

Supporting Additional Information

Installation of new external shop front with local elevational repairs and cleaning.

October 2024



Address: 28-30 Oldham Street, Manchester,

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Purpose: Planning

P1	202401004	Initial issue.	LM
Revision	Date	Details	Initials

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Please note this document is to be read in conjunction with all other architectural plan, elevation and section drawings together with outline shopfront & elevation specification.

1.0 Shopfront Joinery Details

Please refer to drawing no. OLDST-ARC-XX-XX-DR-A-SK008-S2-P1_ShopfrontJoineryDetails for shopfront joinery element details.

The new shopfront will comprise flanking timber framed bi-fold glazed windows with fanlight features splaying into central recessed solid timber double doors.

Shopfront components will comprise a timber panel plinth with stall riser above separated by a simple timber bolection moulding.

The traditional stall riser will have raised and fielded timber panels separated by a simple timber perimeter bolection moulding.

The timber species to be used will be either Sapele or Meranti.

2.0 Elevational Finishes

Please refer to drawing no. OLDST-ARC-XX-XX-DR-A-SK004-S2-P3_Existing&Proposed Elevations for overall finishes and RAL colours of shopfront and upper elevations.

All timber shopfront components (plinth, bolection moulding, stall riser, doors, rails and framing) shall receive a natural timber-stained finish – Morrells / Light Fast Wood Stains / Brown Mahogany / Product Code: 0181/200 (fig.1).



Figure 1 Brown mahogany natural timber staining (0181/200)

The existing circular columns flanking the entrance are painted dark grey (fig. 2). It is proposed for the columns to be redecorated to match the existing paint colour RAL 7012 (or similar to match existing) (fig. 3).



Figure 2 Existing circular columns flanking the entrance



Figure 3 Proposed column redecoration to RAL 7012

The existing flanking pedestal, pilasters and bracket consoles are painted dark grey. It is proposed for these to be cleaned and retained as existing (fig.4).



Figure 4 Existing pedestal, pilasters and bracket consoles to be cleaned and retained.

The existing lower fascia is painted light grey. It is proposed for this to be cleaned and retained as existing (redline). The existing upper fascia is painted dark grey. It is proposed for the existing signage to be removed with making good of decoration to match existing dark grey RAL 7012 (or similar to match existing) where required (blue line) (fig. 5).



Figure 5 Existing lower and upper fascia to be cleaned, retained and decoration made good where required.

Replacement timber window frame sections to upper elevations are to receive wood preservative and microporous paint finish for conservation purposes to match existing off white painted window frames RAL 9001 (or similar to match existing).



Figure 6



Figure 7

3.0 Replacement Brickwork, Glazing & Repointing

Please refer to document no. OLDST-ARC-XX-XX-SP-A-SP001-S2
P2_OutlineShopfront&ElevationSpecification section 4.0 for the proposed brickwork / masonry
& repointing specification.

Brickwork Repairs: Any severely damaged bricks will be carefully replaced with reclaimed bricks that match the original construction, ensuring visual consistency. The mortar joints will be repointed using hydraulic lime mortar suitable for the building's historic fabric. The mortar mix will consist of 1 part hydraulic lime to 2 ½ parts graded sand (ranging from 5mm to 75 microns) – using St. Astier NHL 3.5 or an approved equivalent.

Replacement bricks must match the existing ones in size (including any special-shaped bricks), texture, bond, and color. Bricks must also be free from fungal attack, visible salts, paint, lime wash, or other contaminants.

New brickwork will be installed flush with the building's facade, ensuring that the bed joints and perpend joints are consistent with the existing brickwork.

Replacement glass to upper elevation windows will comprise 4mm single pane clear float glass to match existing elsewhere.

4.0 Replacement Joinery to Upper Elevations

Please refer to document no. OLDST-ARC-XX-XX-SP-A-SP001-S2
P2_OutlineShopfront&ElevationSpecification section 4.0 for the proposed local repair
specification to existing rotten timber window frames.

Existing rotten timber window frames to receive local through splice and small-scale epoxy repairs to match existing frame profile. New replacement timber sections to receive wood preservative and microporous paint finish for conservation purposes to match existing off white painted window frames (RAL 9001 or similar to match existing).

When timber is partially replacing an existing member, the new timber will be chosen to closely match the grain pattern of the original timber as closely as possible. Once selected, it will be cut to align with the existing profile at the joint location.

Full unit replacement should only be considered when the entire unit is beyond practical repair.

When timbers are being replaced in their entirety, the new timber must be selected to ensure a proper fit that does not distort the existing structure or finishes. The new members should be chosen or shaped to accommodate the existing ones without causing stress or damage. No attempt should be made to correct any existing distortions in the frame.

5.0 External Lighting & MEP Services

Please refer to drawing no. OLDST-ARC-XX-XX-DR-A-SK004-S2-P3_Existing&Proposed Elevations for proposed Oldham Street external light positions to first and second floor elevation levels.

Oldham Street Elevation

It is proposed for 6no. fixed outdoor up and down black wall lights (fig. 8) to be installed to flanking and central first and second floor pilasters as indicated on the proposed elevation. Uplighters to first floor only with up and down lighters to second floor level.

IP44, stainless steel body, tempered glass lens, max. wattage 35W. 158mm height x 85mm width.



Figure 8 Proposed fixed external lighting to Oldham Street elevation

It is noted that no external MEP services will feature on the Oldham Street elevation.

Spear Street Elevation

It is proposed for existing access / maintenance lighting to the Spear Street elevation to be either re-lamped or existing fittings replaced like for like.

It is proposed for new external condenser units to be installed in like for like positions above the Spear Street rear fire exit doors (fig. 10).

Refer to fig. 9 for former condenser unit positions.

Refer to fig. 11 & 12 for proposed condenser unit data.



Figure 9 Former condenser unit positions on Spear Street.



Figure 10 Proposed like for like condenser unit positions on Spear Street.

PUZ-ZM OUTDOOR UNITS		PUZ-ZM35VKA2
SOUND PRESSURE LEVEL (dBA)	Heating/Cooling	46 / 44
SOUND POWER LEVEL (dBA)	Cooling	65
WEIGHT (kg)		46
DIMENSIONS (mm)	Width x Depth x Height	809 x 300 x 630
ELECTRICAL SUPPLY		220-240v, 50Hz
PHASE		Single
SYSTEM POWER INPUT (kW)	Heating/Cooling (nominal)	0.911 / 0.837
	Heating/Cooling (UK)	0.76 / 0.76
STARTING CURRENT (A)		4.3
SYSTEM RUNNING CURRENT (A)	Heating/Cooling [MAX]	3.28 / 3.30 [14.2]
FUSE RATING (BS88) - HRC (A)		16
MAINS CABLE No. CORES		3
MAX PIPE LENGTH (m)		50
MAX HEIGHT DIFFERENCE (m)		30
CHARGE REFRIGERANT (kg) / CO ₂ EQUIVALENT (t) - R32 (GWP 675) - 30m		2.00 / 1.35 (30m)
MAX ADDITIONAL REFRIGERANT (kg) / CO ₂ EQUIVALENT (t) - R32 (GWP 675)		0.30 / 0.20



Figure 11 Mitsubishi Electric PUZ-ZM35VKA2 Outdoor Units

PUZ-M200/250YKA OUTDOOR UNITS		PUZ-M200YKA
Capacity (kW)	Heating (nominal)	22.4
	Cooling (nominal)	19.0
SCOP (nsh) / SEER (nsc) (BS EN14825)*1		4.20 (165%) / 7.01 (277.3%)
SOUND PRESSURE LEVEL (dBA)	Heating/Cooling	60 / 58
WEIGHT (kg)		129
DIMENSIONS (mm)	Width x Depth x Height	1050 x 330+40 x 1338
PIPE SIZE mm (in)	Gas	28.58 (1 1/8")
	Liquid	9.52 (3/8")
ELECTRICAL SUPPLY		380-415v, 50Hz
PHASE		Three
SYSTEM POWER INPUT (kW)	Heating/Cooling (nominal)	5.93 / 5.21
	Heating/Cooling (UK)	5.34 / 4.32
STARTING CURRENT (A)		5
SYSTEM RUNNING CURRENT (A)	Heating/Cooling [MAX]	10.08 / 9.62 [22.5]
FUSE RATING (BS88) - HRC (A)		25
MAINS CABLE No. CORES		5
MAX PIPE LENGTH (m)		70
MAX HEIGHT DIFFERENCE (m)		30
CHARGE REFRIGERANT (kg) / CO ₂ EQUIVALENT (t)	R32 (GWP 675) - 30m	5.6 / 3.78
MAX ADDITIONAL REFRIGERANT (kg) / CO ₂ EQUIVALENT (t)	R32 (GWP 675)	1.6 / 1.08



Figure 12 Mitsubishi Electric PUZ-M200 Outdoor Units