THE ATRIUM – MANCHESTER

CENTRAL HOUSE - REMEDIAL WORKS, METHODOLOGY & FINISHES APPLICATIONS (INTERNAL)

7664-S(30)04

12.09.2017

saco | the serviced apartment company

LeachRhodesWalker Architects

DRAFT

Revisions	Description	Date	By	Auth.

GENERAL NOTES:

1. This document is to be used for planning purposes.

2. This documents principally identifies work carried out to the Original Historic fabric of the building only.

3. All previous hotel fit out conversion aspects (from circa 1989 onwards) is deemed as Non-original fabric and of no historic merit.

4. This Scope is to be read in conjunction with LRW ;
   - Design & Access Statement
   - 7664-A(80)04 – Typical Central House Basement Bedroom section proposals

5. This document refers to Internal works only. For exterior schedule of works / repairs refer to Proposed Elevations.

1.0 CENTRAL HOUSE STRIP BACK / REMEDIAL WORKS / MAKING GOOD

1.1 Any existing flaking window frames are to be carefully stripped back to base surface & made good where necessary *

1.2 Any existing windows that currently have obscured blank out panels / louvre duct connections that adjoin newly created bedroom spaces will be carefully removed from inside by releasing the existing bead (so not to damage the original frame). These openings will be temporarily board prior to new window pane installation.

1.3 Any exposed original masonry walls are to be cleaned with suitably specified acid cleaner, ready to receive finishes application (where specified).

1.4 Any exposed elements of original iron downstand beams / ledger support angles (not covered by F.R plasterboard ceiling) are to be suitably prepared to receive an application of intumescent paint to meet the fire-proofing requirements identified with the Fire Engineer's report.

1.5 Any exposed elements of original timber downstand beams (not covered by F.R plasterboard ceiling) are to be brushed / cleaned down to be left as exposed aspect (where applicable subject to Acoustic testing & approval)

1.6 Any existing redundant service openings / holes through the existing structural timber floor plank boards are to be infilled accordingly (to Structural Engineer's details) to meet the necessary loading & fire compartmentation requirements.

1.7 Any existing removed partition walls that leave a gap exposing the original timber plank floor boards will need to be infilled accordingly with new acoustic floor build to match existing (non-original fabric) adjacent construction.

1.8 Any exposed cast iron columns situated within the bedroom / bathroom area are to be suitably prepared to receive an application of intumescent paint to meet the fire -proofing requirements identified with the Fire Engineer's report

Notes

* *Initial trial inspection / assessment to be carried out on the frames to ascertain if there is any lead paintwork within the existing build up, before this can be implemented.*

2.0 CENTRAL HOUSE PROPOSED APPLICATIONS & FINISHES

2.1 New Plasterboard & stud Partition walls to be constructed. Base & Head tracks to be mechanically screwed fixed in to existing structural timber floor planks (as per previous hotel fit out build). Walls to receive new paint finish.

2.2 Any exposed brickwork to received decorative masonry paint finish.

2.3 New F.R plasterboard ceiling build up on M/F frame screwed fixed to u/s of existing structural timber floor planks / downstand beams (as per previous hotel fit out build) constructed to meet the necessary Fire & Acoustic requirements.

2.4 Where new facing plasterboard ceilings intersect an existing column, a proprietary rebated plasterboard shadow gap is to be applied around the diameter of the column.

2.5 Existing Window frames to be re-painted.

2.6 Existing clear window panes to be retained & made good (or replaced if broken).

2.7 Existing window frame pane apertures (following removal of obscure blank out panels & louvred vent duct connections – See Item 1.2 in previous section) are to have new clear glass panes carefully inserted from inside (appearance of glass to match existing clear panes) and internal timber bead re-applied to suit conditions.

2.8 New curtain track (full width of bedroom) to be installed to newly created plasterboard downstand pelmet recess formed in ceiling edge adjacent to existing windows.

2.9 New acoustic plasterboard (with Rockwool insulation) bulkhead fascia constructed adjacent to extended bedroom window pane height, in order to satisfactorily enhance the acoustic isolation & ensure fire compartmentation integrity between existing guest bedrooms above.

2.10 New plasterboard on stud wall lining (with Rockwool insulation in between studs to enhance thermal integrity) to be constructed at low level adjacent to the original masonry façade underneath the existing sloping window sill & new timber sill & post joinery construction. Plaster skim & paint finish.

2.11 New Laminate topped timber sill extension & post support detail to be constructed against P/B liner wall – See G+P sketch visual.

2.12 New MDF painted skirting's to be applied to perimeter of all guest bedrooms & and directly to any exposed masonry walls party walls that adjoin Johnson House.

2.13 Any exposed cast iron columns are to receive new decorative metal paint finish

2.14 New Floor finishes to be applied throughout guestrooms, applied directly to base substrate (T.B.C following full strip out of area & further inspection)

2.15 Exposed galv. conduit (with paint finish) to be provided to any exposed original masonry walls where service cable feeds are required.