

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

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 Arditex 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

HEATING

There are no changes or additions to be made to the current heating system.

Current heating is supplied via 2 gas powered boilers located in the ground floor boiler room. Hot water is distributed through 2 ring main systems, both suspended from the ceiling. The first is a 2.5 inch pipe only system which runs around the perimeter of the unit and supplies radiators on the 1st floor. The second is 4 parallel 2.5 inches running the length of the unit.



Supply To First Floor Radiators



One Of Four Parallel Pipes

ELECTRICAL

We propose the following to comply with planning criteria:

- Electric to be supplied from existing distribution board situated next to main entrance.

- All conduit, switches and sockets to be metal to match current conduit and mimic 'industrial' feel.
- Conduit to be mounted externally on new partition walls.
- Metal light switches and sockets to be mounted externally on new partition walls.
- Strip lights to be mounted on new partition walls in common areas.
- Strip lights in studios to be suspended on chains from existing ceiling mounted conduit.