



EXISTING OLDHAM STREET ELEVATION 1:100

EXTERNAL ALTERATION WORKS SUMMARY

1.
EXISTING OLDHAM STREET FACADE
EXISTING PAINTED FACADE IS IN POOR CONDITION AND REQUIRES DETERIORATED AND FLAKING PAINTWORK TO BE REMOVED. THE FACADE IS TO RECEIVE NON INTRUSIVE WATER CLEANING TO REMOVE DIRT, DEBRIS, BIOLOGICAL GROWTH AND POLLUTANTS.

2.
EXISTING REDUNDANT LOUVRE PANELS / LEADED GLAZING
EXISTING REDUNDANT FIRST FLOOR LOUVRE PANELS TO BE STRIPPED OUT AND GLAZING REINSTATED. EXISTING ADJACENT LEADED GLAZING TO BE CLEANED AND REINSTATED.

3.
EXISTING BOARDED WINDOWS
REPLACEMENT GLAZING TO WINDOWS IN LIEU OF BOARDED UP OPENINGS.

4.
NEW TIMBER FRAME SHOPFRONT BI-FOLD WINDOWS
SLIM FRAME PROFILE BI-FOLD OPENING WINDOWS EACH SIDE OF MAIN ENTRANCE DOORS WITH NATURAL TIMBER FINISH.

5.
NEW SHOPFRONT DOUBLE MANUAL ENTRANCE DOORS
EXTERNAL GRADE TIMBER DOUBLE ENTRANCE DOORS WITH GLAZED SEGMENTS AND FANLIGHT ABOVE.

6.
TRADITIONAL TIMBER FRAME SHOPFRONT COMPRISING PLINTH, STALL RISER, BIFOLD SHOPFRONT WINDOWS AND FIXED TRANSOM GLAZING. TIMBER SHOPFRONT TO RECEIVE NATURAL TIMBER STAINING TREATMENT (MORELLS LIGHT FAST WOOD STAINS BROWN MAHOGANY PRODUCT CODE: 0181/200).

A. BOLECTION MOULDING FEATURE BETWEEN PLINTH AND STALL RISER

B. STALL RISER FEATURE WITH RAISED AND FIELDLED SOLID TIMBER PANELS.

7.
SIMPLE EXTERNAL LIGHTING
6NO. FIXED OUTDOOR UP AND DOWN BLACK WALL LIGHT. IP44, STAINLESS STEEL BODY, TEMPERED GLASS LENS, MAX. WATTAGE 35W. 158mm HEIGHT X 85mm WIDTH.



A.

B.



EXISTING BOARDED WINDOW OPENINGS.

REPLACEMENT GLAZING TO MATCH EXISTING WINDOWS IN LIEU OF BOARDED UP OPENINGS.

REPLACEMENT GLAZING TO MATCH EXISTING WINDOWS IN LIEU OF BOARDED UP OPENINGS.
EXISTING BOARDED WINDOW OPENINGS.

EXISTING DETERIORATED AND FLAKING PAINTWORK TO BE REMOVED FROM OLDHAM STREET UPPER FACADE TOGETHER WITH NON INTRUSIVE WATER CLEANING TO REMOVE DIRT, DEBRIS, BIOLOGICAL GROWTH AND POLLUTANTS.

EXISTING BOARDED WINDOW OPENINGS.

REPLACEMENT GLAZING TO MATCH EXISTING WINDOWS IN LIEU OF BOARDED UP OPENINGS.

6NO. FIXED OUTDOOR UP AND DOWN BLACK WALL LIGHT TO UPPER OLDHAM STREET ELEVATION. UPLIGHTERS TO FIRST FLOOR ONLY. UP AND DOWNLIGHTERS TO SECOND FLOOR.



PROPOSED OLDHAM STREET ELEVATION 1 1:100

DRAUGHT LOBBY.

PARTITION WING WALL TO ACCOMMODATE BI-FOLD WINDOWS IN OPEN / STOW POSITION.

RECESSED TIMBER DOUBLE DOORSET WITH LOW LEVEL PANELS. GLAZED SEGMENTS AND FANLIGHT ABOVE DOORS TO HAVE NATURAL TIMBER STAINED FINISH.

TIMBER FRAME SHOPFRONT COMPRISING PLINTH, STALL RISER, BIFOLD SHOPFRONT WINDOWS AND FIXED TRANSOM GLAZING. TIMBER TO HAVE NATURAL TIMBER STAINED FINISH.

EXISTING ENTRANCE CIRCULAR COLUMNS RETAINED AND PREPARED TO RECEIVE REDECORATION. DARK GREY TO MATCH EXISTING - RAL 7012.

ENTRANCE

PROPOSED PART SHOPFRONT GROUND FLOOR PLAN 1:50

EXISTING LEADED GLAZING TO BE CLEANED AND REINSTATED.

EXISTING ROTTEN TIMBER WINDOW FRAMES TO RECEIVE LOCAL SPLICE REPAIRS TO MATCH EXISTING FRAME PROFILE. NEW REPLACEMENT TIMBER SECTIONS TO RECEIVE WOOD PRESERVATIVE AND MICROPOUROUS PAINT FINISH FOR CONSERVATION PURPOSES TO MATCH EXISTING OFF WHITE PAINTED WINDOW FRAMES (RAL 9001).

REPLACEMENT GLAZING TO MATCH EXISTING WINDOWS IN LIEU OF BOARDED UP OPENINGS.

EXISTING DETERIORATED AND FLAKING PAINTWORK TO BE REMOVED FROM OLDHAM STREET UPPER FACADE TOGETHER WITH NON INTRUSIVE WATER CLEANING TO REMOVE DIRT, DEBRIS, BIOLOGICAL GROWTH AND POLLUTANTS.

6NO. FIXED OUTDOOR UP AND DOWN BLACK WALL LIGHT TO UPPER OLDHAM STREET ELEVATION.

SIGNAGE ZONE. DETAILED UNDER SEPARATE CONSENT TO ADVERTISE APPLICATION.

EXISTING UPPER FASCIA CLEANED AND RETAINED AS EXISTING (DARK GREY). EXISTING SIGNAGE TO BE REMOVED WITH MAKING GOOD OF DECORATION TO MATCH EXISTING (RAL 7012) WHERE REQUIRED.

LOWER FASCIA CLEANED AND RETAINED AS EXISTING (LIGHT GREY). HATCH INDICATES ZONE OF PULL OUT CANVAS AWNING TO BE REINSTATED.

FIXED TRANSOM GLAZING.

TIMBER FRAME BIFOLD SHOPFRONT WINDOWS WITH NATURAL TIMBER STAINED FINISH.

PEDESTAL, PILASTER AND BRACKET CONSOLES CLEANED AND RETAINED AS EXISTING (DARK GREY).

RECESSED TIMBER DOUBLE DOORSET WITH LOW LEVEL PANELS. GLAZED SEGMENTS AND FANLIGHT ABOVE DOORS TO HAVE NATURAL TIMBER STAINED FINISH.

STALL RISER FEATURE WITH RAISED AND FIELDLED SOLID TIMBER PANELS WITH NATURAL TIMBER STAINED FINISH.

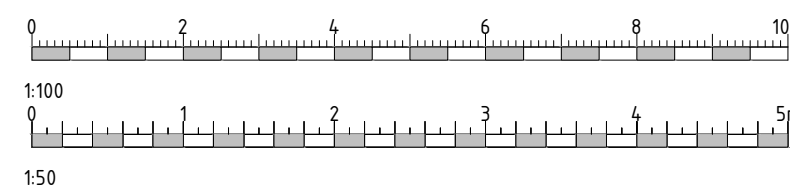
PLINTH ALIGNED WITH ADJACENT SHOPFRONT. BOLECTION MOULDING BETWEEN PLINTH AND STALL RISER. ALL TO HAVE NATURAL TIMBER STAINED FINISH.

EXISTING ENTRANCE CIRCULAR COLUMNS RETAINED AND PREPARED TO RECEIVE REDECORATION. DARK GREY TO MATCH EXISTING - RAL 7012.

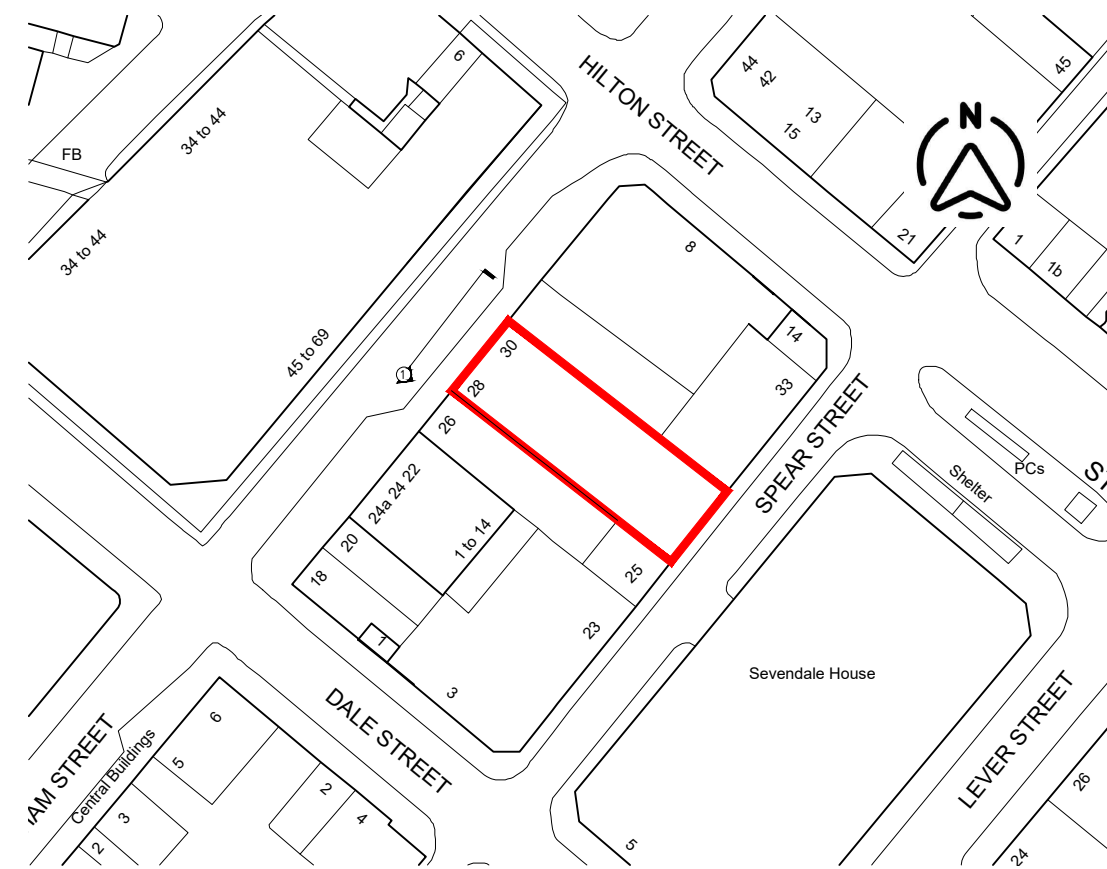


SITE EXTENT

PROPOSED PART OLDHAM STREET SHOPFRONT ELEVATION 1 1:50



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KEY SITE PLAN 1:500

KEY

EXTERNAL ALTERATION APPLICATION EXTENT

GENERAL NOTES:

TO BE READ IN CONJUNCTION WITH OUTLINE SHOPFRONT AND ELEVATION SPECIFICATION DOCUMENT.

IMAGES REFLECTING PROPOSED WORKS UNDER WORKS SUMMARY ARE INDICATIVE AND FOR REFERENCE PURPOSES ONLY.

P3	2024/004	General update following LPA request for additional information. Entrance door fanlight transom depth increased. Shopfront entrance door wall elements updated. Finishes and RAL added to shopfront where applicable. penetration detail added to upper elevation window frames. external lighting detail added.	LPM
P2	2024/021	Key plan redline updated. Shopfront arrangement updated in line with design development with LPA. Re-issued to the LPA.	LPM
P1	2024/024	Initial issue	LPM
REVISION	DATE	DETAILS	INITIALS

Client:	Classic Building Group
Project Title:	28-30 Oldham Street, Manchester
Drawing Title:	Existing & Proposed Shopfront / Oldham Street Elevations
Drawing Reference:	OLDST-ARC-XX-XX-DR-A-SK004-S2-P3_Existing&Proposed Elevations
Drawing Purpose:	PLANNING / NOT FOR CONSTRUCTION
Issue Date:	May 2024
Scale:	1:100 @ A1



EXISTING & PROPOSED SHOPFRONT / OLDHAM STREET ELEVATIONS