Rev 00

Royal London House, 196 Deansgate

For AM Alpha

5th Floor Penetrations and Opening Up Works Method Statement

December 2024

JB+CO

www.jeffreybellarchitects.co.uk

Contents

1.0	Introduction	p3
2.0	Method Statement	p5
3.0	Service Penetrations	p7

Introduction

1.0

1.0 Introduction

This document has been prepared to discharge Condition number 5 ‘Penetrations and Opening Up Works’ of application no. 140931/LO/2024.

Notwithstanding the approved details on condition 2, prior to any new penetrations or opening works, a detailed method statement shall be submitted to an approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings and cross sections, joinery details, fixings and specifications of materials. The approved details shall be implemented as part of the development.

Method Statement

2.0 Method Statement p5

2.0

2.0 Method Statement

The scheme proposals require penetrations in existing original fabric. This is necessary to safeguard the long-term future and viability of the listed building. Predominantly this entails either openings through expa-met plaster ceilings or brickwork.

The ceiling penetrations are required for the installation of diffusers where the MEP has been located in the attic space, allowing the raised access floor to be lowered and the building taken back closer to its original setting. The diffuser locations set out on the accompanying ceiling plan have been carefully set out to avoid existing joists within the attic. The diffuser and duct is a friction fit, with the weight of the installation being supported by the new timber subfloor.

Following setout on site, each location will be verified as missing existing timberwork through further site measurements and visual inspection. Each penetration will then be core drilled, forming the minimum required opening. Should edges become delaminated, patch repairs will be undertaken inline with the broader ceiling repair strategy.

For the distribution of pipe and cable services into the Deansgate/ Quay Street rotunda a service hole is required through solid masonry. At a diameter of 75mm, this will be core drilled passing from the attic into the rotunda.

Specifications

3.0 Service Penetration Specification p7

3.1 Proposed Diffuser Locations p8

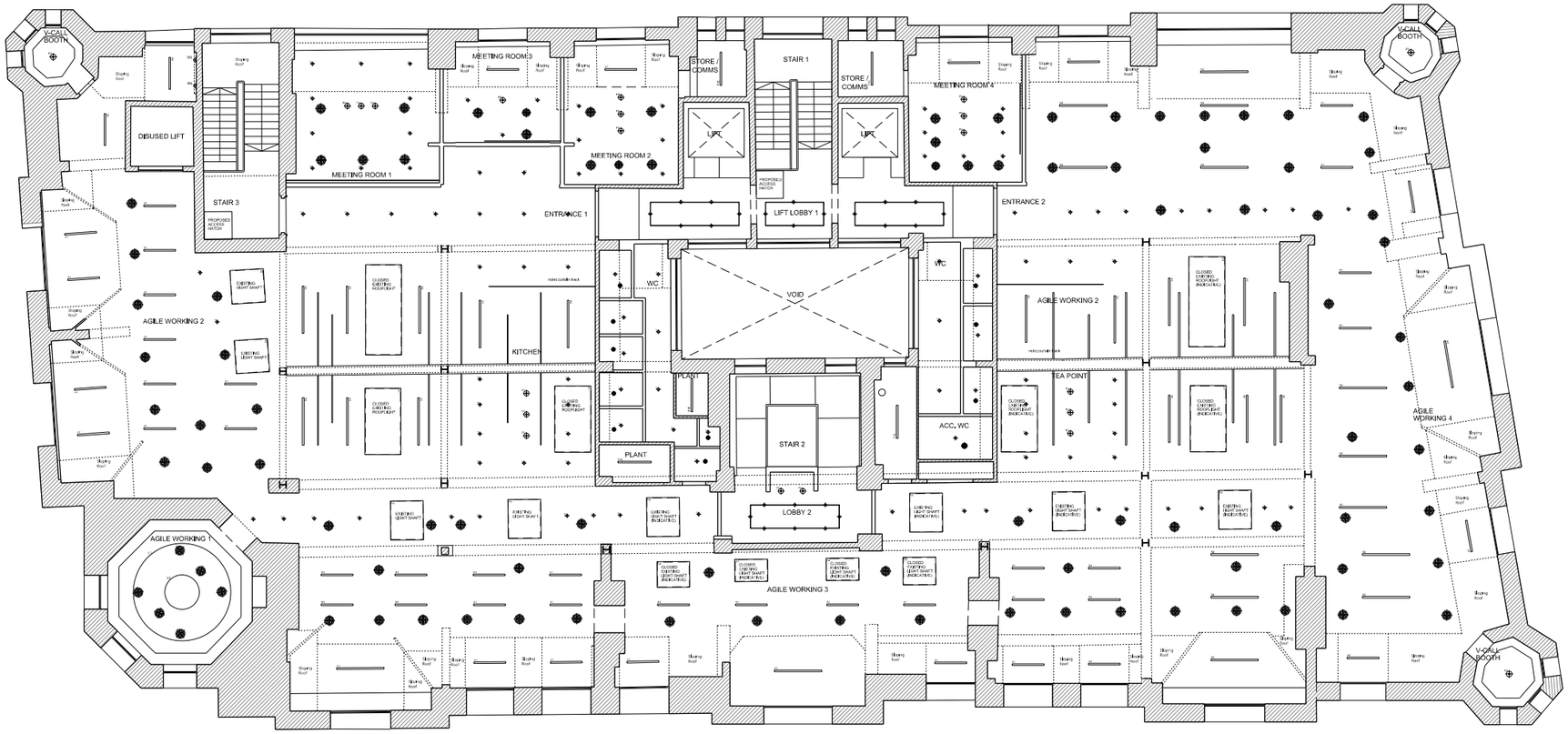
3.2 Diffuser Specification p9

3.3 Diffuser Fixing Method p10

3.4 Turret Room Service Penetration p11

3.0

3.1 Proposed Diffuser Locations

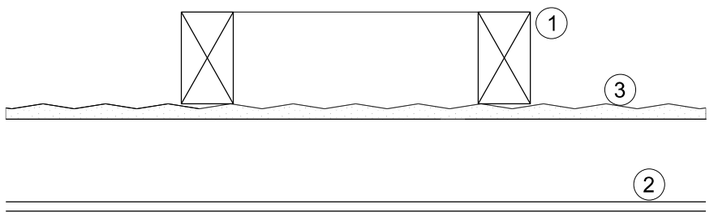


CEILING KEY	
A1	STRIP LIGHTING : SUSPENDED DIRECT/INDIRECT LED DALI LINEAR (1140mm)
A2	STRIP LIGHTING : SUSPENDED DIRECT/INDIRECT LED DALI LINEAR (1700mm)
F1E	STRIP LIGHTING : SUSPENDED LED IP65 BATTEN LUMINAIRTE (1190MM)
B1	SPOT LIGHTING : SUSPENDED LED DALI DOWNLIGHT
C	RECESSED LED DALI DOWNLIGHT
G1	BESPOKE FEATURE LED LINEAR LUMINAIRE TO BE INTEGRATED INTO ARCHITECTURAL FEATURE
G2	2 SPOTLIGHTS TO EACH LIGHT SHAFT FEATURE.
	TRACK LIGHTING SYSTEM WITH DIRECTIONAL SPOTLIGHTS TO MATCH LOWER FLOORS
P1	PENDANT LIGHTING : KITCHEN & TEA POINT FRITZ HANSEN SUSPENSE P2 FINISH - LIGHT GREY
P2	PENDANT LIGHTING : LOBBY 2 SEATING AREA RESIDENT TIM RUNDLE, BLOOM PENDANT SMALL BLACK TO MATCH LOWER FLOORS
P3	PENDANT LIGHTING : V-CALL BOOTHS (SMALLER TURRETS) FRITZ HANSEN SUSPENSE P1 FINISH - BLACK
P4	PENDANT LIGHTING : MEETING ROOMS FRITZ HANSEN CONCERT P3 FINISH - WHITE
L1	SUSPENDED LED CIRCULAR PENDANT DOPPIO DIRECT (3500MM)
L2	SUSPENDED LED CIRCULAR PENDANT DOPPIO DIRECT (1240MM)
WL	FRITZ HANSEN CARAVAGGIO READ WALL LIGHT
	DIFFUSERS

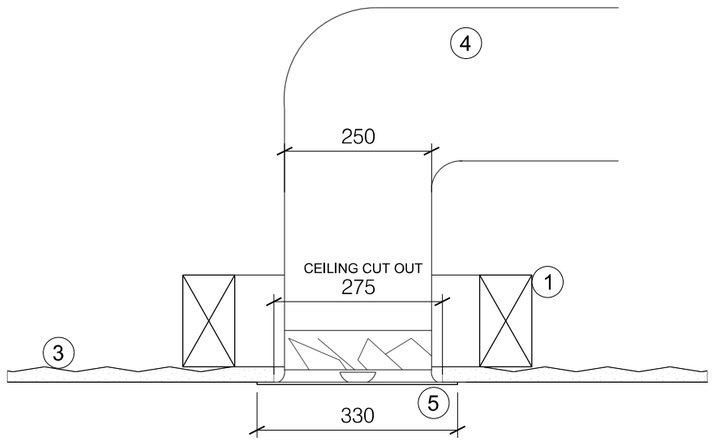
REFER TO HILSON MORAN MEP INFORMATION AND REQUIREMENTS

3.2 Diffuser Specification

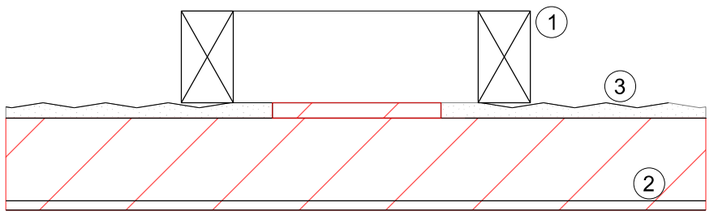
The diffuser locations have been carefully selected to fit between the existing timbers, avoiding the need to cut, modify, or attach to the existing timber structure. Consequently, any penetrations will only pass through the existing expanded metal ceiling. Additionally, all ductwork fixings will be secured to the proposed timber flooring.



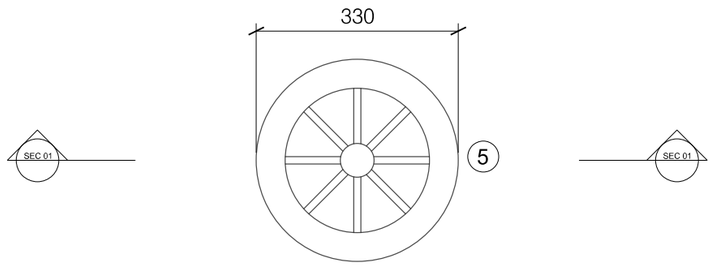
EXISTING SECTION



PROPOSED SECTION 01

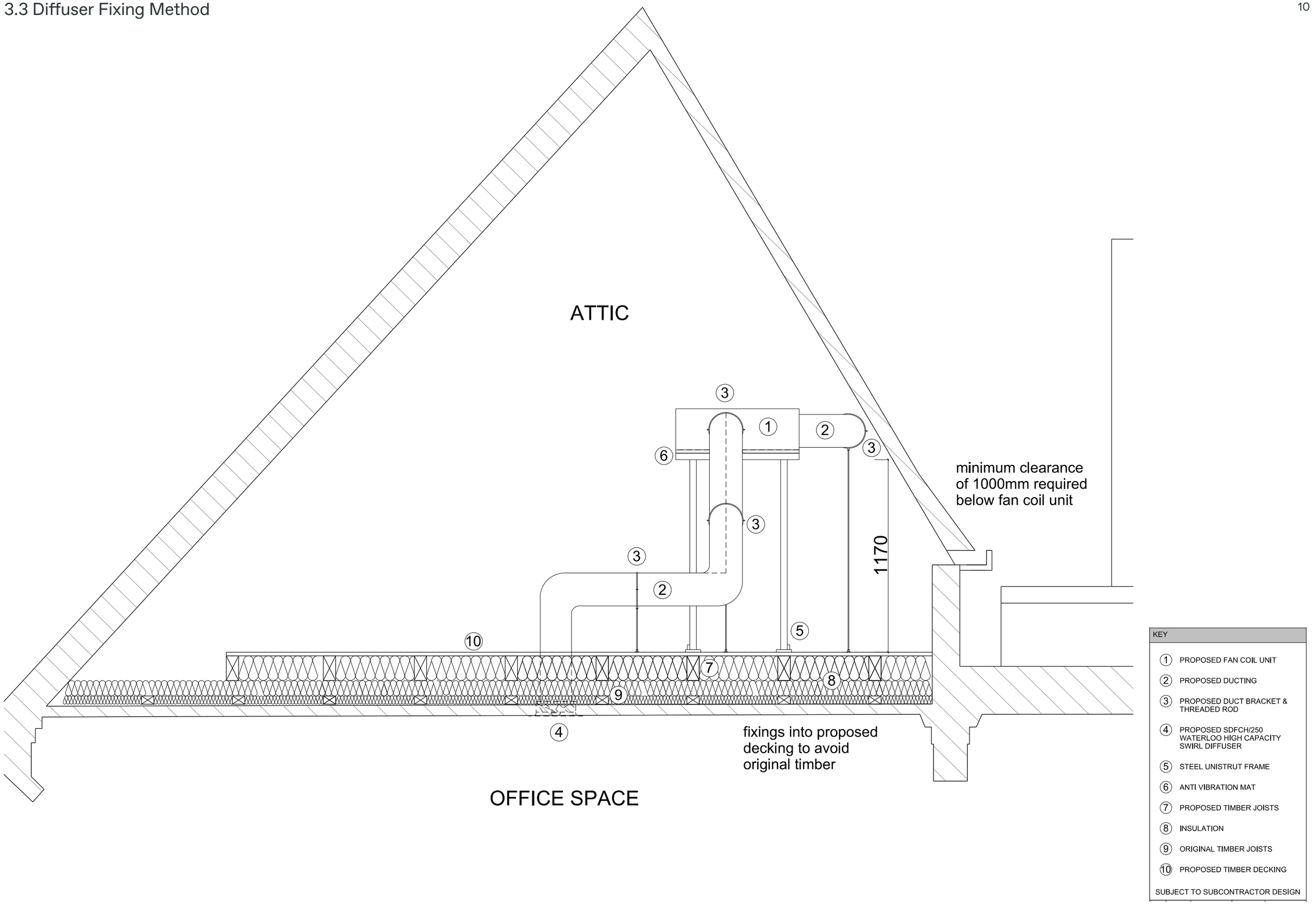


DEMOLITION SECTION



PLAN

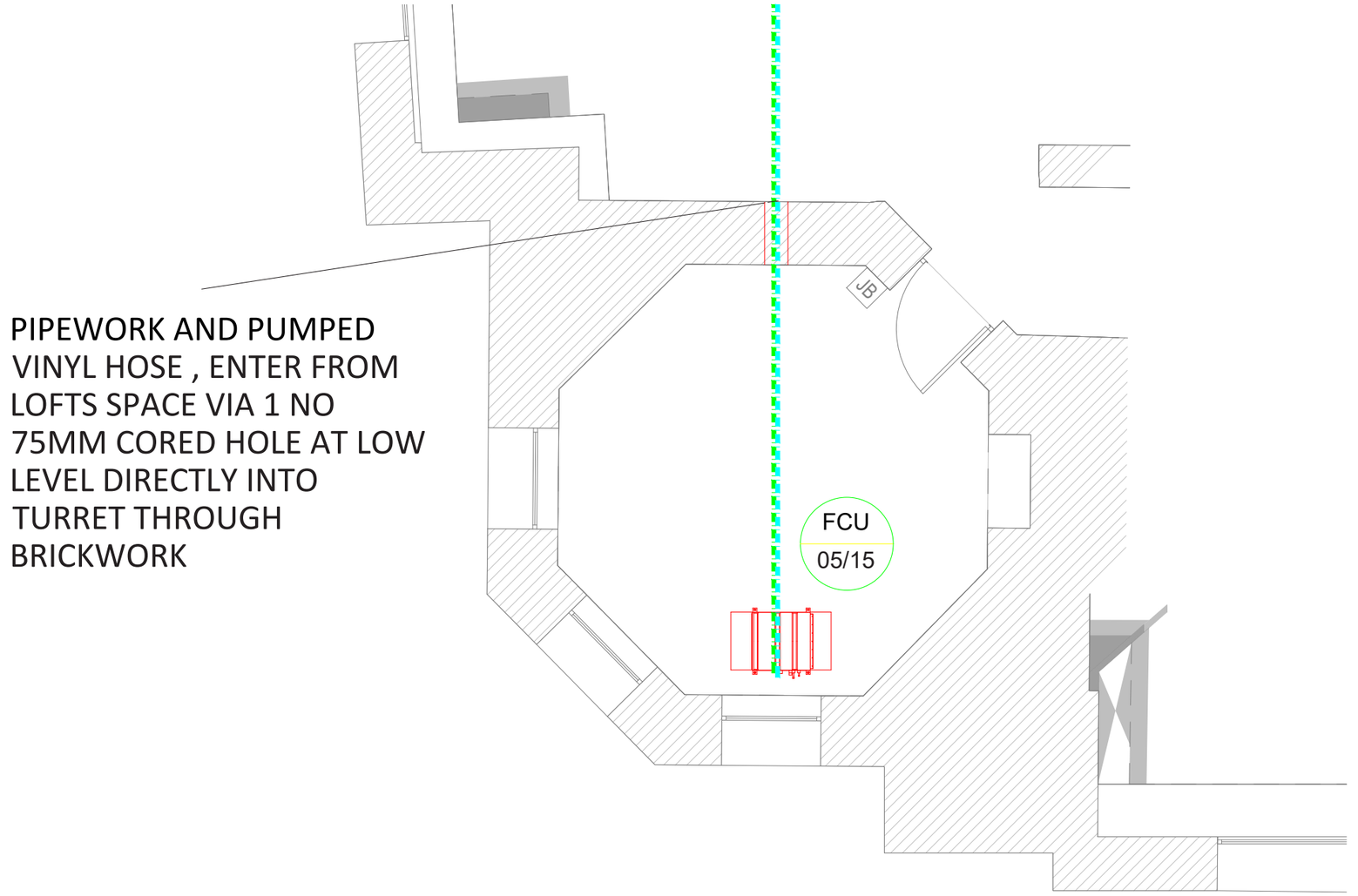
KEY
1. ORIGINAL EXISTING TIMBER JOISTS
2. EXISTING DROP CEILING
3. ORIGINAL EXPANDED METAL PLASTER CEILING
4.PROPOSED DUCT WORK
5. PROPOSED SDFCH/250 WATERLOO HIGH CAPACITY SWIRL DIFFUSER


ATTIC
minimum clearance
of 1000mm required
below fan coil unit
1170
fixings into proposed
decking to avoid
original timber
OFFICE SPACE
KEY
1 PROPOSED FAN COIL UNIT
2 PROPOSED DUCTING
3 PROPOSED DUCT BRACKET & THREADED ROD
4 PROPOSED SDFCH/250 WATERLOO HIGH CAPACITY SWIRL DIFFUSER
5 STEEL UNISTRUT FRAME
6 ANTI VIBRATION MAT
7 PROPOSED TIMBER JOISTS
8 INSULATION
9 ORIGINAL TIMBER JOISTS
10 PROPOSED TIMBER DECKING
SUBJECT TO SUBCONTRACTOR DESIGN

3.4 Turret Room Service Penetration

The drawing details the requirement for one 75mm hole that passes from the loft space directly into the turret at a low level. This hole will be required for two AC pipes and one vinyl hose,

which serve the turret fan coil unit.



DRAWING NOT TO SCALE

ARCHITECTS + DESIGNERS

Jeffrey Bell + Company

3 Cobourg Street
Manchester M1 3GY
+44(0)1612280651
studio@jeffreybellarchitects.co.uk

www.jeffreybellarchitects.co.uk

JB+CO