

Further Information for Planning Application: 143519/FO/2025

Location: Rear Part Ground Floor, Hope Mill, 113 Pollard Street, Manchester M4 7JA

Applicant: Hope Mill Partnership Llp, 5th Floor Hope Mill, 113 Pollard Street, Manchester M4 7JA

WINDOWS DETAILS

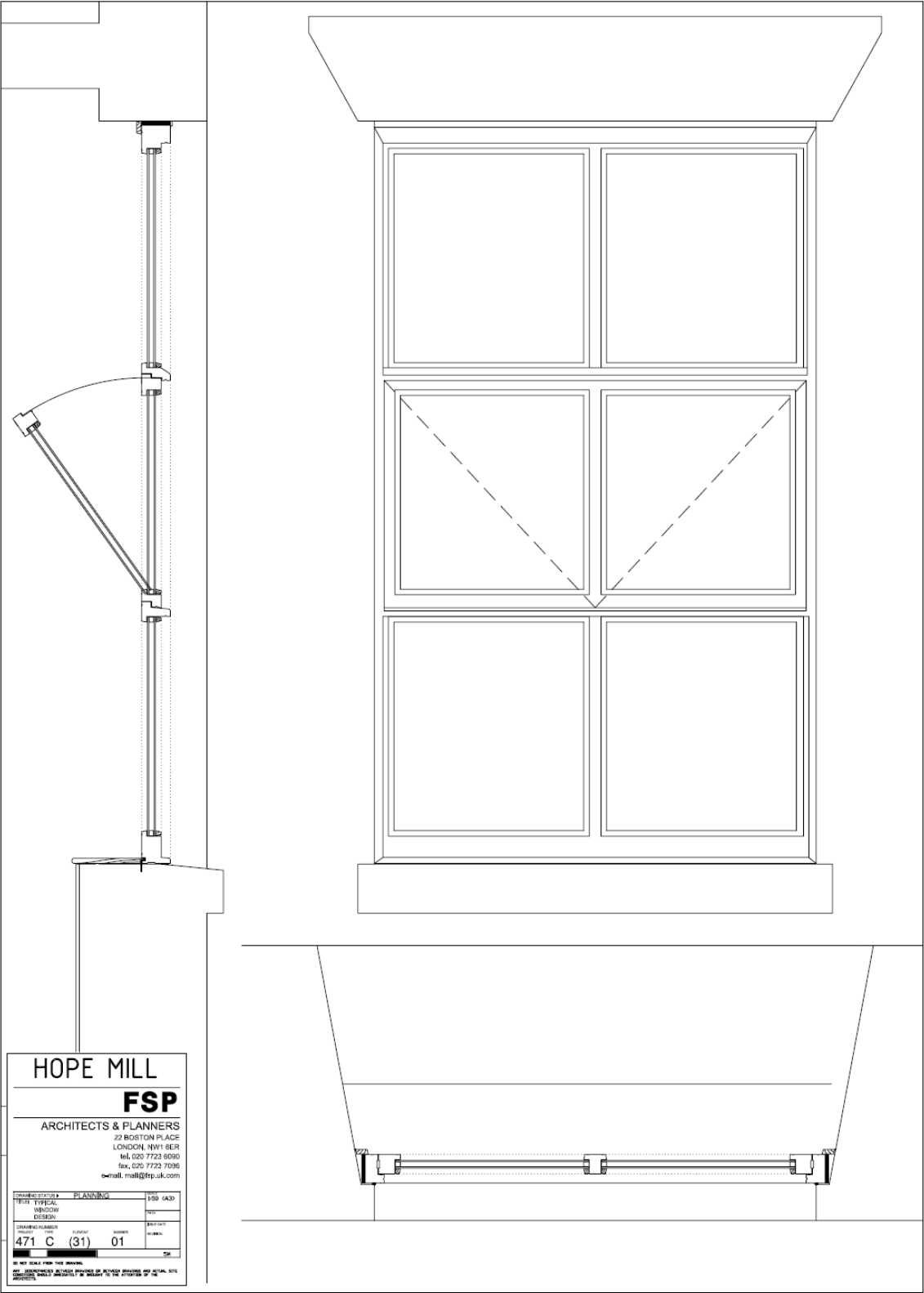
There are around 275 existing windows of the mill still in situ. All are wooden framed and single glazed. Ground floor windows consist of 8 panes (2 horizontal x 4 vertical) whilst all upper floor windows have 6 (2 horizontal x 3 vertical). The majority have a single opening pane, hinged at the bottom or the centre, in either the middle or top row.

Most of the windows are in a poor state of repair and 12 that were in danger of collapse have been replaced over the previous decade. The design of these was based on drawing 471C(31)01 (below) of the lapsed planning and listed building consent application 075967/FO/2005/N2 which was approved 26th January 2006. New windows for the ground floor will adhere to the same design (but with 8 panes), construction and fixing.

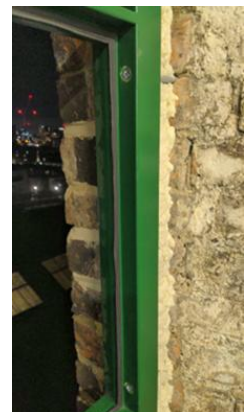
Construction and Fixing

- Careful removal of infill bricks from original window opening.
- Any brickwork to be replaced internally or externally to use matched reclaimed handmade bricks to same style, using natural lime mortar.
- Outside frame made from 3"x3" 5ths grade redwood, moulded to shape with water run off angle and rebate for glazing to same spec as originals.
- Internal framework made from same wood but 3"x2" moulded as above.
- Glazing is 20mm overall 4/12/4 double glazing units with silver aluminium spacer between glass. Can be argon filled or coated at request.
- Glazing in window under fire escape will be similar double glazed units but with fire glass. Will be 7mm pyroguard/ 6mm steel spacer bar/ 6.4mm laminated glass so overall 19.4mm.
- Glazing sealed to frame with EPDM strips outside and wooden beading colour matched holding glass in place inside.
- Frames fixed to brickwork with 4 hidden frame fixings per side and gap around frame filled with fire rated expanding foam to within 18mm from flush, then finished flush with lime mortar render
- Outside brick to frame sealed with all-weather sealant (black or brown).
- Opening section to open inwards hinged at bottom, using pulldown aluminium catch and side stays.
- Frames primed and painted black to match existing ground floor fenestration.

Original approved design from 2006



Previous example of removal, manufacture and replacement of typical window and surround.



DOORS DETAILS

The plan calls for the replacement of the steel door at the main entrance to the floor and the reinstatement of a (fire exit) door in an original opening to the goods yard which has since been infilled with brick.

There are no original doors remaining at the mill either externally or internally and we have been unable to uncover any historical evidence of what these doors may have looked like. However, to remain true to the existing aesthetic of the public facing exterior door we will be basing the design of the new doors on that which exists as the entrance to the theatre.

Construction and Fixing

- Careful removal of infill bricks from original door opening to the goods yard.
- Careful removal of existing main entrance steel door and frame.
- Any brickwork to be replaced internally or externally to use matched reclaimed handmade bricks to same style, using natural lime mortar.
- Doors to be recessed by approximately 50mm to expose existing brick return.
- Installation of FD30 hardwood frame with intumescent strip.
- Frames fixed to brickwork with hidden frame fixings and gap around frame filled with fire rated expanding foam to within 18mm from flush, then finished with hardwood vertical panels infill.
- Outside brick to frame sealed with all-weather black sealant.
- Installation of FD30 cottage style vertical panel hardwood fire door made to existing design of theatre entrance.
- All door furniture to be FD30 fire rated.
- Doors and frames to be painted black to match existing ground floor window frames.



Existing Entrance To Hope Mill Theatre



Existing Door Detail

FLOORING DETAILS

Existing flooring is a mixture of concrete and bitumen and is unlikely to be original. It is proposed to install in the common areas (corridor, kitchen, toilets) luxury vinyl tiles finished in cool grey concrete. Existing floor is to be prepared for the tiles by first being levelled using Ardite CL Levelling Compound.

- Polyflor Expona Commercial Cool Grey Concrete 5068
- Tile Size 609mm x 609mm
- Thickness 2.5mm
- Wear Layer 0.55mm
- Slip Rating R10
- Commercial Grade



Visualisation Of Installed LVT



Detail Of Expona Cool Grey Concrete LVT