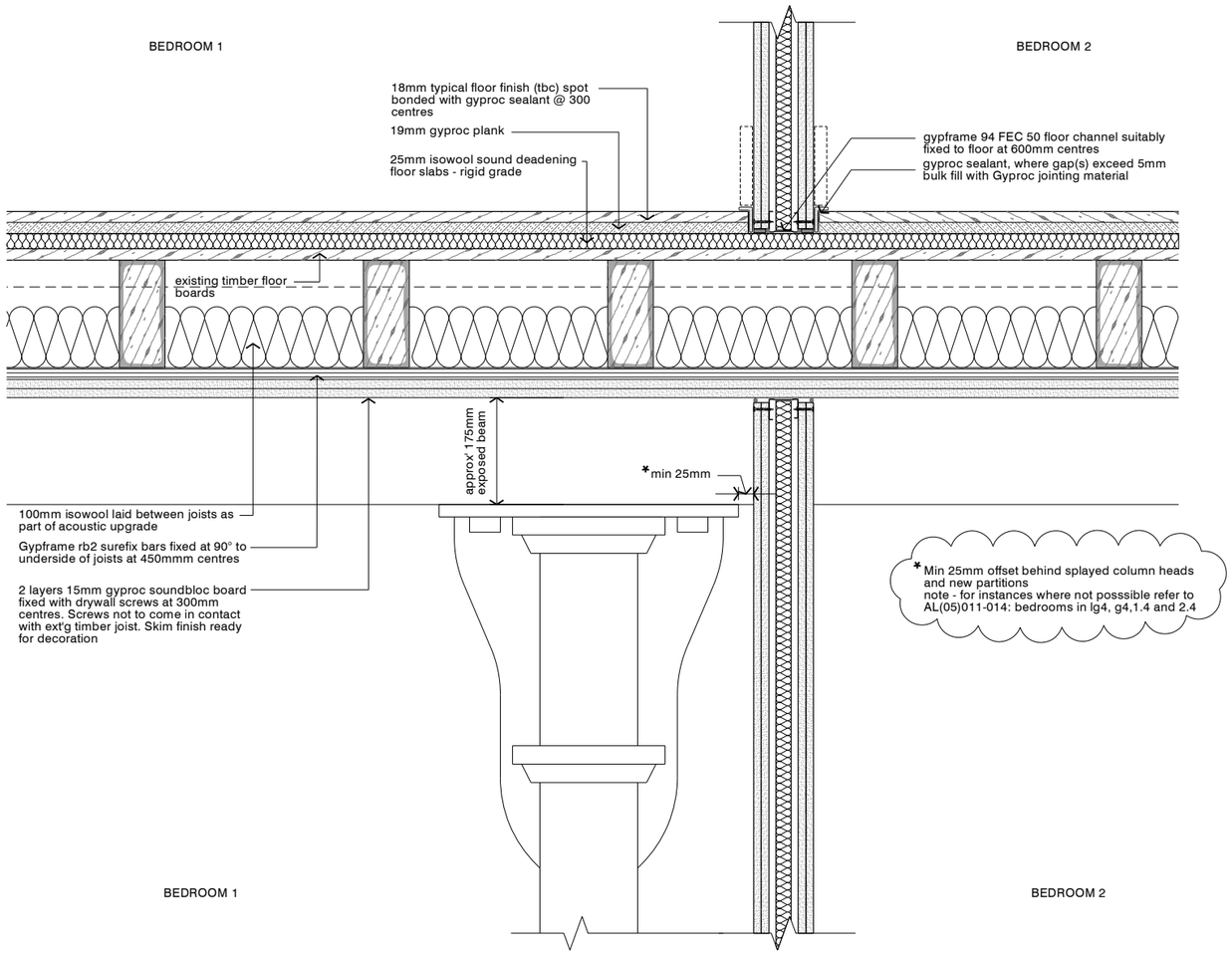
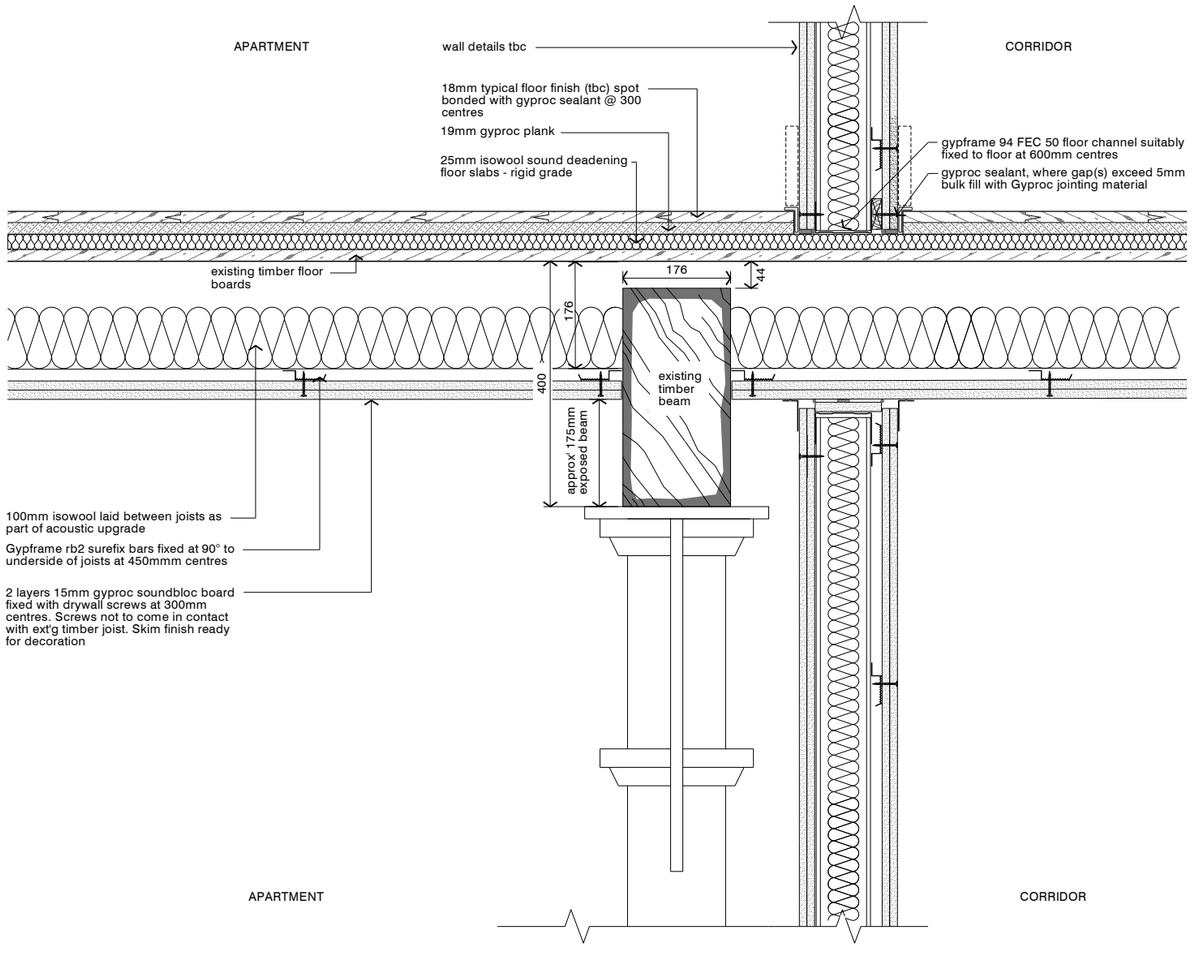
typical internal partition within apartments



proposed compartment floor / internal partion detail

typical partition between apartment and common areas



proposed compartment floor / wall detail

revision:	date:	note:
P01	20131126	preliminary first issue
P02	20131206	updated to building control and engineer comments
P03	20140206	column offset note added. Fire protection to columns and beams notes removed

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project
conversion of 56 dale street, manchester

job no.
7310

title
proposed compartment floor detail

scale
1:10 @ A3

drawing no.
al(05)0060

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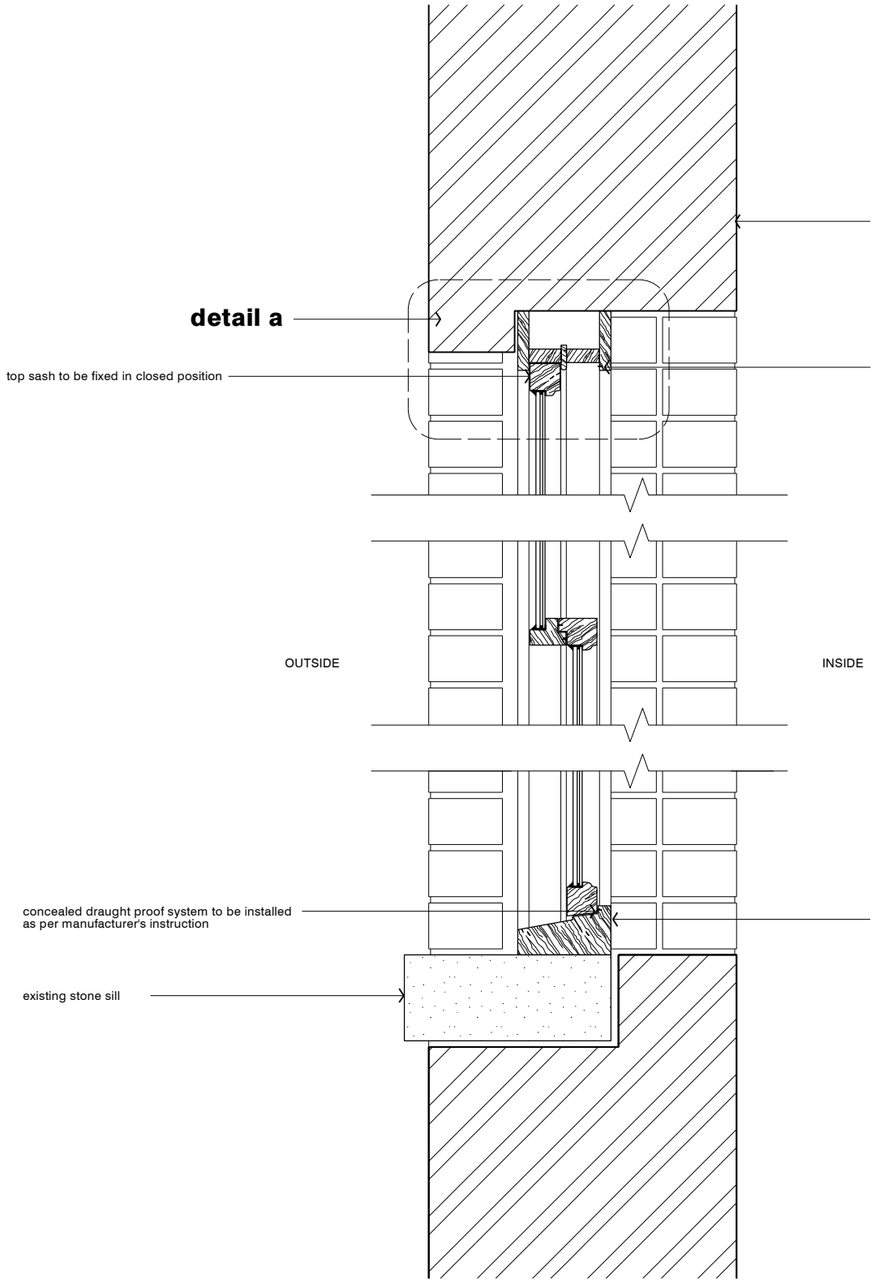
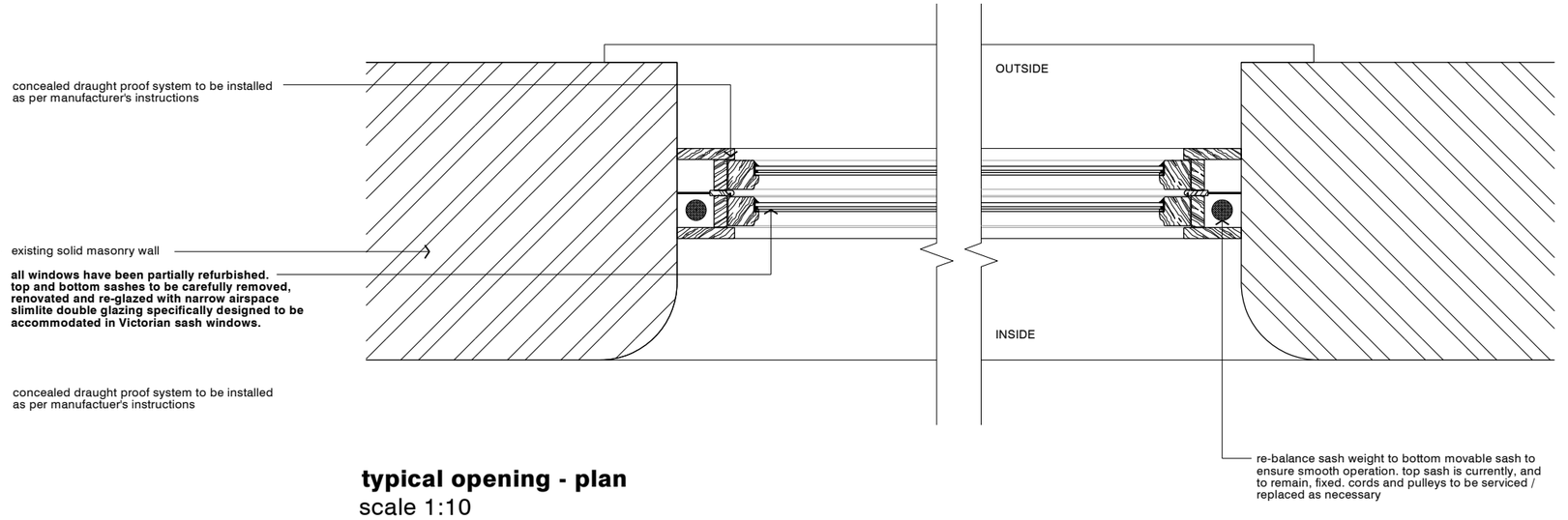
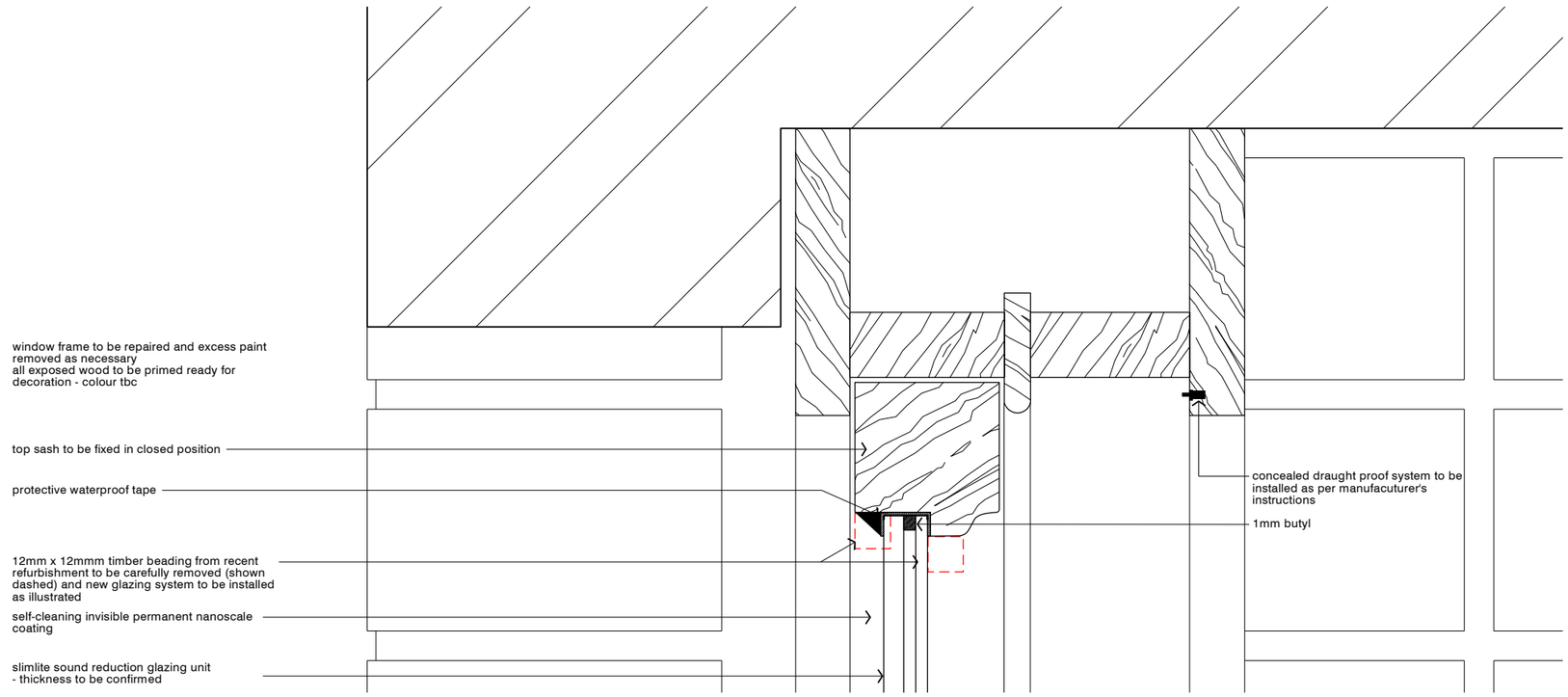


typical opening - section
scale 1:10



typical opening - plan
scale 1:10



detail a
scale 1:2

revision:	date:	note:
P01	20140121	preliminary first issue

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project
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job no.
7310

title
window restoration and refurbishment detail

scale
1:10 / 1:2 @ A3

drawing no.
al(05)0061

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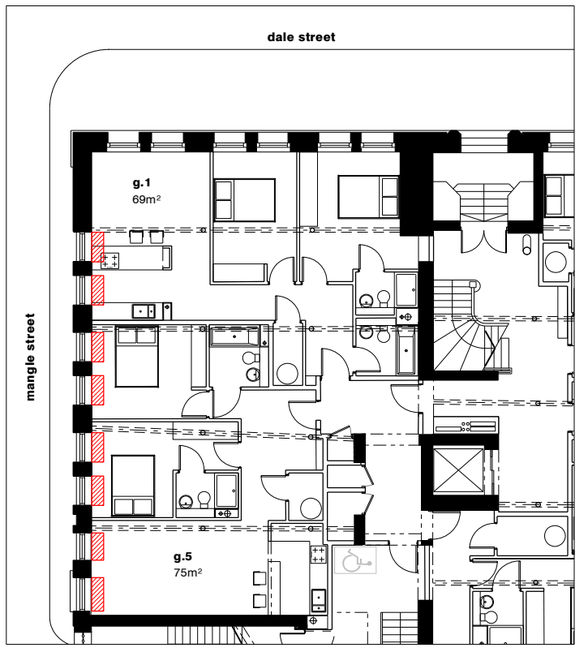

indicates areas of floor to be infilled

existing sash window
existing stone sill
existing casement window shown indicatively
mdf painted sill board fixed to masonry (plugged, screwed countersunk)
intumescent sealant
proprietary shadow gap detail
48mm gypframe 'C' studs at 600mm cntrs
existing timber lintel
plaster skim ready for decoration
2 layers 12.5mm gyproc soundbloc fixed with drywall screws at 600mm cntrs
25mm isover APR 1200 insulation to cavity
150mm x 18mm mdf painted skirting board fixed to plasterboard - plugged, screwed countersunk
monarfloor flanking band to all perimeter junctions
400
162
new timber floor deck and 175 x 50 floor joist fixed on proprietary joist hangers to existing trimming floor joist
100mm isover laid between joists as part of acoustic upgrade
gypframe rb2 surefix bars fixed at 90° to underside of joists at 450mmm centres
2 layers 15mm gyproc soundbloc board fixed with drywall screws at 300mm centres. Screws not to come in contact with ext'g timber joist. Skim finish ready for decoration
existing 76 x 176 timber joists at 380-400mm cntrs
approx. 175mm exposed beam
existing window head / frame concealed behind new skirting
18mm typical floor finish (tbc) spot bonded with gyproc sealant @ 300 centres
19mm gyproc plank
25mm isowool sound deadening floor slabs - rigid grade
existing timber floor boards
GROUND FLOOR APARTMENT
LOWER GROUND FLOOR APARTMENT

revision:	date:	note:
P01	20140131	preliminary first issue

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project
conversion of 56 dale street, manchester

job no.
7310

title
infill detail to opening in wall / floor at ground floor level

scale
1:10 @ A3

drawing no.
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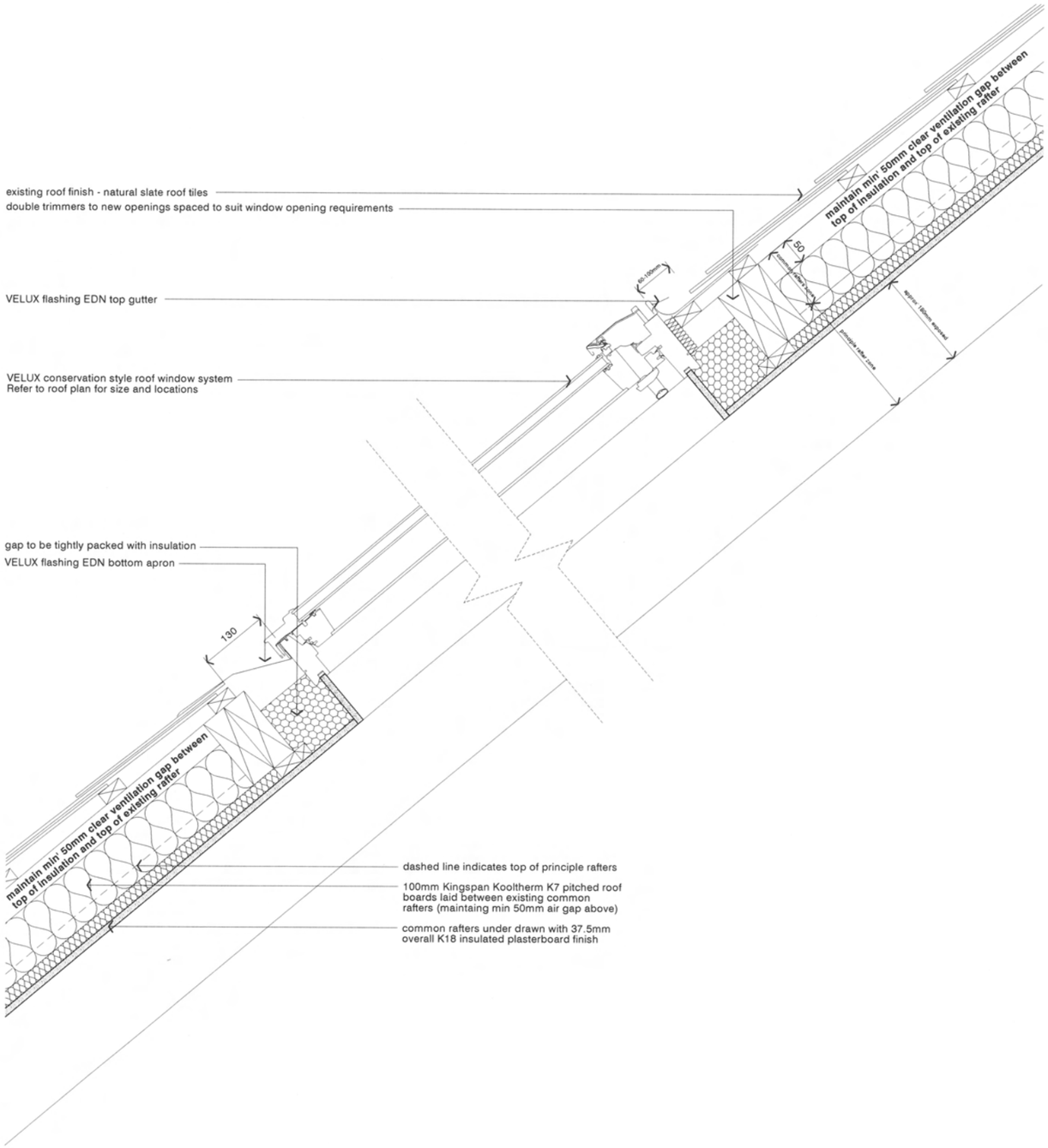

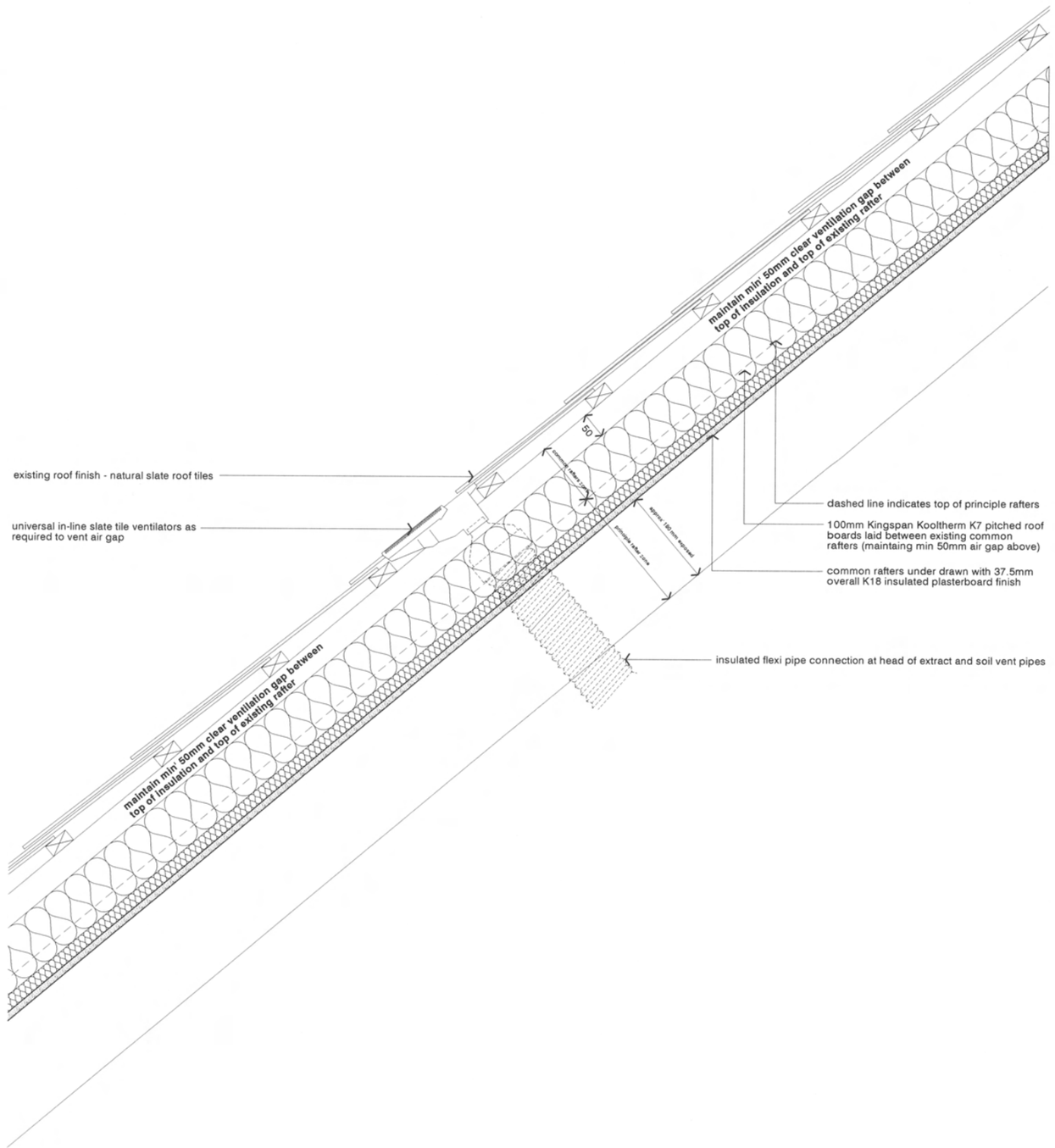

revision:	date:	note:
P01	20140205	preliminary first issue

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project
conversion of 56 dale street, manchester

job no.
7310

title
proposed roof light / vent detail

scale
1:10 @ A3

drawing no.
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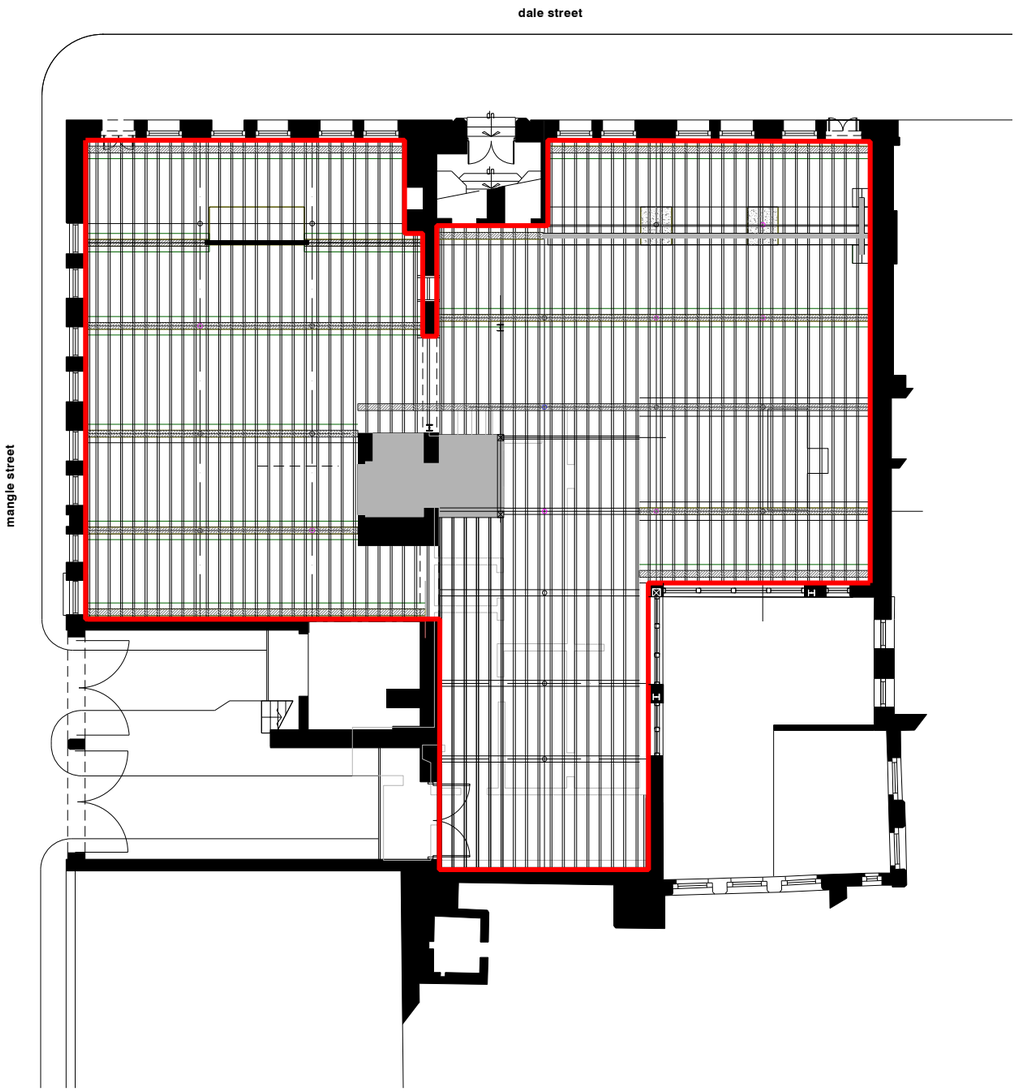

existing lower ground floor plan
(structural engineer's drawing J-13003-003 'existing basement floor joist layout' overlaid)

indicates area of new floor construction



lower ground floor (2007)
photograph taken prior to refurbishment by Red Pipe Trading



area of floor adjacent to mangle street (2007)
photograph taken prior to refurbishment by Red Pipe Trading



void beneath lower ground floor (2007)
makeshift floor construction over original timber beam



lower ground floor construction over floor void (2007)
photograph taken prior to refurbishment by Red Pipe Trading



lower ground timber floor construction (Jan 2014)
existing condition - floor construction on behalf of Red Pipe Trading

Works conducted by the previous owner (Red Pipe Trading Ltd) at basement / lower ground floor level were predominantly essential repair works due to structural instability. Subsequently some un-authorised works have been implemented; retrospective approval is sought for these instances. The works at basement level were for the most part unavoidable and were/are essential structural repairs required to secure the building's long term future. The cumulative impact of these alterations is thought to have a negligible/beneficial impact on the heritage asset by helping to re-establish, in part, the original character and appearance.

The floor has been wholly replaced due to fire damage beyond repair and structural instability, these works are essential to allow any type of occupancy at basement level. New foundations have been laid within the sub-basement and floor void with 225mm thick honeycomb sleeper walls sat above to carry the new 250mm softwood joists with OSB/4 boards laid above. Retrospective approval is sought for these.

The photographs taken in 2007 reveal that there was a make-shift floor construction in place at this point prior to Red Pipe Training purchasing the building.

revision: date: note:

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project
conversion of 56 dale street, manchester

job no.
7310

title
structural works at basement / lower ground floor level

scale
1:200 @ A3

drawing no.
al(05)0080

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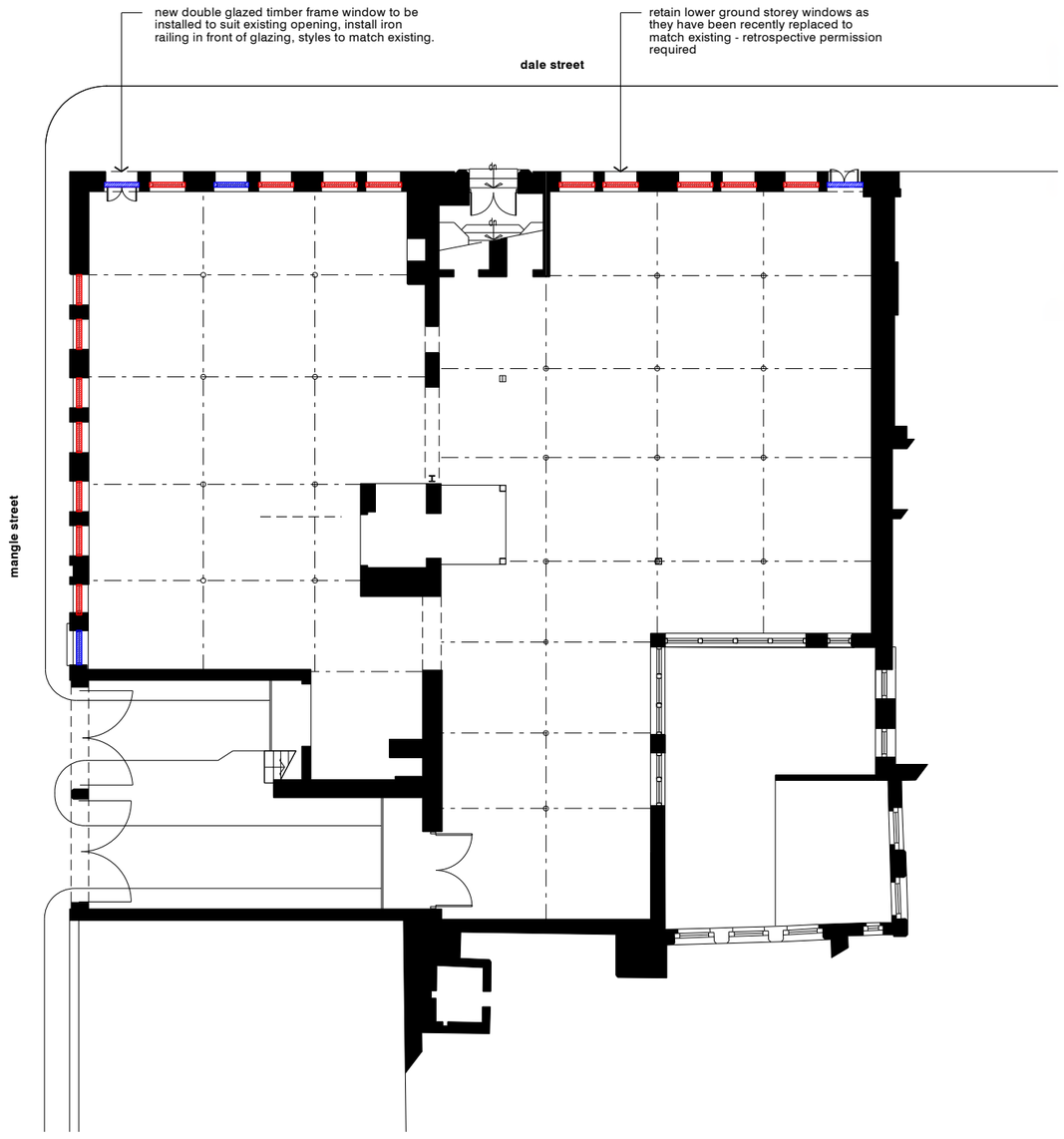

existing lower ground floor plan

windows recently replaced by Red Pipe Trading

openings that require windows to match existing windows recently replaced

The application seeks approval for replacing all timber single glazed sash windows at lower ground floor level, these replacements were necessary as the window frames were either missing or rotten and damaged beyond repair. Red Pipe Trading replaced these windows and we seek retrospective permission for them

Note - to be read in conjunction with al(05)0050 'existing and proposed elevations along dale st' and al(05)0051 'existing and proposed elevations along mangle street'







pavement level windows to dale street (2007)
photographs taken prior to refurbishment by Red Pipe Trading





lower ground floor windows to mangle street (2007)
photographs taken prior to refurbishment by Red Pipe Trading



existing view of dale and mangle street corner
pavement level windows currently boarded up



existing lower ground floor interior - view to dale street
typical 4 panel timber window installed by Red Pipe Trading



revision: date: note:

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project
conversion of 56 dale street, manchester

job no.
7310

title
lower ground floor window replacement

scale
1:200 @ A3

drawing no.
al(05)0081

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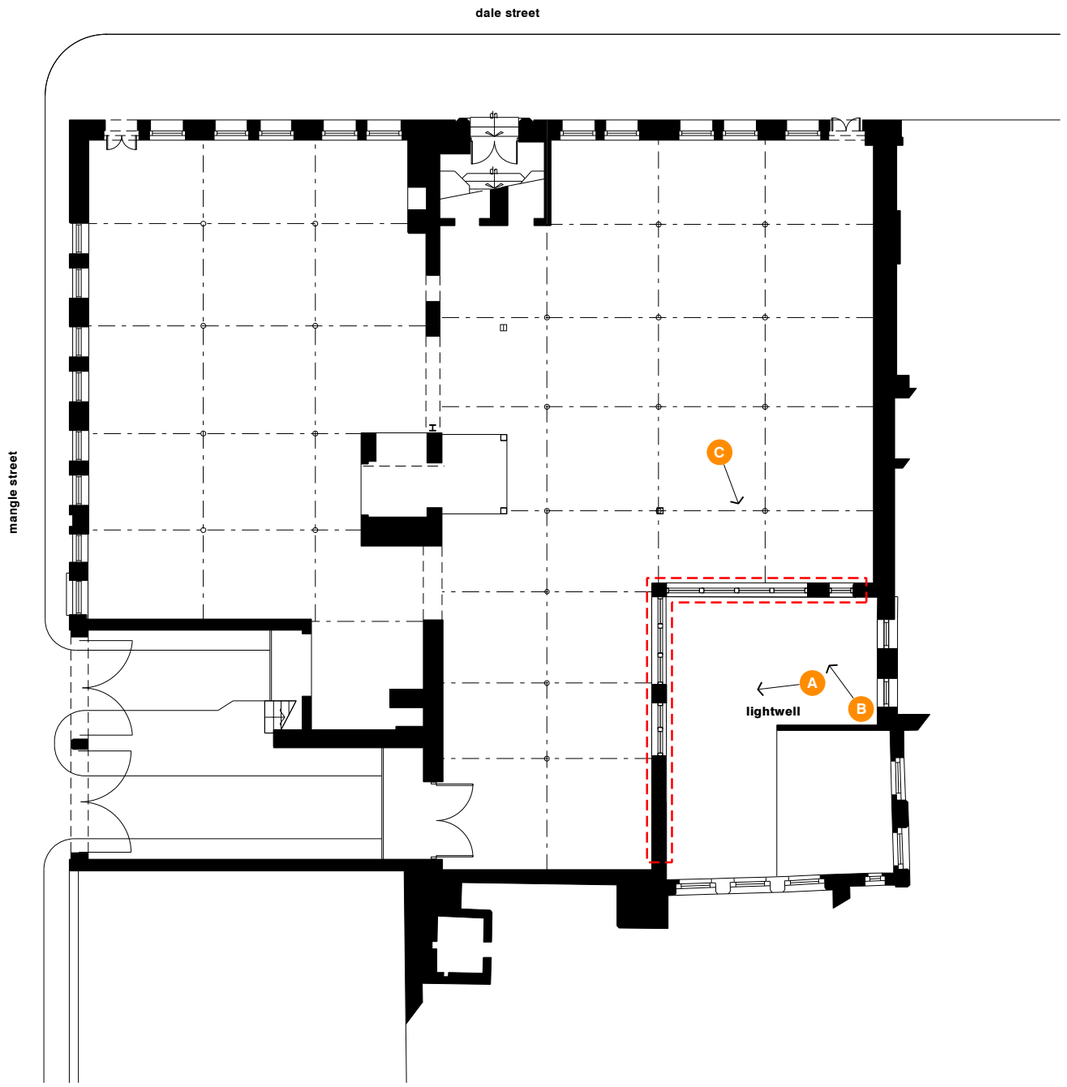

existing lower ground floor plan

indicates area of recently installed windows and brick encasements to steel work





lower ground floor - view to lightwell (2007)
photographs taken prior to structural works by Red Pipe Trading



view on A
existing condition - windows and brick encasements by Red Pipe Trading



view on B
existing condition - windows and brick encasements by Red Pipe Trading



view on C
existing condition - view to lightwell

At lower ground floor level partial demolition works were carried out prior to Red Pipe Trading purchasing the building. The works left the building in a structurally unstable state and masonry piers from reclaimed brickwork (to match existing) were introduced under the advice of a structural engineer on behalf of Red Pipe Trading. Thus, the existing steel columns were encased and serve as structural piers to prevent cracking or collapse and were essential works to introduce structural stability and avoid further damage to the higher level structure.

We propose to retain these brick encasements and windows and therefore seek retrospective approval for these works

revision: date: note:

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project
conversion of 56 dale street, manchester

job no.
7310

title
works to lightwell

scale
1:200 @ A3

drawing no.
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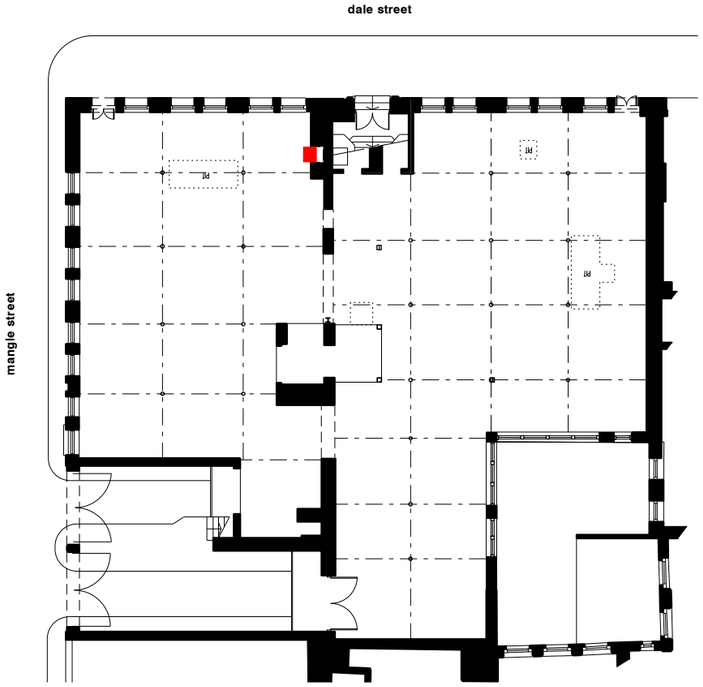
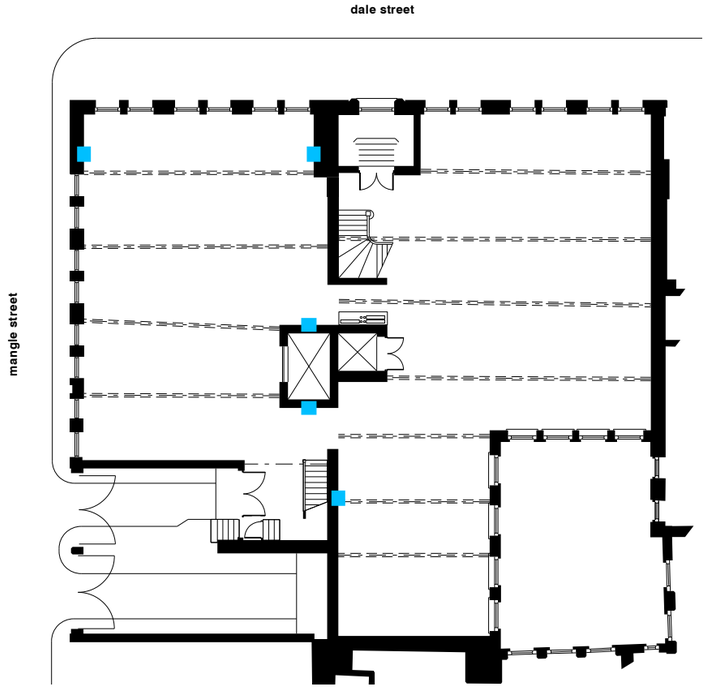
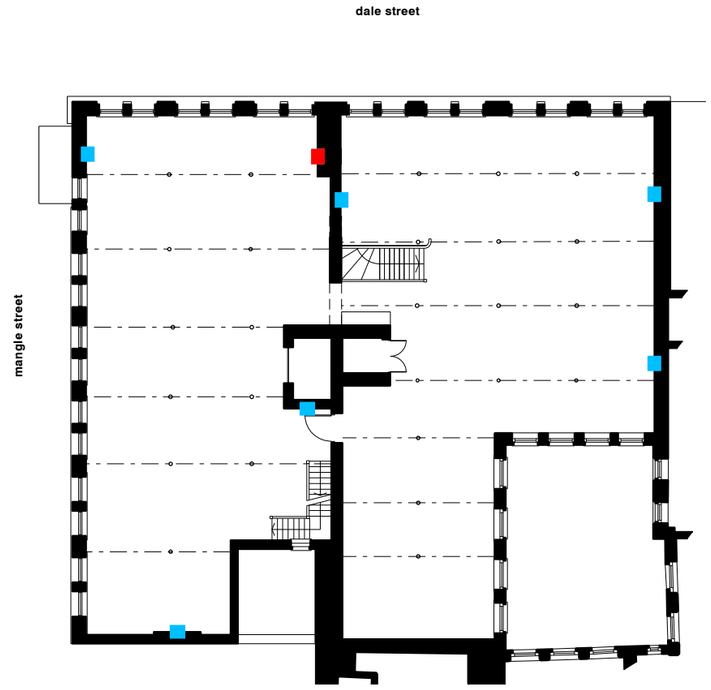


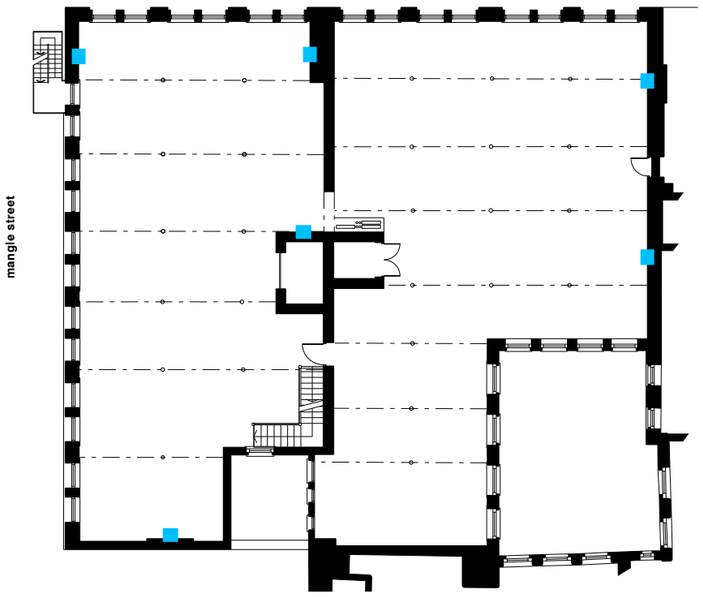
existing lower ground floor



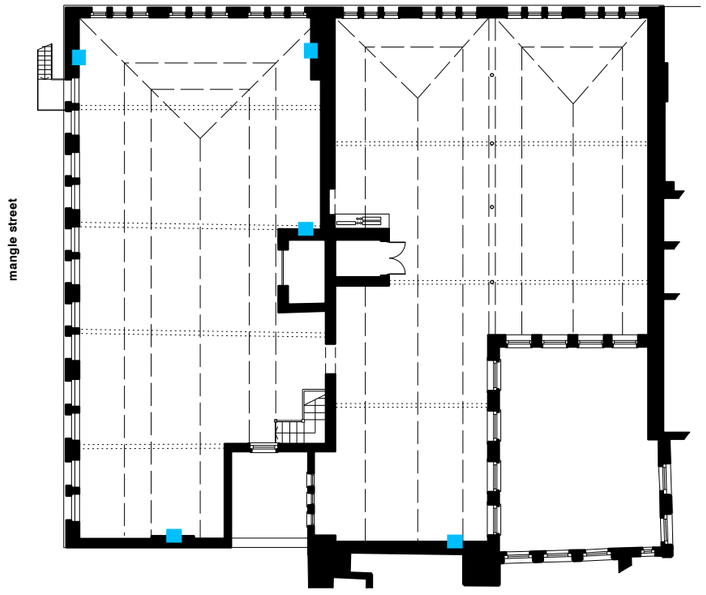
existing ground floor



existing first floor



existing second floor



existing third floor

revision: date: note:

fireplace masonry opening

currently bricked up fireplace masonry openings

Note:- all openings to be bricked up one brick back from the surface of the wall, so that a memory of the opening is retained

project
conversion of 56 dale street, manchester

job no.
7310

title
fireplace masonry openings

scale
NTS

drawing no.
al(05)0083

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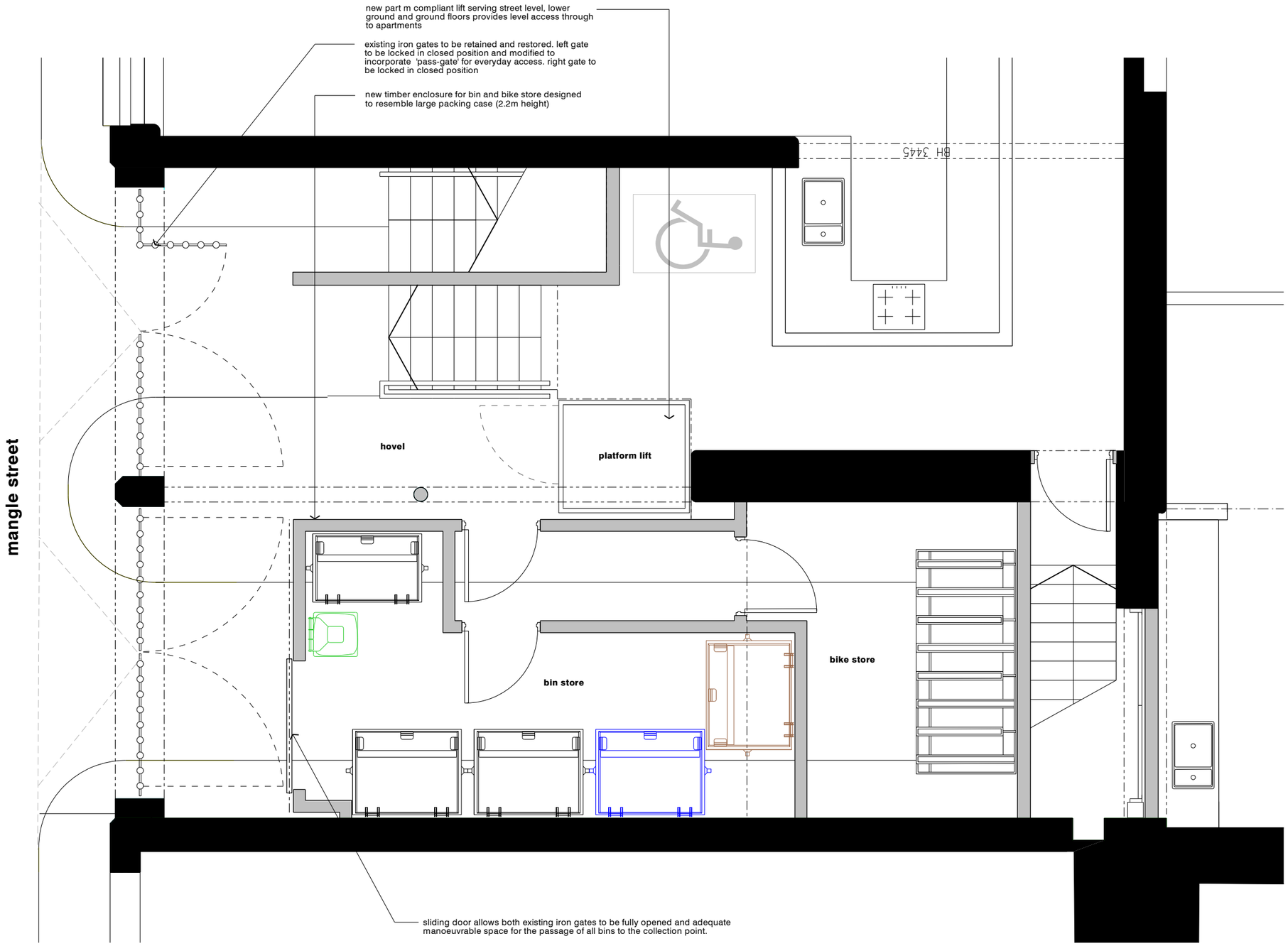
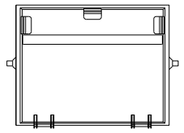


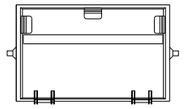
This Waste Management Strategy is based on written consultation with Enterprise Manchester

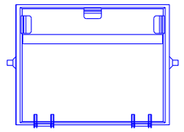
Consultee: Claire Smith
Date: 29th January 2014

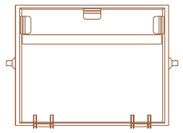
Refuse collection will be from Mangle Street. The refuse store offers direct access from the road via the existing large double gates. The refuse store behind offers adequate manoeuvrable space for the passage of all bins to the collection point.

KEY:-


1100L residual waste container collected weekly


770L residual waste container collected weekly


1100L paper and cardboard container collected alternate weekly


1100L co-mingled recycling container collected alternate weekly


140L organic waste domestic container collected weekly

revision:	date:	note:
P01	20140207	preliminary first issue

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title
refuse strategy

scale
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existing back piccadilly elevation



proposed back piccadilly elevation

revision:	date:	note:
P01	20140206	preliminary first issue

elements of existing structure to be removed / stripped out

elements of existing structure to be protected and retained

project
conversion of 56 dale street, manchester

job no.
7310

title
existing and proposed elevations along back piccadilly

scale
1:200 @ A3

drawing no.
al(05)0052

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