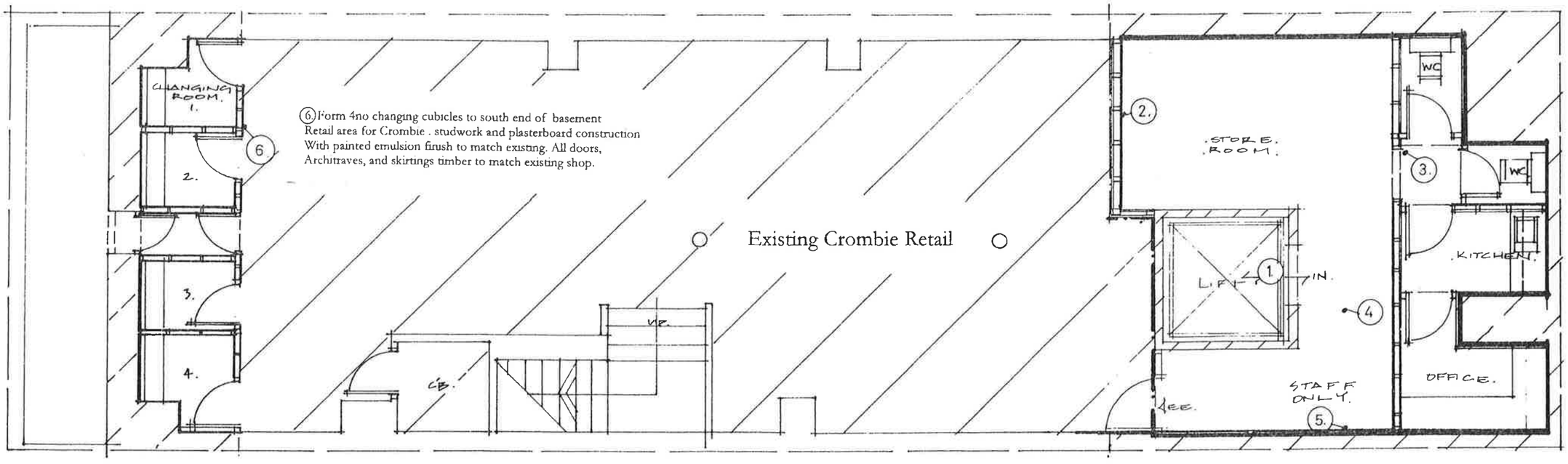
SCHEME "A"

Listed Building / Planning Application
January 2010
For
Crombie Freehold No 1
33 King Street Manchester M2 6AA

33 King Street Manchester M2 6AA
Proposed Basement Plan- 1:100 scale

LBP-10-A	REVISION A. APRIL 2010.

Demolition works
- Remove existing spiral staircase and stairwell shaft
- Remove existing store room wall to crombie basement retail area



Proposed building works:

Proposed new passenger lift/ disabled access to upper office floors

(1) Form new lift shaft and pit – to rise from basement to the Second floor, with plant room in the roofspace .Minimum internal Dimensions 2m×2m. Constructed of 150mm dense concrete block Work to provide 1 hour fire resistance. Painted plaster finish. Pit Depth minimum of 1.4 m and plantroom head clearance of 3.8m From second floor level.

(2) Form new replacement storeroom area at northern end of site Comprising of new compartment wall – timber studwork construction, Fireline and plaster finish to 1hr fire resistance.

(3) Reconfigure store area to provide welfare facilities for staff-forming 2 no toilet cubicles/WCs +WHBs.Also kitchen and change areas- All walls plasterboard studwork with painted eggshell plaster finish.

(4) Ceillings- all existing suspended ceilings made good using fireline Plasterboard and plaster skim finish.painted eggshell finish.

(5) Electrical- First fix cable installation for lighting, power, firealarm+ Detection, emergency lighting and lift., to BS standard and B- control Approval.

BLUE BIRD DESIGN

Listed Building / Planning Application
January 2010
For
Crombie Freehold No 1
33 King Street Manchester M2 6AA

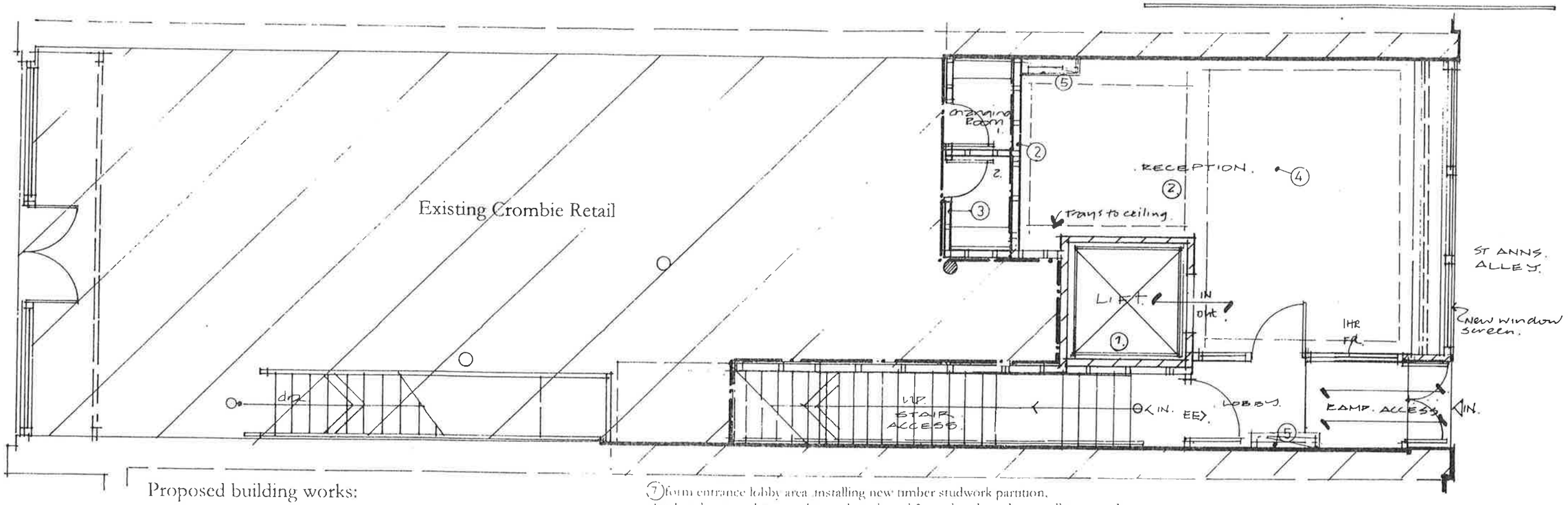
SCHEME "A"

33 King Street Manchester M2 6AA
Proposed Ground Floor Plan- 1:100 scale

LBP-11 A	REVISION A. APRIL 2010.

Demolition works

- Remove existing spiral staircase and stairwell shaft.
- Remove existing changing room cubicles to retail area
- Remove existing plasterboard ceilling to proposed reception area /to investigate orginal.



Proposed building works:

Proposed new passenger lift/ disabled access to upper office floors

(1) Form new lift shaft and pit – to rise from basement to the Second floor, with plant room in the roofspace .Minimum internal Dimensions 2mx2m. Constructed of 150mm dense concrete block Work to provide 1 hour fire resistance. Painted plaster finish. Pit Depth minimum of 1.4 m and plantroom head clearance of 3.8m From second floor level

(2) Form new reception area separate from crombie retail by partition. Comprising of new compartment wall – timber studwork construction, Fireline and plaster finish to 1hr fire resistance formed to meet new lift shaft

(3) Reconfigure new changing cubicles adjoining new compartment wall All walls plasterboard studwork with painted eggshell plaster finish

(4) Ceilings- New suspended ~~trays~~ formed using timber studwork + fireline Plasterboard and plaster skim finish,painted eggshell finish. Formed suspended 330mm below the underside of the first foor – designed to Allow for services, acoustic and thermal separation

(5) Electrical- First fix cable installation for lighting, power, firealarm+ Detection, emergency lighting and lift – to BS standard and B- control Approval

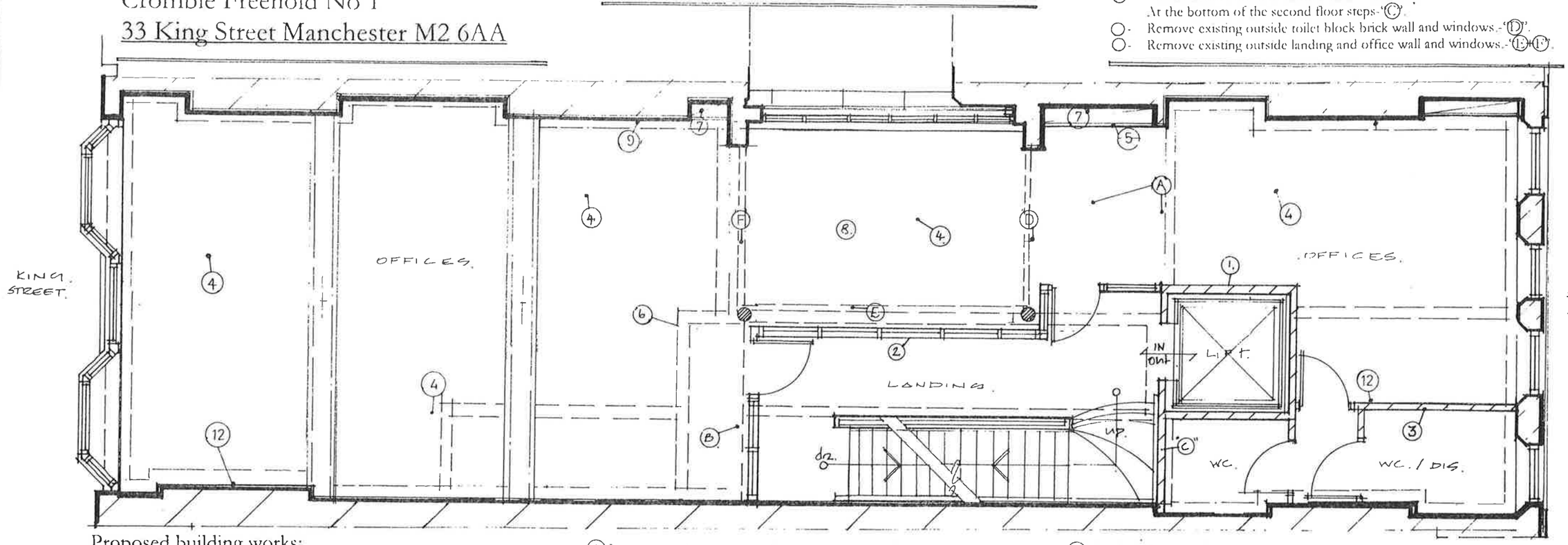
(7) form entrance lobby area ,installing new timber studwork partition, Timber doors, architraves,skirting boards and 3 no glazed windows – all to provide 1hr fire rating

(8) form new service risers running up the walls to upper floors- from Timber studwork, firelined to 1hr fire rating

BLUE BIRD DESIGN

Listed Building / Planning Application
January 2010
For
Crombie Freehold No 1
33 King Street Manchester M2 6AA

33 King Street Manchester M2 6AA
Proposed First Floor Plan- 1:100 scale



Demolition works

- Remove existing staircase to second floor level.
- Remove existing toilet block- off landing area and internal wall- 'A'.
- Remove existing studwork wall and door at top of stairs -'B'
- Remove studwork wall formed from Plasterboard+rockwall insulation At the bottom of the second floor steps-'C'.
- Remove existing outside toilet block brick wall and windows.-'D'.
- Remove existing outside landing and office wall and windows.-'E+F'.

Proposed building works:

Proposed new passenger lift/ disabled access to upper office floors

1. Form new lift shaft and pit – to rise from basement to the Second floor, with plant room in the roofspace .Minimum internal Dimensions 2mx 2m. Constructed of 150mm dense concrete block Work to provide 1 hour fire resistance. Painted plaster finish. Pit Depth minimum of 1.4 m and plantroom head clearance of 3.8m From second floor level.

2. Form new fire protected landing area separate from open plan office by partition Comprising of new compartment wall – timber studwork construction, Fireline and plaster finish to 1hr fire resistance.formed to meet new lift shaft.new Wall to include access /escape door and full height windows as shown on layout.

3. Form new toilet cubicles along eastern wall. Walls formed in timber studwork Construction with fireline plasterboard and plaster skim finish , painted finish Toilets to include new doors, architraves and skirtings.

4. Introduce ceiling trays to underside of existing plaster ceilings - as per design and detail shown.

5. Electrical- First fix cable installation for lighting, power, firealarm+ Detection, emergency lighting and lift – to BS standard and B. control Approval.

6. form new replica coving to design shown using *original lime* plaster On site , following existing coving / room configuration. Also to include Timber studwork and fireline cladding around all existing timber structural Cross beams to cover all existing steelwork installed circa 1970. all to provide 1 hour fire protection with plaster skim and painted finish.

7. form new service risers running up the walls to upper floors from Timber studwork, firelined to 1hr fire rating

3. Run through new timber floor joists- level with existing internal floors, lay chipboard timber deck ready for floor finish.

9. Patch plaster any area of existing lime plaster found on any existing Internal areas

11. check all floors and supporting joists for structural integrity, replacing Like for like, any timbers suffering from dry or wet rott, woodworm, or Fungal infestation. Over board all floor areas with woodchip/sterling Plywood for structural/ fire integrity.

12. retain all original period skirtings arcitraves and doors. Where these Have been previously removed- reinstate with new timber joinery to match existing /designs submitted with application.

SCHEME "A"

BLUE BIRD DESIGN

REVISION A.
APRIL 2010.

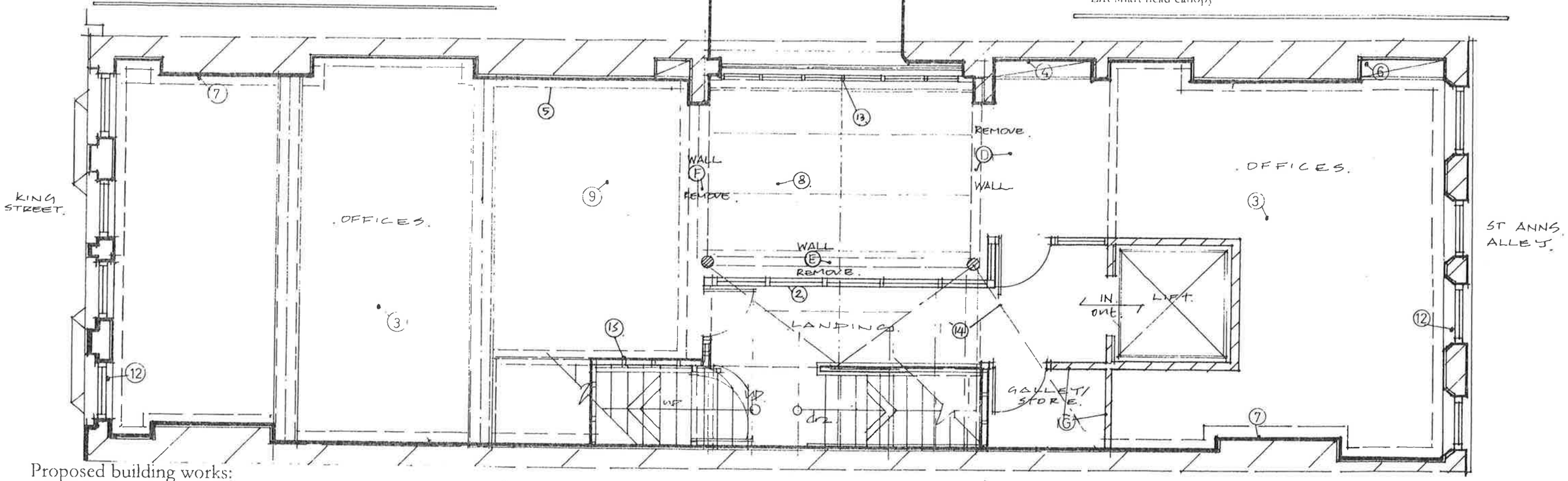
LBP-12A

Listed Building / Planning Application
January 2010
For
Crombie Freehold No 1
33 King Street Manchester M2 6AA

33 King Street Manchester M2 6AA
Proposed Second Floor Plan- 1: 100 scale

Demolition works

- Remove existing toilet block- off landing area and internal wall- 'A'.
- Remove studwork walls forming kitchen made from Plasterboard+rockwall insulation-'G'.
- Remove existing outside toilet block brick wall and windows.-'D'.
- Remove existing outside landing and office wall and windows.-'E-F'.
- Remove defective glazed roofing over landing area.
- Remove a section of slated roof area to allow for plant platform/ Lift shaft head canopy



Proposed building works:

Proposed new passenger lift/ disabled access to upper office floors

(1) Form new lift shaft and pit – to rise from basement to the Second floor, with plant room in the roofspace .Minimum internal Dimensions 2mx2m. Constructed of 150mm dense concrete block Work to provide 1 hour fire resistance. Painted plaster finish. Pit Depth minimum of 1.4 m and plantroom head clearance of 3.8m From second floor level.

(2) Form new fire protected landing area separate from open plan office by partition Comprising of new compartment wall – timber studwork construction, Fireline and plaster finish to 1hr fire resistance.formed to meet new lift shaft new Wall to include access /escape door and full height windows as shown on layout.

(3) Ceilings- New suspended ceiling formed throughout using timber studwork +fireline Plasterboard and plaster skim finish.painted eggshell finish Formed suspended 400mm below the underside of the first floor – designed to Allow for services, acoustic, thermal separation, mechanical extraction and Hot and cold air conditioning throughout.

(4) Electrical- First fix cable installation for lighting, power, firealarm+ Detection, emergency lighting and lift., to BS standard and B- control Approval.

(5) form new replica coving to design shown using /original lime plaster On site- following existing coving / room configuration. Also to include Timber studwork and fireline cladding around all existing timber structural Cross beams to cover all existing steelwork installed circa 1970. all to provide 1 hour fire protection with plaster skim and painted finish.

(6) form new service risers running up the walls to upper floors- from Timber studwork, firelined to 1hr fire rating.

(7) Patch plaster any area of existing lime plaster found on any existing Internal areas.

(8) Run through new timber floor joists- level with existing internal floors, lay chipboard timber deck ready for floor finish.

(9) check all floors and supporting joists for structural integrity, replacing Like for like any timbers suffering from dry or wet rott, woodworm, or Fungal infestation. Over board all floor areas with woodchip/sterling Plywood for structural/ fire integrity.

(10) retain all original period skirtings, architraves and doors. Where these Have been previously removed- reinstate with new timber joinery to match existing /designs submitted with application.

(11) Introduce ceiling trays to underside of existing plaster ceilings - as per design and detail shown.

(12) Repair any sash windows- splicing rails,boxes,cords and weights, Glass as required,,painted gloss finish.

(13) form new glazed atrium over existing light well. Roof- supported off internal portal frame comprising Of steel stanchion legs from 1st floor to 2nd floor eaves. Gable Window-glazed curtain wall frame made from Mild steel profile and 700 by 1300 double glazed clear Units.all powder coat finish gloss white finish. All to B-Regulation, structural engineers approval. All existing glazed panels- replaced with double glazed Units and supporting frame work to current B-Regulation Standard/BS requirement.

(14) All new valleys formed in marine plywood,lead lined and Blue slate reinstated/made good.

(15) form new stud partition to underside of 3rd floor stair Case. To stablize and to allow view of original decorative Victorian string from 2nd floor. Plaster + painted finish.

SCHEME "A"

BLUE BIRD DESIGN

REVISION A. APRIL 2010.	LBP-13 A.

Listed Building / Planning Application
January 2010
For
Crombie Freehold No 1
33 King Street Manchester M2 6AA

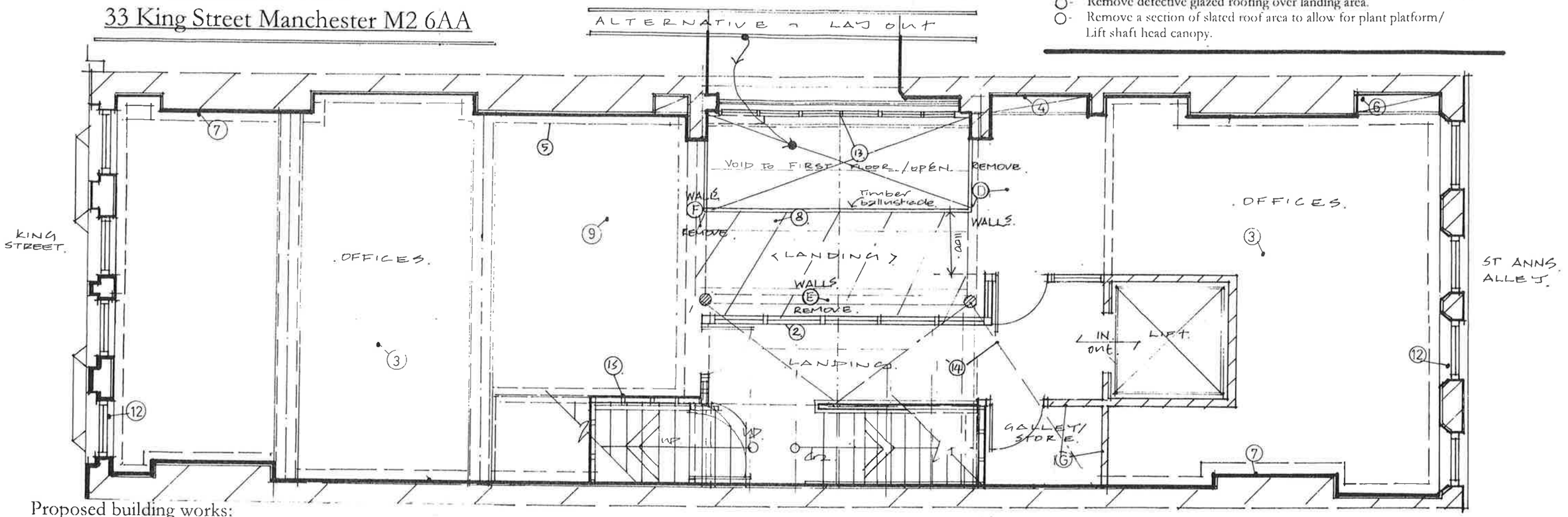
SCHEME "B"

33 King Street Manchester M2 6AA
Proposed Second Floor Plan- 1: 50 .scale

.B.

Demolition works : NONE HISTORIC FABRIC.

- Remove existing toilet block- off landing area and internal wall- 'A'.
- Remove studwork walls forming kitchen made from Plasterboard+rockwall insulation-'G'..
- Remove existing outside toilet block brick wall and windows.-'D'.
- Remove existing outside landing and office wall and windows.-'E+F'.
- Remove defective glazed roofing over landing area.
- Remove a section of slated roof area to allow for plant platform/ Lift shaft head canopy.



Proposed building works:

Proposed new passenger lift/ disabled access to upper office floors

(1) Form new lift shaft and pit – to rise from basement to the Second floor, with plant room in the roofspace .Minimum internal Dimensions 2mx2m. Constructed of 150mm dense concrete block Work to provide 1 hour fire resistance. Painted plaster finish. Pit Depth minimum of 1.4 m and plantroom head clearance of 3.8m From second floor level.

(2) Form new fire protected landing area separate from open plan office by partition Comprising of new compartment wall – timber studwork construction, Fireline and plaster finish to 1hr fire resistance.formed to meet new lift shaft.new Wall to include access /escape door and full height windows as shown on layout.

(3) Ceillings- New suspended ceilling formed throughout using timber studwork +fireline Plasterboard and plaster skim finish.painted eggshell finish Formed suspended 400mm below the underside of the first foor – designed to Allow for services, acoustic, thermal separation, mechanical extraction and Hot and cold air conditioning throughout.

(4) Electrical- First fix cable installation for lighting, power, firealarm+ Detection, emergency lighting and lift.. to BS standard and B- control Approval.

(5) form new replica coving to design shown using /original lime plaster On site.. following existing coving / room configuration. Also to include Timber studwork and fireline cladding around all existing timber structural Cross beams to cover all existing steelwork installed circa 1970. all to provide 1 hour fire protection with plaster skim and painted finish

(6) form new service risers running up the walls to upper floors from Timber studwork, firelined to 1hr fire rating.

(7) Patch plaster any area of existing lime plaster found on any existing Internal areas .

(8) Run through new timber floor joists- level with existing internal floors, lay chipboard timber deck ready for floor finish.

(9) check all floors and supporting joists for structural integrity, replacing Like for like any timbers suffering from dry or wet rott, woodworm, or Fungal infestation. Over board all floor areas with woodchip/sterling Plywood for structural/ fire integrity.

(10) retain all original period skirtings, arcitraves and doors. Where these Have been previously removed- reinstate with new timber joinery to match existing /designs submitted with application.

(11) Introduce ceiling trays to underside of existing plaster ceilings - as per design and detail shown.

(12) Repair any sash windows- splicing rails,boxes,cords and weights, Glass as required..painted gloss finish.

(13) form new glazed atrium over existing light well. Roof- supported off internal portal frame comprising Of steel stanchion legs from 1st floor to 2nd floor eaves. Gable Window-glazed curtain wall frame made from Mild steel profile and 700 by 1300 double glazed clear Units.all powder coat finish gloss white finish. All to B-Regulation, structural engineers'approval. All existing glazed panels- replaced with double glazed Units and supporting frame work to current B-Regulation Standard/BS requirement.

(14) All new valleys formed in marine plywood,lead lined and Blue slate reinstated/made good.

(15) form new stud partition to underside of 3rd floor stair Case. To stablize and to allow view of original decorative Victorian string from 2nd floor. Plaster + painted finish.

B.	REVISION B – Alternative Landing/bridge with floor trimmed back June 2010	REVISION A. APRIL 2010.	LBP-13 B.

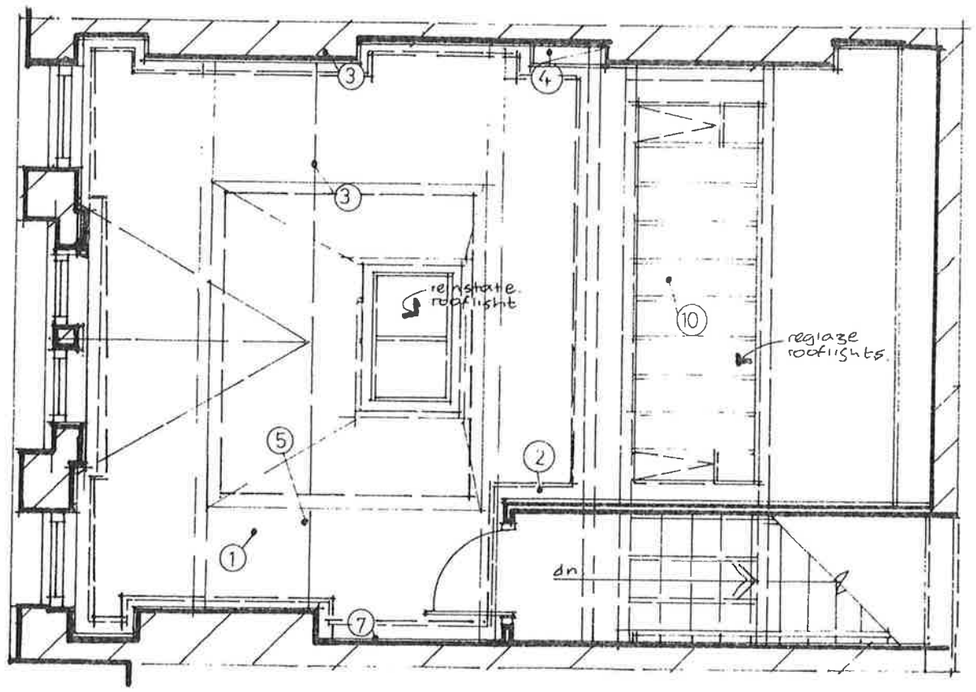
BLUE BIRD DESIGN

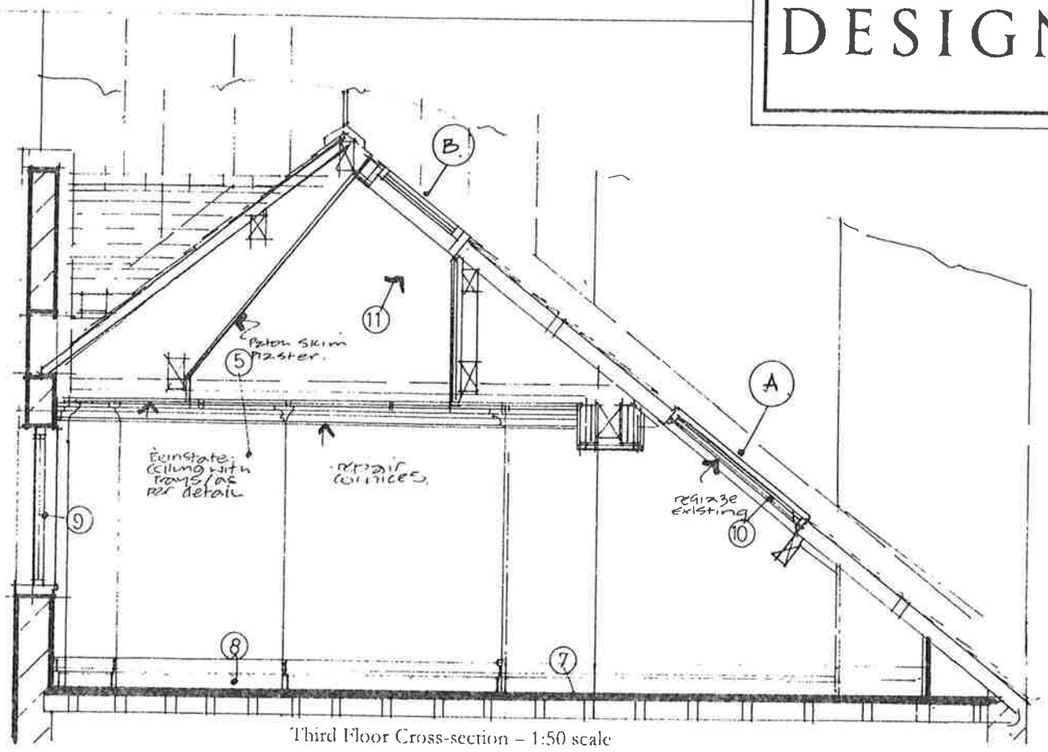
Listed Building / Planning Application
January 2010
For
Crombie Freehold No 1
33 King Street Manchester M2 6AA

33 King Street Manchester M2 6AA
Proposed Third Floor Plan- 1; 100 scale

Demolition works
(A) Remove defective glazing to rooflights
(B) Remove a section of slated roof area to allow for new Rooflights at high level.....on north facing roof area.

BLUE BIRD DESIGN





Third Floor Cross-section – 1:50 scale

(1) Introduce ceiling trays to underside of existing plaster ceilings - as per design and detail shown.

(2) Electrical- First fix cable installation for lighting, power, firealarm + Detection, emergency lighting and lift . to BS standard and B- control Approval

(3) form new replica coving to design shown using british gypsum plaster On site., following existing coving / room configuration. Also to include Timber studwork and fireline cladding around all existing timber structural Cross beams to cover all existing steelwork installed circa 1970, all to provide 1 hour fire protection with plaster skim and painted finish.

(4) form new service risers running up the walls to upper floors- from Timber studwork, firelined to 1hr fire rating.

(5) Patch plaster any area of existing lime plaster found on any existing Internal areas .

(B) Reintroduce old northlights to room at ridge level- using same Metal window system as below/ as per detail – trim back none Original roof rafters to opening original size.

(7) check all floors and supporting joists for structural integrity , replacing Like for like any timbers suffering from dry or wet rott, woodworm, or Fungal infestation. Over board all floor areas with woodchip/sterling Plywood for structural/ fire integrity

(8) retain all original period skirtings, architraves and doors. Where these Have been previously removed- reinstate with new timber joinery to match existing /designs submitted with application

(9) Repair any sash windows- splicing rails,boxes,cords and weights, Glass as required ,painted gloss finish.

(10) Re-glaze existing north light windows,retaining original Timber frames using clear double glazed units to B-Regs Standard. / as per detail submitted

(11) Patch plaster existing lath and plaster/smooth finish to Original high level lightwell. Painted emulsion finish

SCHEME "A"

REVISION A.
April 2010. AN.

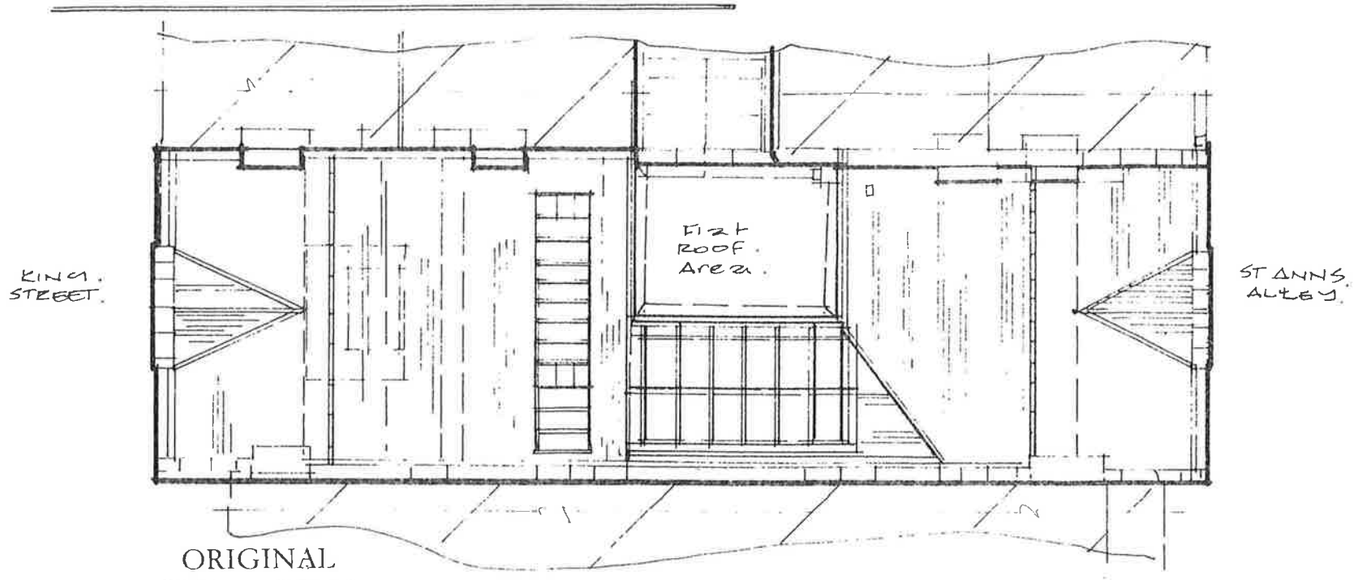
LBP-14

Listed Building / Planning Application
January 2010
For
Crombie Freehold No 1
33 King Street Manchester M2 6AA

33 King Street Manchester M2 6AA
Original + Proposed Roof Plan- 1:100 scale

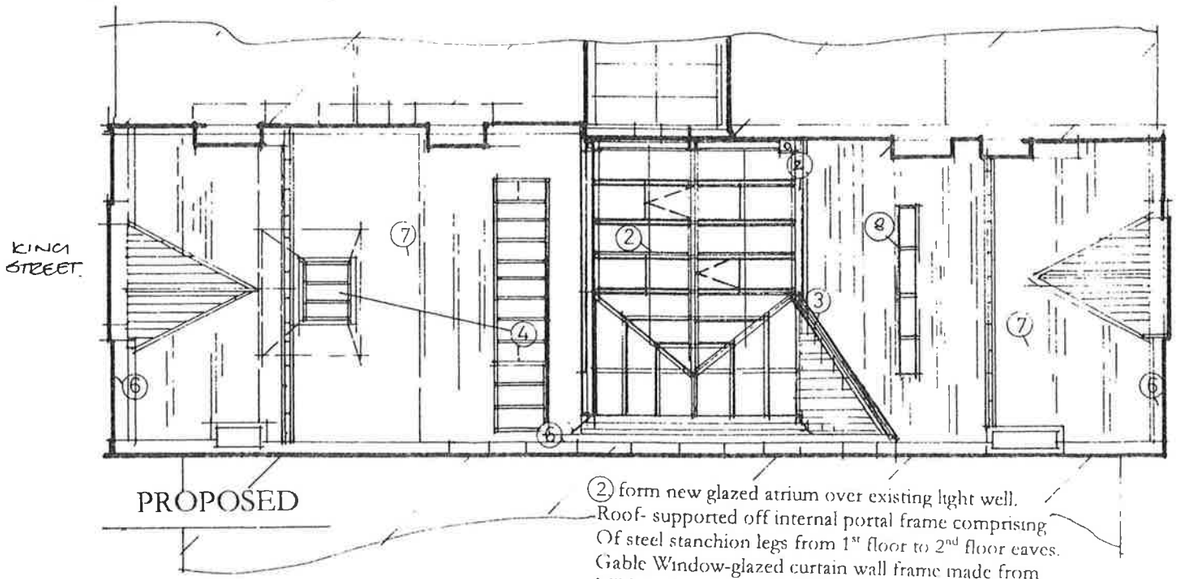
Demolition works.

- O- Remove defective glazing to rooflights
- O- Remove a section of slated roof area to allow for new Rooflights at high level.....on north facing roof area.
- O- Remove area of south facing inner roof to form lift shaft roof/ and parapit canopy for plant equipment.



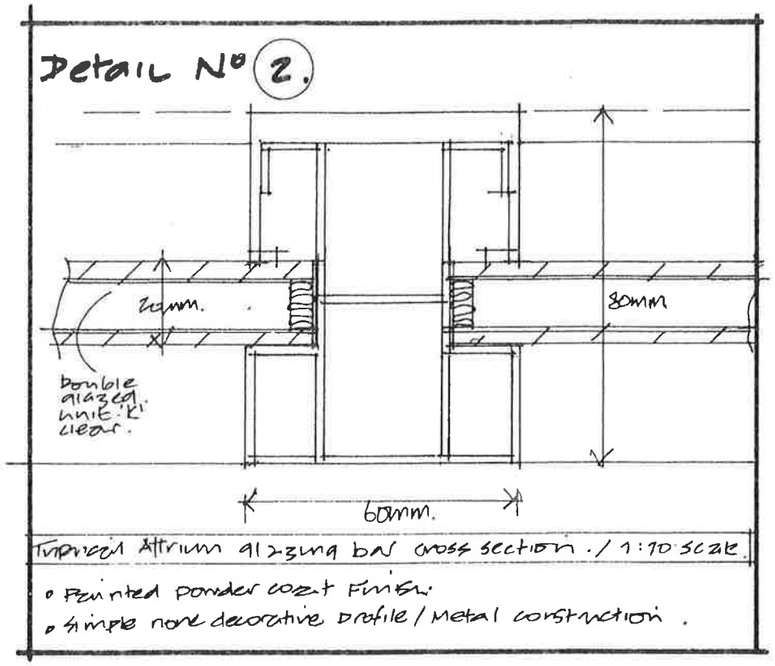
ORIGINAL

ROOF. PLAN.



PROPOSED

(2) form new glazed atrium over existing light well.
Roof- supported off internal portal frame comprising
Of steel stanchion legs from 1st floor to 2nd floor eaves.
Gable Window-glazed curtain wall frame made from
Mild steel profile and 700 by 1300 double glazed clear
Units.all powder coat finish gloss white finish.
All to B-Regulation, structural engineers approval.
All existing glazed panels- replaced with double glazed
Units and supporting frame work to current B-Regulation
Standard/BS requirement.



Typical Atrium glazing bar cross section. / 1:10 scale.

- Painted powder coat finish.
- Simple more decorative profile / Metal construction.

(3) All new valleys formed in marine plywood,lead lined and Blue slate reinstated/made good

(4) Re-glaze existing north light windows,retaining original Timber frames- using clear double glazed units to B-Regs Standard.

(5) All new rainwater goods to be made from GRP plastic/ Conservation cast iron replica profiles including.. fall pipes, Gutters, hopper heads, and gullys. All to B-Reg/BS standard.

(6) Parapit walls – all to be repointed and copings re bedded on DPC with leadwork flashings.

(7) Roof- any loose or broken slates to be re-laid/reinstated.

(8) form new lead roof to plant area at lift head level. All side Panels constructed from louvered metal screens..gloss painted finish.

SCHEME "A"

BLUE BIRD DESIGN

Revision A.
April 2010. LBP17A