Ceiling system hung from existing concrete soffit from metal hangers**



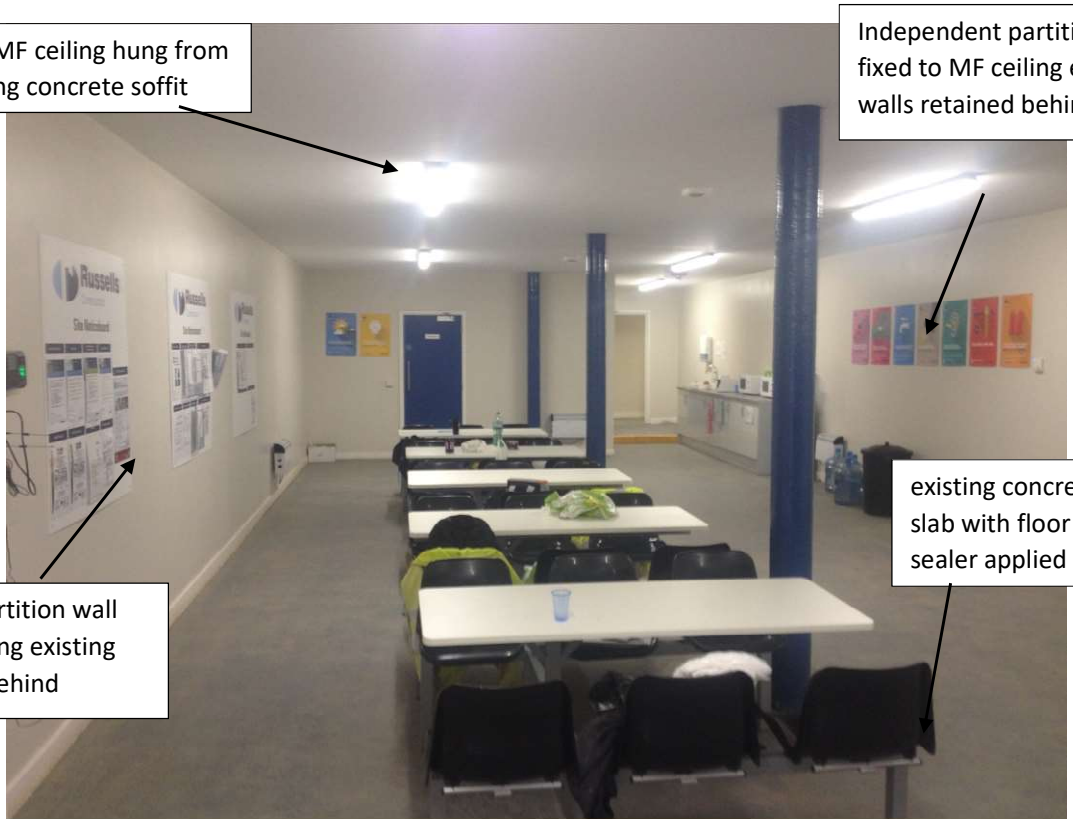

**2. Independent wall lining frame fixed to existing concrete floor and MF ceiling framework. (existing walling retained behind)**




**3. Independent wall frame with plasterboard lining over (existing walling retained behind)**

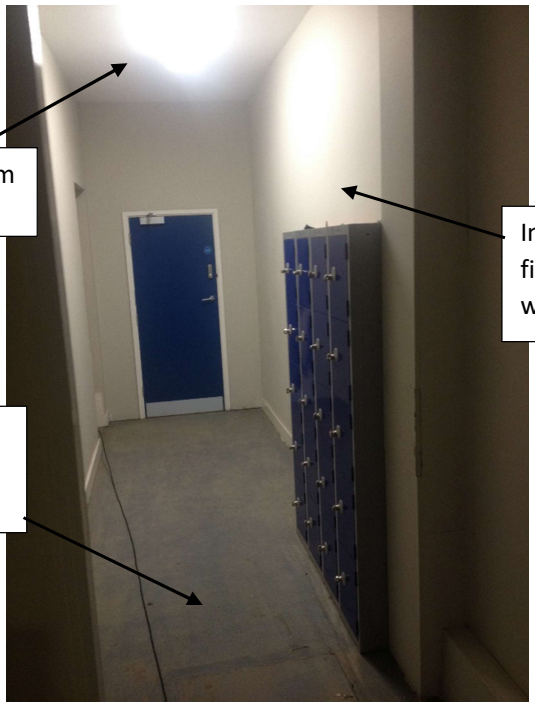



**4. Image of Proposed Office Space**




5.

**5.Image of Proposed Canteen Space**




**6. Image of Proposed Corridor to Office**