SCHEDULE OF PHOTOGRAPHS

in respect of premises at:



27 BYROM STREET
MANCHESTER

In support of an

APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT

REF: 007.022

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INTRODUCTION

In support of the listed building application for internal alterations, we include below annotated photographs of the existing property. These are intended to assist in clarifying the areas of the property where the alterations are proposed and assist in illustrating the positive spatial impact that these will have on the property. The alterations are proposed following consultation with Mr Warren Marshall and taking into account aspects covered in that consultation. The proposals have also been based upon an assessment of the applicants future needs.

Overall, we have, on behalf of the applicant, proposed alterations which help to reinstate the property to a layout out which is closer to its original spatial configuration, than that which is provided at present. In essence, we have been mindful of the applicants proposed use (offices) while maintaining the design and spatial characteristics of a property of this type and age.

The alterations are as follows:

1. Second Floor Office - Removal of a small storage area at second floor level and creation of WC accommodation, to mirror the layout that is currently provided at first floor level (off the half landing between ground and first floor level)

2. First Floor Consulting Room - Re-instatement of a large room at first floor level by removing non load bearing partitions, a recently created waiting area, consulting room and WC accommodation. The intention is to re-instate the area to a single room at the rear of the property, as would have been originally provided.

3. Generally – Removal of wash hand basins and curtain tracks for beds, added in the majority of the existing consulting rooms.

4. Existing X-Ray Room - Removal of secondary support framework, which has been added to the ground floor central (formerly rear) room, passing through to basement level. There is associated X-ray equipment that is also proposed to be removed. The works will involve removing unsightly steelwork. It is also intended to, as a result of removing the steel in the basement, raise the height of the ceiling in the rear basement room to bring it back into use as occupiable space. To also remove a recently added small internal window at high level (added when the X ray facility was created and the conservatory constructed) which provides borrowed light to the central room and provide a new door opening in the rear wall to this room, to open into the conservatory. Mindful of our consultations with the Conservation Officer, the opening would be of door height approximately, but of the same width and position as the window opening that was provided to this room, within what would have originally been the rear elevation of the property.

5. Basement Partition - Removal of a single partition at basement level that in any event does not fully enclose a room.

6. Ground Floor Doors –To remove two recently added part glazed doors at ground floor level.

7. Ground Floor – Removal of a nib wall between the Conservatory and the existing Ground Floor extension

In all cases, the proposed alterations will be undertaken with full regard to the nature of the original finishes to the property. Accordingly, all skirting's, door sets, door openings, architraves, ironmongery etc to the newly added partitions and doors will be to match the existing as closely as possible.

1. Second Floor Office.



1.1 This room is currently used as an office. The area to the rear (North East) corner of the room, is used for storage of files at present, on simple shelving, fixed back to the walls. It is intended to create WC accommodation in this area, by removing the shelving, extending the plumbing system (external drainage pipework and internal water supplies) and forming a partition to this area, so that it is separated from the second floor office. Access into the newly created room will then be via the half landing to the staircase, between first and second floor level. An access door will therefore be added to the room from the half landing. It is intended to retain the exiting sash window (see photograph below), which will therefore serve the newly created room. The configuration and layout of the room will be almost identical to the WC accommodation to the floor below, which is accessed via the half landing to the staircase between the ground and first floor level.

The partition added will be in plasterboard stud and skim, with decorations to its outside (second floor level) to match the remainder of the second floor office. Similarly, skirtings will be made good to the landing area and provided to the partition to match as closely as possible the skirtings to the remaining second floor office.

The WC accommodation will comprise vitreous china fittings, glazed ceramic tile splashback to the wash hand basin, vinyl sheet floor and painted, plastered walls and ceilings.



1.2 Second Floor rear window – to be retained. It will therefore serve the newly created WC accommodation between first and second floor level.



1.3 This is the existing 'Borrowed light' window to the half landing between first and second floor. This window will be removed and a door provided, into the newly created WC accommodation, which will therefore have a new suspended timber floor provided, to be accessed of this half landing. The skirting will be temporarily taken out and cut and re-instated upon formation of the door opening. Decorations will be made good to match existing. The newly created WC accommodation will be accessed by a salvaged, 6 panel door from the first floor alterations (see below) and architraves to match the other doors will be provided to match as closely as possible the two rooms at second floor level.



1.4 These are the other two door openings at second floor level, off the staircase. Note that there is borrowed light already provided to the staircase, from above the front room. The new door to the WC accommodation will match this door and architrave, shown in the photograph, as closely as possible.

2. First Floor Consulting Room/WC accommodation/Waiting Area



2.1 It is intended to remove the various demountable partitions that are currently provided to the rear (South East) consulting room and WC accommodation. These have been added in the recent past, to allow for the addition of WC accommodation, a partly segregated consulting bed space and a waiting area. The effect of these previous alterations has been to alter the original configuration of the rear room to the property, at this level, to cater for the current use. The intention is to remove these lightweight partitions and re-instate the configuration as the property would have been originally constructed, i.e. with a single large rear room. The partition created will follow the original line and will therefore separate the rear room from the staircase landing. The door opening will be in the original location, provided adjacent to the separating partition to the front room. The door to be utilised, will be salvaged, if possible, from the existing room (i.e. as shown in the photograph here). In undertaking this work it is intended to create a more compatible layout for the proposed office use, but in doing so, the works will re-create the original spacial characteristics of the property, which was based on a concept of two large habitable rooms off the single staircase.



2.2 The partition in this photograph (centre and left) will be removed, as will the wash hand basin and associated plumbing connection.

The partition added will be in plasterboard stud and skim, with decorations to match the remainder of the second floor office. Similarly, skirtings will be made good to the partition to both sides, to match as closely as possible, the skirtings to the remaining first floor office and first floor landing.



2.3 The existing WC accommodation and associated plumbing will therefore be removed at this level. All finishes will be repaired and redecorated, to match the existing. Radiators will be re-located to suite the new partition formed and the room setting out. The window shown will be retained and will therefore serve the enlarged first floor office.





2.4 The lobby created for the waiting area and WC access off the half landing will therefore be removed. The doors will be salvaged, if possible for re-use at second and first floor level. Radiators will be re-fixed and re-plumbed to serve either the new office (see above) or the staircase landing, as appropriate.

3. Generally – Consulting Room Wash hand basins and Curtain Tracks



3.1 Throughout, where indicated on the drawings, bed curtain tracks and wash hand basins will be removed, along with associated plumbing and tiled splash backs. Where affected, skirtings will be made good to the same profile. Plaster and decorations will be made good to match the remainder of the rooms in which they are located.



3.2 Bed curtain tracks will be removed and the ceilings repaired and decorated to match the rooms within which they are located.

4. Central Room – Ground Floor Level – X Ray Equipment Support and Associated Fittings and Opening into Conservatory



4.1 The centre room at ground floor level has previously been used as an X ray facility. Accordingly additional electrical supplies, distribution boards, a screen curtain track and substantial secondary steel structure has been added to support lifting equipment and the original X ray machinery. The structure for that machinery and lifting equipment remains in situ, in the form of uniform section and square section beams and columns, located to the perimeter of the room. It is intended to remove all of this and the associated services, which in any event, are no longer in use.

The framework passes through the property to the basement room beneath, with the frame sections supported from downstand beams, in turn transferring loads to perimeter loadbearing walls and columns. In removing the framework, it is also intended to remove the basement downstand beams if possible, to permit beneficial use of the basement room below, where headroom is currently restricted by the beams. The ceiling within the room below i.e. at basement level, will therefore be replaced, in a plasterboard stud and skim, with a painted finish. An extract fan, ducted to the outside, via the conservatory roof, will also be removed and surfaces made good.

To the same room, there is a high level window, providing borrowed light from a conservatory at the rear, which is currently used as a waiting room. It is intended to remove the high level window and form a new opening between this central room and the conservatory, to enable further natural light to enter the room and provide the possibility of therefore using the room as an office, with some natural light. There is minimal natural light provided by the existing window. As per discussions with the Conservation Officer, we are mindful of the position of the former opening to the rear of this room, before the conservatory was constructed and therefore propose that the opening is formed to align with the reveals of the window that would have existed in the rear elevation when the property was constructed. The opening formed would thus re-create the spatial characteristic and setting of the room. It is not feasible to introduce a window into the room, as it is now central to the property, with a room beyond created by the conservatory. In forming the opening, the radiator will be re-positioned.

With the works to this room and the basement, there will be consequential making good required to ceilings, walls and floors, involving making good of plaster, decorations and skirtings, which will all be undertaken to match the existing finishes and profiles appropriate to the rooms that the finishes are disturbed within i.e. the ground floor central room and basement rear room.

There is associated equipment that served the X-ray facility in the small basement room adjacent to the staircase. This is also to be removed (worktop, sink and pipework). Again, finishes will be made good.



4.2 Further view of secondary X ray frame, to be removed.



4.3 Further view of secondary X ray frame, to be removed



4.4 This high level window is proposed to be removed and a new opening formed in the same partition, of width and position to match the original window to the room (not shown). The radiator will be repositioned. The extract fan will be removed. The opening will be formed using a steel or concrete lintel, which is then concealed by plasterboard and skim and decorated finish. The photograph also shows a further view of the X ray support.



4.5 Basement. rear room. Downstand beams/support to X Ray equipment to be removed.



4.6 Further view of basement, rear room. Downstand beams/support to X Ray equipment to be removed.



4.7 Sinks and X ray supplies to be removed, to basement room.

5. Basement Front Room – Partition Removal



5.1 Within the front basement room, the rear partition is formed in plasterboard stud and it is intended that it is removed (centre left of photograph). All surfaces will be made good to match the existing (plaster on masonry, plasterboard and skim to the ceiling). Ductwork will be adjusted as required and boxed out.

6. Ground Floor – Corridor Doors



6.1 There is a separating door at ground floor level, which has been added in the relatively recent past, along with a door to the current reception, (beyond this photograph i.e. towards the rear). It is intended that both of these are removed, along with the frames and architraves. Plaster, decorations and skirtings will be made good to match.



6.2 Door to reception, in distance of the photograph, to be removed

7. Ground Floor – Removal of Nib Between Conservatory and Ground Floor Extension



7.1 It is proposed that the nib wall separating the ground floor extension and the Conservatory is shortened (left side of this photograph) and the glass screen (white frame section shown here) be removed.