24 Lever Street, Manchester.

Design Brochure on behalf of Sheila Bird Group. Supporting information for the refurbishment works at the above development.

The Sheila Bird Group

Job No: 8113 Date: Dec 08



Supporting Design Brochure

Planning Application No. 086463/LO/2008.

Ref: 8113 : DB001

MPSL planning & design

MPSL Planning and Design Ltd

Commercial House, 14 Westpoint Enterprise Park, Trafford Park, Manchester. M17 1QS

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Introduction

The following design brochure is intended to support the planning application for the refurbishment works at 24 Lever Street, Manchester.
The building at 24 Lever Street was built in 1897-98 and was originally a warehouse. The building is grade 2 listed and until recently has been occupied by a variety of small businesses. The building suffered fire and water damage on the 30 April 2007, when a serious fire broke out in the adjoining property on Dale Street. The roof of the building has now been repaired and the interior is currently vacant, awaiting refurbishment. This presents an opportunity to upgrade the interiors, removing unsympathetic alterations to create higher quality office spaces.

This design and access statement should be read in conjunction with the project drawings.

In determining the most appropriate means of access into the building a number of options were considered.

The options for disabled access are limited due to the raised ground floor level and internal structural arrangement coupled with the listed building status.

Initially the main focus for gaining part M compliant access was centred on the existing principal entrance, and when it became apparent that this option was not feasible the existing secondary ground floor entrances were considered. The modification of the existing ground floor window apertures was also considered as a possible solution.

Proposed Part M Compliant Entrance

The proposed solution to facilitate part M compliant access to the building is to provide a platform lift accessed at street level to provide access to the ground and basement floor levels. This lift will be accessed by means of a level approach via the existing doorway aperture currently serving the stair down to basement level. Due to the structural arrangement within the building it is not possible to retain this stair and it will therefore be removed and replaced by a new staircase located internally at ground floor level to provide access to the basement level.

The new platform lift will provide access to the ground floor reception and lobby area adjacent to the existing principal stair entrance as indicated on the project drawings.The new platform lift will comply with DFA 2 (ref.16.2) and will have internal minimum dimensions of 1100mm wide x 1400 deep. Please refer drawing No. 8113-66-01 for details and photograph 14 within the appendix for a working example.

The lift will be accessed via a new glazed sliding door which will be operated by remote push button situated within the existing door reveal and have an appropriate time delay to allow access to the platform lift. The platform lift itself will also be accessed by remote push button.

In order to accommodate the proposed arrangement the external modification required is the removal of an external side hung door, which is to be replaced by a glazed sliding door. The existing side hung door is not an original element of structure.
The proposed lift enclosure does meet the requirements of DFA 2 with relation to its size and operation.

The proposed lift enclosure does meet the requirements of DFA 2 with relation to its size and operation. However due to the building's structural arrangement, the required unobstructed space to the front of the lift cannot be fully accommodated within the building envelope, and therefore encroaches onto the pavement. It was deemed that under the circumstances, this would be acceptable as it does provide an independent means of gaining wheelchair access to the building.

The new stair will provide access from ground to basement floor and will comply with the requirements of DFA 2 for internal stairs. Please refer to drawing No. 8113-24-01 for details.

Principal Entrance feasibility

The ground floor of the building is set approximately 970mm above pavement level, and therefore there are steps situated at the principal entrance threshold and within the entrance lobby serving the ground floor.

The orientation of the steps and the fact that the building has grade 2 listing status prevents modification of this entrance to provide a part M compliant level or ramped approach. The possibility of installing a platform stair lift was also considered and a manufacturer was consulted to determine the feasibility of this option, however again due to the orientation and listing status this was not deemed possible.

Secondary entrance feasibility

All secondary entrances were considered as a means of providing suitable access and as described above one of these entrances was deemed feasible.
Other than the existing entrance to basement floor level there is also a rear entrance into the building, however this is set in excess of 1000mm above external floor level and is also served by side roads which are cobbled. Therefore it was felt that this entrance was not a suitable option for access.

Conclusion

In conclusion, the proposal put forward is deemed to be the most appropriate as it provides a good level of access which is compliant with the requirements of part m while preserving the listed building character.

The new access route is adjacent to the principal entrance and gives access to the main reception area, which in lieu of providing principal entrance access is deemed a suitable alternative.

The proposed solution makes use of existing access routes into the building and therefore minimises the need for external modifications.

The modifications required internally are limited to the removal of timber floor structure to facilitate the lift and stair route.

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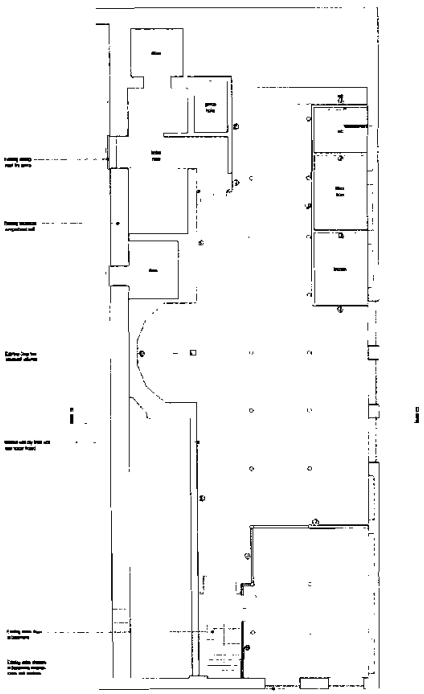
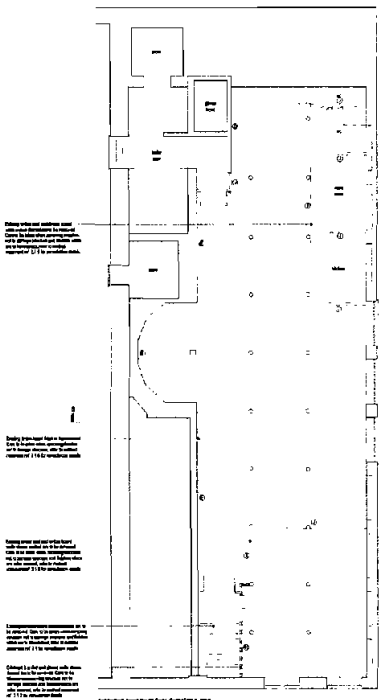
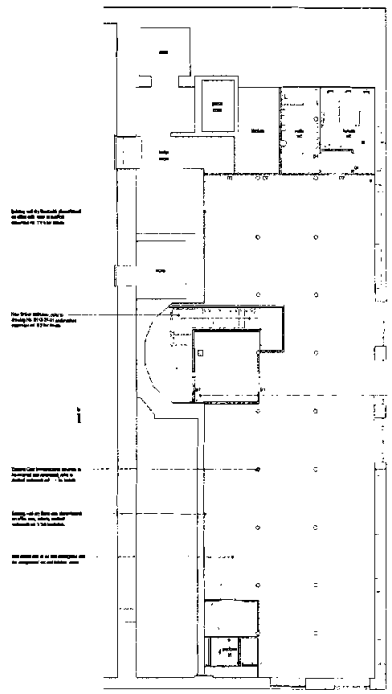


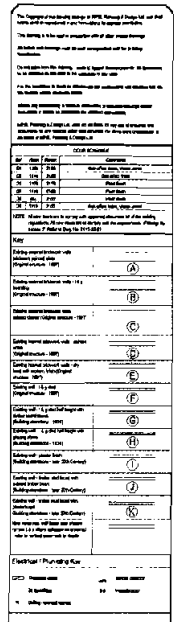
existing basement plan



proposed basement floor demolition plan

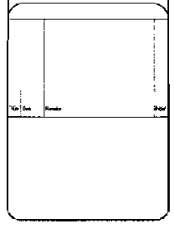


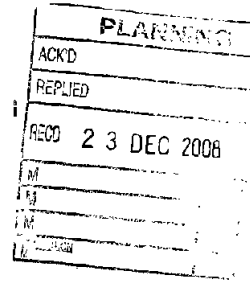
proposed basement floor plan

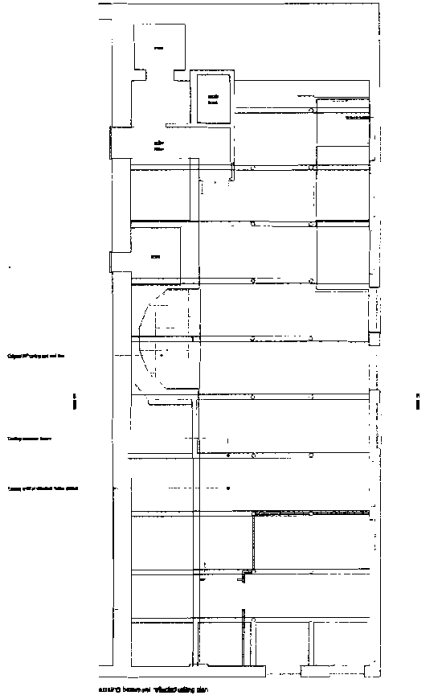


Key

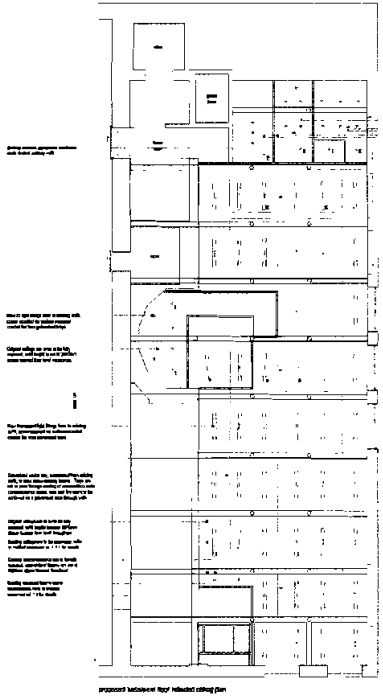
Electrical / Plumbing Key



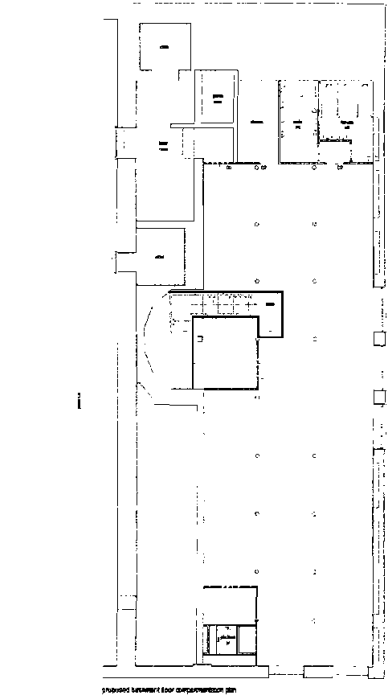




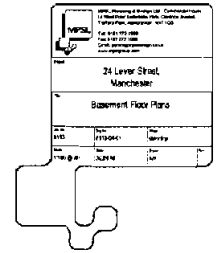
existing basement 'attached' ceiling plan

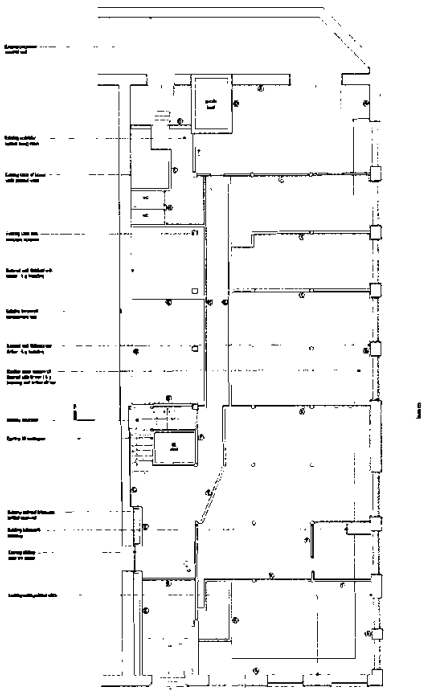


proposed basement floor 'attached' ceiling plan

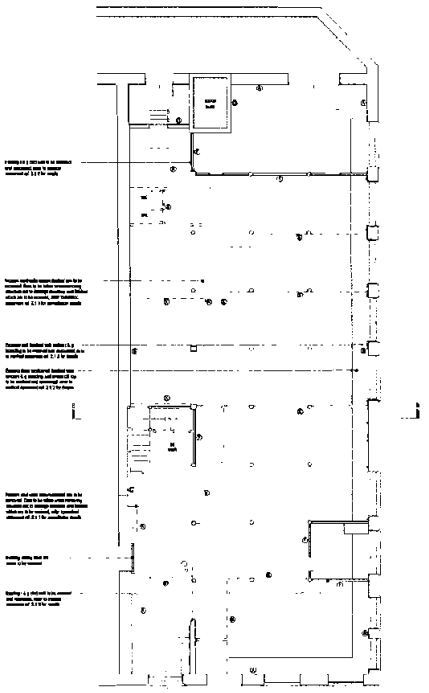


proposed basement floor compartmentation plan

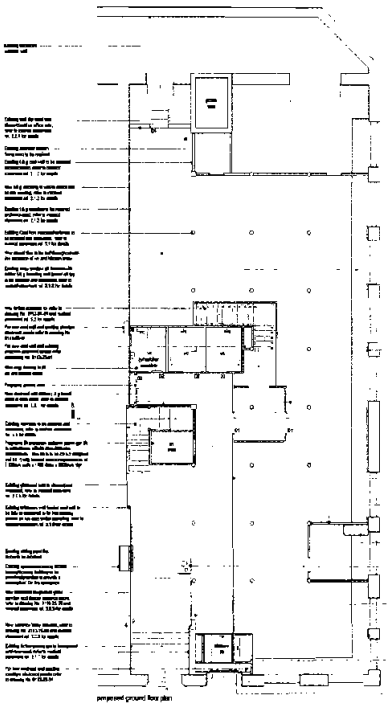




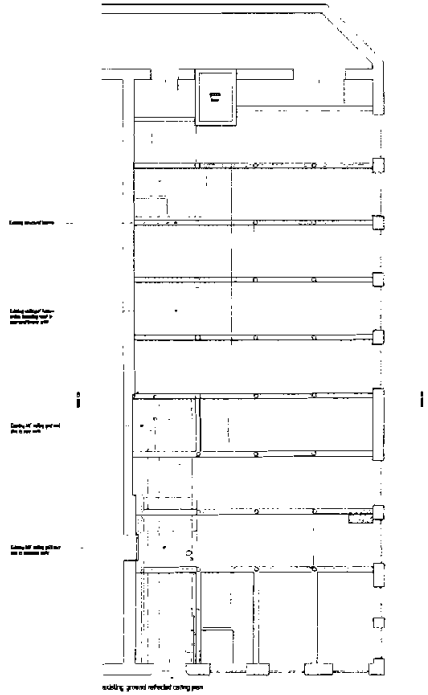
existing ground floor plan



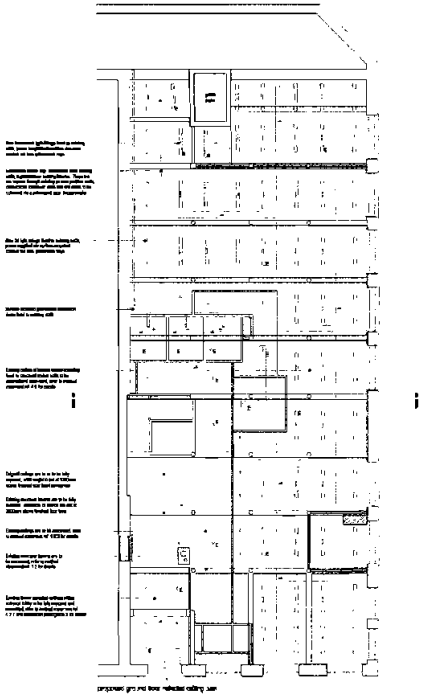
proposed ground floor demolition plan



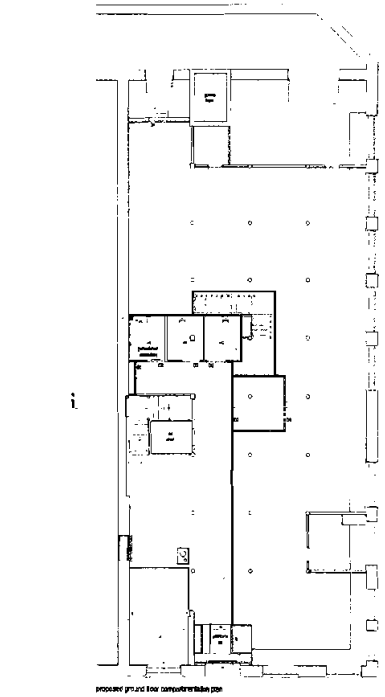
proposed ground floor plan



existing ground reflected ceiling plan



proposed ground floor reflected ceiling plan



proposed ground floor compartmentation plan

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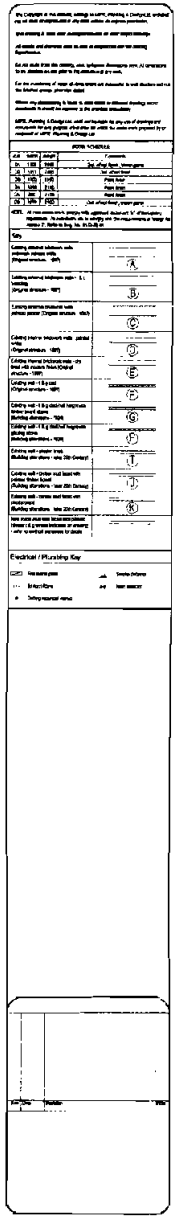
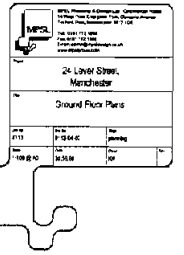
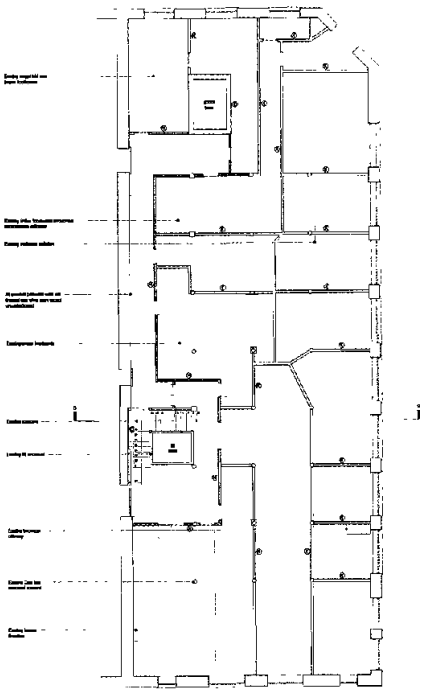


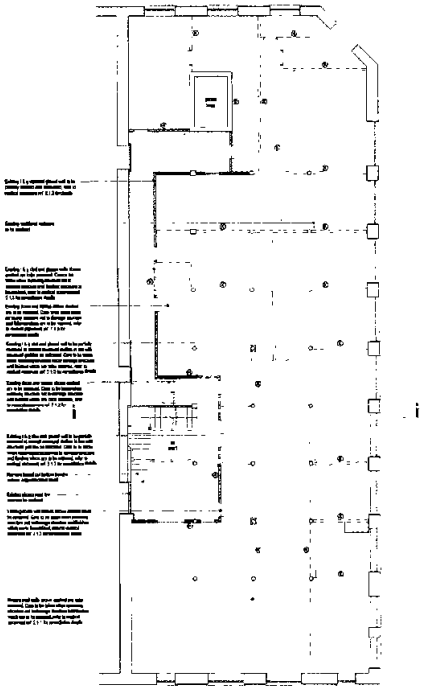


24 Lever Street,
Manchester

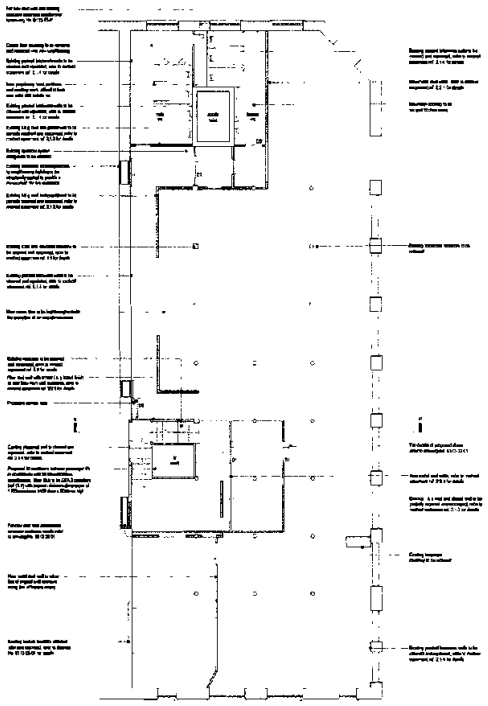
Ground Floor Plans



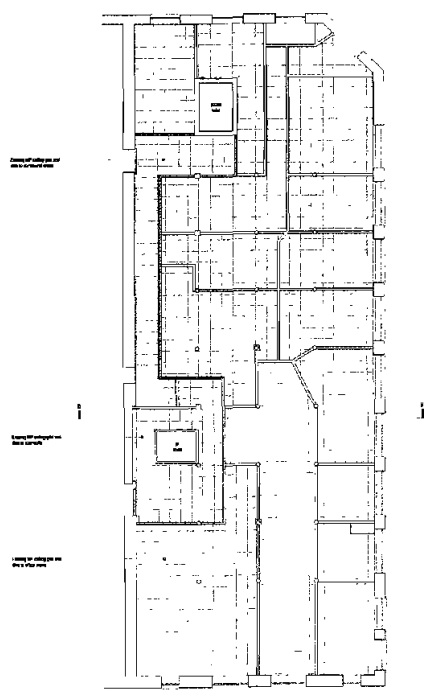
existing first floor plan



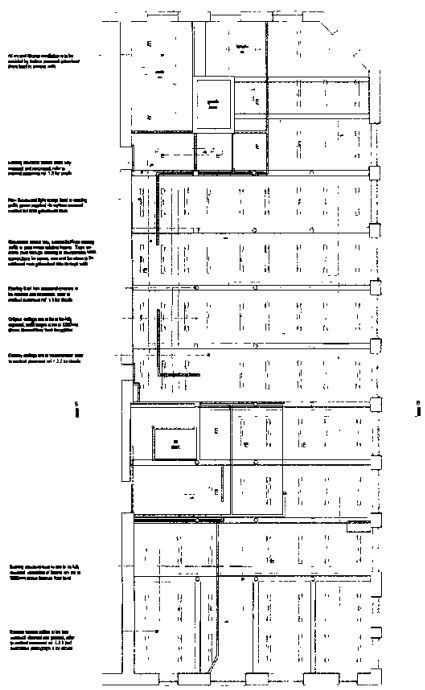
proposed 1st floor demolition plan



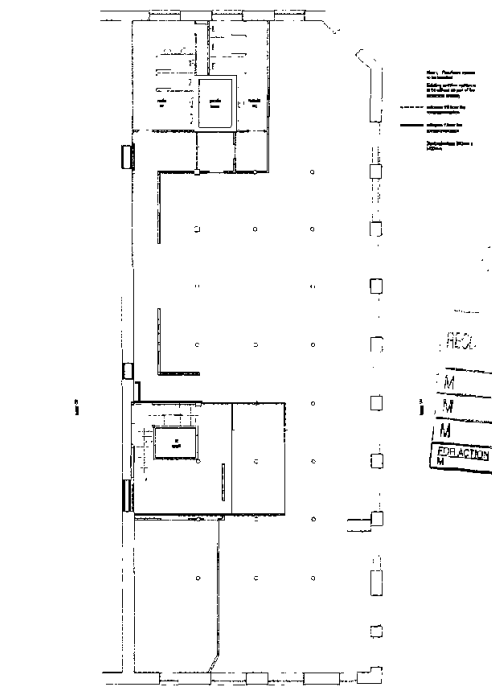
proposed first floor plan



existing first floor reflected ceiling plan



proposed first floor reflected ceiling plan



proposed first floor demolition plan

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This drawing is to be read in conjunction with all other prepared drawings.

All work and drawings are to be read in conjunction with the Building Specification.

Do not scale from this drawing, work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt, all dimensions are measured to wall structure and not to finishes unless otherwise stated.

Where any discrepancy is found to exist either preparing drawings and/or construction, it should be referred to MPS immediately.

MPS Planning & Design Ltd, 2008 will not be liable for any use of drawings not prepared by the same person/firm or were no instructions prepared by or on behalf of MPS Planning & Design Ltd.

DOOR SCHEDULE

Ref	Width	Height	Comments
D1	0920	2100	Half wheel flush, chrome panel
D2	0926	2100	Set of two doors
D3	1820	2100	Panel doors
D4	1520	2100	Panel doors
D5	820	2100	Panel doors
D6	820	2100	Fabrication doors, safety vision

NOTE: All new doors are to comply with approved document 'M' of the building regulations. All new doors to be fitted to comply the requirements of Disability Act 2005. Refer to Dwg. No. 0713-03-05

Key

Existing external Victorian walls with rendered painted white (Magnolia emulsion - MW)

Existing external Victorian walls - 4 x brickwork (Allegro emulsion - Grey)

Existing external Victorian walls painted stone - Original emulsion - MW)

Existing internal Victorian walls - painted white (Original emulsion - MW)

Existing internal Victorian walls - painted white (Original emulsion - MW)

Existing internal Victorian walls - 45 finish timber boarding(Original emulsion - MW)

Existing roof - 18 gauge (Original emulsion - GW)

Existing roof - 18 g steel height with timber finish (Building standard - GW)

Existing roof - 18 g steel flat height with plastic finish (Building standard - GW)

Existing roof - timber truss (Building standard - see Site Contact)

Existing roof - timber steel truss with plaster finish (Building standard - see Site Contact)

Existing roof - timber steel truss with plaster finish (Building standard - see Site Contact)

New cross wall and floor/roof joisters (where it is proven necessary) to existing wall to extend purpose by MPS

Electrical / Plumbing Key

SD Fire alarm panel

Smoke detector

Ceiling mounted sensor

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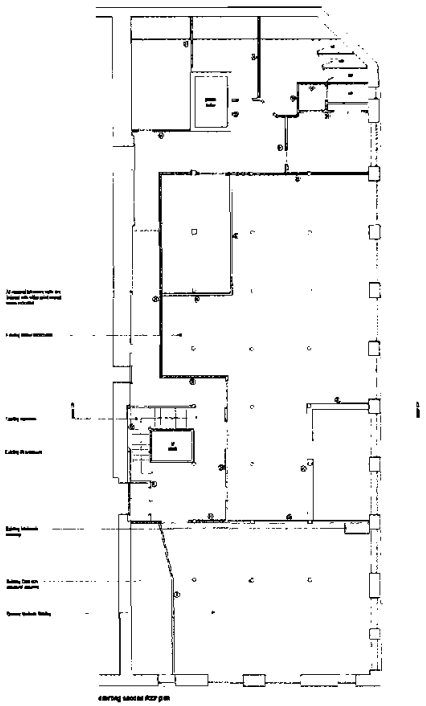
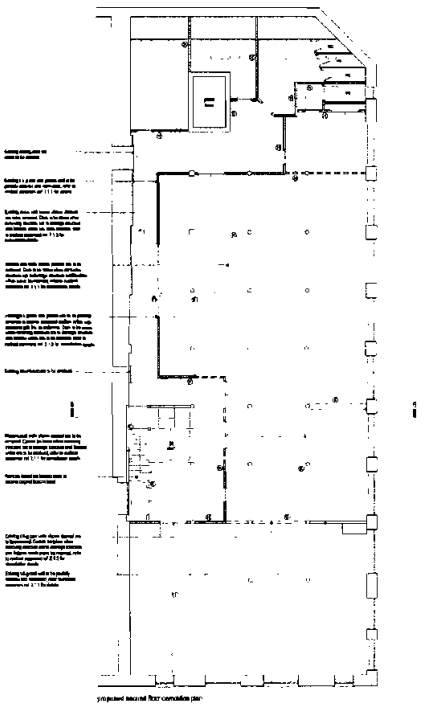
Project
24 Lever Street
Manchester

Title
First Floor Plans

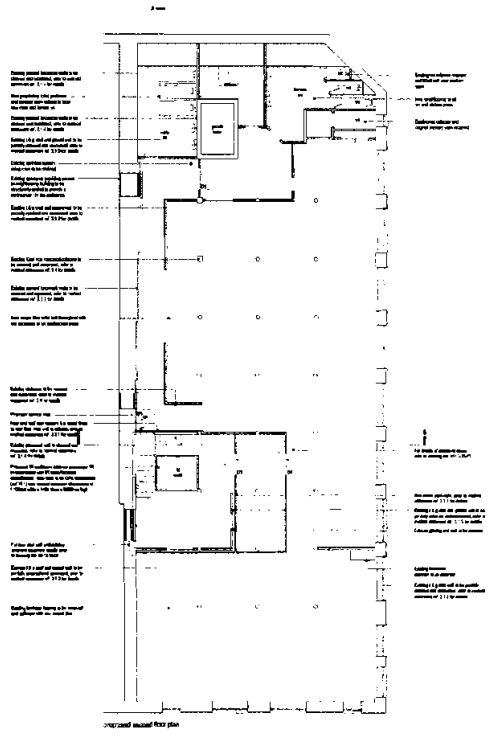
Job no.	Drg no.	Stage
0713	0713-04-101	planning
Scale @ A0	Date	Rev
1:100	17/10/08	



existing second floor plan



proposed second floor connection plan



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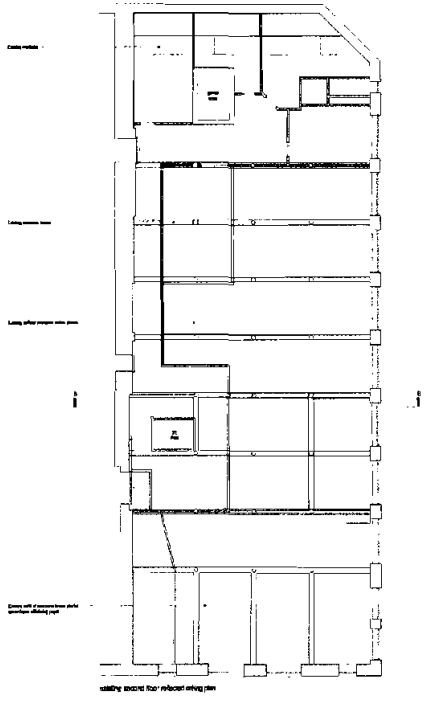
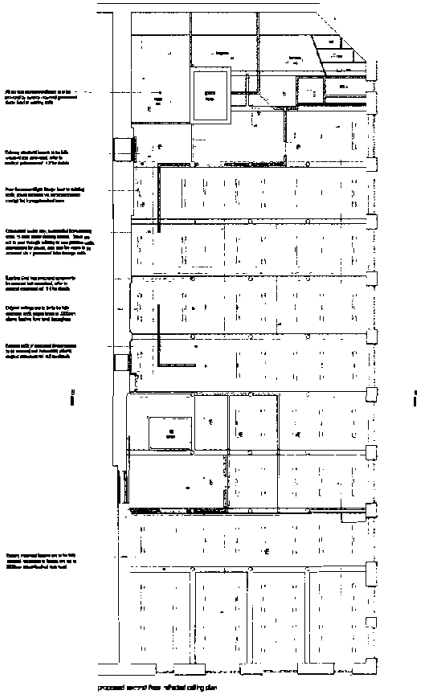


existing second floor reflected ceiling plan



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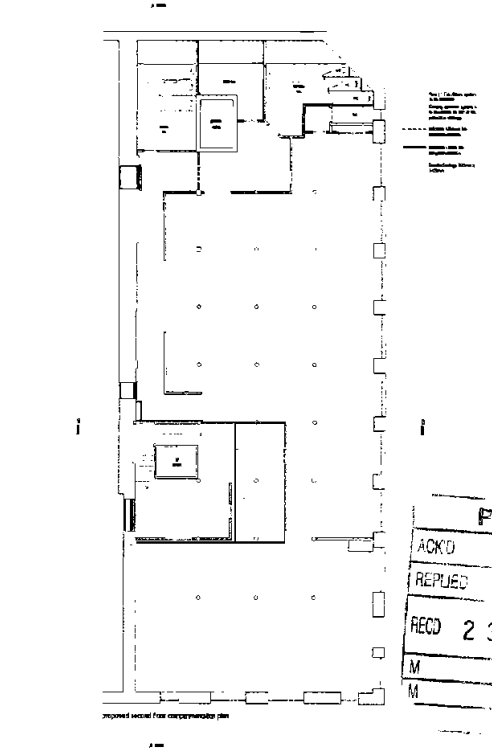
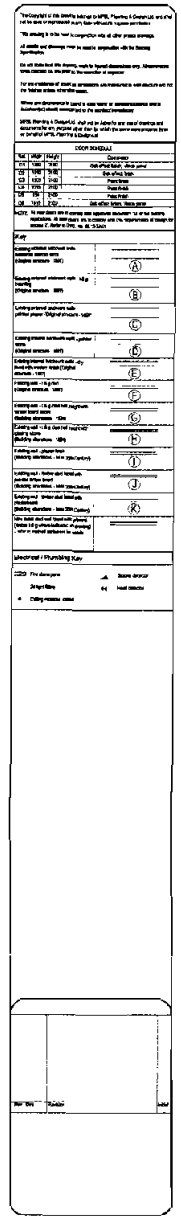


proposed second floor compartmentation plan



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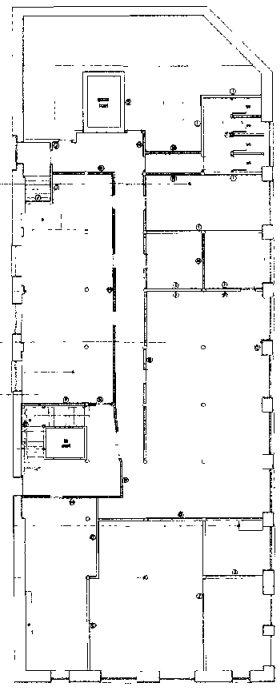
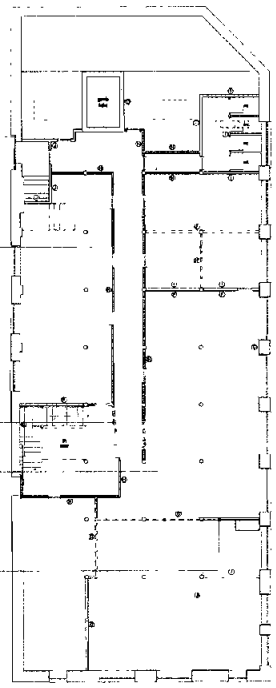
24 Lever Street
Manchester

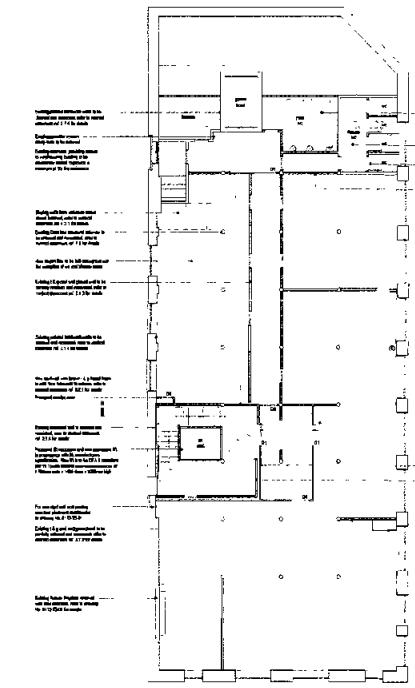
Second Floor Plans



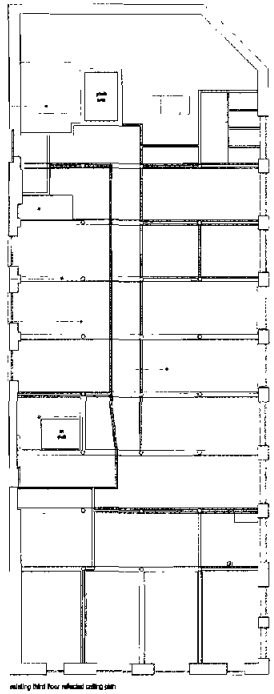
existing third floor plan



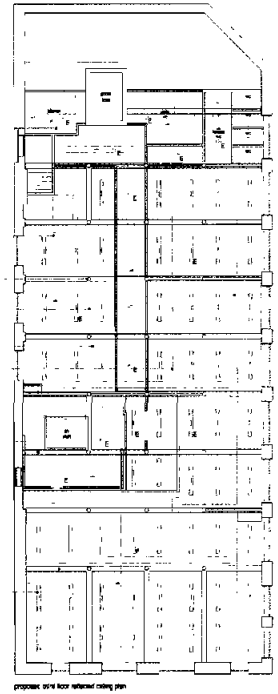
proposed third floor demolition plan



proposed third floor plan



existing third floor reflected ceiling plan



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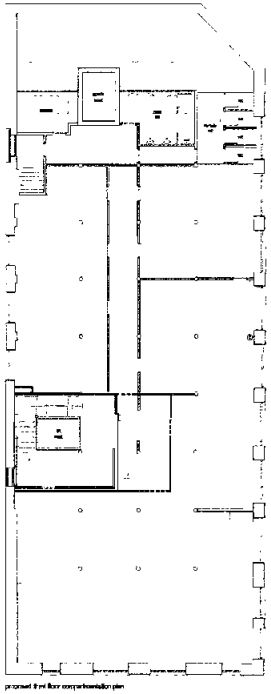
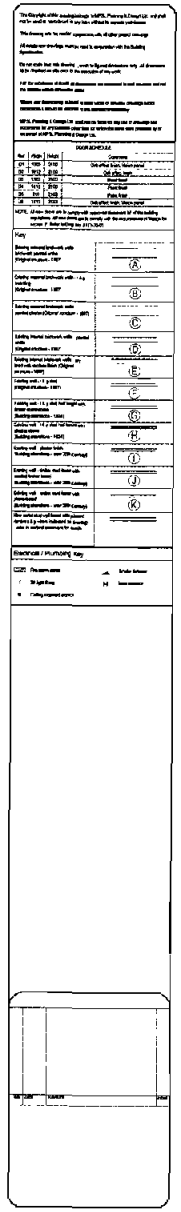
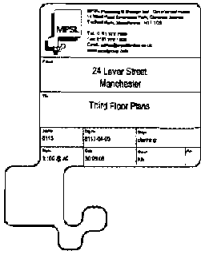
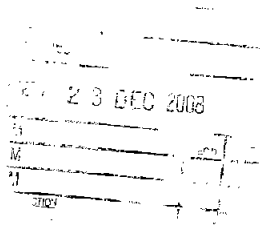
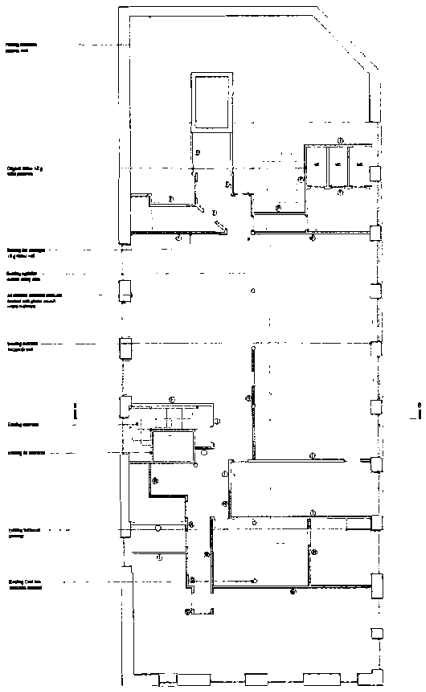


proposed third floor demolition plan

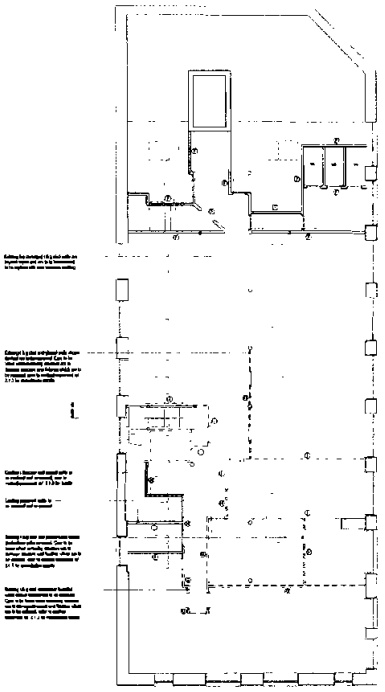




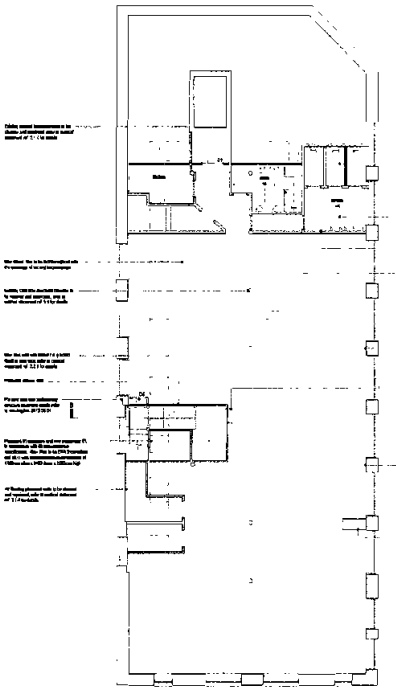




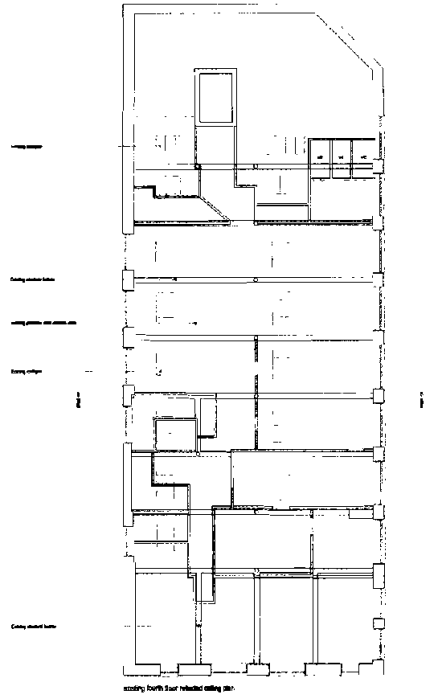
existing Fourth floor plan



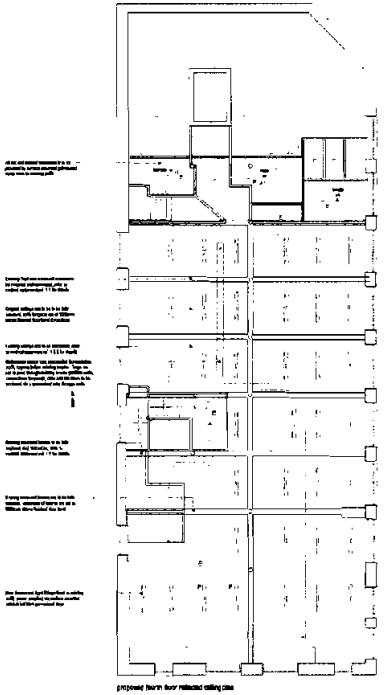
proposed fourth floor demolition plan



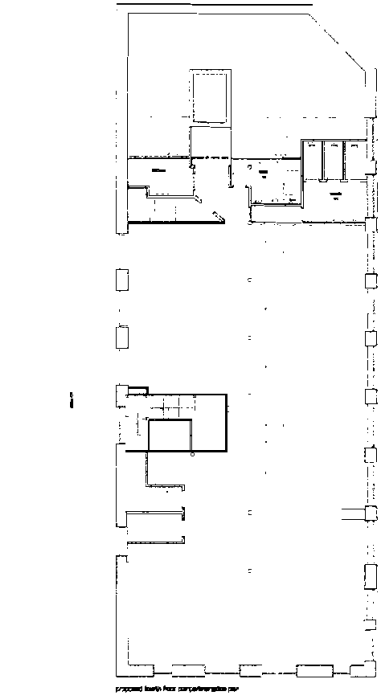
proposed fourth floor plan



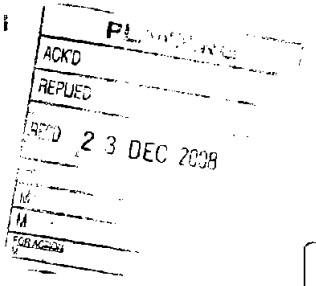
existing fourth floor reflected ceiling plan

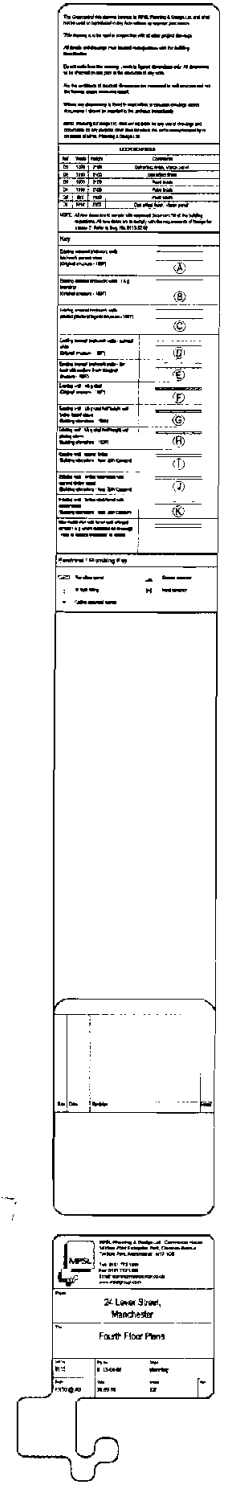


proposed fourth floor reflected ceiling plan



proposed fourth floor comparison plan







existing front elevation



proposed front elevation

PLANNING
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REC'D 2 3 DEC 2008

Rev	Date	Revision	Issued

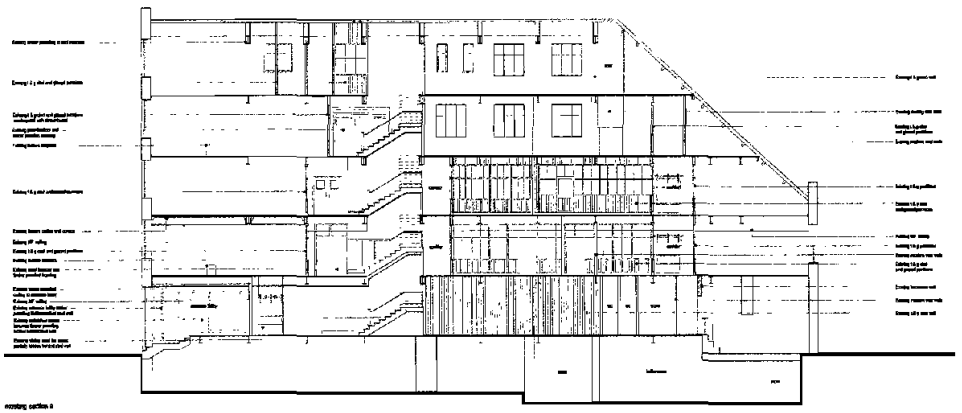
MPSL Planning & Design Ltd Commercial House
14 West Point Enterprise Park, Clarence Avenue,
Trafford Park, Manchester M17 1QS
Tel: 0161 772 1890
Fax: 0161 772 1880
Email: [illegible]
Web: [illegible]

Project
24 Lever Street,
Manchester

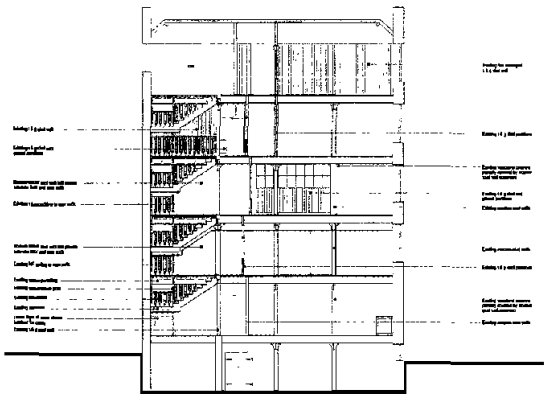
Title
Existing and Proposed
Elevations

Job No.	Drawing	Title
8113	8113-0501	Planning

Scale	Date	Drawn	Rev
1:50 @ A1	09.12.08	KM	1



existing section a



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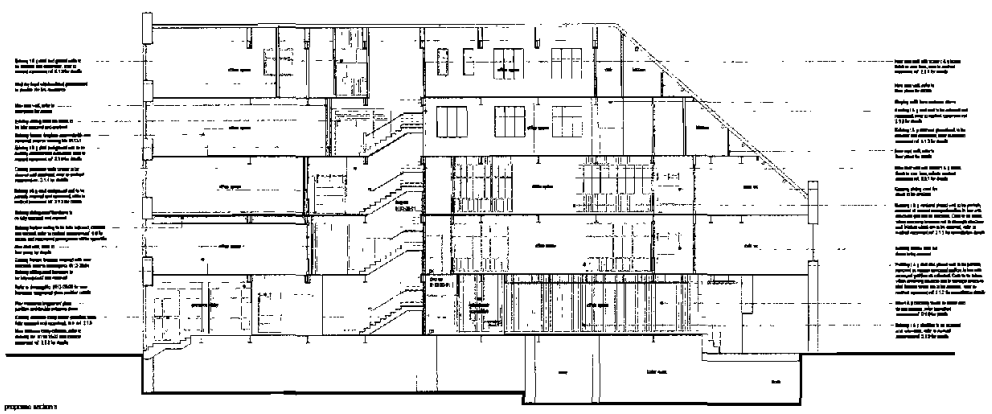

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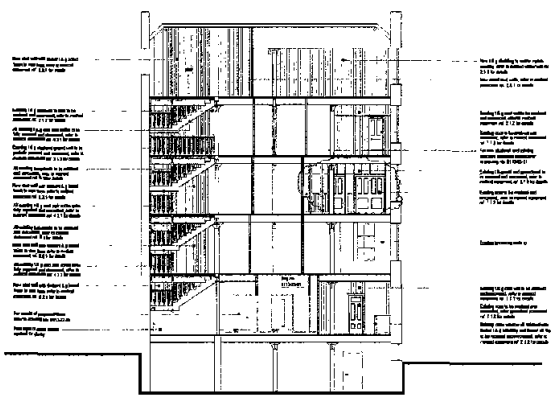

proposed section b

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REPLIED

RECD 23 DEC 2009

24 Lever Street, Manchester

Existing & Proposed Sections

Contents

Staircase Details	8113-24-01
Interna Wall Junction Details	8113-25-01
Entrance Lobby Collums (1 of 2)	8113-25-02
Entrance Lobby Collums (2 of 2)	8113-25-03
Fireploce Surround Details	8113-25-04
Glazed Partition Details	8113-25-05
Internal Door Elevations & Details	8113-32-01
Platform Lift Details	8113-66-01

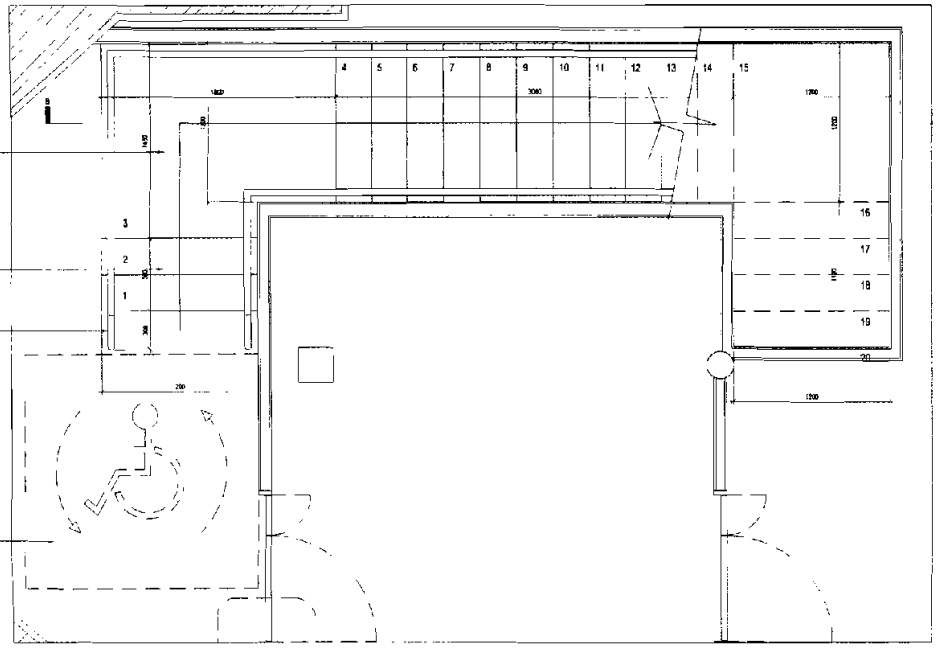
This drawing is to be read in conjunction with the associated floor plan drawings

Timber stairs in accordance with manufacturers details, to comprise of 20 risers @ 152.5mm and 19 goings @ 280mm

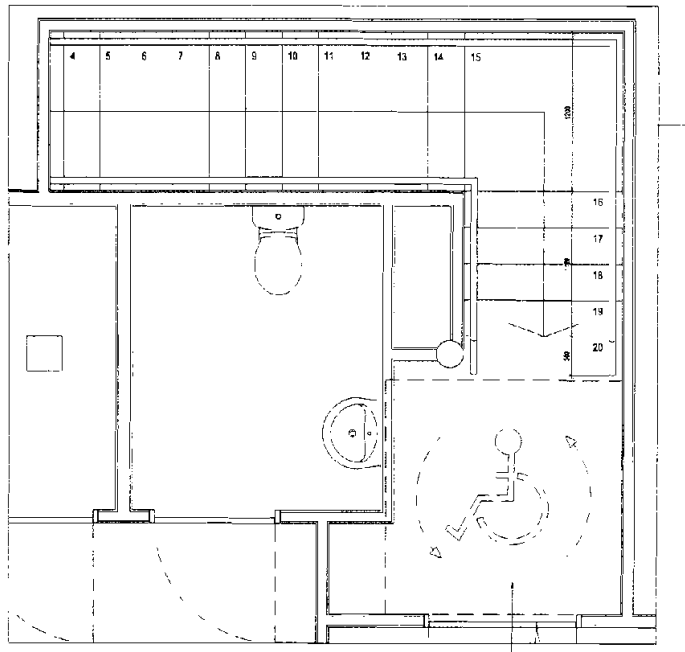
Leading edge of timber steps to have colour and luminance contrast

Handrail to extend a minimum of 300mm past top and bottom riser

Unobstructed clear space of 1800mm x 1800mm

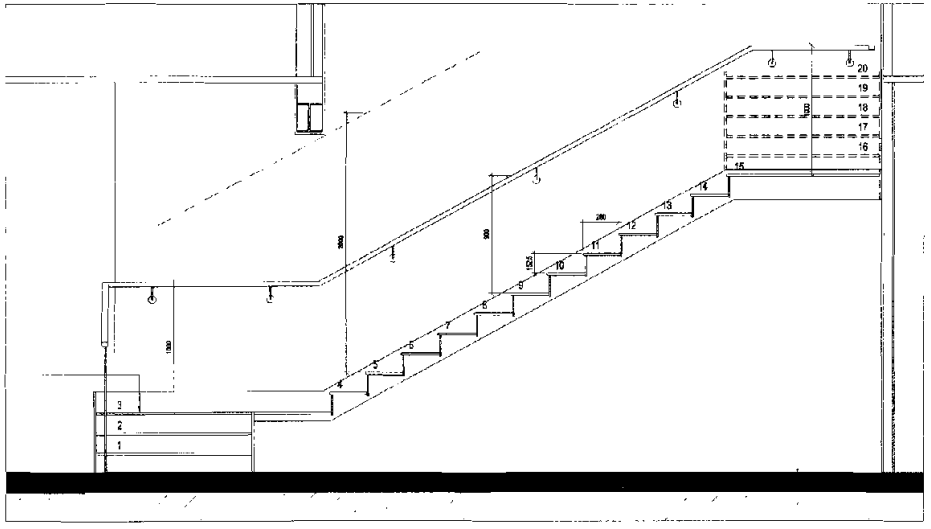


basement stair plan



ground stair plan

Unobstructed clear space of 1800mm x 1800mm



Timber stairs in accordance with manufacturers details, to comprise of 20 risers @ 152.5mm and 19 goings @ 280mm

section a

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Rev	Date	Revision	Chkd

MPSL Planning & Design Ltd Commercial House 14 West Point Mitsuyoshi Park, Clarence Avenue, Trafford Park, Manchester, M17 1QS
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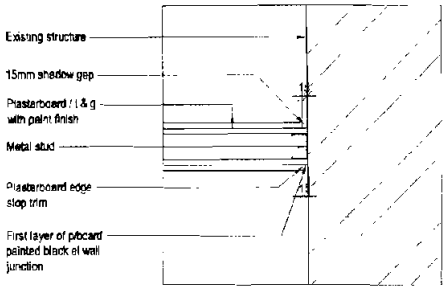
Project
24 Lever Street, Manchester

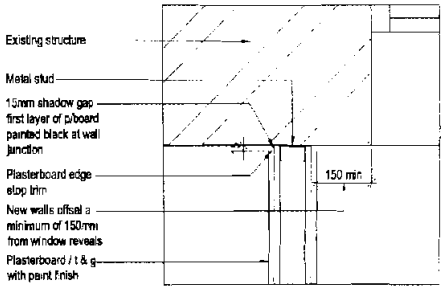
Title
Ground Floor - Basement Staircase details

Job No	Drawn	Scale
0112	5113-24-01	planning
Date	Date	Drawn	Rev
1:20 @ A1	26.12.08	KN	-



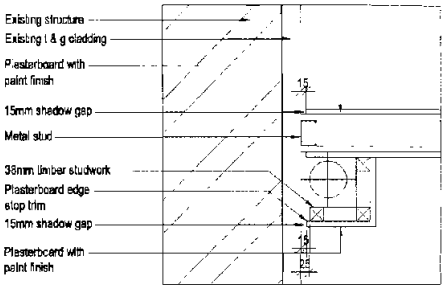
D01 - wall junction detail 1:10

metal stud / existing wall junction



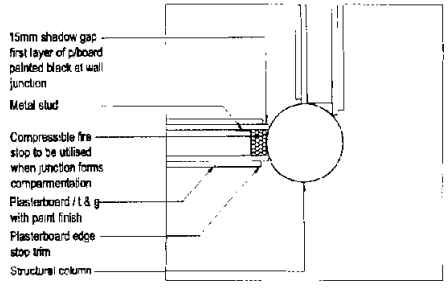
D02 - wall junction detail 1:10

metal stud / window reveal junction



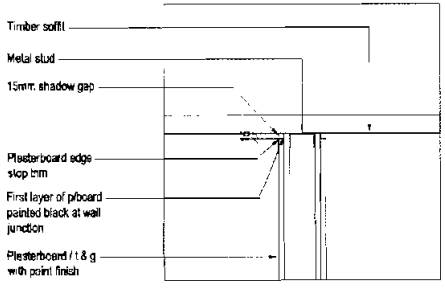
D03 - wall junction detail 1:10

metal stud / timber stud services boxing out



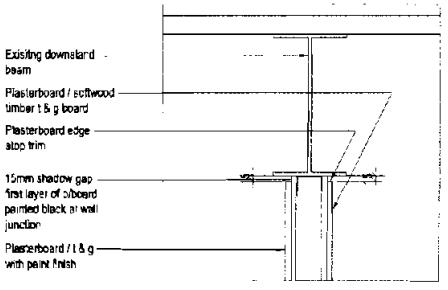
D04 - wall junction detail 1:10

metal stud head / clad steel soffit junction



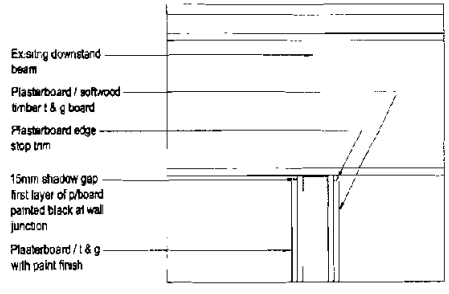
D05 - wall junction detail 1:10

metal stud head / existing timber soffit junction



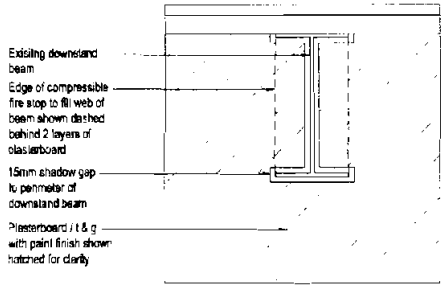
D06 - wall junction detail 1:10

metal stud head / steel beam junction



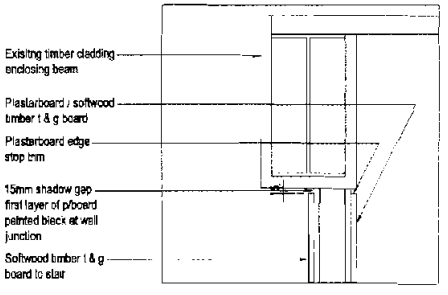
D07 - wall junction detail 1:10

metal stud head / steel beam junction



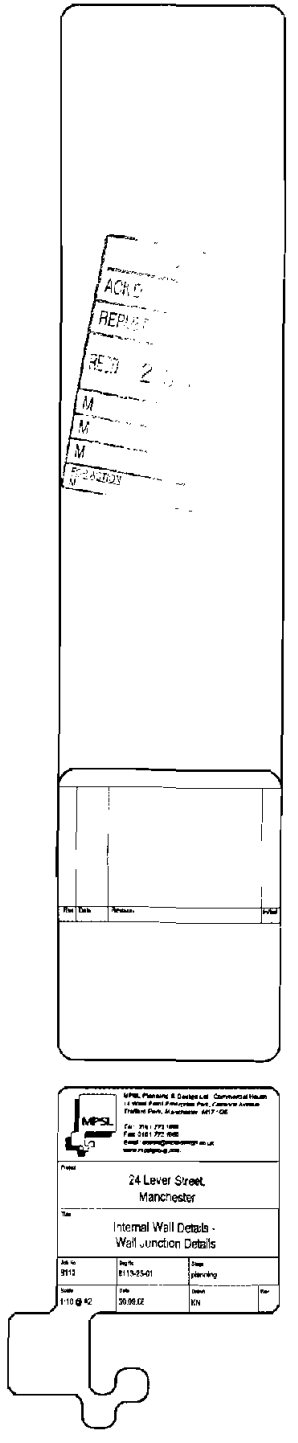
D08 - wall junction detail 1:10

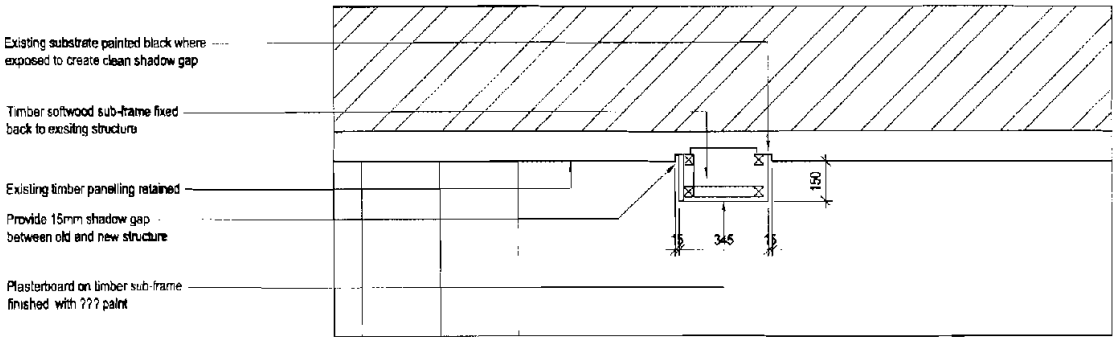
plasterboard wall / steel beam junction



D09 - wall junction detail 1:10

metal stud head / clad steel soffit junction





plan

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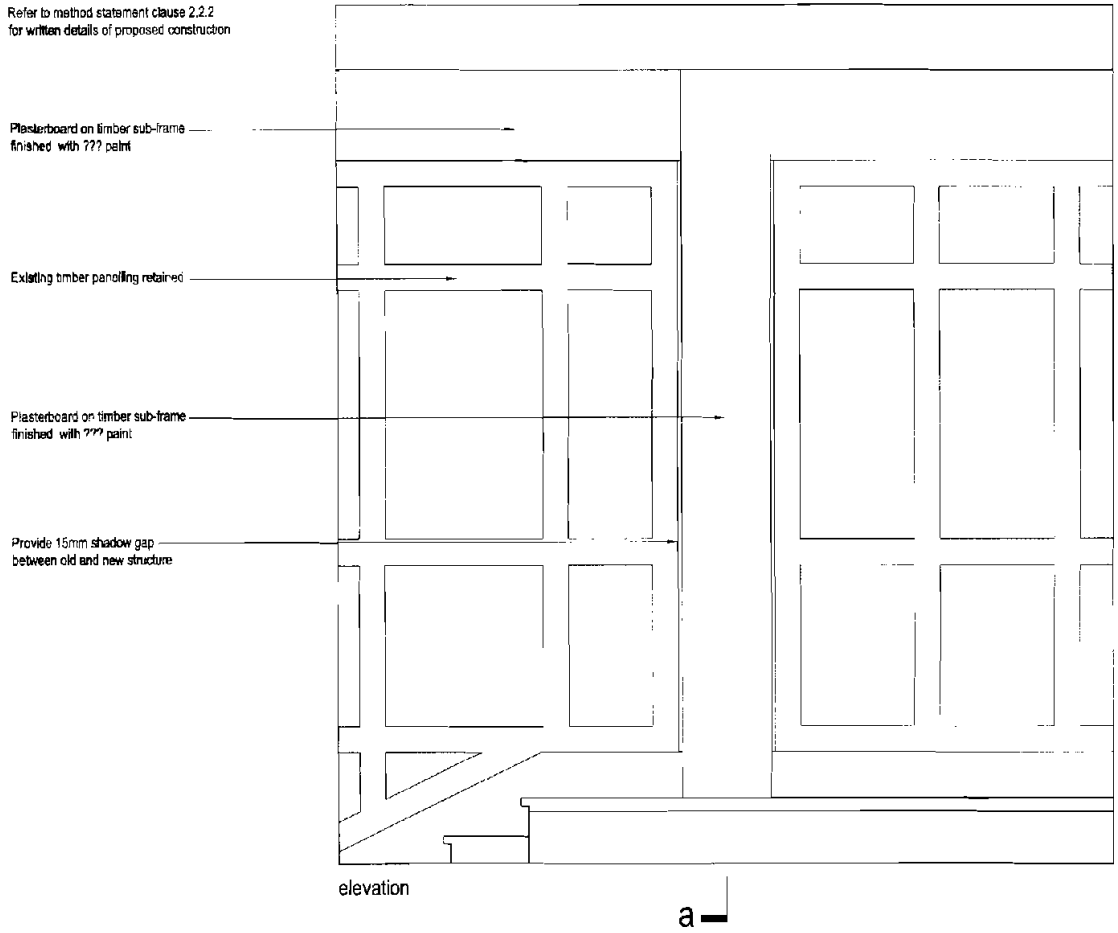

elevation

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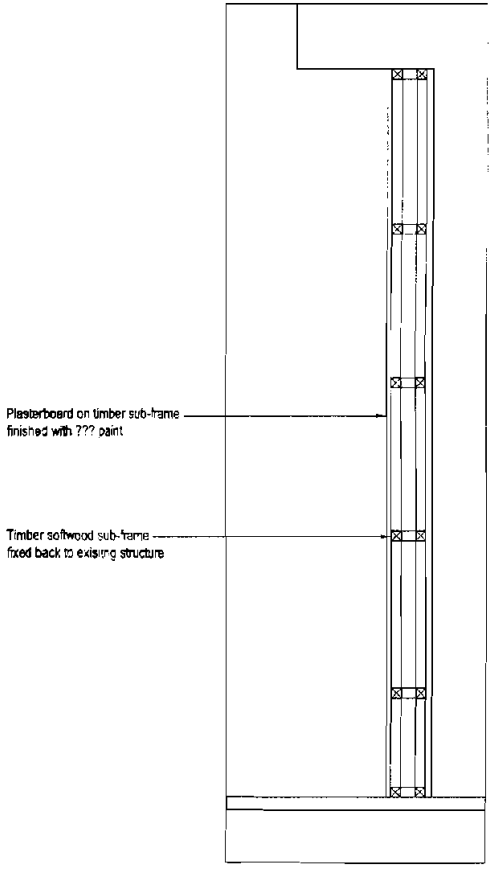
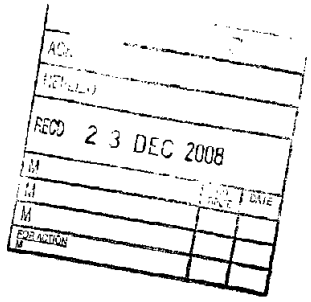
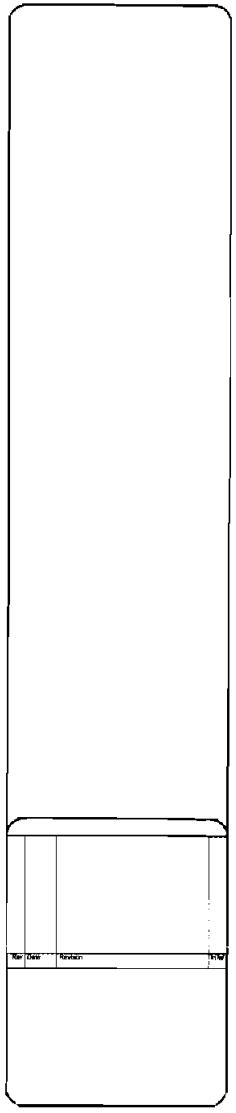
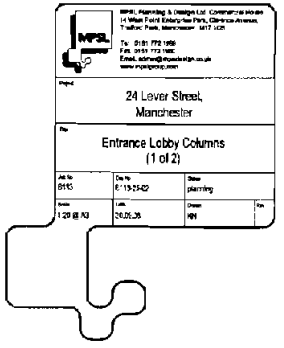
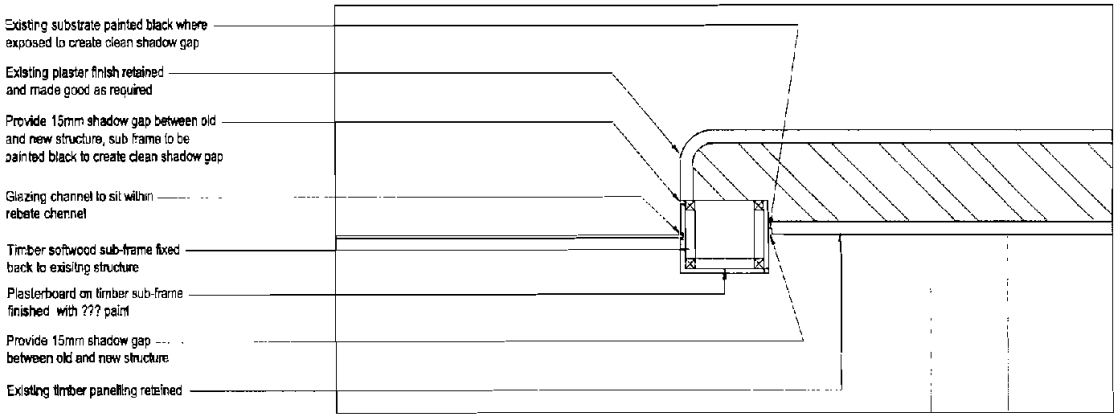


section a









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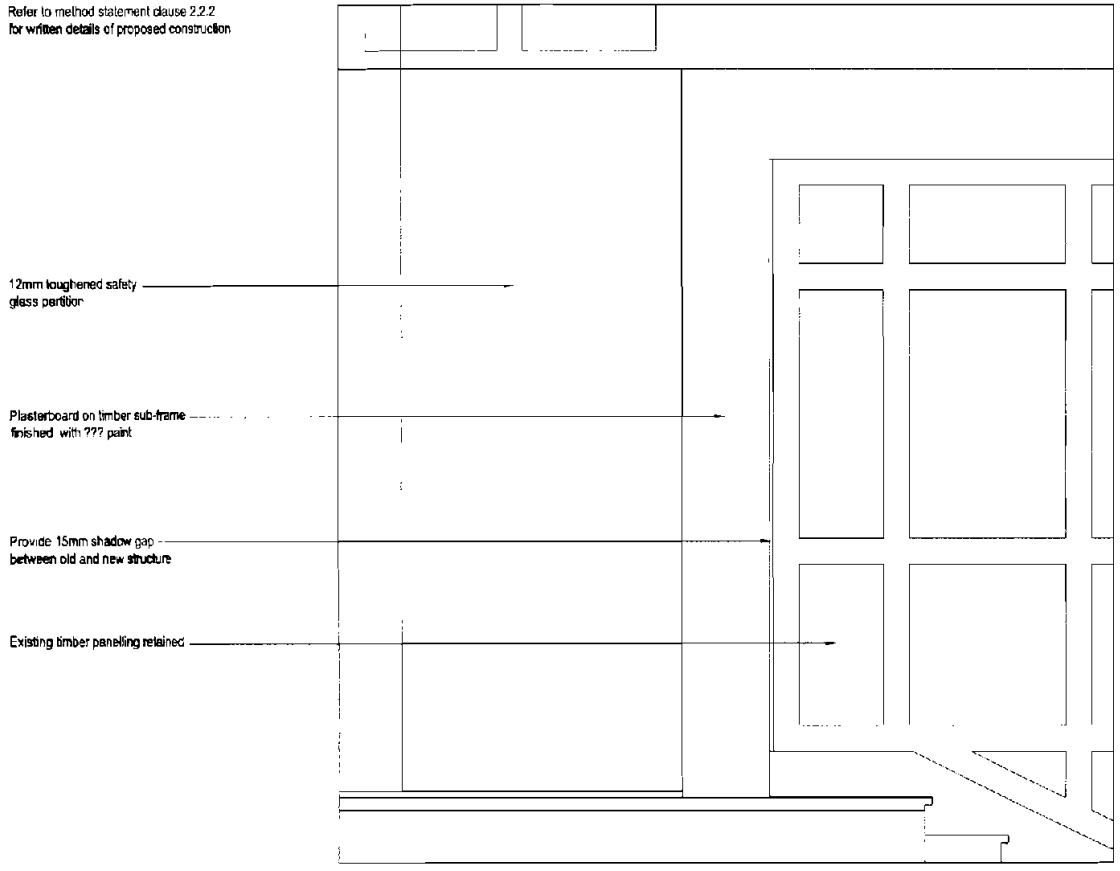

elevation

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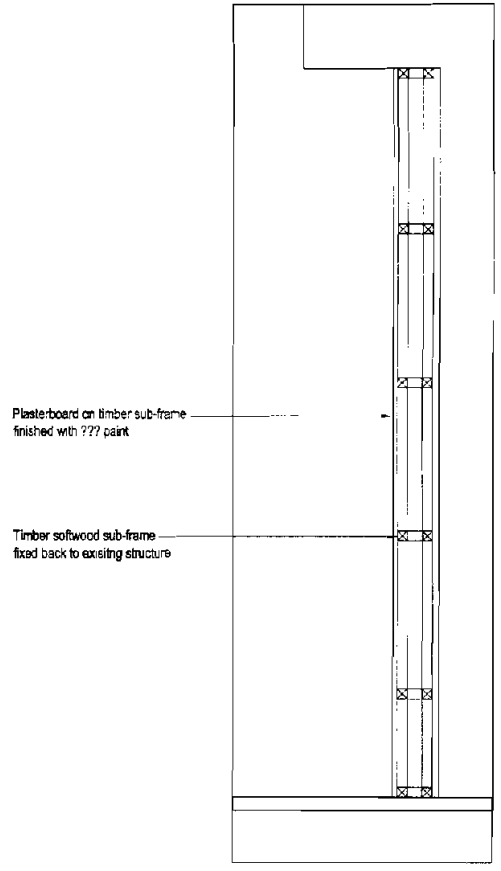

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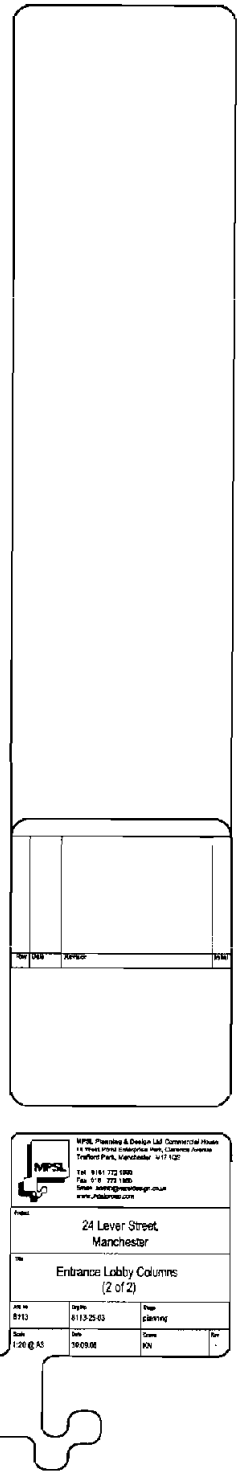

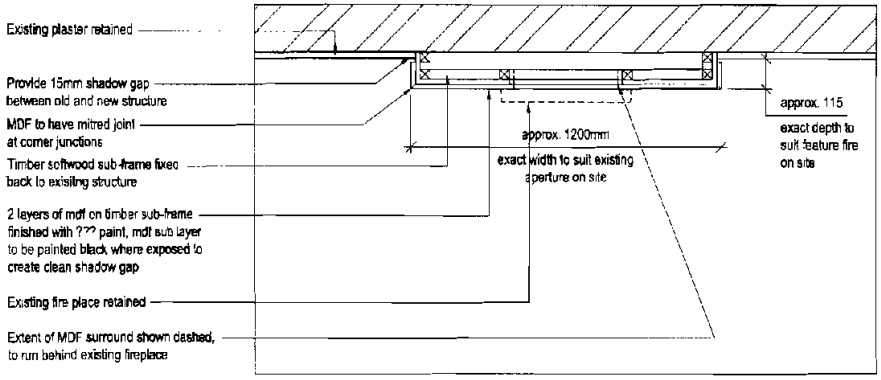

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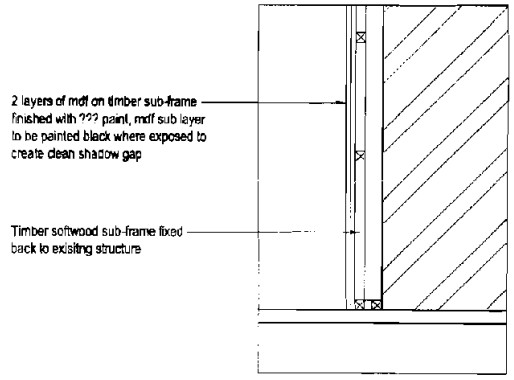

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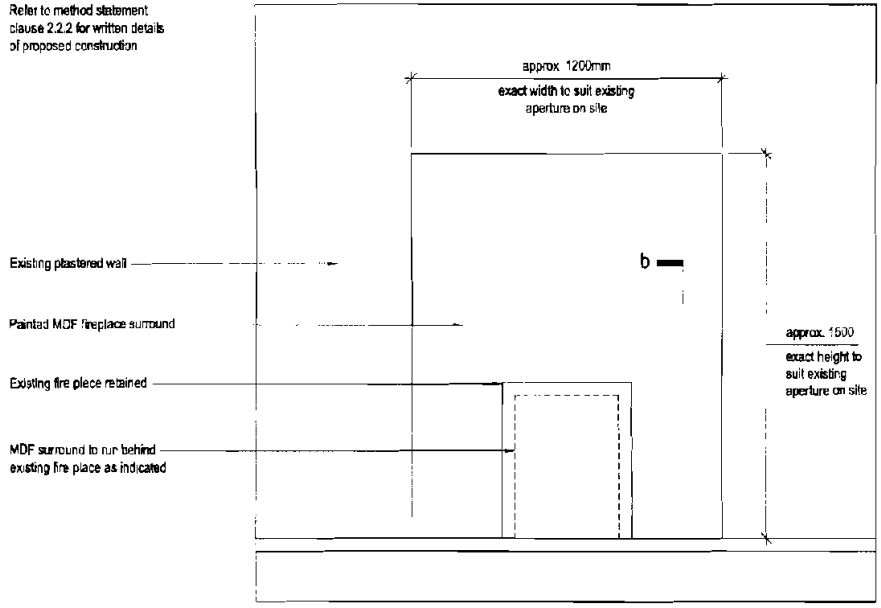

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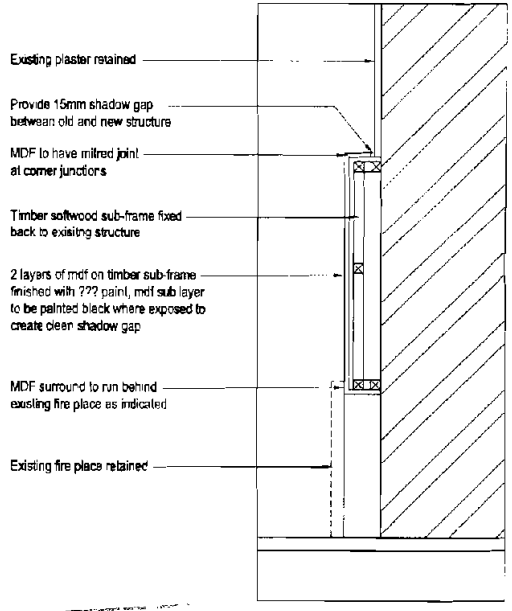

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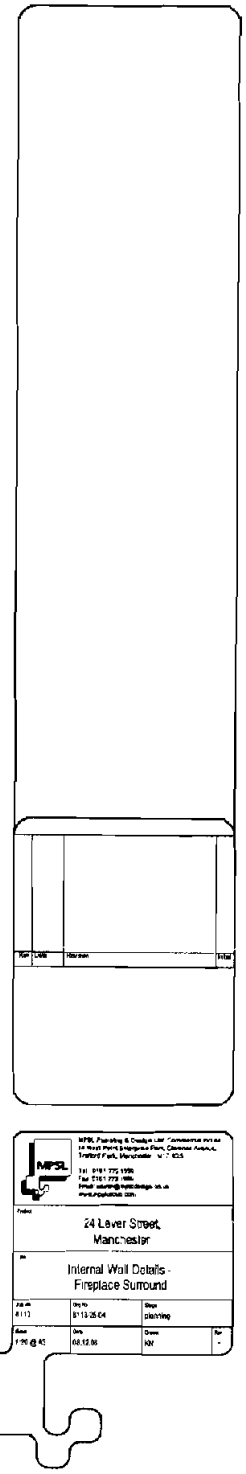
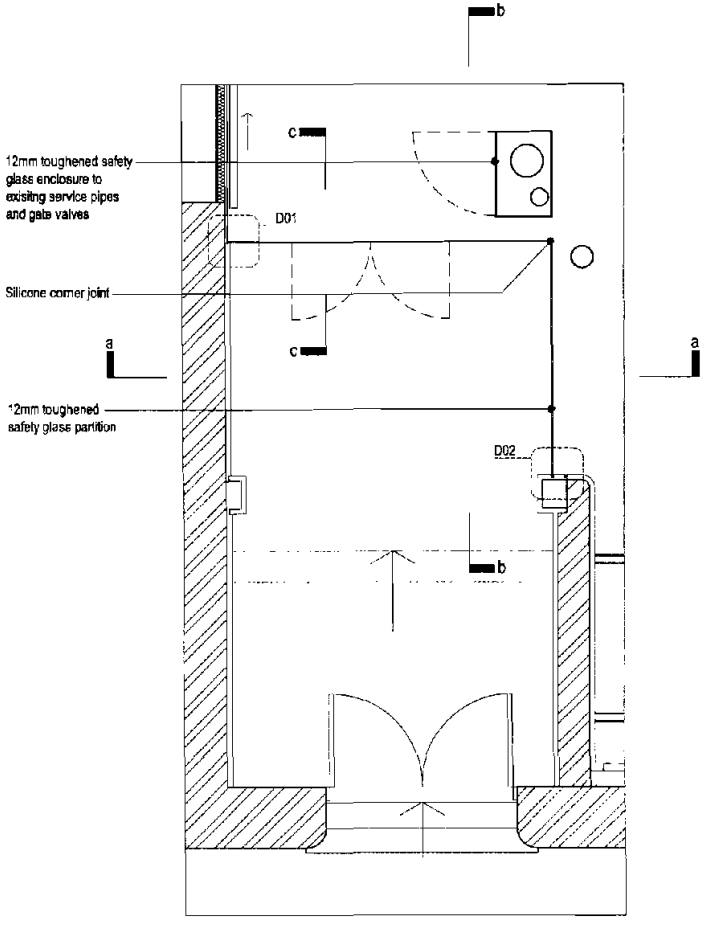
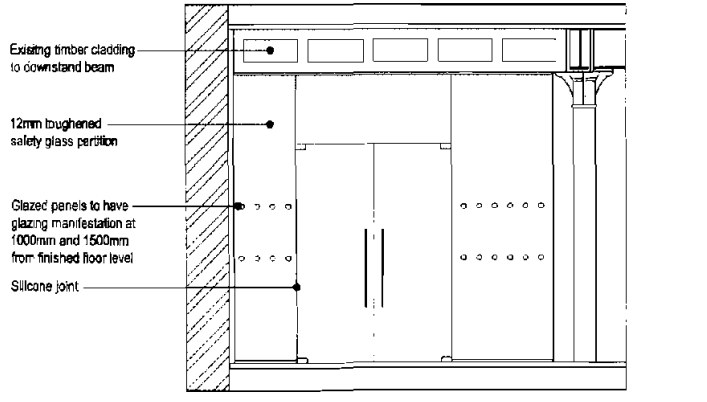




floor plan 1:50



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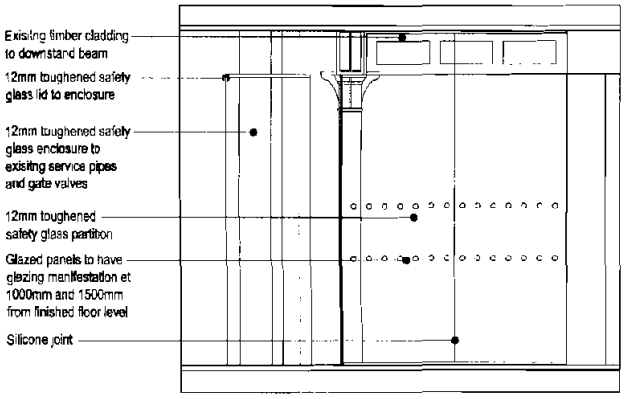

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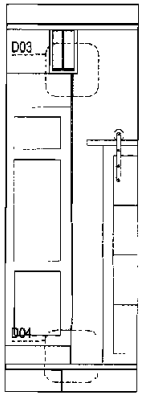

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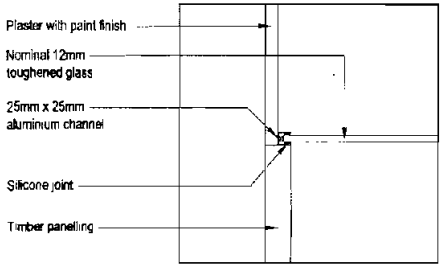
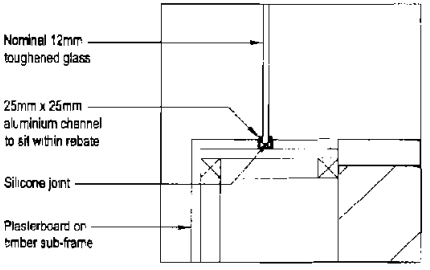


D01 - glazing detail 1:10

wall abutment



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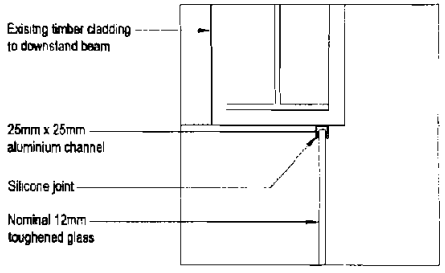
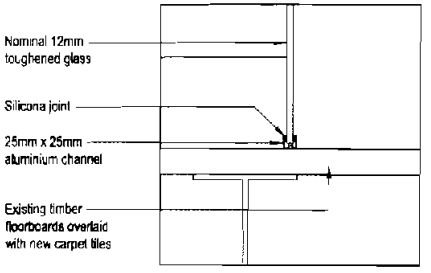


D03 - glazing detail 1:10

head abutment



D04 - glazing detail 1:10

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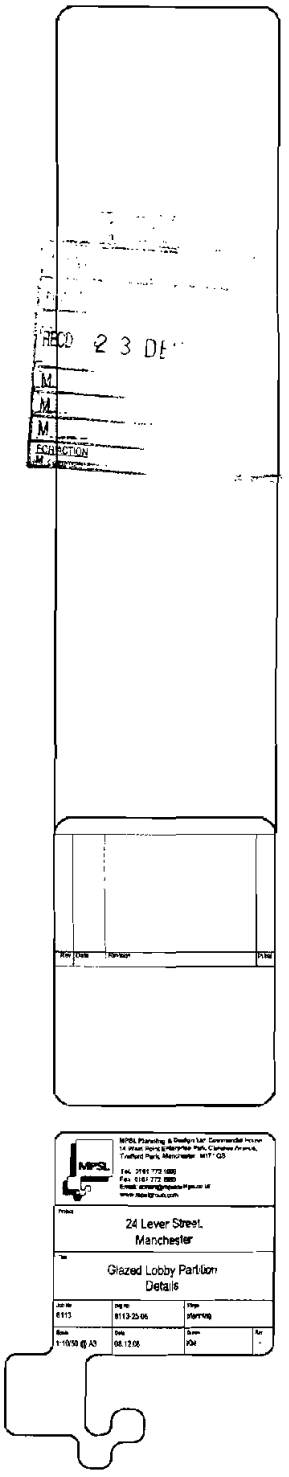
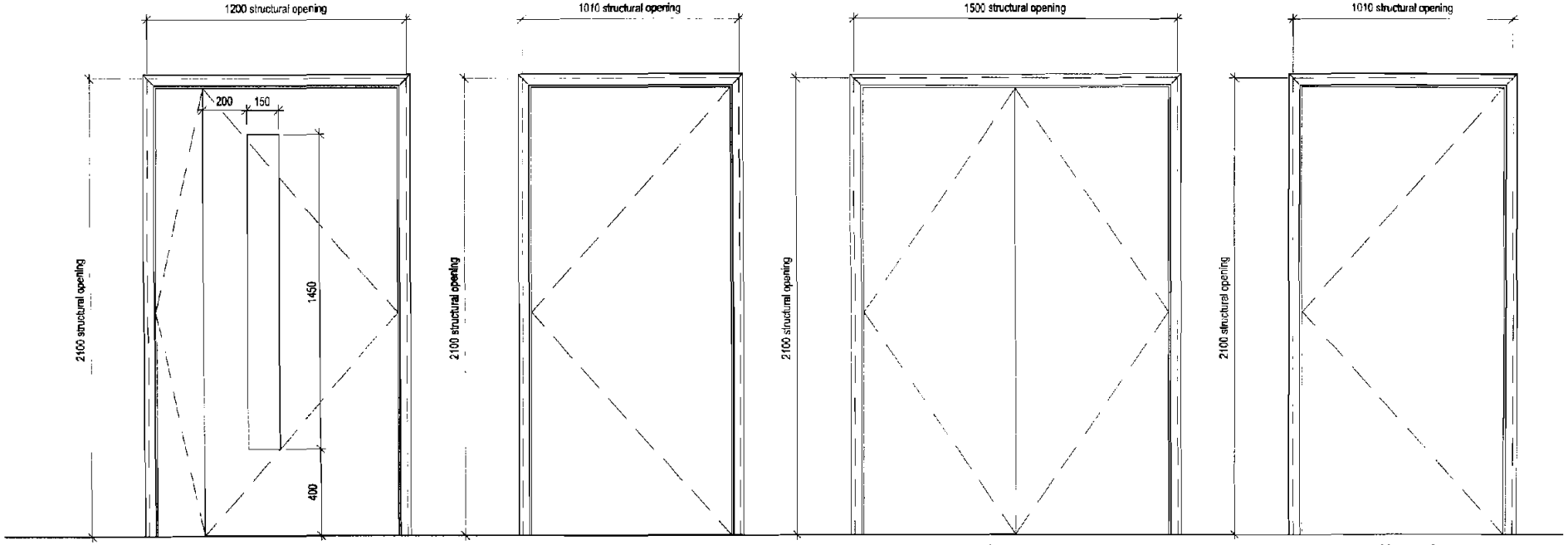


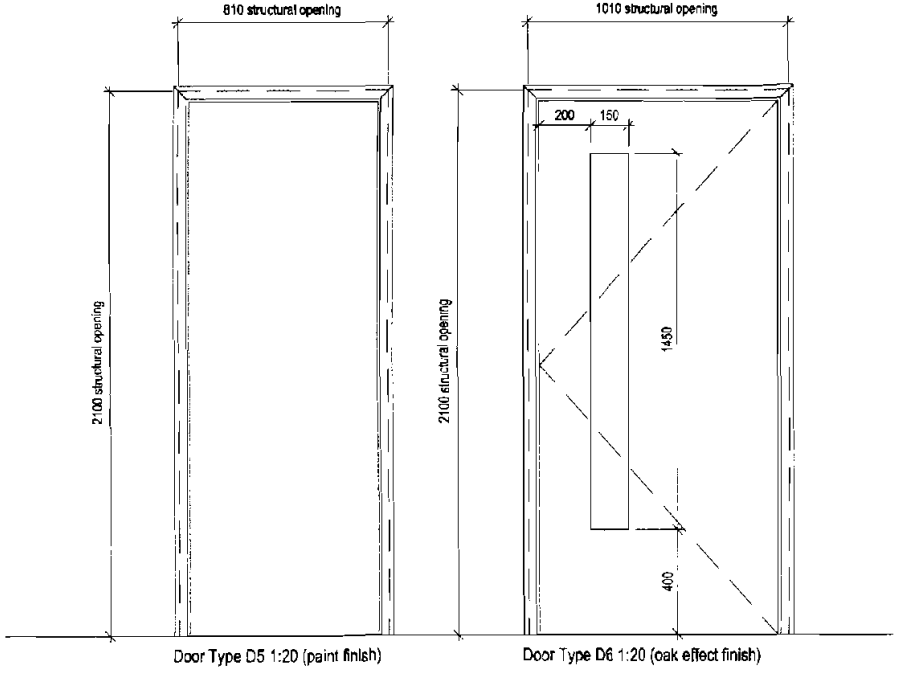


Door Type D1 1:20 (oak effect finish)

Door Type D2 1:20 (oak effect finish)

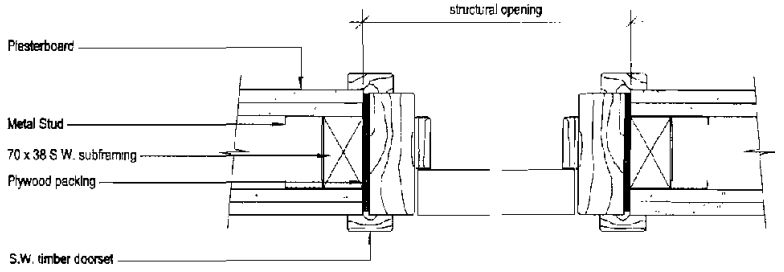
Door Type D3 1:20(paint finish)

Door Type D4 1:20 (paint finish)

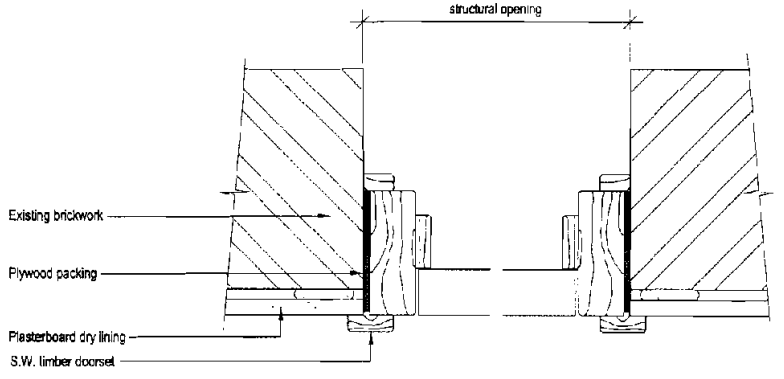


Door Type D5 1:20 (paint finish)

Door Type D6 1:20 (oak effect finish)



Internal door frame detail (metal stud) 1:5



Internal door frame detail (Brickwork) 1:5

Notes:

All doors and associated door furniture is to comply with the requirements of 'Design for Access 2' and approved document M of the building regulations.

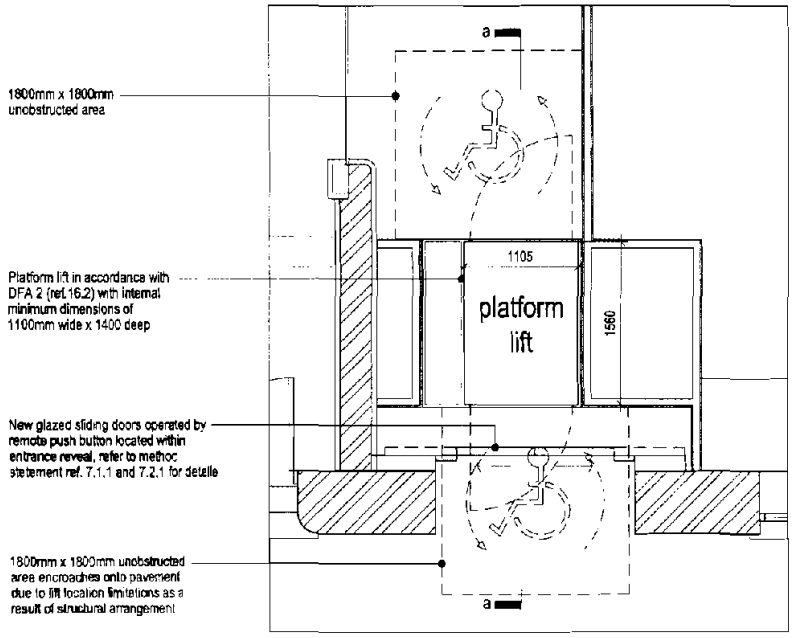
RECD 23 DEC 2008

FOR ACTION

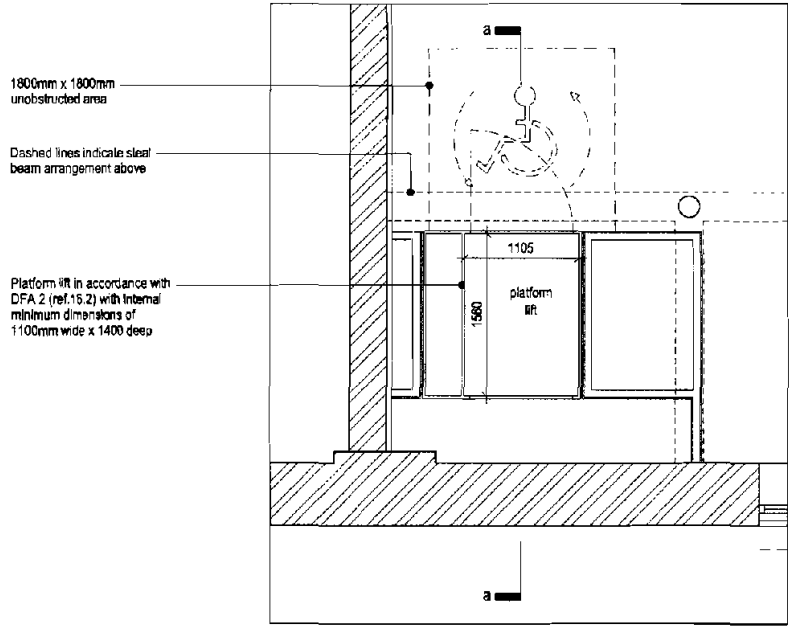
MPSL

24 Lever Street,
Manchester

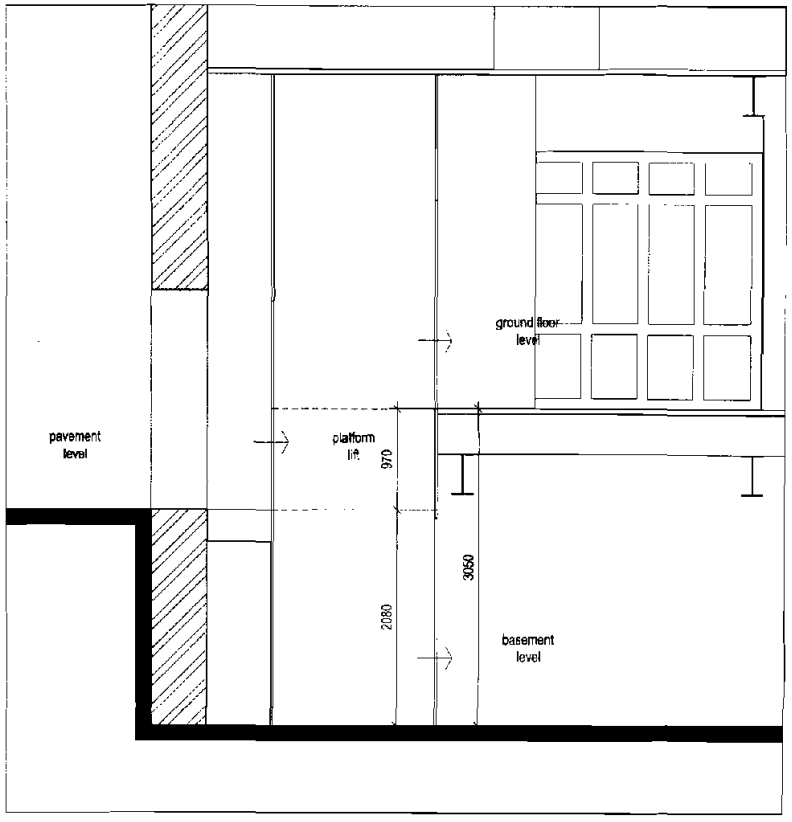
Internal Door Elevations
And Details



ground floor plan



basement floor plan



section a

Notes:

The platform lift is to comply with the requirements of 'Design for Access 2' and approved document 'M' of the building regulations.

Rev	Date	Revision	Initial

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Title: Platform Lift Details

Job no	Dwg no	Stage
3112	011-3-08-01	planning

Scale	Date	Drawn	Rev
1:50 @ A3	08.12.08	KN	-

PLANNING

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	INIT REC'D	DATE

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Introduction

The following method statement is intended as a guide to the correct means of carrying out refurbishment works at 24 Lever Street, Manchester.

The method statement will outline the correct method of removal and installation of building fabric to ensure the existing listed building structure and finishes are not adversely affected during the refurbishment works. The statement will also outline the materials and finishes which are to be utilised.

This document is to be read in conjunction with the project drawing package.

1.0 Structural Members

Please refer to project drawings for details of all existing structure members.

1.1 Structural Columns

Structural Columns are to be cleaned and de-greased before being re-decorated with RAL 7040 paint.

1.2 Structural Beams

Structural beams are to be cleaned and de-greased before being re-decorated with RAL 7040 paint.

2.0 Walls and Partitions

2.1 Existing Walls

Please refer to project drawings for details of all existing walls which are to be retained or removed.

2.1.1 Modern stud

All existing modern stud walls are to be removed. Care is to be taken not to damage any existing structure which is to be retained when removing any building elements. The removal of all modern stud walls should be carried out in accordance with the following procedure:

- Remove all wall finishes.
- Remove structural sub frame. The sub frame should be removed by removing all individual fixings, therefore allowing the removal of the sub-frame with minimal disturbance to any fixtures and fittings to be retained.

2.1.2 T & G clad

All existing t & g clad walls are to be retained.

Where t & g cladding is in a suitable state of repair it is to be cleaned and de-greased before being decorated with RAL 9001 paint.

The t & g cladding on the fourth floor has been badly fire damaged and is deemed to be beyond a state of repair, refer to photograph 2 within the appendix for details.

Where t & g cladding is damaged beyond repair it is to be replaced with softwood timber cladding to match the existing and decorated with RAL 9001 paint.

Where t & g cladding is required to form a continuation of existing t & g cladding it is to be softwood timber cladding to match the existing and decorated with RAL 9001 paint.

2.1.3 T & G clad and glazed

Where existing t & g clad and glazed walls are to be retained and fully exposed they are to be cleaned and de-greased.

Any replacement glazing required should be reclaimed from site or new to match existing.

The glazing within partitions at third floor level is to be replaced with new clear glazing to facilitete passage of light.

Where existing t & g clad and glazed walls are to be removed, care is to be taken not to damage any existing structure which is to be retained. The removal of all t & g clad and glazed walls should be carried out in accordance with the following procedure:

- Remove all wall finishes.
- Remove glazing. (glazing to be re-used where applicable)
- Remove structural sub frame. The sub frame should be removed by removing all individual fixings, therefore allowing the removal of the sub-frame with minimal disturbance to any fixtures and fittings to be retained

2.1.4 Brickwork

Where existing brickwork is painted it is to be cleaned and degreased before being re-decorated with RAL 9001 paint

Where existing brickwork is exposed it is to be cleaned and de-greased

2.1.5 Plastered Walls

Existing brickwork plastered walls are to be made good as required with a 13mm plaster coat and plaster skim finish coat and re-decorated with RAL 9001 paint.

At fourth floor level where there have been large areas of plaster removed due to fire damage the walls are to be re-plastered with a 13mm plaster coat and plaster skim finish coat and re-decorated with RAL 9001 paint.

2.1.6 Timber board

Where existing timber boarded walls are to be removed, care is to be taken not to damage any existing structure which is to be retained. The removal of all timber boarded walls should be carried out in accordance with the following procedure:

- Remove all wall finishes.
- Remove glazing. (glazing to be re-used where applicable)
- Remove structural sub frame. The sub frame should be removed by removing all individual fixings, therefore allowing the removal of the sub-frame with minimal disturbance to any fixtures and fittings to be retained.

Timber board finishes are to be removed. Care is to be taken not to damage any existing structure which is to be retained. Refer to project drawings for details.

2.1.7 Timber panelling

The timber panelling within the entrance lobby is to be cleaned and retained, refer to photograph 3 within the appendix for details.

2.2 Proposed Walls

Please refer to project drawings for details of all new wall positions.

2.2.1 Metal Stud

New metal stud walls are to comprise of 70mm metal stud partitions fixed at there head and base, with corrosion resistant self tapping zinc plated screwed fixings. All stud walls are to be facec with two layers of plasterboard linings, to facilitate shadow gap detail, specification and thickness to suit application. All plasterboard joints should be taped and sealed before receiving nominal 3mm plaster skim coat and RAL 9001 paint finish.

Where a timber t & g finish is indicated on drawings second layer of plasterboard is to be replaced with timber t & g boarding.

For new stud wall and existing structure abutment details refer to drawing No. 8113-25-01

2.2.2 Timber stud

Timber studs, of 38mm nominal width and depth to suit given application, are to be utilised to form all boxing out required for services and sanitary ware.

Timber studs are to be utilised to form the new columns which are proposed to bridge the gap between the existing timber panels within the reception entrance area The method for the installation of these columns is detailed in project drawing No. 8113-25-02 and 8119-25-03 and is described below:

- Clean and de-grease areas of existing sub-strata which are to receive paint finish in order to create a clean shadow gap between old and new materials.
- Apply black paint to sub-strata in the areas described above and detailed in project drawing.
- Construct timber sub-frame as detailed in project drawing.
- Fix plasterboard to timber sub-frame as detailed in project drawing No. 8113-25-02/03
- Apply finish of RAL 9001 paint.

Timber studs are to be utilised to form the new fireplace surrounds The method for the installation of these columns is detailed in project drawing No. 8113-25-04 and is described below:

- Clean areas of existing sub-strata to be fixed back to.
- Construct timber sub-frame as detailed in project drawing
- Fix MDF to timber sub-frame as detailed in project drawing.
- Apply black paint to MDF sub-layer as detailed in project drawing.
- Apply finish of RAL 9001 paint

2.2.3 Glass partitions

The glass partitions which form the entrance lobby are to comprise of a propnetary frameless glass wall and door system. Glazing system to comprise of nominal 12mm safety glass (toughened and laminated) with brushed aluminium or stainless steel head and base channels. Refer to drawing No. 8113-25-05

2.2.4 Dry Lining

Where existing walls are to be dry lined (i.e. basement) the following method is to be followed..

- Clean areas of existing sub-strata to be fixed back to.
- Apply dabs, of nominal 10mm thickness, to sub-strata.
- Apply plasterboard finish to wall.

All plasterboard joints should be taped and sealed before receiving nominal 3mm plaster skim coat and RAL 9001 paint finish.

2.2.5 WC partitions

Proprietary WC partitions and doors are to be utilised where required. Refer to project drawings for locations.

3.0 Floors

3.1 Existing Floors

Please refer to project drawings for details of all existing floor finishes which are to be retained or removed. Existing floors comprise of timber floorboards cross laid on structural timber boards supported on structural cast iron.

3.1.1 Timber Floorboards

Timber floorboards are to be retained throughout. Timber floorboards are to be cleaned throughout in preparation for new floor finish of carpet tiles to be laid on top.

3.1.2 Screed

Existing floor screeds are to be retained and repaired as required in order to receive new floor finish of carpet tiles within the office and circulation space and vinyl floor covering within WC's and kitchens.

3.1.2 Carpet

All existing carpet, carpet tiles and underlay are to be removed

3.2 Proposed Floors

3.2.1 Entrance lobby

New carpet tiles are to be fitted within the entrance lobby.

3.2.2 Corridor Space

New carpet tiles are to be fitted within the corridor and circulation areas generally.

3.2.3 Office Space

New carpet tiles are to be fitted within the office spaces.

3.2.4 WC's and Kitchens

New vinyl floor covering is to be fitted within WC's and kitchens.

4.0 Ceilings and Soffits

Please refer to project drawings for details of all existing and proposed ceilings and finishes.

4.1 Existing Ceilings

All existing suspended ceilings are to be removed throughout.

4.1.1 Suspended Ceilings

When removing suspended ceilings care is to be taken not to damage any existing structure which is to be retained The removal of all suspended ceilings should be carried out in accordance with the following procedure

- Remove all suspended ceiling tiles.
- Remove suspended ceiling frame The ceiling frame should be removed by removing all individual fixings, therefore allowing the removal of the ceiling frame with minimal disturbance to structure and finishes to be retained.

4.1.2 Suspended services

Refer to M & E design for details of service design and specification.

Where existing services are to be removed, or re-routed, care is to be taken not to damage any existing structure which is to be retained. The removal of all suspended services should be carried out in accordance with the following procedure:

- Remove all unsupported services which are to be removed or re-routed.
- Remove all suspended services which are fixed back to the structural soffit. The services should be removed by removing all individual fixings, therefore allowing the removal of the suspended services with minimal disturbance to structure and finishes to be retained.

4.2 Proposed Ceilings

The structural soffit, or original feature ceiling finish, is to be exposed throughout.

4.2.1 Proposed ceiling finish

The structural soffit is to be renovated and decorated in accordance with the following procedure:

- The existing ceiling soffit is to be cleaned and degreased.
- The existing ceiling soffit is to be painted with RAL 9001 paint.

4.2.2 Feature ceilings

All feature ceilings are to be retained. The feature ceilings are to be cleaned and de-greased before being decorated with RAL 9001 paint.

Please refer to project drawings and photographs 4-6 within the appendix for details of the entrance lobby feature ceiling.

Please refer to project drawings and photographs 7-9 within the appendix for details of the feature ceiling at first floor level.

Please refer to project drawings and photographs 10-12 within the appendix for details of the feature ceiling at third floor level.

4.2.2 Suspended services

Refer to M & E design for details of service design and specification.

The proposed services are to be mounted and routed on galvanised cable tray fixed back to timber soffit, to M & E design specification. Please refer to project drawings and photograph 13 within the appendix for details.

4.3 Soffits

4.3.1 Stair Soffit - Existing stair

The existing stair soffit of timber t & g board is to be fully exposed, cleaned and re-decorated with RAL 9001 paint.

4.3.2 Stair soffit – Third floor office space

The stair soffit within the third floor office space is to be under drawn with plasterboard fixed to the existing timber studs. All plasterboard joints should be taped and sealed before receiving nominal 3mm plaster skim coat and RAL 9001 paint finish.

5.0 Stairs and Lifts

Please refer to project drawings for details of all existing and proposed stairs

5.1 Existing Stairs

Existing main staircase and balustrade is to be retained, cleaned and degreased.

The existing concrete stairs at basement level are to be removed to facilitate disabled access by means of platform lift. Care is to be taken not to minimise damage to any existing structure and finishes which are to be retained.

5.2 Proposed Stairs

A new timber stair is proposed to connect the ground floor level with the basement floor level. Please refer drawing No 8113-24-01 for details.

The installation of the stair is to be carried out in line with stair manufacturer's requirements and specification. Where existing structure is to be removed to facilitate new staircase, care is to be taken not to damage structure and finishes which are to be retained.

5.3 Existing Lift

The existing lift is to be removed.

The existing lift enclosure is to be retained.

The lift enclosures plasterboard finish is be removed to allow installation of new lift, and replaced with new plasterboard and skim finish once installed. The t & g clad lift enclosure wall at ground floor level is to be retained and protected during the installation of the new lift, refer to project drawings for details.

5.4 Proposed Lift

The new passenger lift is to be DFA 2 compliant (ref.16.1) with internal minimum dimensions of 1100mm wide x 1400 deep x 2000mm high.

The new lift enclosure will be metal stud finished with plasterboard painted with RAL 9001 paint, in accordance with the lift manufacturer's requirements and specification.

The installation of the new lift is to be carried out in line with the manufacturer's requirements and specification. Where existing structure is to be removed to facilitate new lift, care is to be taken not to damage structure and finishes which are to be retained.

5.5 Platform Lift

A new platform lift in accordance with DFA 2 (ref.16.2) with internal minimum dimensions of 1100mm wide x 1400 deep is to be installed. Please refer drawing No. 8113-66-01 for details and photograph 14 within the appendix for a working example.

The installation of the new lift is to be carried out in line with the manufacturer's requirements and specification. Where existing structure is to be removed to facilitate new lift, care is to be taken not to damage structure and finishes which are to be retained.

6.0 Windows

6.1 Existing Windows

All existing windows are to be retained, renovated and re-glazed as required.

6.2 Window Security Grille

Roller shutter doors are to be removed from basement windows (see below) on front elevation. A pre-fabricated metal security grille is to be fitted within the window reveal to provide protection and security. The grille should be painted black and fabricated to require a minimum number of fixings back to the original structure. The grille should be designed and manufactured to satisfy the requirements of approved document K.

7.0 Doors

Please refer to project drawings for details of all existing doors which are to be retained or removed.

7.1 Existing Doors

7.1.1 External doors

Existing external doors which are to be retained are to be cleaned and degreased before being re-decorated with paint to match existing.

Existing roller shutter doors to basement entrance and windows are to be removed. The roller shutter door is to be removed carefully with care taken not to the damage existing building structure. The door should be removed by removing all individual fixings, therefore allowing removal with minimal disturbance to structure.

7.1.2 Internal doors

Existing internal doors which are to be retained are to be cleaned and degreased before being re-decorated with RAL 9001 paint.

Where existing doors are to be removed care is to be taken not to the damage existing building structure and finished which are to be retained. The door should be removed by removing all individual fixings, therefore allowing removal with minimal disturbance to structure.

7.1.3 Internal timber partition doors

Timber partition doors which are to be retained are to be cleaned and de-greased.

Where existing partition doors are to be removed care is to be taken not to the damage the partition which is to be retained. The door should be removed by removing all individual fixings, therefore allowing removal with minimal disturbance to the remaining partition.

7.1.4 Internal doors – WC partition doors

Existing WC partition doors are to be cleaned and retained.

7.1.5 Internal steel fire doors

Existing steel fire doors are to be cleaned and retained.

7.2 Proposed Doors

Please refer to project drawings for details of all proposed doors.

7.2.1 External doors

A new glazed sliding door is proposed to facilitate disabled access to the basement level. Please refer to drawing No. 8113-05-01 and photograph 7 within the appendix for details.

7.2.2 Internal doors

Proposed internal doors on circulation routes are to be finished with oak effect veneer.

Proposed internal storeroom and service riser are to be finished with RAL 9001 paint.

Please refer to drawing No. 8113-32-01 for details of proposec doors.

7.2.3 WC doors

Proprietary WC partitions and doors are to be utilised where required. Refer to project drawings for locations

8.0 Air Conditioning

There is no proposal for air conditioning to the offices at present. Should future occupiers of the building require air conditioning then it is envisaged that the most appropriate location for external equipment would be on the roof of 26 lever street.



Photograph 1



Photograph 2



Photograph 3

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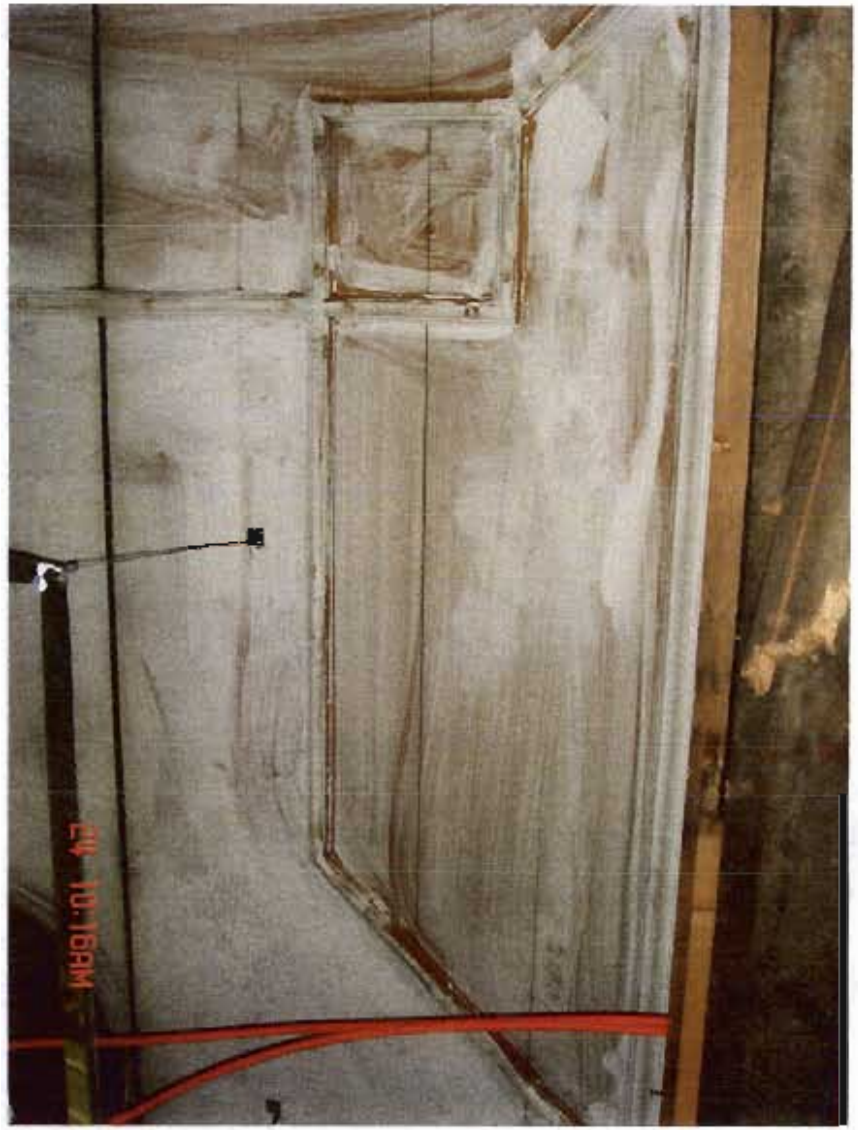
Photograph 4



Photograph 5

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Photograph 6



Photograph 7



Photograph 8



Photograph 9

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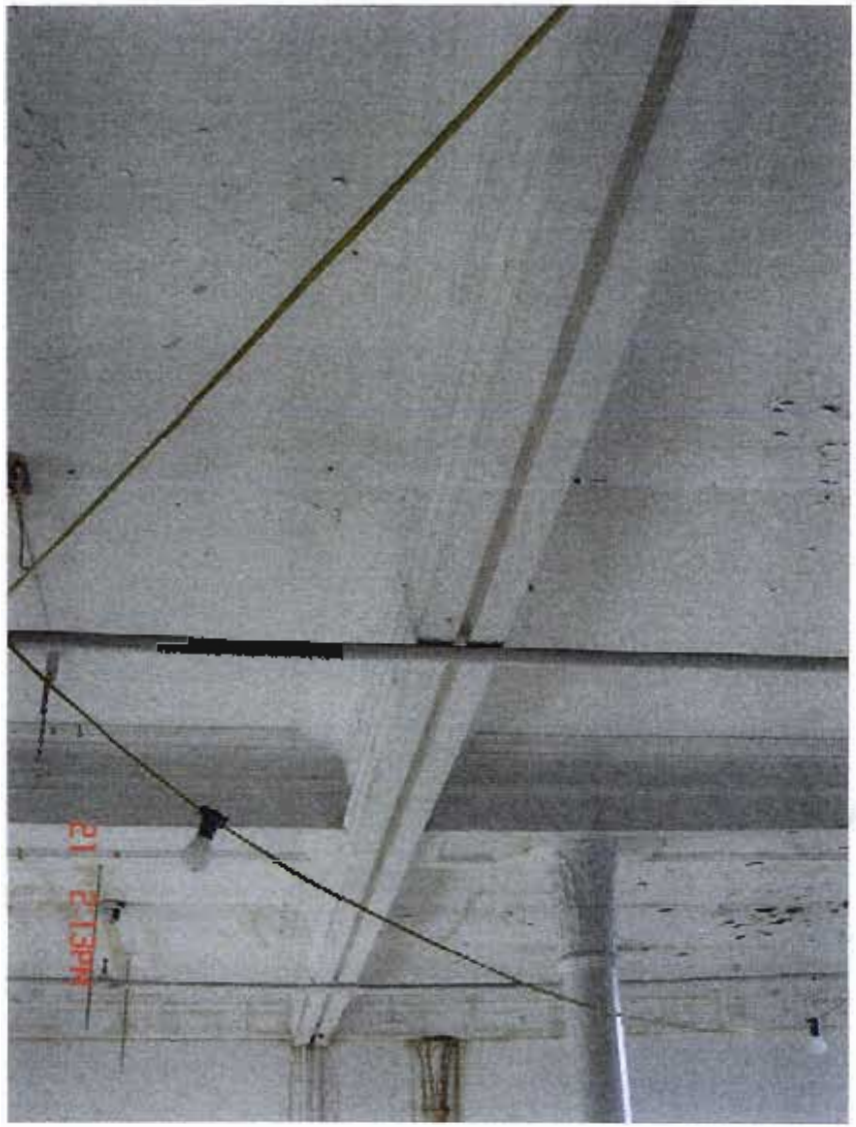
23 DEC 2008



Photograph 10



Photograph 11

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Photograph 12



Photograph 13

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Photograph 14

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