Bradley House

Statement of Proposed Works and Materials

Century Buildings, St. Mary's Parsonage
Manchester M3 2DF
Tel: 0161 214 4370 / Fax: 0161 214 4371
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INTRODUCTION

This document is supplementary to the information previously submitted to MCC for Planning Consent (086601/FO/2008/C2) and Listed Building (086602/LO/2008/C2), and the yet to be registered amendments (planning – 097961/JO/2011 and LBC – 097418/JO/2011). This document was requested by MCC to help understand the materials and works that are proposed to the building so MCC can respond by confirming which areas of works they require more information on. A brief summary of these works can be seen in Appendix E – Matrix of Works

This will then hopefully lead to the discharge of the following outstanding precommencement conditions, which then should allow the amended application to be registered:

Planning Consent 086601/FO/2008/C2)
8) Samples & specification of materials to be used externally are to be approved by MCC

Listed Building Consent 086602/LO/2008/C2)
2) Samples & specification of materials to be used externally and internally are to be approved by MCC
3) Refurbishment methods of cleaning externally & internally to be approved by MCC

For more details of the proposed amendments to the consented scheme please refer to Austin-Smith:Lord's Design and Conservation Statement submitted as part of the application to amend the existing conditions.

PLANNING & LISTED BUILDING HISTORY

At present Planning (086601/FO/2008/C2) and Listed Building (086602/LO/2008/C2) Consents have been granted, and subsequently an application to vary the conditions attached to the original consents has been submitted (planning – 097961/JO/2011 and LBC – 097418/JO/2011).
The application to vary the conditions was submitted to cover proposed minor amendments to the original scheme design to improve the commercial viability of the scheme.

Unfortunately at the time of the original consent our client naively began some works to the building without discharging the pre-commencement conditions attached to the original approval, this work was stopped at the request of MCC. Works that have already been carried out are highlighted in this document.

MCC are holding the application to amend the conditions as the pre-commencement conditions attached to the existing LBC need to be discharged before the amendment application can be registered because works are deemed to have begun on site. The registration of the application to amend the original planning permission can not occur until the issues with the LBC are resolved.

EXTERIOR
Externally the consented scheme (086601 & 086602) has very little difference from the amended scheme recently submitted (097418 & 097961). The new materials proposed externally and the treatment of existing fabric are very similar for the both the consented scheme and the revised submission. The only visible difference externally are the locations of the new access doors along Newton Street and the removal of the low level steps to the Dale Street entrance (for DDA compliance).

Brickwork & stone coursing
The brickwork & stonework has been cleaned by Bullen Conservation in accordance with documentation submitted to MCC (see appendix A). The preferred patch sample clean was approved on site by MCC conservation officer at the time but the subsequent information submitted in relation to the sample clean remains unapproved. This information was re-sent to MCC inn December 2011 and a response is still awaited.

The existing paint over the ground floor stone plinth has been removed during the cleaning process.

The exterior of the building was also re-pointed at the same time

Roof
In accordance with the original application (Lindberg drawing PP06 rev.C - Proposed Cross Section), the existing tiles have been lifted and relayed over new insulation, breathable membrane and new tanelised tiling battens.

In accordance with the original application (Lindberg drawing PP05 rev B Existing & Proposed Site Layout/Roof Plans). A new insulated seamless stainless steel central valley gutter has been installed to replace the existing gutter. The new gutter is wider to avoid blockage.

New lead details at ridge and hip in accordance with The Lead Sheet Association Standard Detail Sheet No. 12D. As submitted with the original application.

Windows
The existing sash windows have been refurbished. Timber frames have been painted and the single glazing retained. Draft seal brushes are still to be installed. For security reasons the existing ground floor sash windows are yet to be installed but are stored on site.

New replica windows to be installed where required to lower ground level. Some basement windows are currently bricked up, not all basement windows are to be re-instated. No new windows locations are proposed. The revised application details the Newton Street proposal (Austin-Smith:Lord's drawing 213 rev.A) and the original application for the Port Street elevation is still current (Lindberg drawing PP04 rev.E).

Entrance doors
Existing large timber entrance doors to Newton Street and Port Street are to be refurbished/repaired and given high gloss paint finish in black.

High quality new glazed screens with entrance doors are to be installed at the Newton Street entrance and the Dale Street entrance

The existing cast iron surround to the Newton Street Entrance, requires a light abrasive clean to remove the rust layer before receiving an appropriate metal paint finish (primer and top coats) in the same grey colour as the window frames. Test cleaning to be carried out on site to establish most suitable cleaning process.

Signage
Proposed signage to the building will be subject to a separate advertising application.

Small stainless steel plates are proposed on either side of the Newton Street office entrance (refer to Austin-Smith:Lord's drawing L(--)213 rev.A – Proposed Elevations)

Lighting
As part of the original application wall mounted external lighting is proposed to either side of the Dale Street elevation at first floor level. These lights continue to be included in the revised application and are also shown on the Austin-Smith:Lord drawing L(--)213 rev.A – Proposed Elevations.

INTERIOR
Exposed brickwork walls
The majority of the exposed brickwork internally has been cleaned and areas of patch pointing have been carried out where necessary.
Brickwork Cleaned as exterior
Some re-pointing is still required particularly where the mortar has already been removed as part of the unauthorised works. The mortar to be used will be in accordance with the specification outlined in Appendix B
The majority of the exposed ground floor brickwork is still to be cleaned, with localised patch pointing where necessary. The mortar mix will be in accordance with statement sent to MCC dated 30.11.09 (see appendix B)

Exposed existing timber roof construction
Existing timber roof trusses have already been cleaned with a light abrasive method of water and soft brush.

Timber floor
Upper surface of floor boards are to remain as existing, they are to be covered by a raised acoustic floor.

Existing timber floor beams and underside of exposed timber floor boards have already been cleaned with a light abrasive method of water and soft brush.

Note: Discussions with building control have highlighted potential problem with charring rate of floor boards if they are to remain exposed. As an alternative it may be necessary to provide fire protection to the underside by installing fire protective plasterboard tight to the underside of the floor boards between the timber beams which will remain exposed.

Existing timber stairs
Timber treads, risers and balustrades to be cleaned by gentle sanding and are yet to be sealed with a natural finish.

Localised severe wearing over time on the Port Street stair landings will be best treated by replacing the individual worn floor boards.

Existing cast iron columns
Like the cast iron door surround to the Newton Street office entrance the cast iron columns are to be cleaned to remove the existing paint and rust with a gentle abrasive. Patch samples are to be carried out to establish the preferred process. The columns are to be given an intumescent paint finish in dark grey

Newton Street entrance [Refer to Austin-Smith:Lord Drawings L(--)230 to 232]
Exposed brickwork to be cleaned and patch pointing as necessary as before.
The existing stone floor is to be taken up and relaid to provide suitable level access into the building. It is likely a DPC membrane is required below.

New lift cart to be installed in existing lift shaft. Lift doors and spandrel panel above to be stainless steel.

Existing opening to lift to be extended down to grade to provide lift access from Newton Street, this will involve cutting and removing existing fabric.

New short stairs up to raised ground floor level and new stair to basement to be steel construction with steel flat-bar balustrade and timber treads.

The office core will be separated form the Ground floor and basement units by a painted plaster board stud.

The existing internal timber loading doors between Newton Street entrance lobby and the ground floor unit are to be repaired and re-installed within same location. The doors will remain exposed to the entrance lobby and will be drylined on the unit side to achieve adequate fire separation. (Refer to Austin-Smith:Lord's Design & Conservation Statement for more detials)

Office core (refer to Austin-Smith:Lord's drawing L(--)225)
On each of the office floors we are proposing toilet facilities adjacent to the lift. The amendment submission includes for a more contemporary design of a single block of individual toilet cubicles with sinks provided within each cubicle. Small areas of metal cladding have been indicated as cladding the exterior of the block. The block extends to form the lift lobby.

Acoustic Raised Access Floors
Each floor will include an acoustic raised access floor as approved on the original Planning and LBC permissions refer to appendix C for details.

Dale Street Entrance
In accordance with the original planning and LBC permission the passenger lift at the Dale Street entrance has been removed and the holes in the floors throughout the building have been blocked up with matching floor boards.

The proposals for the Dale Street entrance are well documented in both the original application (Lindberg drawings) and the revised application (Austin-Smith:Lord drawings and Design & Conservation Statement). The Design & Conservation document produced by Austin-Smith:Lord also details the difference between the consented scheme and the amended proposals.

The consented proposal and the amended application both propose to remove the white tiled infill that surrounds the two entrance doors to Dale St, and replace this with a high quality shop front glazing with a single set of double entrance doors. However the amended proposals also includes the provision of level access from the street created by removing the external steps and lowering the floor internally local to the entrance and reconstructing the internal steps up to raised ground floor level. These amended proposals also include for a platform lift internally up to the raised ground floor level to facilitate wheelchair access into the ground floor unit from the principal entrance.

The new internal stairs from street level up to ground floor level will be finished in a ceramic tile.

The lower level floor (at street level) will be finished internally with a dust barrier matting.

There are a number of existing decorative features internally to the Dale Street entrance lobby including a cornice and timber architrave features around the tripartite sash window. These features are to be retained, repaired and replaced with replica panels where necessary and as a result the walls to the lobby will require to be plastered. The extents of this plastering are indicated on the Austin-Smith:Lord drawings. The details of this plastering where provided as part of the original application to MCC on 30.11.09 and included a statement from the specialist subcontractor Duggan & Parr refer to Appendix D

The existing lathe & plaster ceiling will be replaced with a lathe and plaster ceiling by competent specialist tradesman as detailed in the information submitted to MCC as part of the original application on 30.11.09 refer to Appendix D

CONCLUSION

The majority of refurbishment works to the existing fabric externally have been carried out, including cleaning and re-pointing of brick and stone work, re-laying of roof tiles and the refurbishment of the windows.

Externally the consented scheme and the amendments propose the same materials and finishes externally. The only new materials to be introduced externally are the new contemporary high quality glazed screens to the Dale St Entrance and the Newton St Entrances.

The main floor areas also remain very similar for both the consented scheme and the amended scheme, exposing the existing brickwork walls, the cast iron columns and the timber floor beams.

The alterations and additions to the existing fabric for both the consented scheme and the proposed amendments are driven by the modern needs of potential tenants offering maximum flexibility to suit the widest range of needs.

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APPENDIX A

Bullen Conservation cleaning methodology
Previously submitted to MCC under covering letter from Lindberg dated 30.11.09

BULLEN CONSERVATION LTD
BRADLEY HOUSE, DALE STREET, MANCHESTER
PROPOSED CLEANING METHODS

Item	Location	Cleaning Application 1st Application	Cleaning Application and Dwell Times 2nd Application	Cleaning Application and Dwell Times 3rd Application	Cleaning Application and Dwell Times	Result	Remarks
1	Ground Floor Paint Stripping	Doff steam system steam wash operating between 50-70 bar @ 150°C	2nd additional application using industrial paint remover to remove stubborn paint areas - Dwell time 30 minutes maximum and washed off with the Doff system.	On completion of paint removal to mild chemical clean the surface masonry to remove black carbon staining deposits using 1 coat Neolith 625 diluted with water to approximately 2½% Hydrofluoric applied by spray and washed off with cold clean water	None	Surface paint coatings removed. Reasonable result, small stubborn areas may remain to edges or plinth stones	Doff system - Good result. Majority of paint removed together with noticeable clean to stonework
				(OPTIONAL TO ABOVE)			
				On completion of paint removal it may be more practicable to use the Jos/Torc system to undertake a gentle clean, but dependant on the surface masonry exposed			
2	Upper levels brickwork cleaning	Mild chemical wash to saturate masonry surface with cold clean water and apply 1 No. coat of Neolith 625 diluted with water to approximately 2½% Hydrofluoric applied by spray with a dwell time of 5 minutes and washed off with cold clean water	None	None	None	Partial surface staining removed. Some soiling and carbon depsits remaining	Mild chemical wash. Noticeably clean with some staining remaining

Cleaning Sample Chart
Prepared by M J Bullen - Bullen Conservation Ltd

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APPENDIX B

Lime Earth Conservation Ltd analysis of existing lime mortar mix
Previously submitted to MCC under covering letter from Lindberg dated 30.11.09

Lime Earth Conservation Ltd.

Lime Earth Paints, Lime Patching Plasters, Mortar Analysis and supply of Lime Mortars

10 Houghton Street,
Warrington,
Cheshire,
WA2 7DD
Fax/Tel: 01925 480600
E.Mail: furby@limearth.free-online.co.uk

10th November 2009

Chowdhary Property Investments
Arabesque House,
68-70 Newton Street,
Manchester,
M1 1EE

Dear Gulzar / Javed,

Due to the pressing timescale given to me of 13th November for some samples to be ready for your meeting with the Heritage people, and the availability of dark brown sands, which I don't have in stock, please find my closest mortar sample, which having rapidly dried a small piece, proves to be too light in colour, for patch-pointing.

I can therefore suggest that the red building sand be replaced with ½ part Kimbridge (warm brown fine sand) and ½ part finely sieved Hornton Brown (dark brown stonedust) - both available from LIMEBASE PRODUCTS LTD - tel: 01460 281921

The Sherborne Yellow (1-18mm ↓ sand), the lime putty, and any sharp sand with a slightly red colour, are all available from WOMERSLEY ASSOCIATES - tel: 01924 400651, along with the crushed lower sulphur coal ash.

FINAL SUGGESTED POINTING SPEC. -

1 PART (BY VOLUME) SHERBORNE YELLOW (1-18mm ↓)
1 PART REDDISH SHARP SAND (ANY LOCAL SAND) e.g. B&Q Kilndried?
½ PART KIMBRIDGE BROWN SAND
½ PART HORNTON BROWN STONEDUST (FINE)
¼ PART CRUSHED LOW SULPHUR COAL ASH *
1 PART 3 MONTH OLD LIME PUTTY (WITH EXCESS WATER DECANTED OUT)

* - MIX IN ONLY WHEN READY TO POINT - NOT PART OF MIX.

Director: Stuart Furby Co Reg No: 4055714

This represents a 3¼ : 1 (by volume) mix of non-hydraulic lime mix.

Regards Stuart Furby

LIME EARTH LIMITED

RECOMMENDED MORTAR SPECIFICATION

PARTS	PRODUCT
1	(BY VOLUME) SHERBORNE YELLOW (1.18mm)
1	REDDISH SHARP SAND (LOCAL SAND)
½	KIMBRIDGE BROWN SADN
½	HORNTON BROWN STONE DUST (FINE)
¼	CRUSHED LOW SULPHUR COAL ASH * (Mix only when ready to point- Not part of mix)
1	3 MONTHS OLD LIME PUTTY (WITH EXCESS WATER DECANTED OUT)

The above represents a 3 ¼ : 1 (by volume) mix of non-hydraulic lime mix.

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APPENDIX C

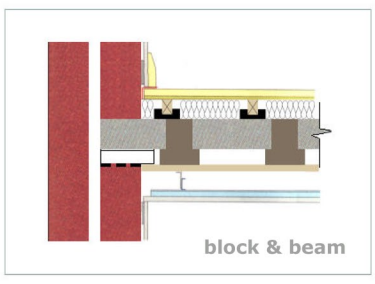
Acoustic Raised Floor Details

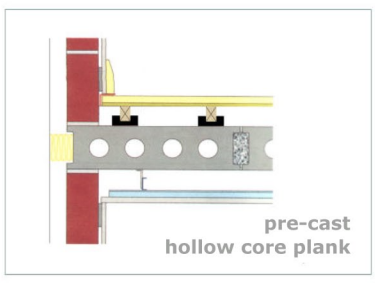
DURABELLA
DATA SHEET R.S.1.1.

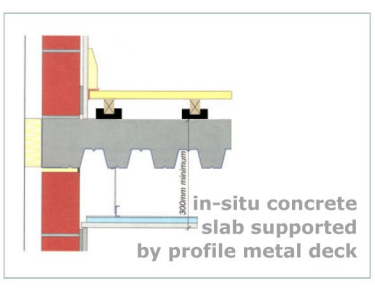
Durabella Acoustics Limited
Windhill Old Station, Dock Lane
Shipley, West Yorks BD18 1BU
tel 01274 533311 fax 01274 533366
enquiries@durabella.com
www.durabella.com

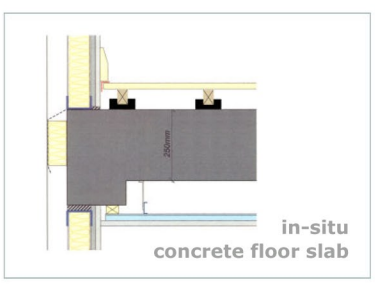
SEPARATING FLOORS : CONCRETE

Airborne and impact noise transmission is a growing concern in the residential market place; recent reports have indicated an increase in domestic noise complaints with high numbers of residential acoustic test failures, so choosing the right system to meet current standards is a pre-requisite when dealing with separating party floors. Effective acoustic control is a statutory requirement of the Building Regulations Approved Document E (1st July 2003).





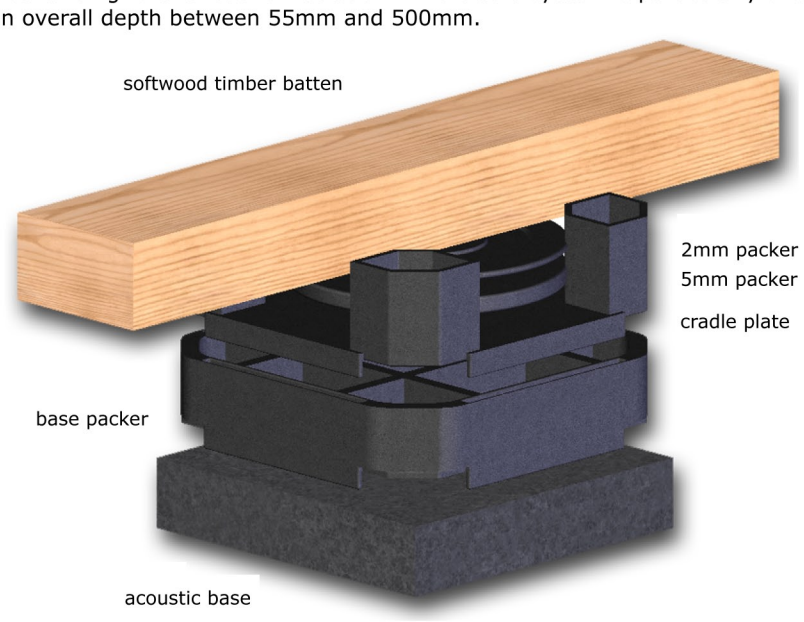


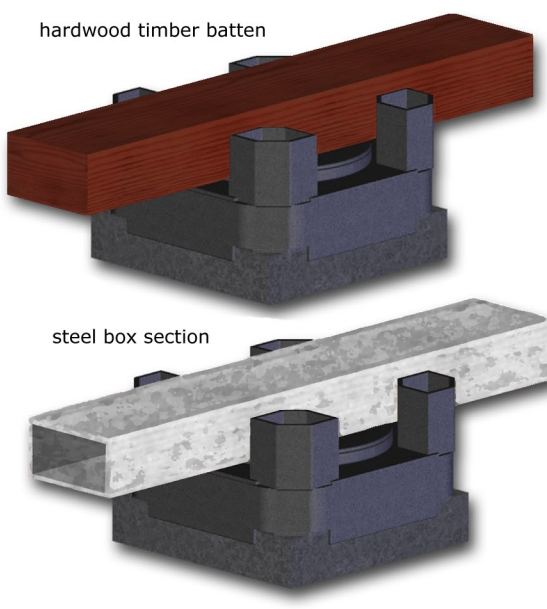


THE SOLUTION

Durabella Cradle & Batten systems have undergone extensive independent testing for members of the Pre-Cast Flooring Federation (PFF), as part of the Robust Standard Detail Programme, to determine the airborne and impact sound transmission of various floor types and constructions. Durabella Cradle and Batten applications are an effective solution when dealing with acoustic control for new build and refurbishment projects.

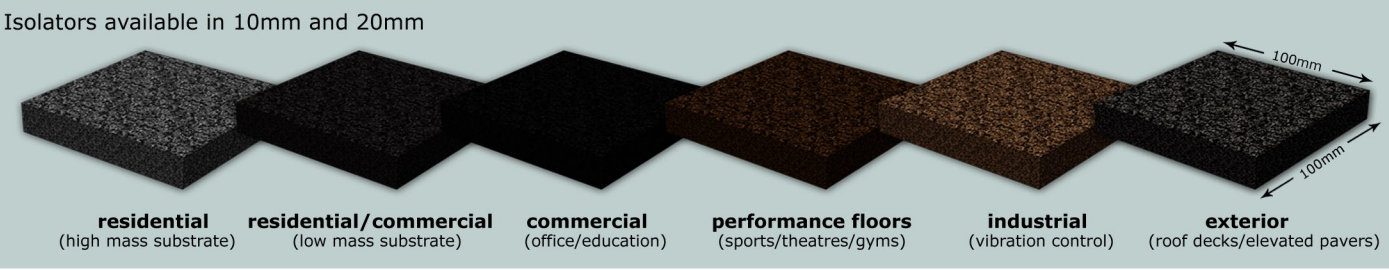
The Durabella Cradle System is designed for applications where the sub-floor is out of level tolerance or uneven and is an extension of the rinciple applied to the batten system. Durabella Cradle & Batten systems have the ability to resist compression under load whilst providing a continuing level of sound insulation. The cradle system is particularly effective in overcoming difficult site problems and can be laid with an overall depth between 55mm and 500mm.





The cradle is available in a standard robust plastic configuration or heavy duty metal section dependant on application. It is important to note that the various applications utilise different isolators to accommodate end-user requirements.

Isolators available in 10mm and 20mm



The straight lay acoustic batten system can be used in conjunction with screed finishes or where the sub-base has a reasonable level tolerance. In both cases, insulation runs between the battens and a perimeter seal is recommended to improve acoustic performance and help rectify any inadequacies pertaining to poor grouting and help seal weak acoustic passages which may not be apparent.

The key to effective acoustic control is to ensure that the correct construction method is adopted for each sub-base floor type, and built correctly, in conjunction with ceiling treatment details. Attention to wall type construction is also of importance to eliminate the element of flanking.

DURABELLA WESTBOURNE CRADLE & BATTEN SYSTEM 2010 EDITION

DURABELLA DATA SHEET R.S.1.1.

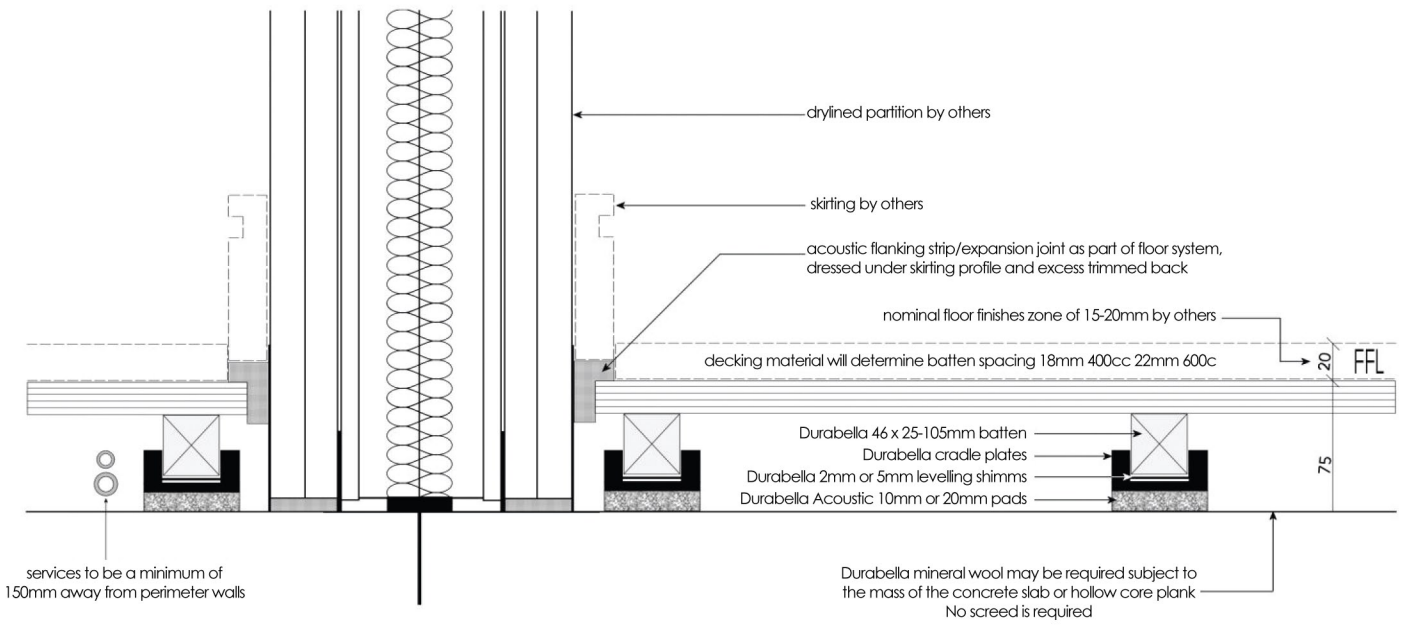
CRADLE GRID FOR BATTEN SPACING & FINISHED FLOOR HEIGHTS

Board Size Thickness (mm)	Batten Depth (mm)	Batten Centres (mm)	Cradle Centres (mm)	F.F.H. Minimum (mm)	F.F.H. Maximum (mm)	Acoustic Cradle Base (mm)
18mm	25mm	400mm	300mm	55mm	70mm	12mm
18mm	25mm	400mm	300mm	65mm	80mm	22mm
18mm	35mm	400mm	450mm	75mm	90mm	22mm
18mm	45mm	400mm	600mm	85mm	100mm	22mm
18mm	55mm	400mm	600mm	95mm	110mm	22mm
18mm	65mm	400mm	600mm	105mm	120mm	22mm
18mm	75mm	400mm	600mm	115mm	130mm	22mm
18mm	85mm	400mm	600mm	125mm	140mm	22mm
18mm	95mm	400mm	600mm	135mm	150mm	22mm
18mm	105mm	400mm	600mm	145mm	160mm	22mm

NOTE: When using 22mm overlay boards, battens can be spaced at 600mm centres, cradle spacing remains the same. The minimum and maximum finished floor heights will be increased by 4mm.

Additional packing can be achieved by utilising the Durabella macro base packers, which can elevate the above configurations by 20mm increments; fine adjustment is made with 2mm and 5mm micro packers, within the cradle, up to 15mm.

All Durabella battens are 46mm wide and supplied in 1.800 metre lengths.



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APPENDIX D

Duggan & Parr Lath & Plaster Procedures
Previously submitted to MCC under covering letter from Lindberg dated 30.11.09

Date:
Ref :

LATH AND PLASTER PROCEDURE

1) Ensure that wooden joists to which the laths are to fixed are secure and in good condition.
2) There are different Laths to choose from ie Chestnut, Oak and Pine.
3) When fixing the Laths, leave a sufficient space between each so as to allow the Plaster to squeeze through.
4) The Laths should be wetted 24 and 2 hours before the first coat is applied.
5) Apply the first coat ensuring the mix is pliable enough to squeeze through the spacing's in the Laths, 1to 3 mix Lime Putty and Course Sand ,with added Horse Hair. This should be sufficiently keyed ready for the next coat.
6) After leaving the First coat for 8 to 10 days, apply the Second coat, SAME MIX, except Goat Hair is added instead of Horse Hair, again Key up.
7) After leaving the second coat for 6 days, apply the Final coat, 1 to 1 Lime putty and Silica Sand. No Hair is added to the final coat,

THE ABOVE METHOD CAN VARY ACCORDING TO THE THICKNESS OF PLASTER REQUIRED.

WRITER
STEPHEN PARR
DIRECTOR.

Telephone : Steve 07960 944 100 or Billy 07799 126 961
Office Tel: 01942 604697 - Fax: 01942 261087
E-Mail : dugganandparr@yahoo.co.uk
Company Registration No : 6326831 – Vat No:917 0829 09
Registered Address: 16 Alfred Road,Lowton,Warrington WA3 1EA
Web: www.dugganandparr.com

DUGGAN & PARR
STONE REPAIR SERVICES LTD
Quality Restoration, Conservation & Building

Date: 12/06/2009

Patch-Plastering to existing Lath and Plaster Partitioning walls Following the formation of chases for electrical services.

If the existing wooden Laths need removing to accommodate the new electrical Services , we strongly recommend this being done by the nominated Plastering Contractor

1) Where Laths do need replacing (match to existing) if possible. Carefully cut the existing Laths, either half way on the existing joist or cut flush with the edge of the joist then introduce a new timber to the existing (EITHER OF THESE OPTIONS WOULD BE DECIDED DURING WORK IN PROGRESS) it would depend upon the state of the existing Laths.
2) Fit new Laths leaving sufficient spacing's between each one ready for the new Lime Plaster that needs be able to squeeze through.
3) When all Laths are fitted they should be wetted 24 and 2 hours before the first coat is applied.
4) Undercoat. Apply 1 to 3 mix Lime Putty and Course Sand, The mix should be pliable enough to squeeze through the spacing's in the Laths and must contain Horse Hair. This coat should then be sufficiently keyed up ready for the next coat.
5) The previous coat of Lime Plaster needs to be left to dry (on large areas this is usually 8 to 10 days but on small areas this can be a much shorter time), experienced tradesmen can tell by sight and touch.
6) First coat. Apply the same ratio mix as item 4 except add Goats Hair to the mix instead of Horse Hair . Leave to dry sufficiently as item 5
7) Final Coat. 1 to 1 mix Lime Putty and Silica Sand. NO Hair is added to the final Coat.

WRITER
Stephen Parr
Director.

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E-Mail : dugganandparr@yahoo.co.uk
Company Registration No : 6326831 – Vat No:917 0829 09
Registered Address: 16 Alfred Road,Lowton.Warrington WA3 1EA
Web: www.dugganandparr.com

Date: 12/06/2009

Procedure for Patch Lime Plastering Brick Walls, after chasings for electrics have been introduced.

1) Cheque that the new wiring and protective sheathing is set back enough to allow sufficient cover for the New Lime Plaster, 12mm.
2) Draw and cut straight lines into the existing Lime Plaster so as to make the patches square, use a sharp wide bolster chisel, remove any existing plaster then thoroughly, wire brush the entire area. Finally vacuum the wall to remove any other traces of dust.
3) Dampen the wall before applying the first coat of new plaster mix, ensuring NO standing water prior to application (1 to 2.5=Fat Lime- Grit Sand with added Horse Hair). Create a good key ready for the next coat of plaster. The thickness of the first coat should nor exceed 15mm or an additional coat will be needed.
4) When the undercoat has sufficiently dried (usually after about 4 days), the finishing coat will be applied. The mix 1 to 1= Sieved lime putty and fine silica sand, NO types of hair are added to this coat.

WRITER
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STEVENSONS
OF NORWICH

THE NATIONAL TRUST

New Cornice Range
About The Range

LITERATURE REQUEST

PRICE LISTS

CASE STUDIES

Stoke Rochford Hall
Bullring Shopping Mall
Buckingham Palace
Royal Exchange Theatre
Gonville & Caius College

SERVICES

Vaulted Ceilings and Domes
Helical Stairs & Curves
Decorative Ceilings
Overseas
Hotels
Restoration & Repair
Theatres & Cinemas
Jesmonite
GRP Mouldings
GRG Mouldings
Fibrous Plaster
Lathe & Plaster
Logos Crests & Coats of Arms

CORNICE RANGES

National Trust Range
London Range
Cadogan Range
Tuscan Range



Stevensons of Norwich Limited specialise in the design, manufacture, supply and installation of standard & bespoke mouldings as well as products for interior and exterior use in:

- Fibrous Plaster
- GRG (Glass Reinforced Gypsum)
- Jesmonite - both interior & exterior uses
- GRP (Glass Reinforced Polyester)
- Lime Plaster/Lathe & Plaster

Stevensons of Norwich restore and repair historic plasterwork and use traditional methods and materials to carry out lime plastering work. Coupled with a high reputation within contemporary design and materials in both commercial and residential architecture.

Stevensons of Norwich are an English company carrying out business across all countries. Established for over years, the company's high quality and reliability is world renowned.

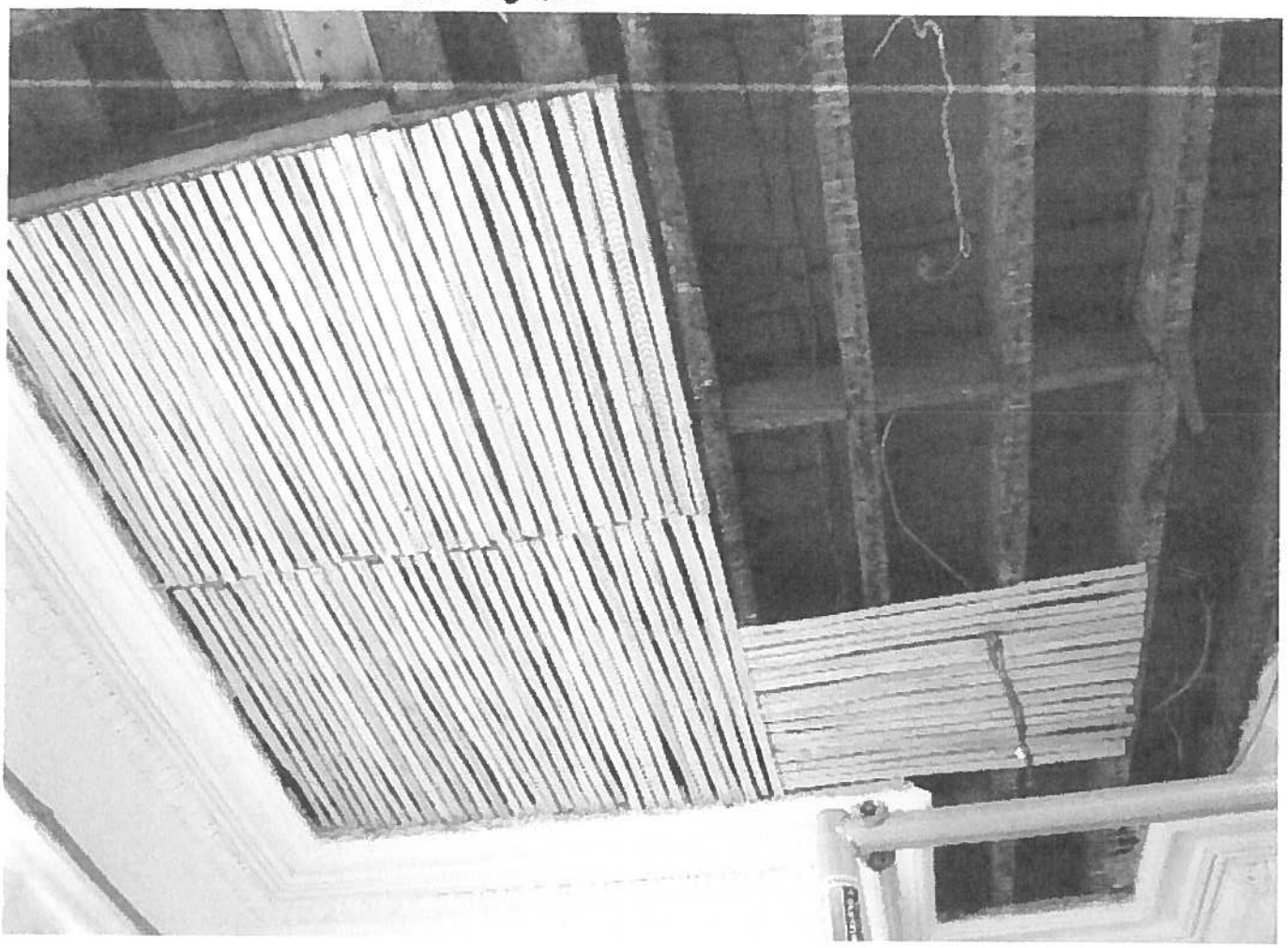
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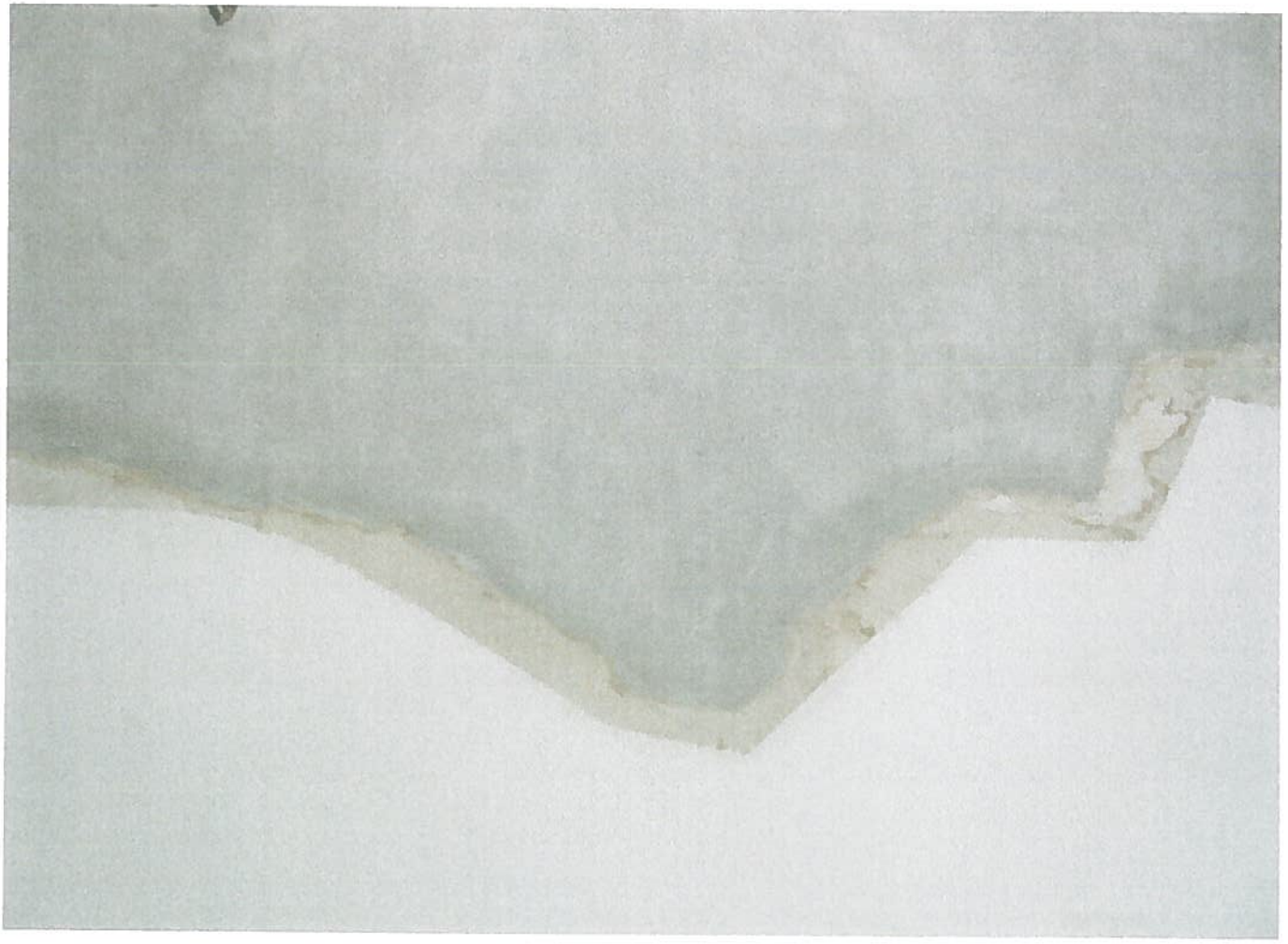
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APPENDIX E

Matrix of Works & Materials

AEW ARCHITECTS
B3883 - Bradley House
30.04.12

Proposed Works And Material Matrix

EXTERIOR

Floor	Location	Proposed Works	Methodology	Proposed Materials	Status	Associated Works	Further info to be supplied to MCC
All	Existing brick & stone	Clean and repoint	Clean brickwork Refer to appendix A	Mortar mix see Appendix B	Complete		
All	Existing windows	Repair and refurbish			Complete	Draft brushes to be fitted and ground floor windows to be installed	
	Roof	Tiles to be relaid	Existing roof tiles to be re-used	Existing roof slates	Complete		
	Roof	Lead flashing	Replace existing lead flashing	Lead	Complete		
	Roof	Replace central valley gutter	Works inconjuction with re-roofing	Insulated wider stainless steel gutter	Complete		
	Roof	Introduce roof insulation	Works inconjuction with re-roofing	New insulation, breather memebrane and timber tile battens	Complete		
Ground	Existing entrance doors	Refurbish existing timber entrance doors	Repair as necessary	High gloss black paint finish	Outstanding		
Ground	Newton St entrance cast iron door surround	Clean and refinish	Remove rust with gentle abrasive	Finish with suitable metal paint in dark grey	Outstanding		Test sample cleaning
Ground	Newton & Dale St Entrances	Glazed screens and entrance doors		Modern discrete frame high quality glazing systems to be utilised.	Outstanding		Detail construction drawings
Ground/1st	Dale Street Entrance	External lighting		Contemporary wall mounted up/down light fittings to be installed	Outstanding		Sample light fitting to be approved
Ground	Newton St entrance	Sigange		Small stainless steel signage to be fixed externally to either side of the entrance	Outstanding		Subject to separate advertising consent application
Ground	Dale Street Entrance	Removal of white tile clad infill and entrance doors	Careful dismantling		Outstanding		

INTERIOR

Floor	Location	Proposed Works	Methodology	Proposed Materials	Status	Associated Works	Further info to be supplied to MCC
All	Exposed brick walls	Clean and patch re-point as required	Clean brickwork refer to appendix A	Mortar mix see appendix B	Partial Completion	Some mortar has been removed and is yet to be replaced	
4th	Roof structure	Clean exposed timber roof trusses	Soft brushes and water		Completed		
All	Underside of floors	Clean underside of exposed timber floor boards and exposed rimber beams	Water and soft brushes		Completed		
All	Existing timber stairs	Clean and repair with natural finish	Light abrasive cleaning		Partial Completion	Severe areas of wear on timber landings, boards to be replaced to achieve level finish	
All	Existing cast iron columns	Clean and apply intumescent paint finish (grey)	Abrasive cleaning required to remove all existing paint. Sample testing required	Intumenscent paint finish (grey clour)	Outstanding		Test sample cleaning
All	G, 1st, 2nd, 3rd, 4th	Acoustic raised access floor	The pedestools rest on pads, very little fixings involved	Timber frame and timber access floor (see appendix B)	Outstanding		

Ground	Newton St entrance foyer	Insertion of new lift cart into existing lift shaft			Outstanding	
		New short stair case up to raised ground floor level		Steel & timber construction refer to Austin-Smith:Lord Drawings L(--)230 to L(--)232	Outstanding	Existing opening in brickwork
		Repairing existing timber doors between lobby & ground floor unit.	Infil replacement timber where required		Outstanding	Minor repositioning within reveal to accommodate drylining to ground floor unit side to achieve appropriate fire protection.
		Cleaning and repairing existing doors to old lift	Test samples necessary to establish most suitable method	Paint finish	Oustanding	
Ground	Dale Street Entrance foyer	Removal of passenger lift		Infill existing holes in eacjh floor with timber floor baord to match existing	Completed	
		Plaster work to walls & ceiling	Refer to appendix D	Lime plater and lathe and plaster ceiling by specialist	Oustanding	
		Removal of internal brickwall			Subject to Section 17 application	
		Removal of external stone steps and lowering of existing floor internally at entrance		Timber construction with new dust barrier matting to internal finish at grade internally	Subject to Section 17 application	
		Replacement of existing internal stair		Timber construction with ceramic tile finish	Subject to Section 17 application	
		Installation of platform lift		Contemporary platform lift	Subject to Section 17 application	
		Creation of new exit from existing escape stairs onto Newton Street	Careful removal of existing stone cill to create FE door and localised lowering of ground floor, additional stairs upto existing stairs.	Internal stud partition to stair enclosure.	Subject to Section 17 application	Partitioning off of stairs Bricks and stone cill to be re-used along Newton Street elevation to recreate original window detail where door has been more recently formed . Ground floor beam will need to be cut to form lowered floor at street level.