

# Royal London House, 196 Deansgate

For AM Alpha

Schedule of Works & Method Statement - Level 5, Attic & Roof

July 2024

JB+CO



+

Contents

|     |                        |     |
|-----|------------------------|-----|
| 1.0 | Introduction           | p4  |
| 2.0 | Existing               | p6  |
| 3.0 | Stripout & Demolitions | p22 |
| 3.1 | Main Floor Plate       | p23 |
| 3.2 | Common Parts           | p30 |
| 3.3 | Roof & Attic           | p35 |
| 4.0 | Proposals              | p41 |
| 4.1 | Main Floorplate        | p42 |
| 4.2 | Common Parts           | p54 |
| 4.3 | Attic and Roof         | p58 |

# + Introduction

1.0 Introduction

p4

# 1.0

## 1.0 Introduction

Royal London House (196 Deansgate, Manchester) is an existing Grade II Listed Building. Its existing uses are retail / commercial to ground floor and part basement, office from first to fifth floors inclusive, and end of journey and BOH facilities to part basement.

The proposed works briefly comprise the refurbishment and fit out of the fifth-floor office space and common parts, associated attic/roof works, and refurbishment and fit out of the end of journey facilities to the basement.

Works to the fifth-floor main office floorplate generally include; strip out, lowering of the existing raised access floor, refurbishment of listed building fabric, creation of cellular meeting rooms, installation of kitchens, and refurbishment of the main floorplate. The Employer brief is for a single unit, however maintaining maximum flexibility for potential subdivision into two units.

Works to the fifth-floor common parts (WC's and lobbies) generally include strip out, lowering of the existing raised access floor, installation of new WC provision, and refurbishment.

As part of the wider works, it is proposed to provide new Mechanical, Electrical, and Plumbing systems; primarily the existing underfloor air conditioning system is to be replaced with a HVAC system consisting of fan coil units (FCU's). The FCU's are to be located in the attic above the fifth-floor, and as such facilitating works including new access and working deck are required.

In addition, fabric upgrades within the attic and new skylights are to be installed.

Works to the basement generally include: strip out, forming of new partitions, installation of new showering and WC facilities, introduction of a tea point, and refurbishment of the existing spaces.

The Grade II listed nature of the building necessitates that restoration or enhancement of listed building fabric of heritage value will be required within these works. Generally, all works will be carried out in a manner appropriate for working with a listed building.

+ Existing

2.0 Existing

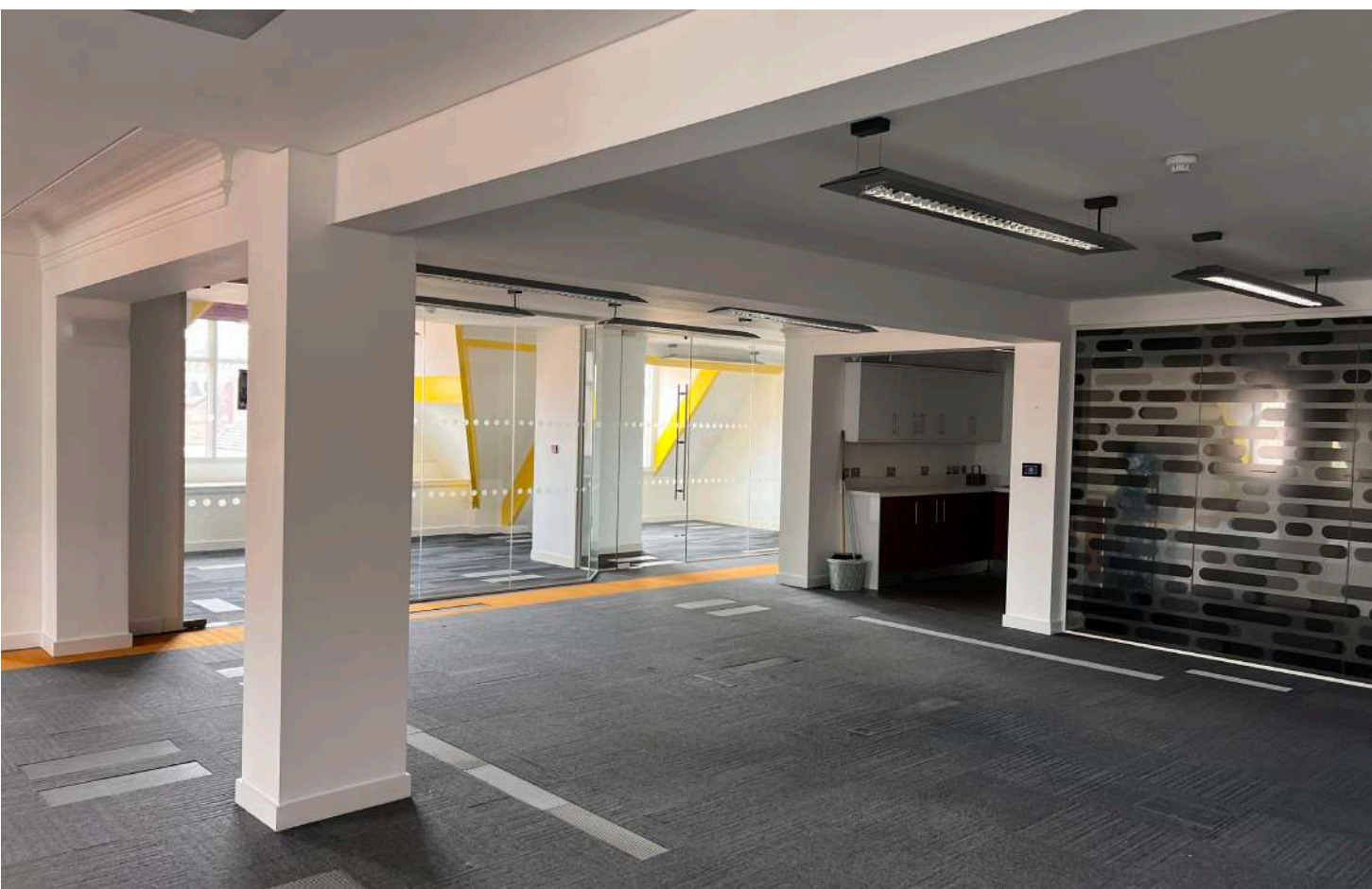
p6

2.0









In the course of the soft strip to suite A, several features have become apparent which are documented here.

Original expamet plaster encasement to timber rafters exposed following removal of a non original light fitting



Earlier paint finish beneath fibreboard cloaking to timber purlins



Non-original plasterboard lining and timber framework around original plastered timber rafter



Timber column exposed following removal of non-original plasterboard lining.



Interior of lightshafts identified within the attic following removal of the non-original drop ceiling



Original un restored cornicing above suspended ceilings to WCs



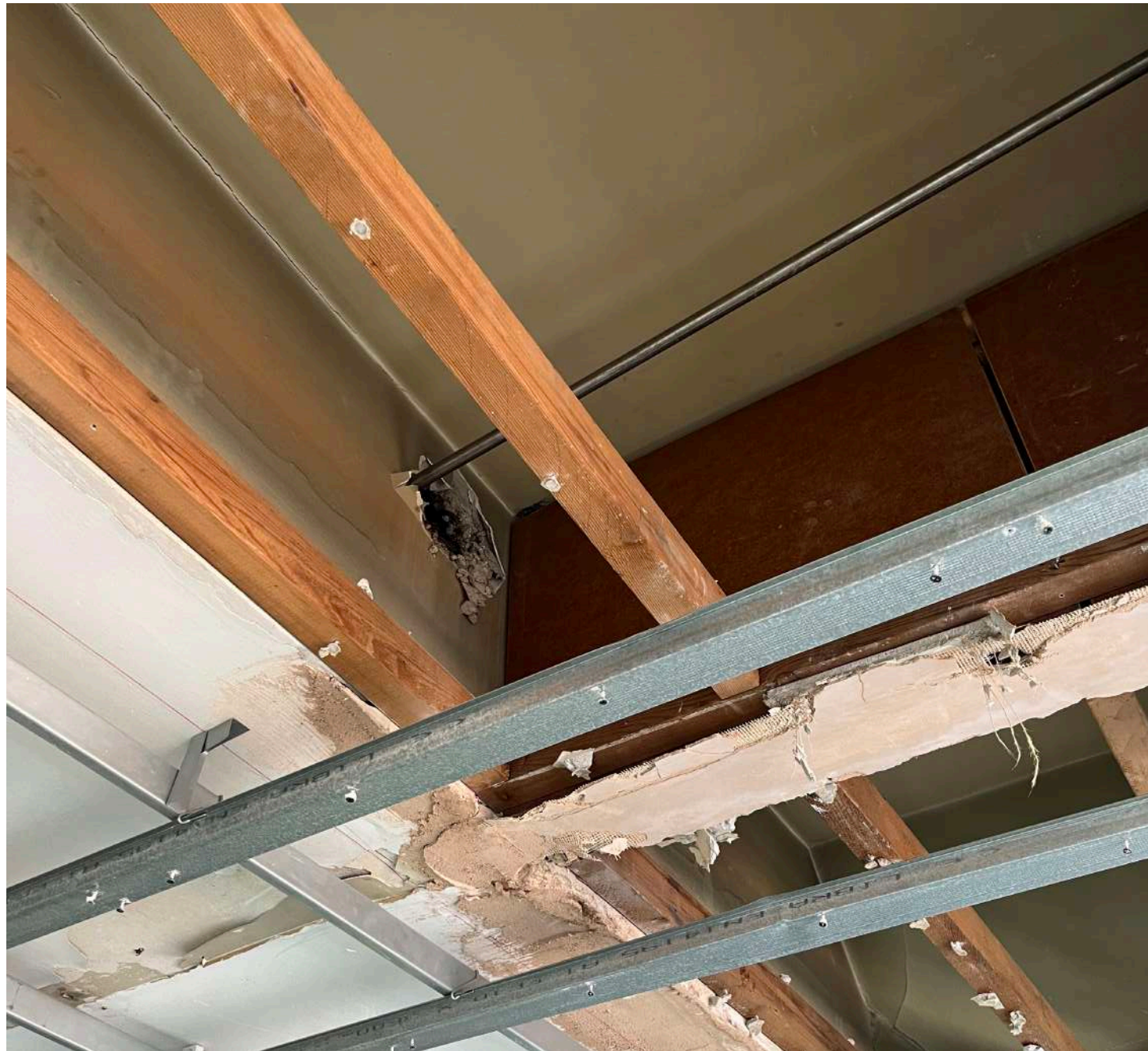
Evidence of earlier partition layout visible following removal of non-original drop ceiling



## 2.4 Existing Fifth Floor Items of Note

15

Raised area of ceiling to gable above window uncovered following removal of non original ceiling. Note retrofit stainless steel tie rod



Structural intervention to chimney breast and former fire places uncovered following removal of non original plaster



## 2.4 Existing Fifth Floor Items of Note

16

Earlier finishes, structural interventions and original cornicing exposed following non-original encasement removal



Original infilled rooflight openings uncovered to flat roof area of the building following drop ceiling removals.



Partial infill and original plastered edge to original light shaft



Upper side of beam and cornicing visible from within attic space

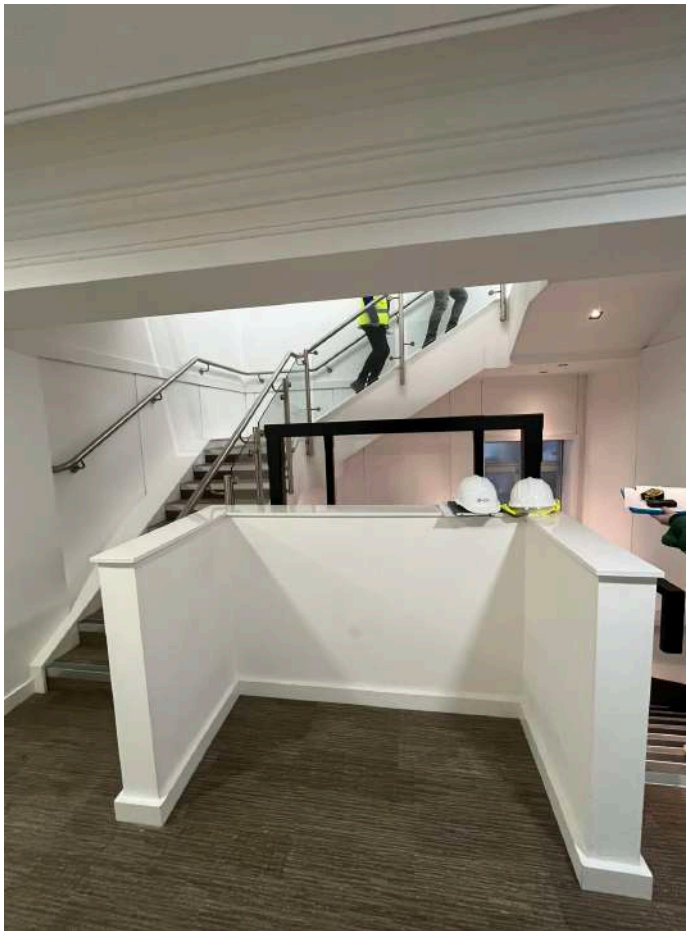


Original access door through light shaft at head of Stair 2









+ Strip Out & Demolitions

|     |                        |     |
|-----|------------------------|-----|
| 3.0 | Stripout & Demolitions | p22 |
| 3.1 | Main Floor Plate       | p23 |
| 3.2 | Common Parts           | p30 |
| 3.3 | Roof & Attic           | p35 |

3.0

## + 3.1 Main Floor Plate

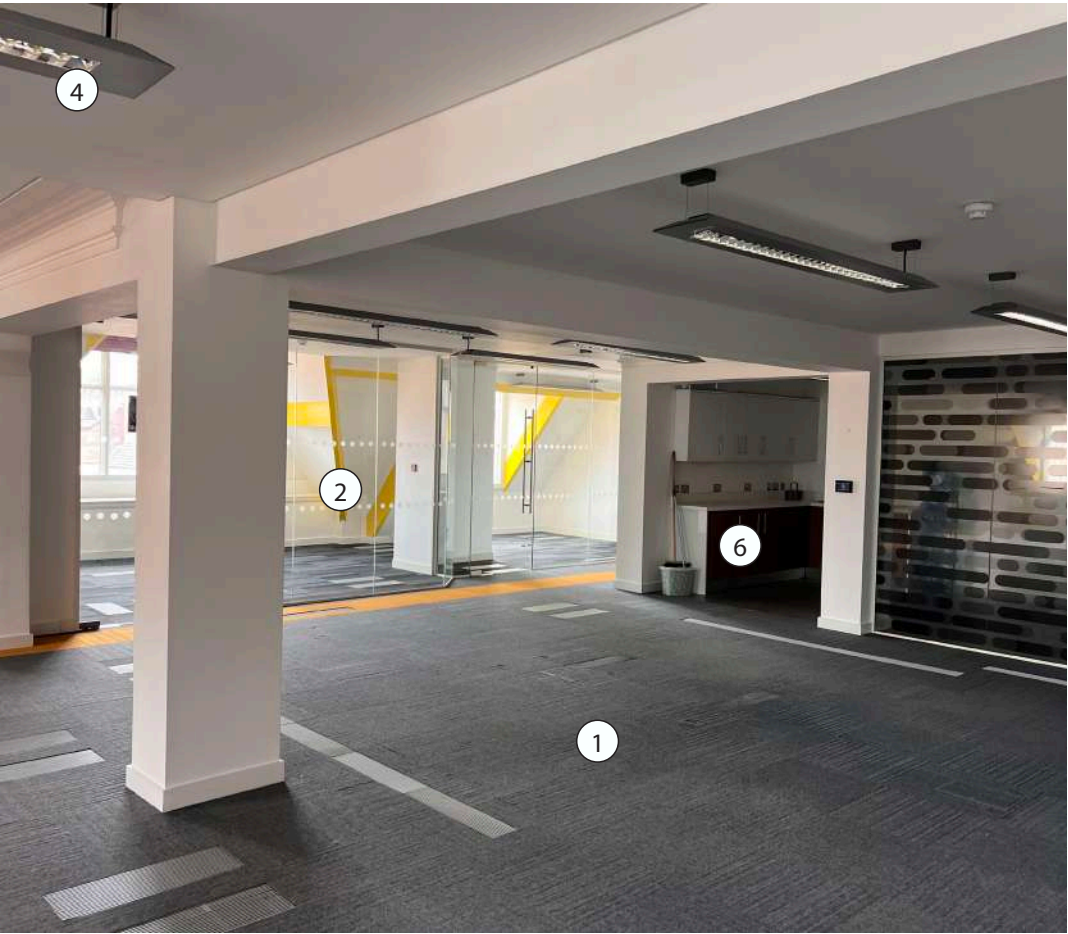
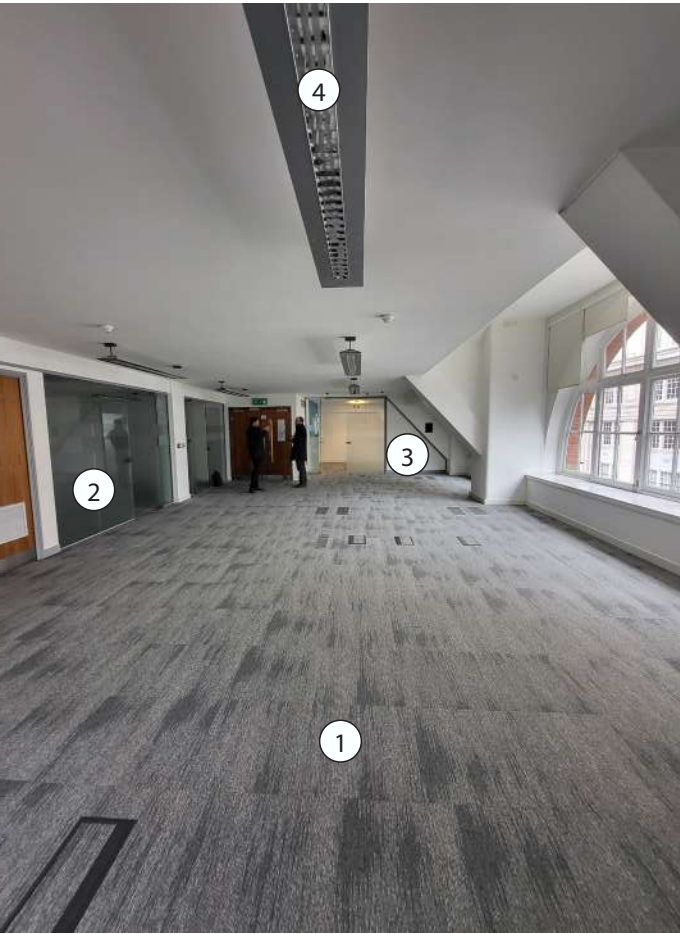
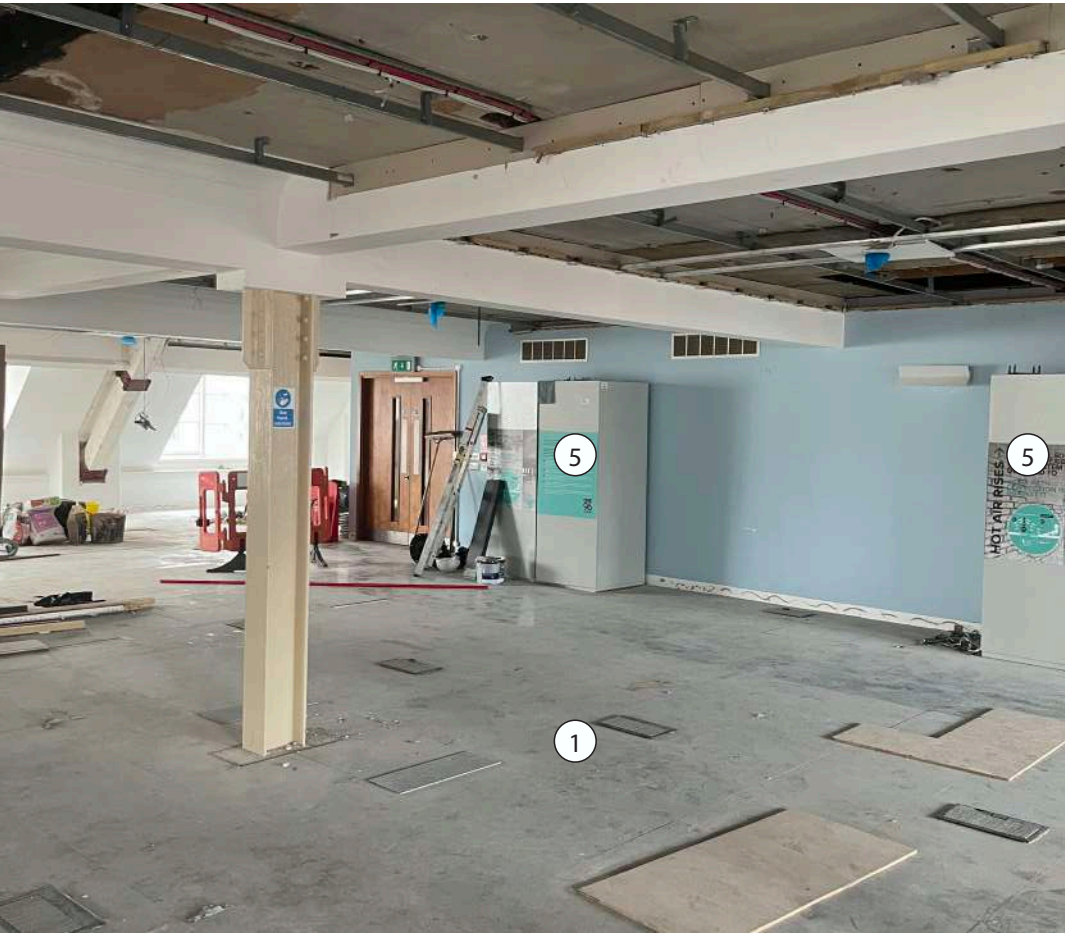
3.1.1 Schedule of Works

- Area includes; The office demises labelled Suite A, Suite B and Suite C
- Remove all floor finishes throughout, including associated adhesive and residue, in preparation for new finishes to be applied.
- Remove all internal partitions; stud, glazed, and movable. Inclusive of all doors, joinery, skirtings, and the like.
- Remove all party wall partitions between demises.
- Remove selected party wall partitions between demise and landlord space.
- Carefully remove, protect, and store lobby and WC entrance doors for reuse.
- Retain and protect service riser doors in situ, inclusive of architraves and the like.
- Remove all none original suspended ceilings, inclusive of framework, fixings and the like back to original plaster. Test areas to be exposed to the existing Suites B & C prior to commencement of the main removals.
- Carefully remove any miscellaneous hooks, fittings, chains etc attached to original ceiling
- Note, existing historic and intact rooflights and light shafts are present behind none original ceilings. Removals to be undertaken carefully so as not to damage.
- Remove all none original fibreboard casings to purlins, inclusive of framework, fixings and the like back to original plaster or timber.
- Remove all none original casings to rafters and adjoining areas, inclusive of framework, fixings and the like back to original plaster.
- Note, existing historic and intact cornicing to ceilings. Removals to be undertaken carefully as not to damage, especially where partitions cross original cornicing
- Generally, remove all residual fit out items, light fittings, blinds, and the like.
- Retain low level boxing in and window boards to floorplate perimeter.
- Carefully lift, protect, and store raised access floor panels, stringers, and floor-boxes for reuse. Remove pedestals. Pedestal base plates are adhered to the sub-floor, and are to be left in place and protected for reuse. Note glass panels to fire place and lift to also be retained
- Raised access floor removal to include removal of associated handrails and steps, redundant skirtings and the like.
- Remove internal / stand-alone column casings, inclusive of all associated secondary support structures. Works to be carried out carefully to ensure existing column behind is not damaged. Note proposed head detail to match exposed columns elsewhere in the building.
- Remove plaster from masonry to locations shown on the drawings. To be removed to underside of picture rail if present, to underside of cornicing if present, otherwise to ceiling. Clean edge to be left in readiness for forming new plastered edge detail. Works to be undertaken carefully as not to damage masonry behind.
- Note, existing historic and intact fireplaces behind plaster. Removal of modern masonry within.
- To newly exposed masonry, mechanically clean to remove residual plaster, plasterboard, adhesive, loose mortar and the like. Remove all redundant fixings.
- Remove all existing Kitchen cabinetry and appliances
- Remove fitted seating to Suite C turret
- Remove MEP installation including cabinets, cabling, lights, plumbing
- Remove 1no asbestos clad escape doors to Stair 3

3.1.2 Removal of Existing Tenant Finishes and Partitions

To allow refurbishment works to commence the existing tenant fitout to all suites will need to be undertaken. This will require the removal of carpets, glass and solid partitions, lighting, underfloor MEP and kitchens. Under taken in accordance with the HPA as permitted works where there are no structural alterations and no impact on historic finishes.

- 1. Carpet
- 2. Glass Partitions
- 3. Solid Partitions
- 4. Lighting
- 5. MEP
- 6. Kitchen



In previous refurbishments a building wide approach has been taken to adopt dropped bulkhead ceiling below the original level to facilitate services distribution within the tenant demise and fire compartment.

On the fifth floor the strategy is to be amended to service the units from the attic, the drop ceilings therefore being redundant. All no-original plasterboard, skim and metal frame is to be removed up to the line of the original plaster skim on expanded metal lath. Care will be taken not damage the original plaster or substrate further through the adoption of a 'de-construction' approach reversing the installation.

Special attention will be paid not to cause further spalling through blunt force removal of fixings.

- 1. Original Ceiling
- 2. Non Original Drop Ceiling
- 3. Drop Ceiling Support Frame
- 4. Original Cornicing

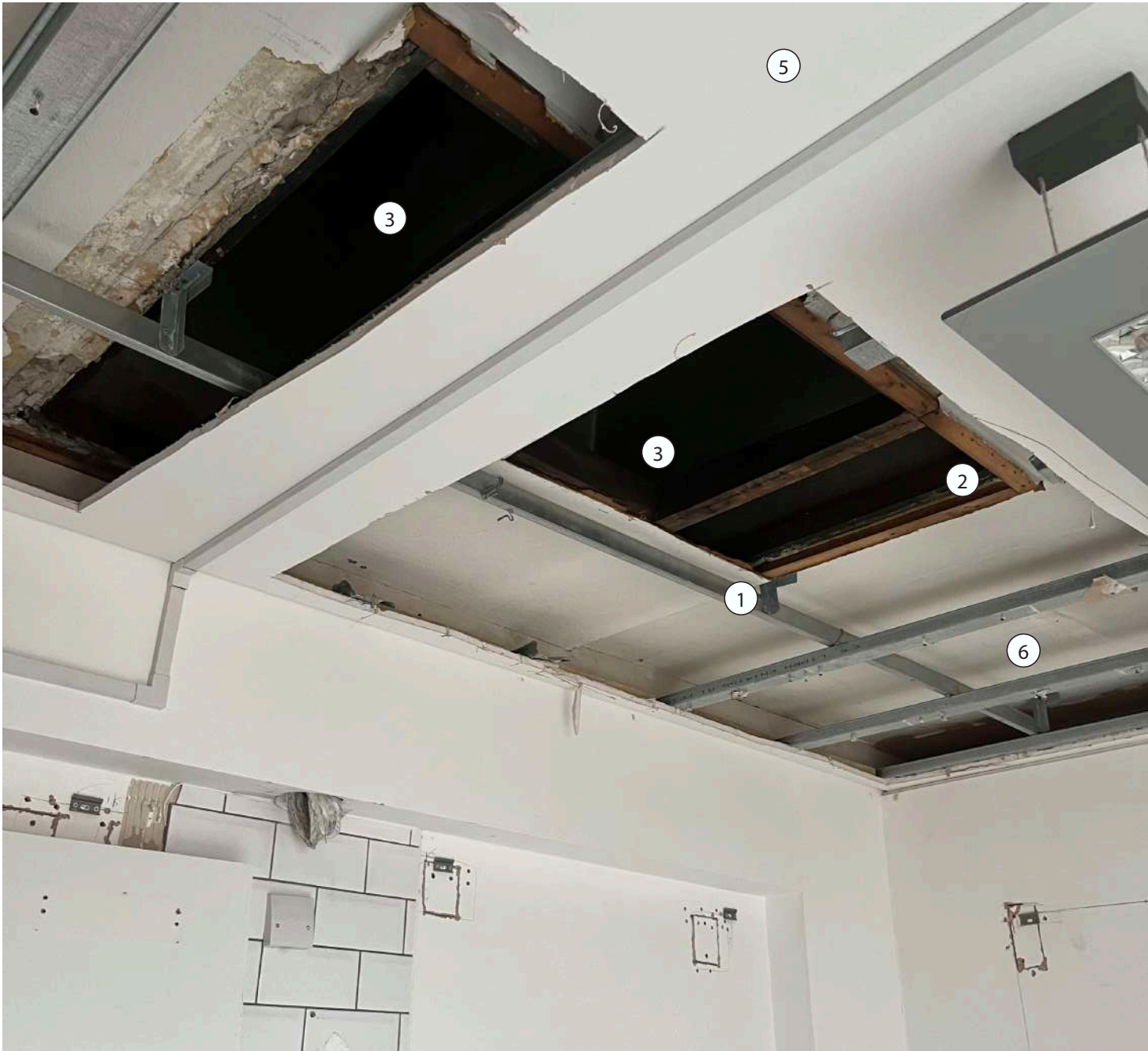


3.1.4 Removal of existing drop ceilings to reveal Light shafts

In addition to the bulkhead ceilings being redundant, they are also concealing the original attic level light shafts. The ceiling will be removed as described in 3.1.3.

Special attention will be paid to any trimming or lining at the level of the existing ceiling all to be carefully removed back to the line of the original light shaft. transit

- 1. Non Original light guage steel frame
- 2. Non Original timber frame
- 3. Original light shaft
- 4. Non Original plaster partial infill of light shaft
- 5. Non Original drop ceiling
- 6. Original ceiling



3.1.5 Lowering of Raised Access Floor

The existing raised access floor comprises a plywood lining, adhesive fixed feet, adjustable legs, support grid and floor panels.

The proposal to lower the datum of the raised access floor requires adjustment to the support legs. The intention is to make a straight part swap to a shorter leg within the existing system. From the subfloor areas observed to date, no original skirtings have been observed with much of the perimeter having been lined previously. Lowering the floor will require the removal of the modern MDF skirting and making good the wall.

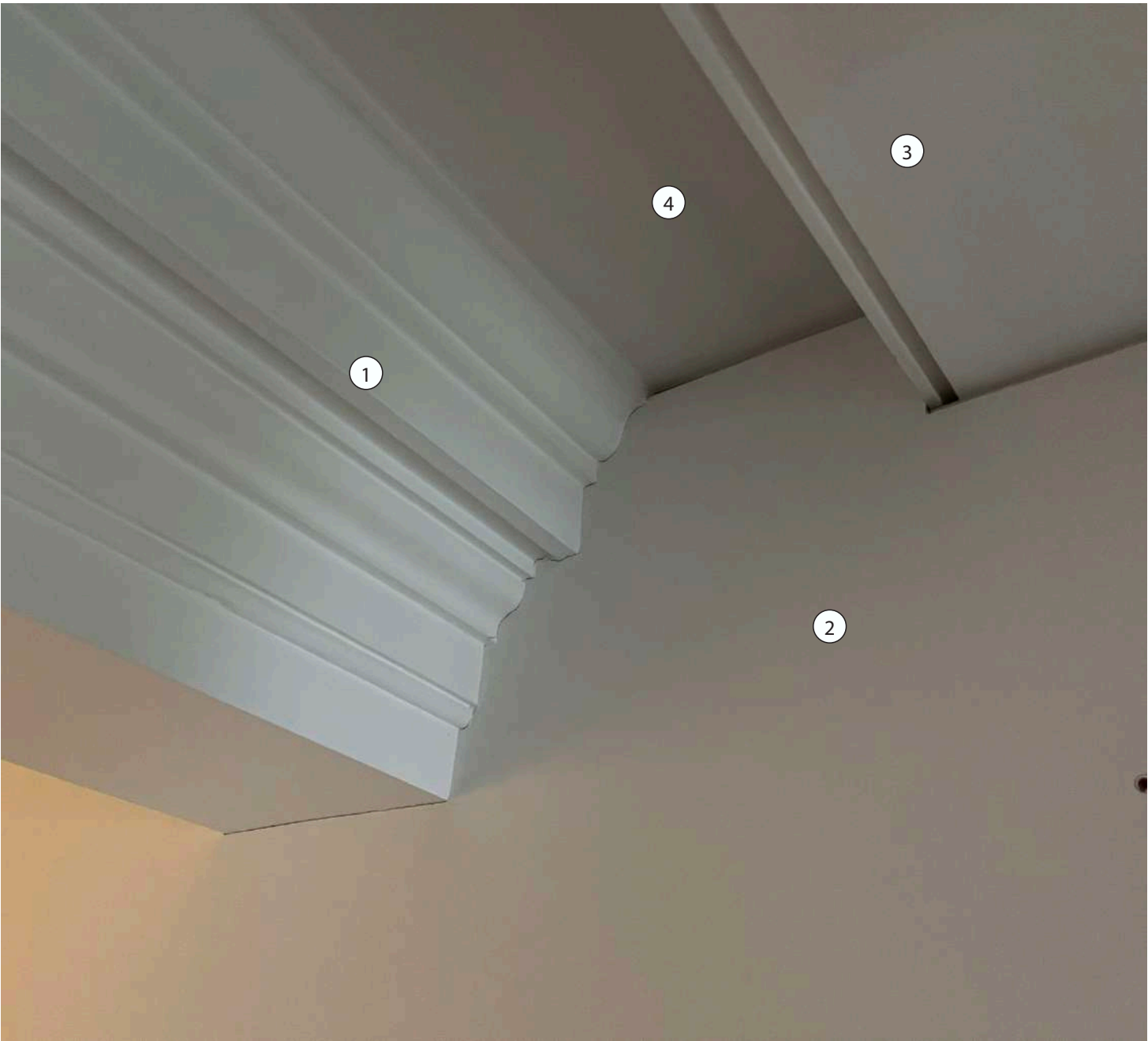
- 1. Plywood subfloor
- 2. Raised access floor
- 3. Non Original plaster board and skim
- 4. No original skirting visible



3.1.6 Removals around cornicing

Special care will be taken where non-original partitions pass across original cornicing. Where these partitions should have been installed in accordance with the HPA and are therefore reversible, careful removal will not impact the cornicing.

- 1. Original cornicing
- 2. Non Original partition
- 3. Non Original Ceiling
- 4. Original Ceiling



The HPA and subsequent review document record the exposed brickwork present within the building of which there are two distinct types.

Firstly, the areas of originally painted brickwork which has subsequently been skimmed

Secondly the originally plastered areas to the Deansgate elevation where ad-dled or de-bonded plaster has been removed and not replaced. The proposal will maintain this principle exposing painted brick work where previously present and exposing brickwork up to cornice level where de-bonded. Care will be taken not to damage corning.

- 1. Non original plaster
- 2. Previously painted brickwork



## + 3.2 Common Parts

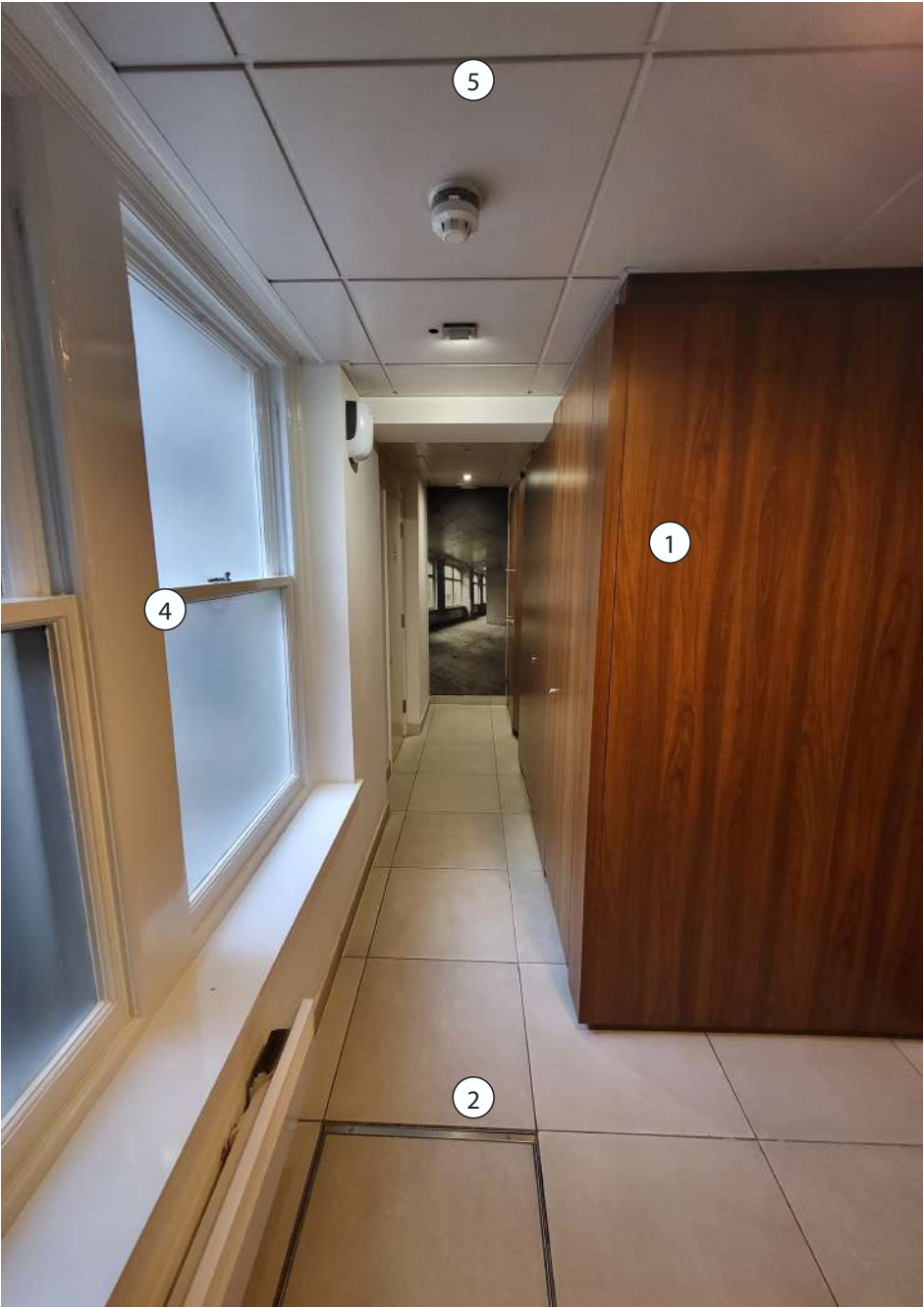
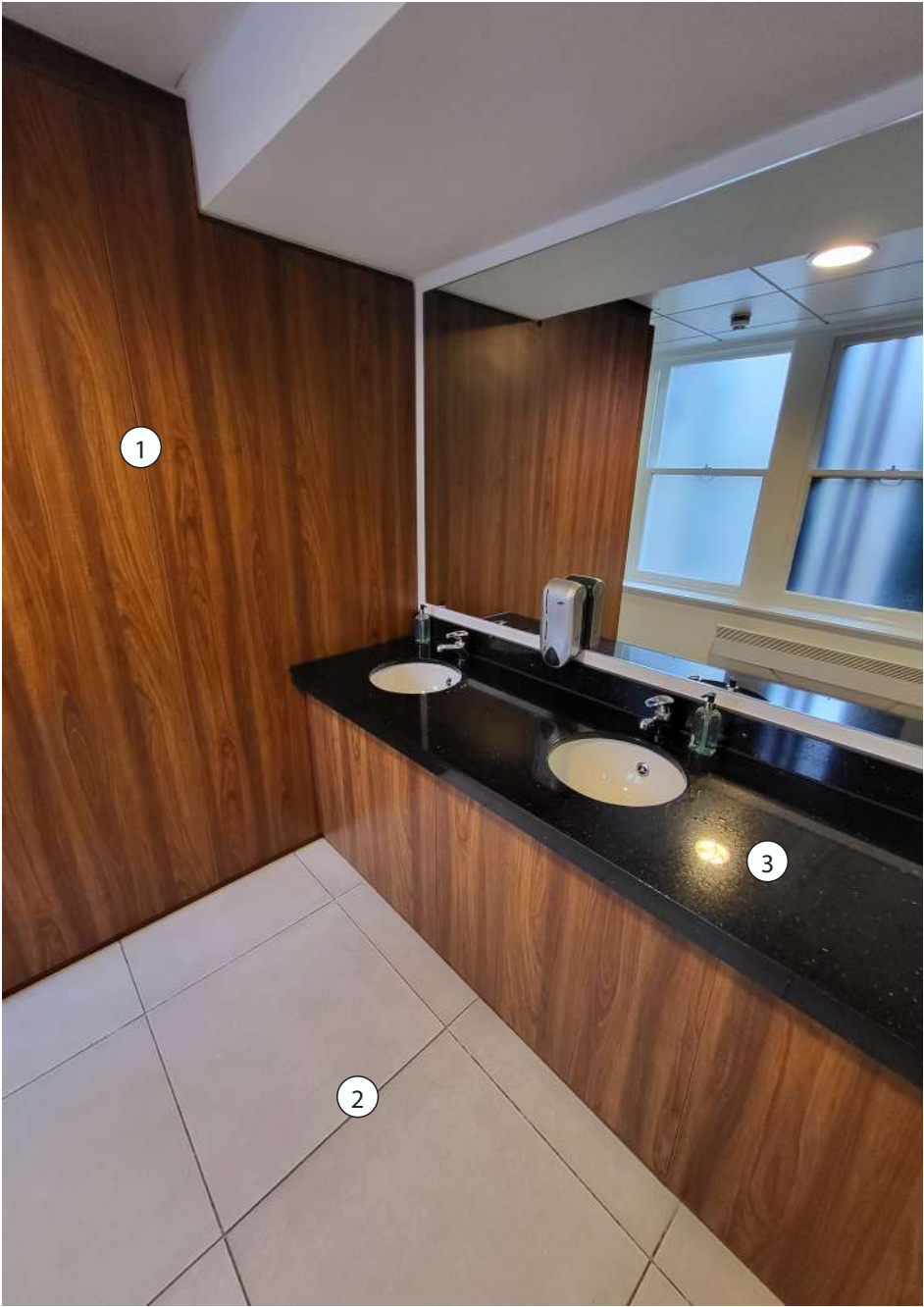
- Area includes; The Level 5 area of Stairs. 1,2 & 3, the Lift Lobby and the WCs
- Remove all floor finishes and adhesives
- Remove partitions and doors forming stair 2 lobby.
- Remove partitions surrounding WC entrance doors to form relocated openings
- Carefully remove all non-original suspended ceilings exposing original surface. Care to be taken not to damage original surface.
- Carefully remove any miscellaneous hooks, fittings, chains etc attached to original ceiling
- Lift and store raised access floor panels, stringers, and floorboxes for reuse. Remove pedestals. Pedestal base plates are adhered to the sub-floor, and are to be left in place and protected for reuse. Note interfaces to stairs 1 and 2.
- Remove WC cubicles; inclusive of IPS panels, dividers and doors
- Remove WC basin vanities
- Remove all sanitaryware.
- Removal of redundant MEP to include lighting, supply pipework, waste pipework, hot water supply.

The current layout to each side of the core comprises three non-original partitions and the original external elevation to the lightwell.

As such the cubicles and vanities indicated for removal touch lightly on original fabric. As highlighted in the existing section of this report, original corning has been identified above the suspended ceiling on the lightwell wall.

The ceiling will be de-mounted to expose the original ceiling and the cornice above.

- 1. Cubicle partitions
- 2. Ceramic tile on raised access floor
- 3. Sinks and vanity
- 4. Original windows
- 5. Suspended ceiling

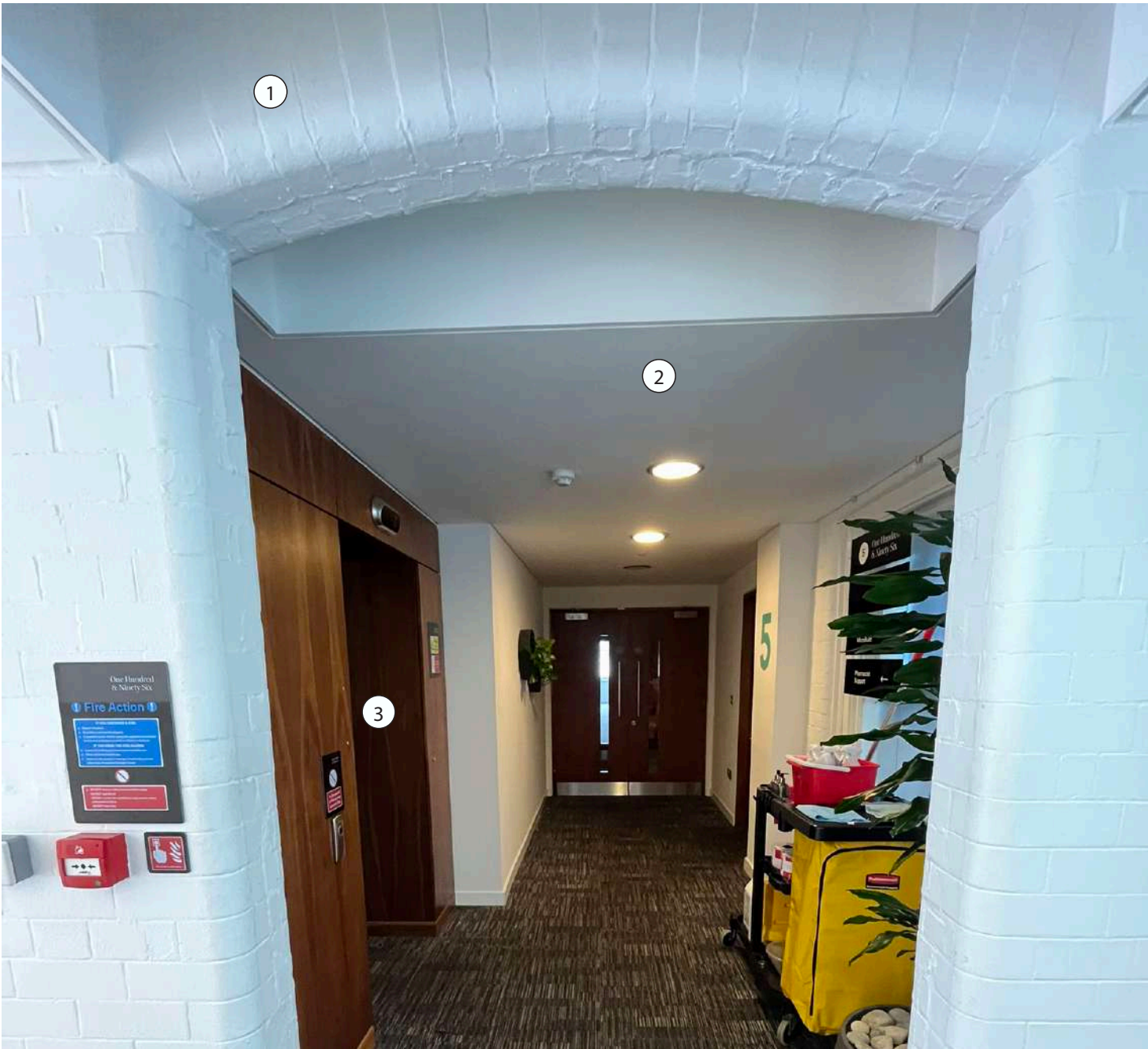


3.2.3 Non Original Dropped Ceilings

The common parts of Level 5 feature a drop ceiling the same as the office floor plate.

This is to be removed, inline with the main works exposing and preserving the original ceiling above. This will have the benefit of eliminating clumsy step back details around original fabric and increasing head height.

- 1. Original brickwork
- 2. Non Original Drop Ceiling
- 3. Lifts



3.2.4 Access Corridor

The current 3 unit split to Level 05 includes an access corridor to the North of the core, in alignment with the diagrams set out in the HPA.

This is to be removed as part of the works along with any partitions associated with screening the MEP cabinets. Comprising none original material the demolition will proceed carefully so as not to cause damage at attachment to original fabric or damage to any concealed original features.



The lobby doors and associated partitions in the vicinity of stair 2 will be removed.

Comprising none original material the demolition will proceed carefully so as not to cause damage at attachment to original fabric or damage to any concealed original features.

- 1. Non Original doors and partition to be removed
- 2. Non Original drop ceiling to be removed
- 3. Original Cornicing



## + 3.3 Roof & Attic

- Attic & Roof
- Care to be taken not to damage intact original ceilings and cornicing due to activity from above.
- Remove brickwork to form new doorway at top landing of Stair 2
- Remove roof joists below purlin adjacent Stair 2 masonry ready to receive dormer roof.
- Remove timber infill framing and associated roof covering in preparation for receiving new skylight . Extant original light shaft to be protect and retained insitu.
- Removal of redundant MEP to include lighting, redundant ductwork, redundant electrical services, redundant water tanks.
- Remove ceiling access hatches to stairs 1 and 3
- Form new openings in stairs 1 and 3 in readiness to receive new ceiling access hatches.
- Remove existing ladder and walkway access to roof level rotunda
- Remove existing door to roof level rotunda

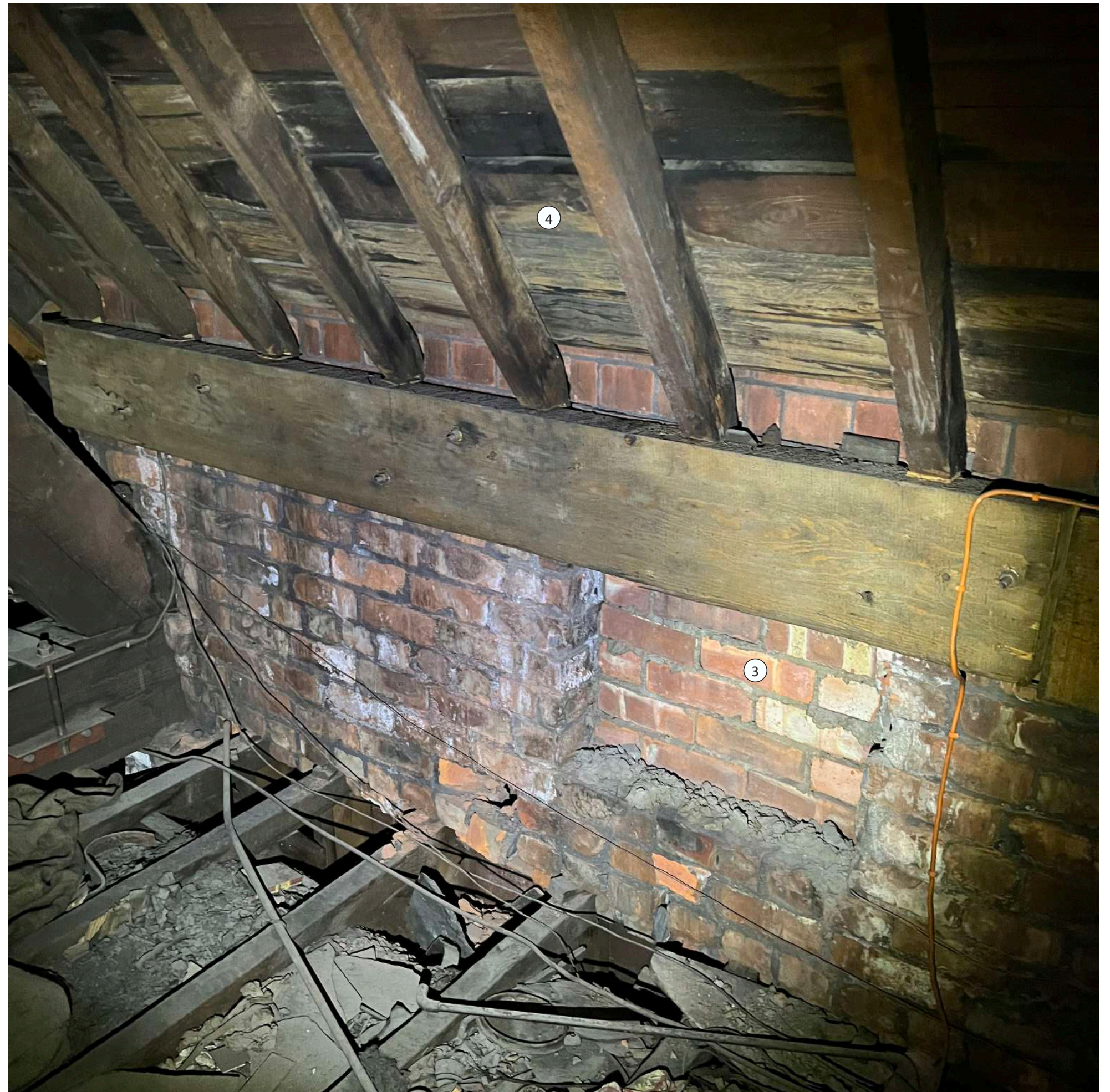
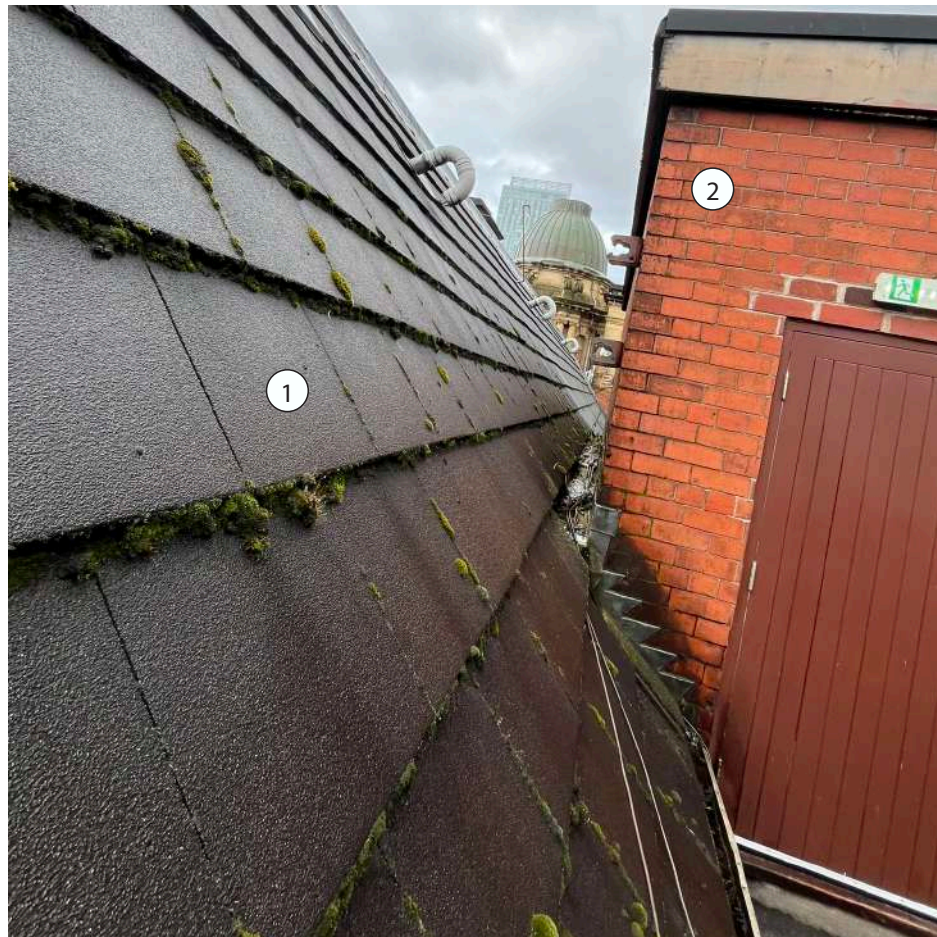
### 3.3.2 Removals to the head of Stair 2

In order to allow clear access into the attic roof void a section of non-original concrete tile roof and associated support framework will be removed. A portion of masonry will be removed to form a doorway between the stair head and the attic space.

The areas for removal comprise a mix of original and non-original brick work and timber work, along with the area of non-original concrete roof tiles. The improvement in access to extend the operable life of the building is considered is considered fair justification for the modest removal of original material to a

low visibility, low value part of the building.

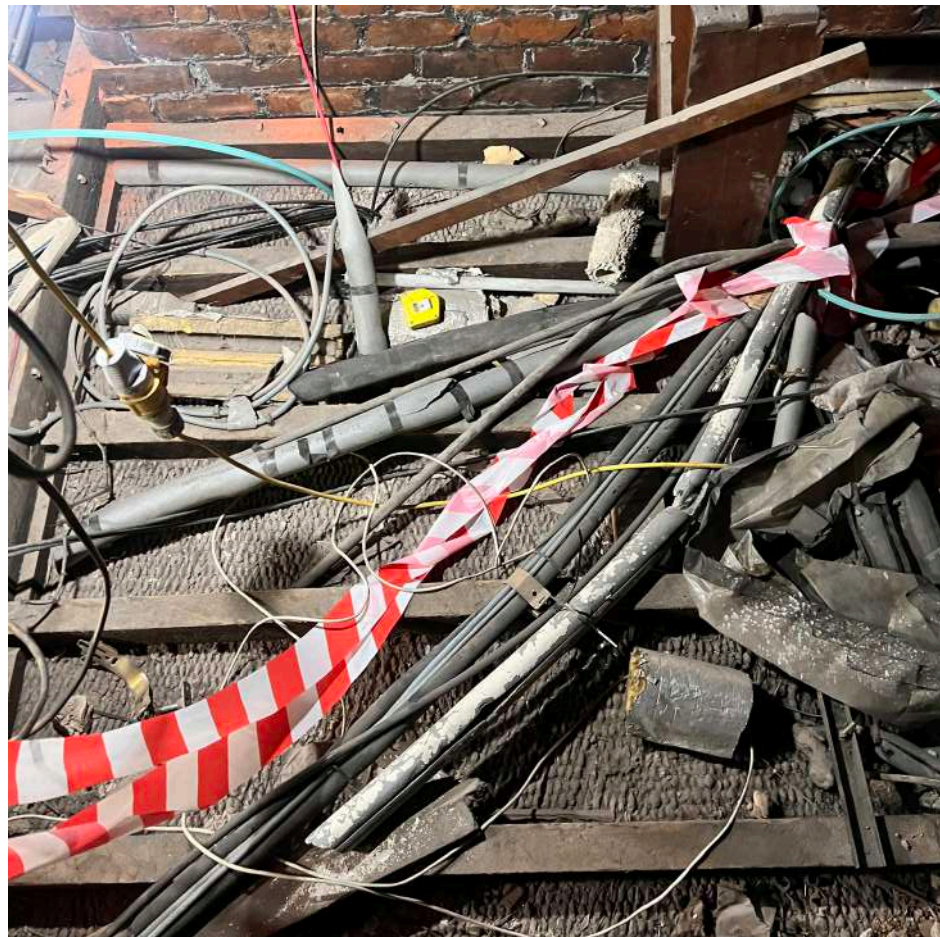
1. Non Original concrete tile
2. Original brick masonry stair head
3. Non Original masonry infill
4. Original timber roof structure



## 2.4 Redundant MEP

In the course of the life of the building, redundant services have accumulated in the attic space.

Where these are not understood to be original the proposal seeks to remove old services including pipes, wires, duct work and tanks.



### 3.3.5 Non Rated access hatches

The loft hatches above stairs 1 and 3 are not sized for appropriate access and are not rated to a standard suitable for their escape stair locations.

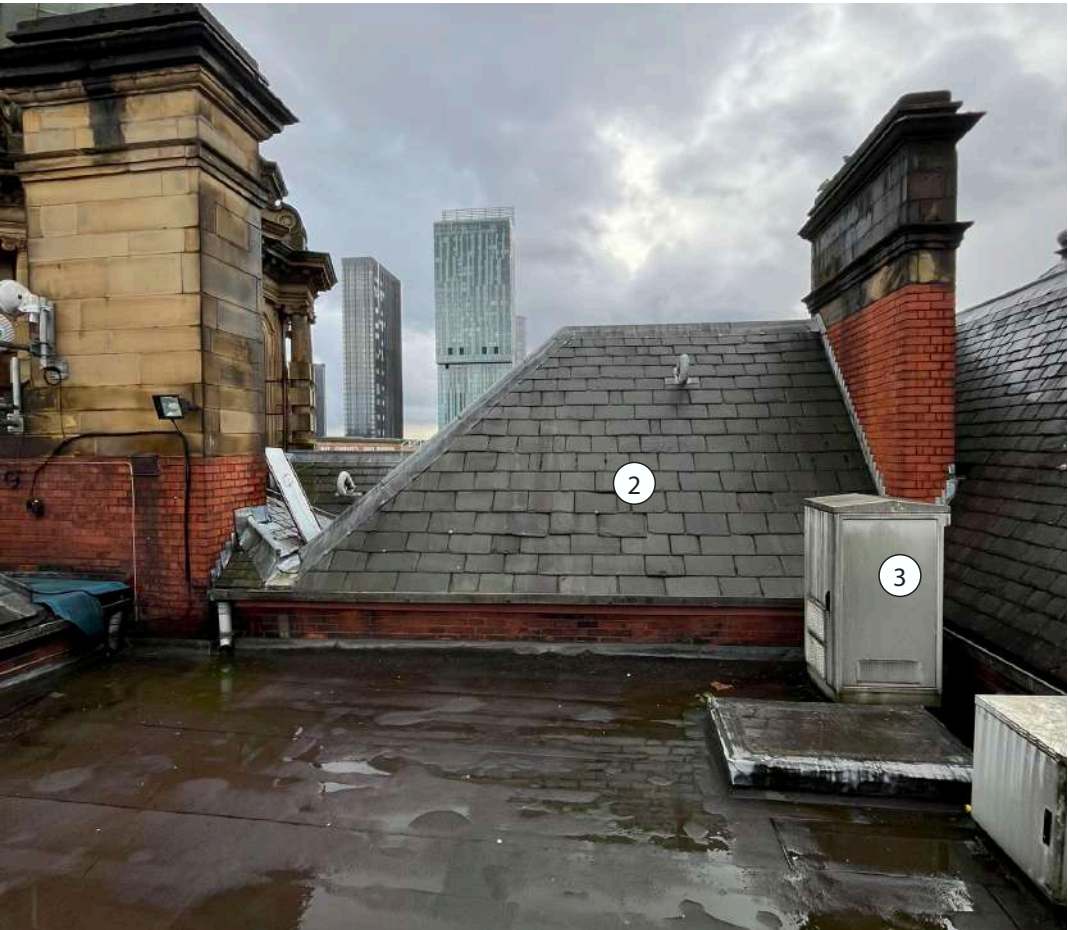
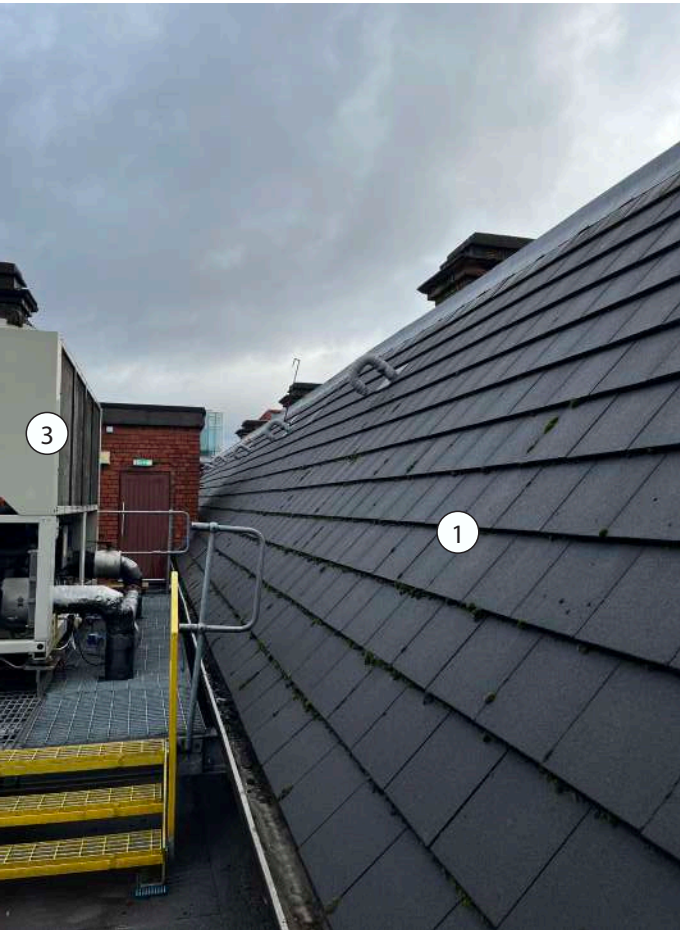
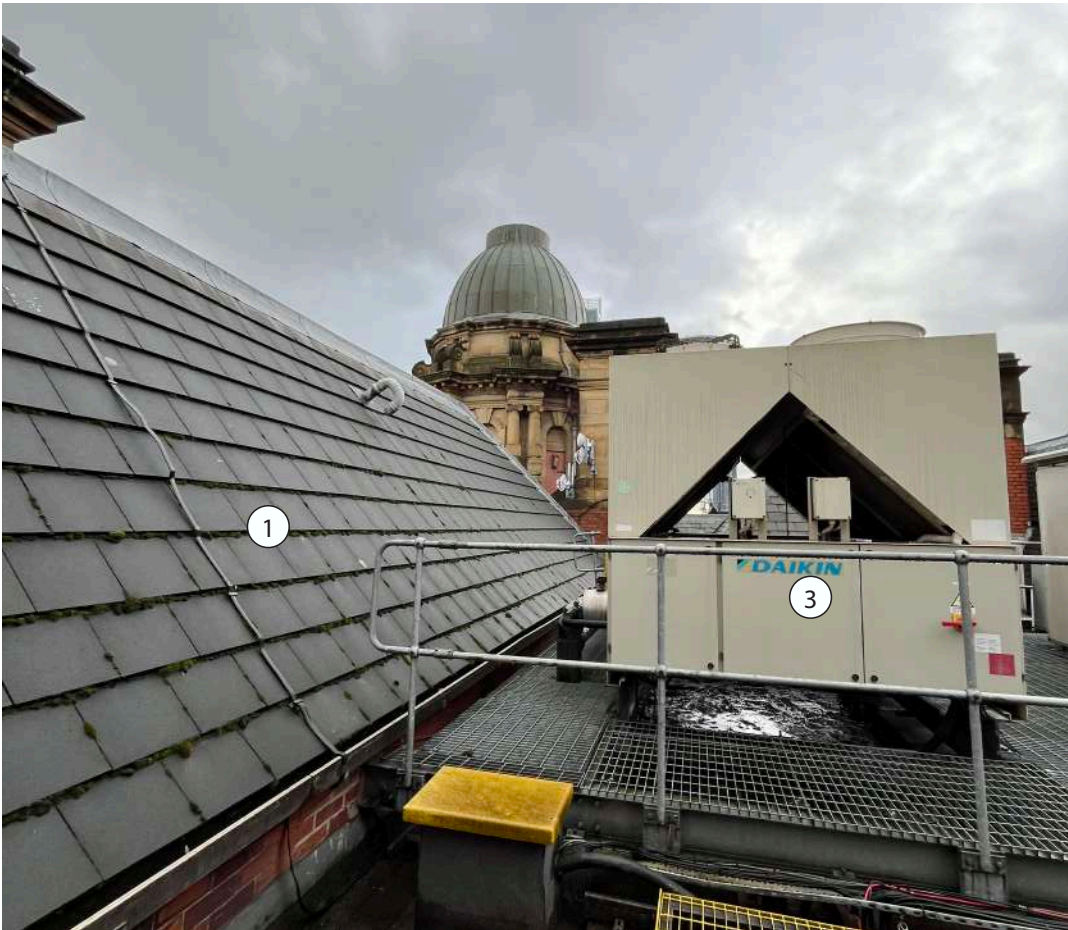
The proposal is to retain the existing hatches insitu form a new ceiling below (see proposals) To maintain access new larger openings will be formed in the same vicinity at the head of the stairs to form new access/ escape points from the attic.



A core proposal of the scheme is to reinstate original light shafts.

Where the roof has been recovered and the roof light openings filled in, removals will take place to reform the openings. This will remove non-original concrete tiles and a small portion of re-applied slate which will be reclaimed for potential future repairs to the building. Any framing and sarking beneath the tiles will also be removed. This is also understood to be non-original material as a separate frame within the opening in original timber fabric.

- 1. Non Original concrete roof tiles
- 2. Original relaid roof slates
- 3. Modern plant machinery



+

Proposals

|     |                 |     |
|-----|-----------------|-----|
| 4.0 | Proposals       | p41 |
| 4.1 | Main Floorplate | p42 |
| 4.2 | Common Parts    | p54 |
| 4.3 | Attic and Roor  | p58 |

## + 4.1 Main Floorplate

Existing Building Fabric

- Make good exposed masonry including pointing repairs.
- Allow for cleaning and painting of originally painted brickwork
- Allow for dust sealing brickwork which is unpainted
- Allow for removal of paint, sanding and sealing of timber purlins and rafters. Rafters clad in plasterwork are to be treated consistent with other plastered services.
- Allow for general making good following soft strip.
- Fireplaces to receive new masonry infills in reclaimed brick.
- Allow for stripping and preparation of steelwork to receive new intumescent paint.
- General allowance for making good following the lowering of the raised access floor.
- Allow for localised repairs following any opening up works

Flooring

- Install new pedestals to raised access floor in readiness for lower FFL.
- Reinstall recovered raised access floor to new FFL. Allow a percentage replacement for damaged tiles and making good around the perimeter.
- New MEP

Ceilings

- Make good original expa-met ceiling. Extents to be agreed on site. Provide rates for:  
    plaster only patch repair  
    patching in of missing metal.  
    Structural stiffening with new hangers
- Allow for localised remedial timber hanging braces where significant ceiling deflection is evident.
- Form diffuser openings.
- Allow for making good of edges following plaster removals to masonry.
- Allow for plasterboard lining of redundant sealed roof lights
- Allow for patch repair to original cornicing.
- Allow for patch repair and making good to original light-shafts, which are to be retained insitu.

Partitions

- Allow for partition infills to redundant openings– such as old acc. WC door.
- Install metal stud partition to form new lobby arrangement on Stair 2.
- Glazed partitions to form new meeting rooms. Allow for tulipwood sub frame, refer to architectural drawings.
- Install metal stud partition to form dividing wall between meeting rooms.

Doors

- Wrap entrance doors to match refurb on other floors
- Install timber doors to meeting rooms. Veneer face to match bespoke joinery

Secondary Glazing

- Install secondary glazing to all windows. Detail to match lower floors. Granada Secondary Glazing or equal.

Decorations

- Allow for painting walls Dulux Heritage Matt
- Allow for painting two walls a feature colour Dulux Heritage Matt
- Allow for painting Ceilings Dulux Heritage Matt
- Interior of windows to be re-painted in gloss white to replace existing

MEP

- Refer to MEP drawings. Generally, to include:  
New ventilation heating and cooling, lighting, small power, data, plumbing and drainage to kitchen and tea points

4.1.2 Expressed Original Fabric

Opportunity to expose original fabric through removal of none original finishes and interventions.:

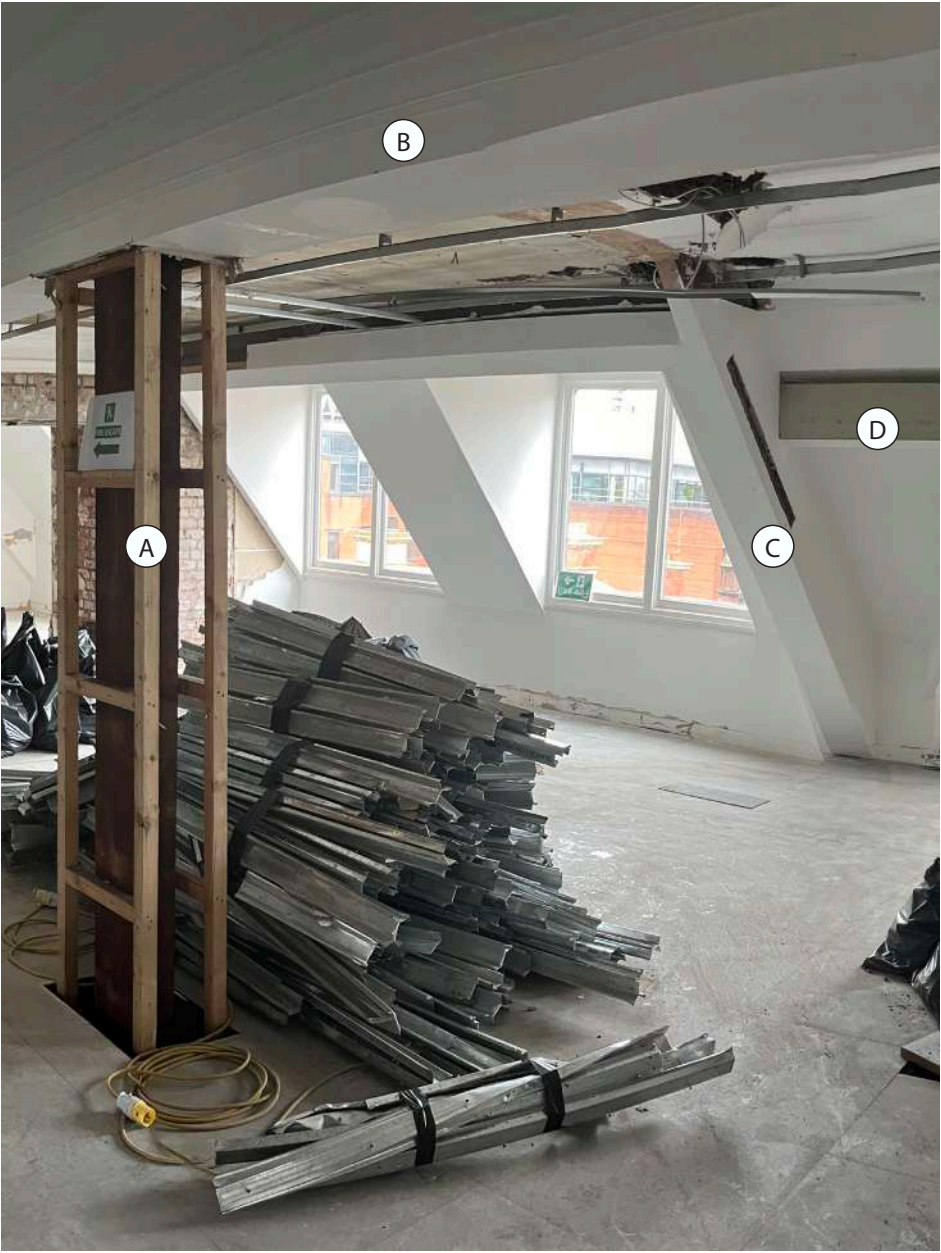
- 1. Brickwork
- 2. Original ceiling line
- 3. Original lift doors
- 4. Redundnat Roof Lights



4.1.3 Exposed Structure

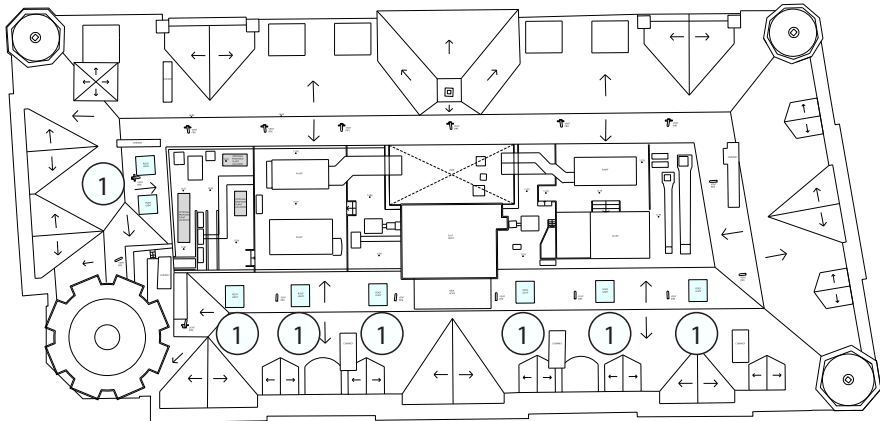
Opportunity to expose elements of structure within the floor plate through removal of non original finishes and interventions.

- A. Columns
- B. Beams
- C. Rafters
- D. Purlins

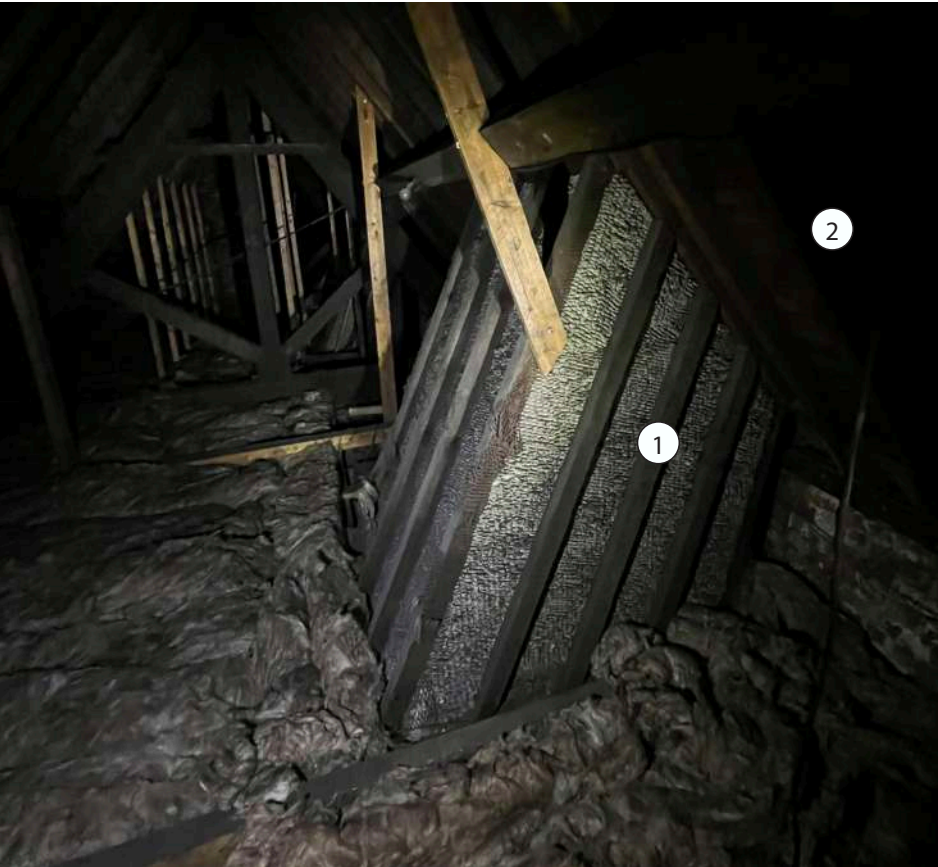


Reutilise existing original light shafts to provide daylight, additional volume, and character within the floorplate.

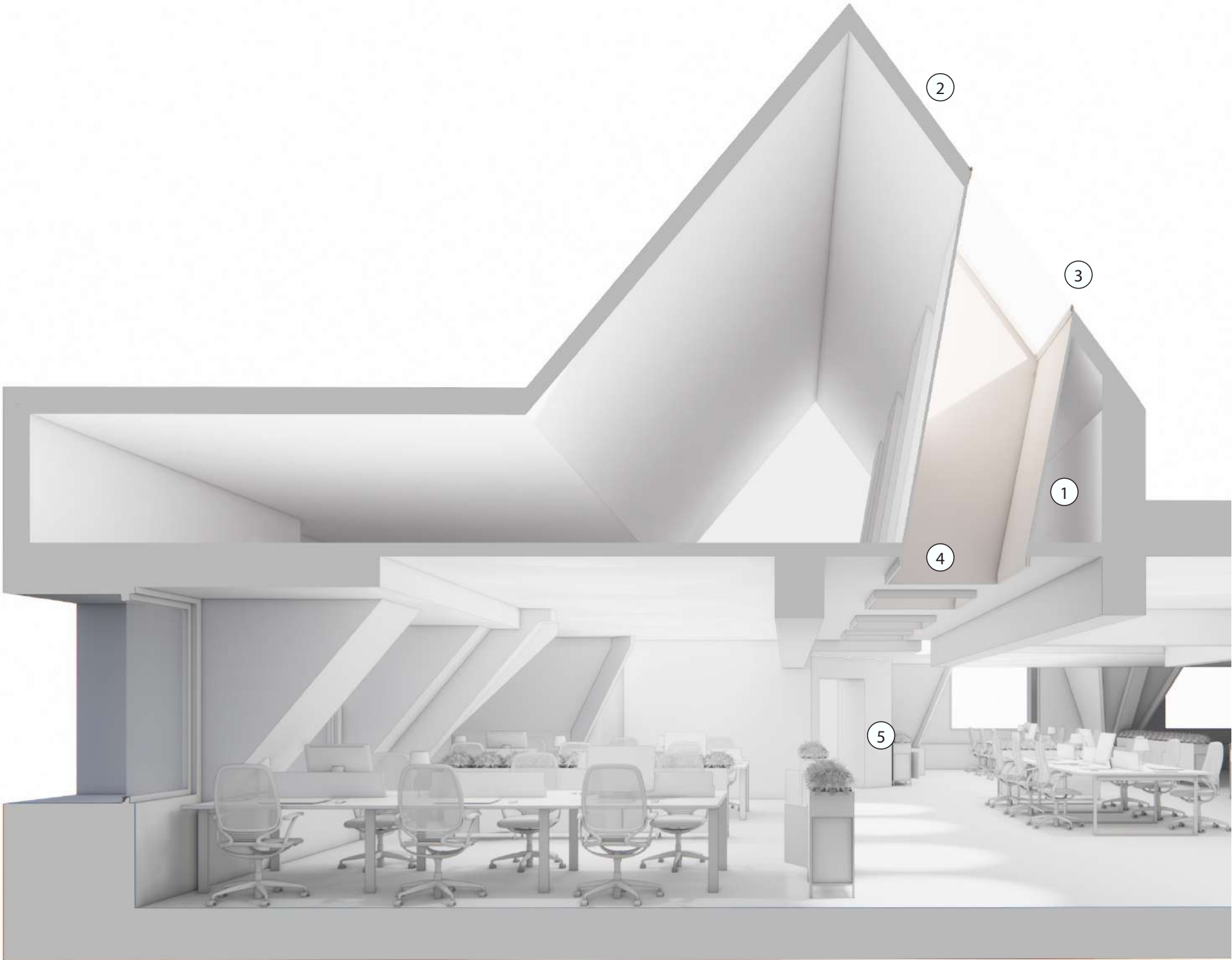
- 1. Original and existing light shaft.
- 2. None original roof covering.
- 3. New conservation rooflight.
- 4. Reinstated light shaft ceiling connection.
- 5. Enhanced daylight, volume, and character.



Reference Plan



Existing Attic

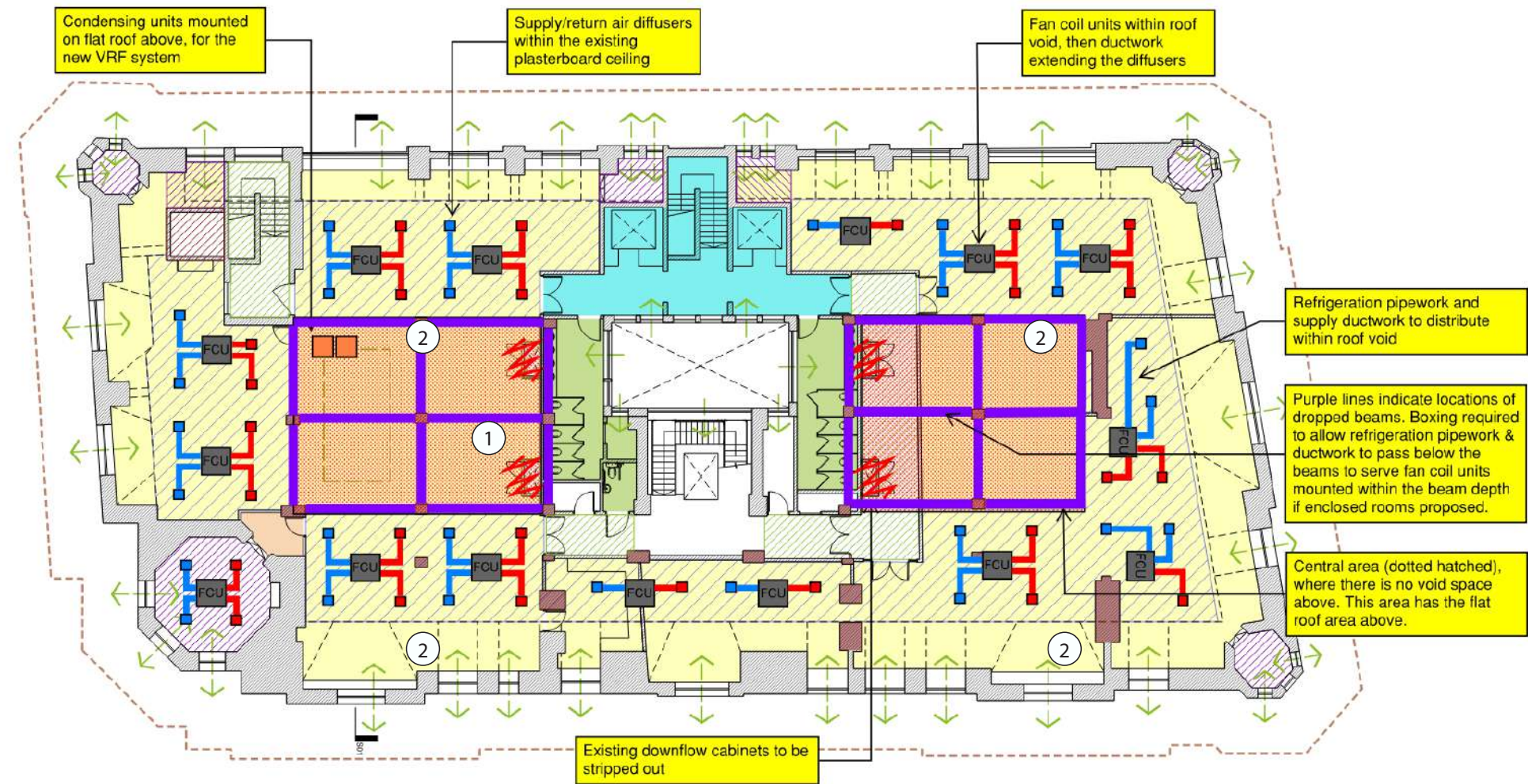


Concept Visual

4.1.5 New Mechanical System

Provide a new mechanical system to control heating, cooling, and ventilation via high level distribution. Improving letability and operating costs to ensure building longevity. Establishing principles for future building wide upgrades.

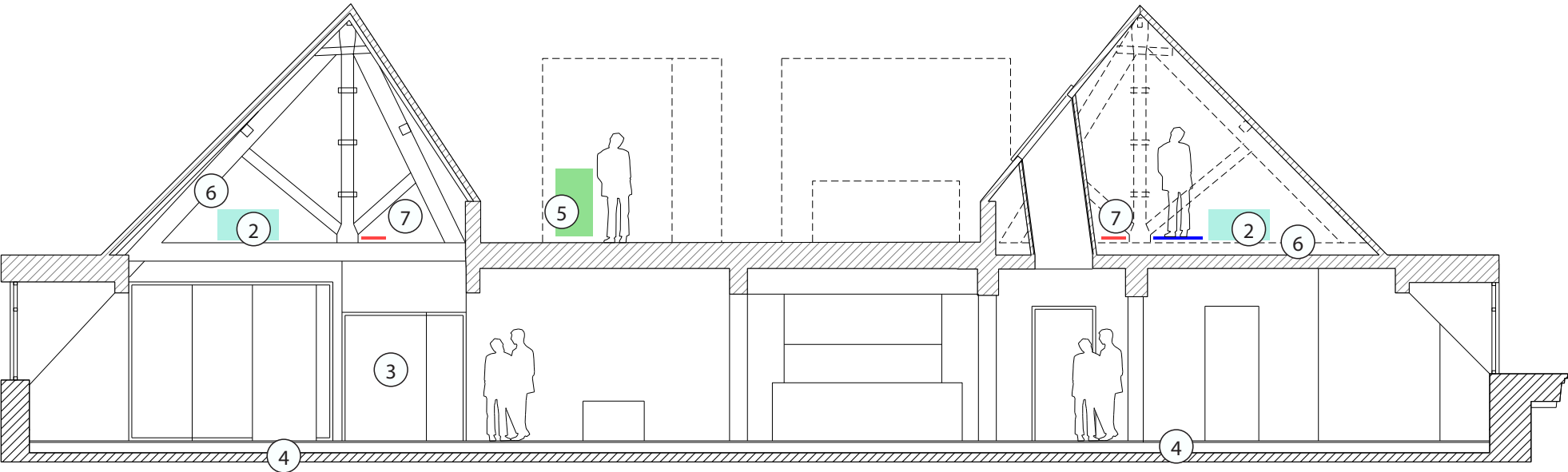
- 1. Current inefficient system removed.
- 2. New efficient VRF system provided at high level.
- 3. VRF system is a desirable tried and test system for the office market.
- 4. Raised access floor height reduced – increased floor to ceiling.
- 5. Limited new plant requirements.
- 6. Insulation
- 7. Service distribution through attic void



Hilson Moran Feasibility Mark Up



Aerial View - Roofscape

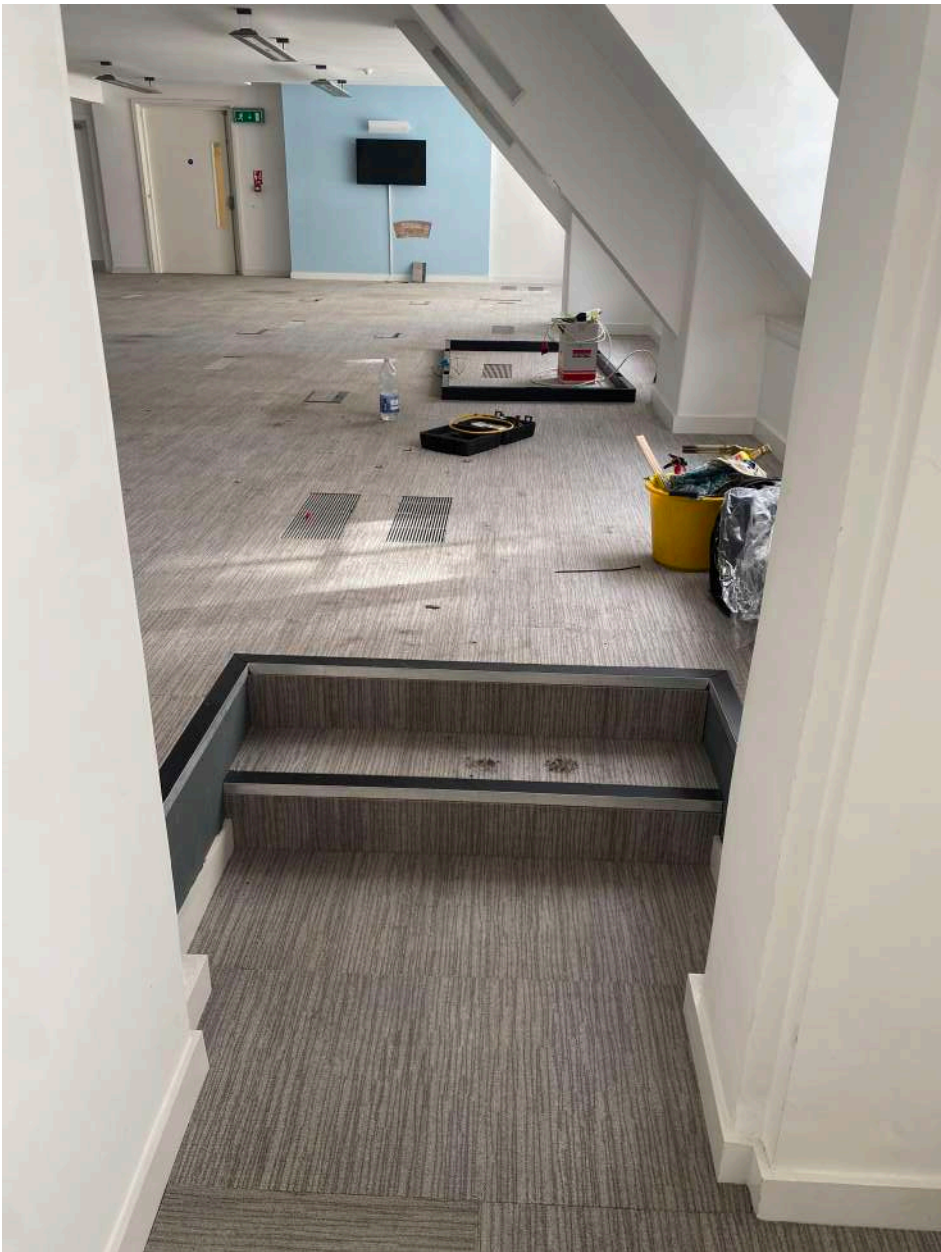


Proposed Section

4.1.6 Lower Raised Access Floor

Following removal of under floor ventilation there is an opportunity to half the height of the raised access floor.

- 1. Demount existing floor panels
- 2. Install new shorter support legs
- 3. Remount existing floor panels at new height
- 3. Adjust stair treads to suit



Typical Existing Level Change

4.1.7 Fabric Enhancement

Secondary glazing and additional roof insulation provides betterment of the building thermal and acoustic performance. AM Alpha require an EPC rating of B, whilst the current rating is D. Secondary glazing has already been installed to some lower floors of the building.

- 1. Secondary glazing as installed to the second floor.
- 2. Secondary glazing proposals as installed on the first floor.
- 3. Existing single glazing to the fifth floor.



Typical Secondary Glazing previously installed to lower floors

4.1.8 Preservation of Existing Features

Existing heritage features as recorded in the HPA gazeteer will be retained and enhanced, along with any unrecorded features identified in the course of opening up works

- 1. Cornicing
- 2. Exposed unpainted brickwork
- 3. Exposed painted brickwork



Typical Insitu Cornicing

4.1.9 Raked Ceilings

The defining characteristic of the Fifth floor is the raked ceiling to the perimeter mansard roof area of the building. As a feature unique to the Fifth floor it requires a distinct response.

- 1. Retention of the lining and cill to the perimeter wall
- 2. Removal of non original fibreboard cladding and infills
- 3. Highlighting of structural interventions
- 4. Removal of paint finishes back to timber and expressing materiality



Typical Existing Raked Ceiling

Existing heritage features as recorded in the HPA gazeteer will be retained and enhanced, along with any unrecorded features identified in the course of opening up works

- 1. Missing metal substrate and missing plaster
- 2. Metal present, no plaster
- 3. Metal present, damage to plaster
- 4. NonOriginal Making Good
- 5. Sound plaster with attachments
- 6. Redendent fixings
- 7. Existing solid substrate, missing plaster
- 8. Wallpaper
- 9. Cornice Repairs

1. Missing metal substrate and missing plaster

lay in new expanded metal from above, tie in with with 1.2mm tying wire at 100mm centres. Tie by creating a 'hairpin' shape with the wire, insert from below then pull tight and twist. Take care that cut wire ends are not close to plaster surface.



## 2. Metal present, no plaster

Patch repair with traditional two coat plaster, scratch coat and skim.



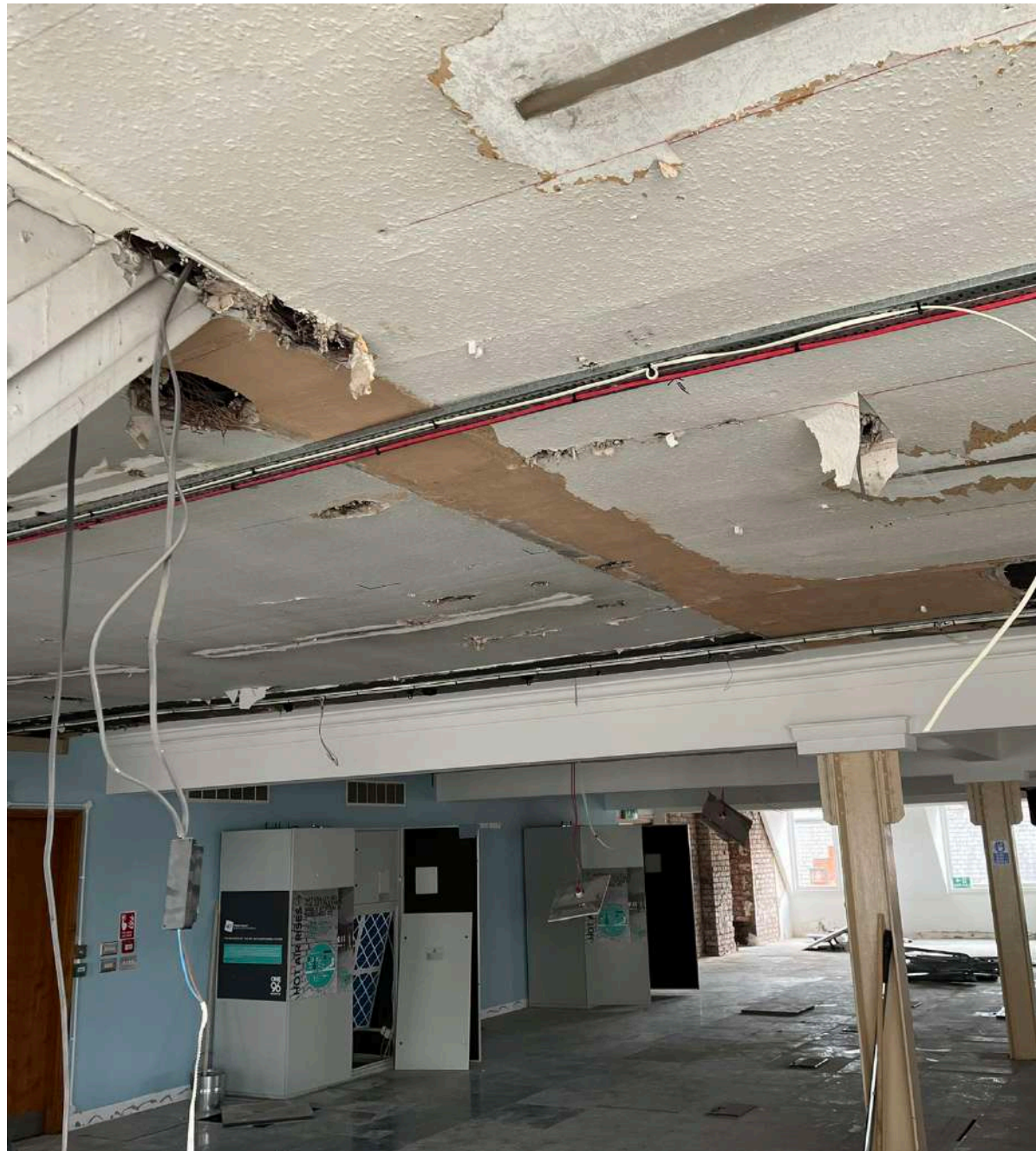
## 3. Metal present, damage to plaster

Loose material to be removed up to a solid edge, followed by plaster repair in line with accompanying methodologies.



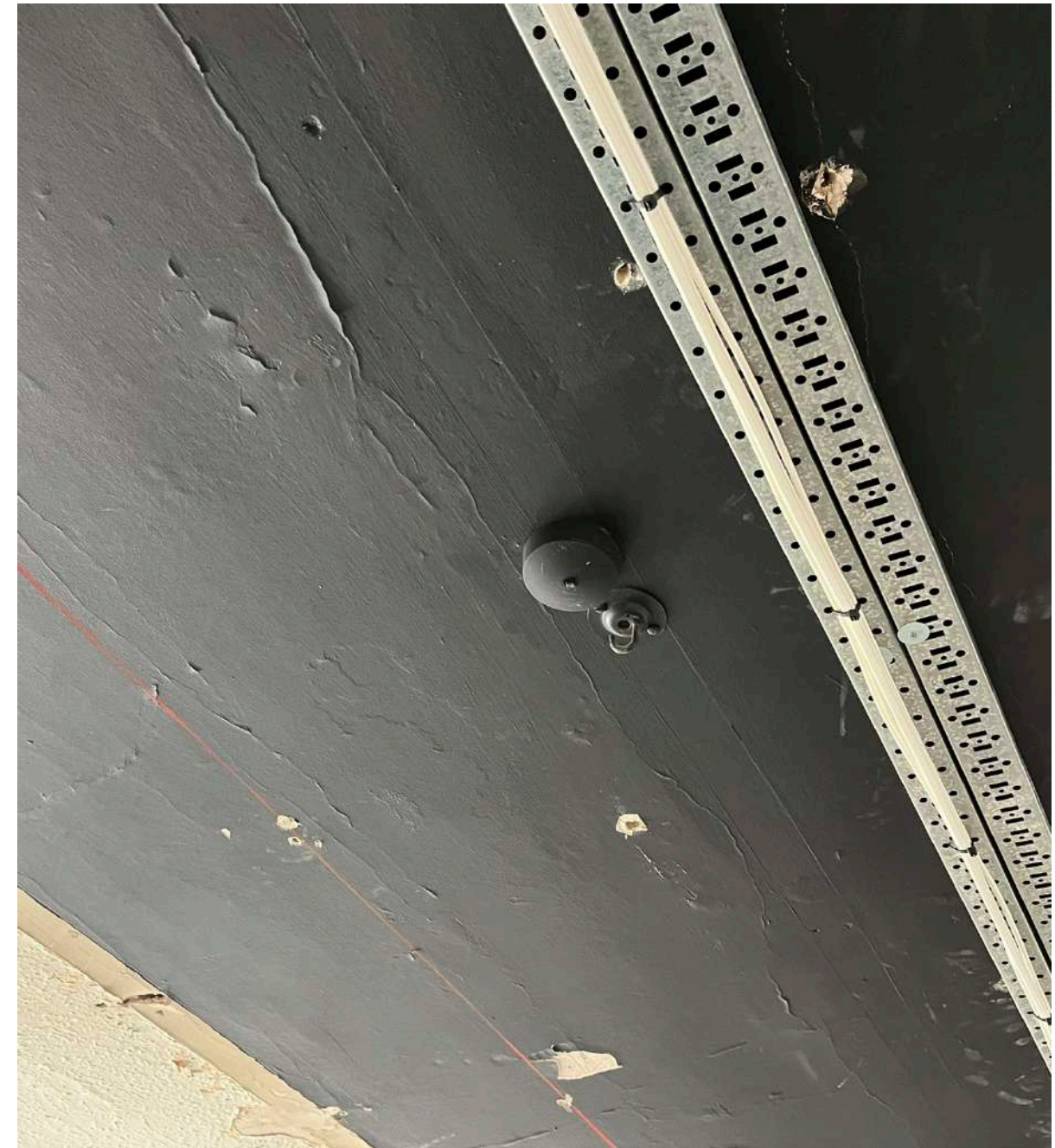
#### 4. Non-Original Making Good

Where patch repairs to original plaster already exist, it is to remain insitu with localised making good.



#### 5. Sound plaster with attachments

Any attachments such as redundant light fittings, containment trays and metal framing angles are to be carefully removed ensuring no damage to original fabric. Fixings are to be removed without using brute force and breaking out plaster. Any localised making good to be in line with other accompanying strategies.



## 6. Redundant fixings

All redundant fixings to be carefully removed, and patch repaired with filler and sanded flush



## 7. Missing metal substrate and missing plaster

Missing plaster on to solid substrate to be repaired with traditional two coat plaster, scratch coat and skim.



## 8. Wall paper

All wall paper is to be removed either by steaming or sponging. Care to be taken not to cause damage the original plaster



## 9. Cornice Repairs

Where uncovered cornicing is truncated or damaged patch repair will be carried out to prevent any degradation of the exposed end. Instances to be reviewed on a case by case basis and the appropriate line of repair to be confirmed.



## + 4.2 Common Parts

Flooring

- Install new pedestals to facilitate reinstallation of raised access floor to lower level
- Reinstall recovered raised access floor to new FFL. Allow a percentage replacement for damaged tiles and making good around the perimeter.

Ceilings

- Exposed original ceiling to all stair and WC lobbies. Allow for making good in line with main floor plate.
- Allow for localised cornice repairs, extents to be agreed on site.
- MF Ceiling to WC cubicles and bulkheads

Stairs

- Allow for timberwork modifications to top steps to all 3 stairs to reflect change in RAF height
- Allow for Handrail modifications to suit new levels.

Partitions

- Install metal stud partitions to form new WC cubicles. FFL to soffit. To achieve 45dB
- Install metal stud partition to form new WC entrance doorways. SSL to soffit. To achieve 45dB.

Doors

- Install laminate faced doors to WC cubicles.
- Wrap original doors to match existing finish on lower floors.
- Install original doors to WC lobbies.
- Existing doors to retain existing ironmongery
- New doors to receive D-Line ironmongery.

Joinery

- Lift panelling to be retained and wrapped to match finish on lower floors. Allow for additional panels to reflect changes to floor and ceiling height.
- Each WC cubicle to have a laminate face below sink vanity unit with solid surface countertop.
- Install laminate face IPS system to all WC cubicles.

Sanitaryware

- Toilets: Duravit ME by Stark. Wall Hung, Rimless Pan, with Duravit ME by Stark soft close seat and cover.
- Cisterns and frames: Grohe Rapid SL 3in1 WC Frame
- Wash Hand Basins: Duravit Vero 500x250 mm RH 1TH Compact
- Stainless Steel Doc M pack
- Cleaners sink: Armitage Birch Cleaners Sink with Fitted Bucket Grating 46cm

Decorations

- Allow for painting walls, refer to architectural finishes drawing
- Allow for painting ceilings, refer to architectural finishes drawing
- Install wall tiles to WC cubicles
- Allow for ceramic/ porcelain floor tile to WCs and WC lobbies
- Allow for LVT to Stair 1 and 2 lobbies to match existing on lower floors
- Allow for new directional and tenant signage to match lower floors.

MEP

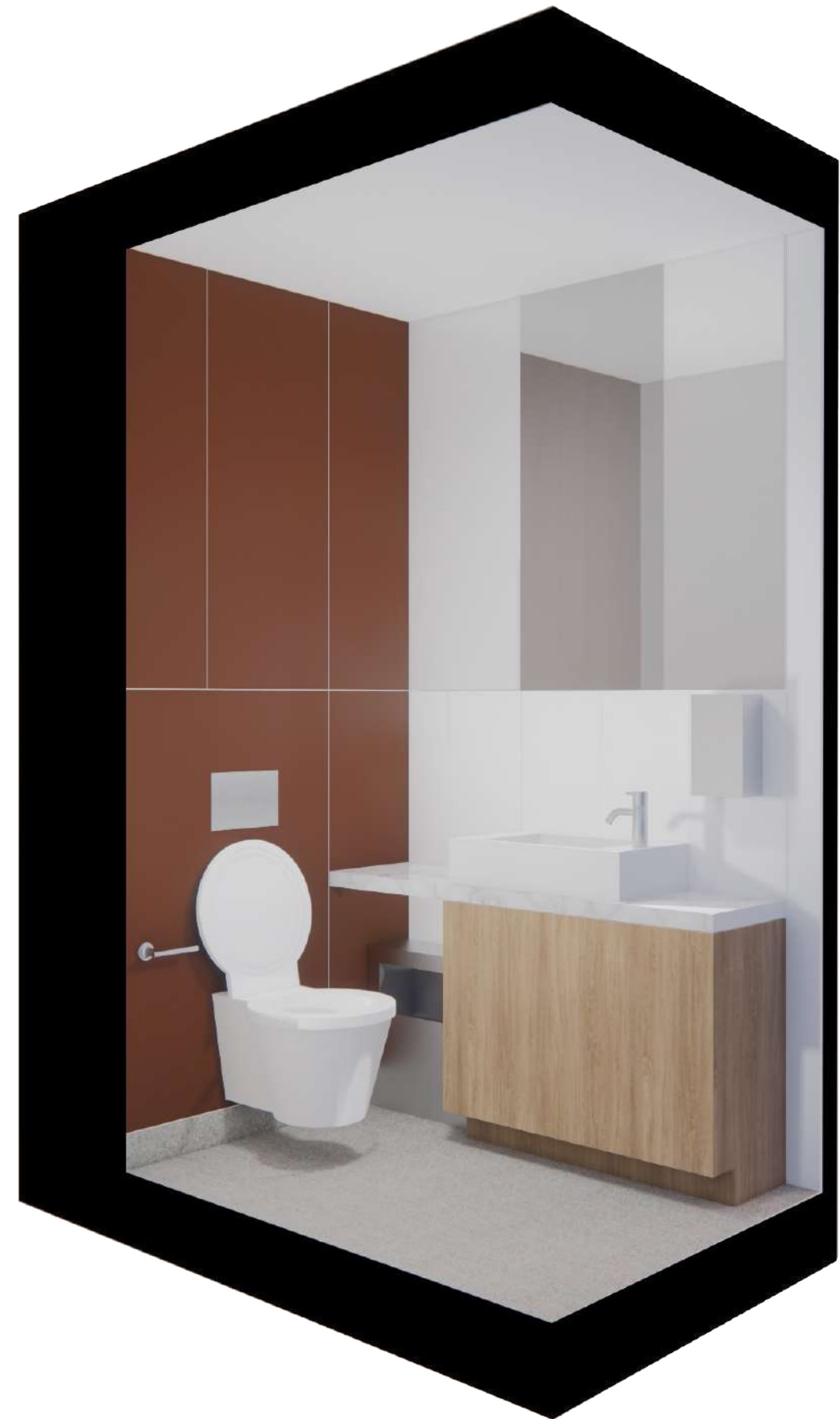
- Refer to MEP drawings. Generally, to include but not limited to: Instant hot water, plumbing of new cubicles, Lighting, Ventilation, Drainage amends.

#### 4.2.2 Refurbished WCs

The proposed wc cubicles are intended to elevate the facility to a super loo arrangement, consistent with market expectation and the previously refurbished cubicles on the lower floors of the building.

The installation will follow the existing principles established throughout the building with limited attachment to original fabric keeping drainage and services adjacent the non-original metal stud partition that defines the perimeter of the core.

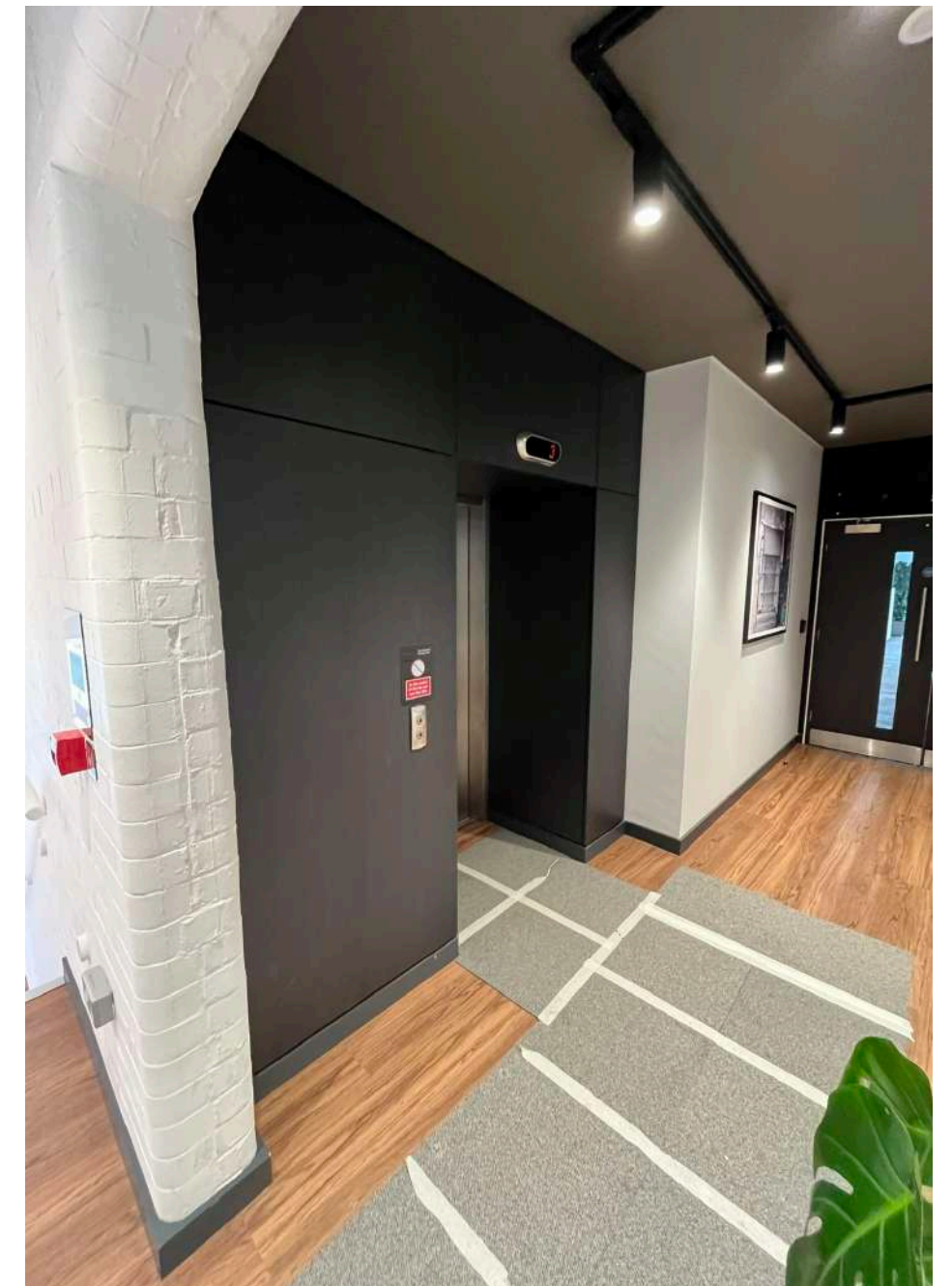
Refurbishing the WCs offers the opportunity expose more original cornicing to the common lobby where the ceiling level will be raised to the original level. It is also the opportunity to review the building systems and ensure it is performing efficiently and is fit for operation into the future. As such hot water will be changed to a point of use system that is efficient in its energy consumption but also its space allocation.



#### 4.2.3 Common Parts to Match Lower Floors

On lower floors of the building a redecoration scheme has already been applied to common stair and lift lobbies.

This phase of work aims to complete the refurbishment by applying the same palette of finishes to the 5th Floor. In the same manner as the office floor plate, the proximity to the attic offers the opportunity to remove the down-stand bulkhead ceilings that currently exist to the lobbies and severely restricts the visibility or original cornicing and brickwork arches.



## + 4.3 Attic & Roof

4.3.1 Schedule of Works

Access Link

- Level Access Landing
- Form link between attic and Stair 2 landing. To include link dormer roof and associated framing
- New door to link opening at head of Stair 2

Working Deck

- Timber I Joist structure and chipboard floor to attic. New timber to be independent of existing ceiling. Joists to be supported of main timber trusses.

Access Hatches

- Install 2no. 60min fire rated access hatches & ladders

Doors

- Install 2no. 60min Fire rated access doors on compartment lines within existing masonry
- Install 60 min fire rated double door at head of Stair 02
- Install 1no. PPC metal service door to external turret room. Louvred 50% free area.

Fabric Upgrades

- Install 200mm non-combustible loft roll to uninsulated loft areas above existing Suit A & C. Maintain and make good existing coverage to Suite B.

Skylights

- Install 8no. Conservation skylights from the rooflight company
- Original shafts to be retained and made good.
- Attic side of light shaft to be wrapped in insulation up to underside sarking board. Fixing methodology to be agreed.

Roof Level Rotunda

- Install new secure steel door to roof level rotunda room

11.7.2 Over-board turret room floor in chipboard.

- Allow for replacement of external steps and walkway access with appropriate galvanised steel design.

MEP

- Generally, to include: Ventilation, Lighting, Fire alarm & Detection, Distribution for Level 05 Services, Level 05 Fan-coil units
- Allow for general BWIC and making good to facilitate new MEP installation

4.3.2 Insulation

There is an aspiration to improve the EPC rating of the building from D up to B.

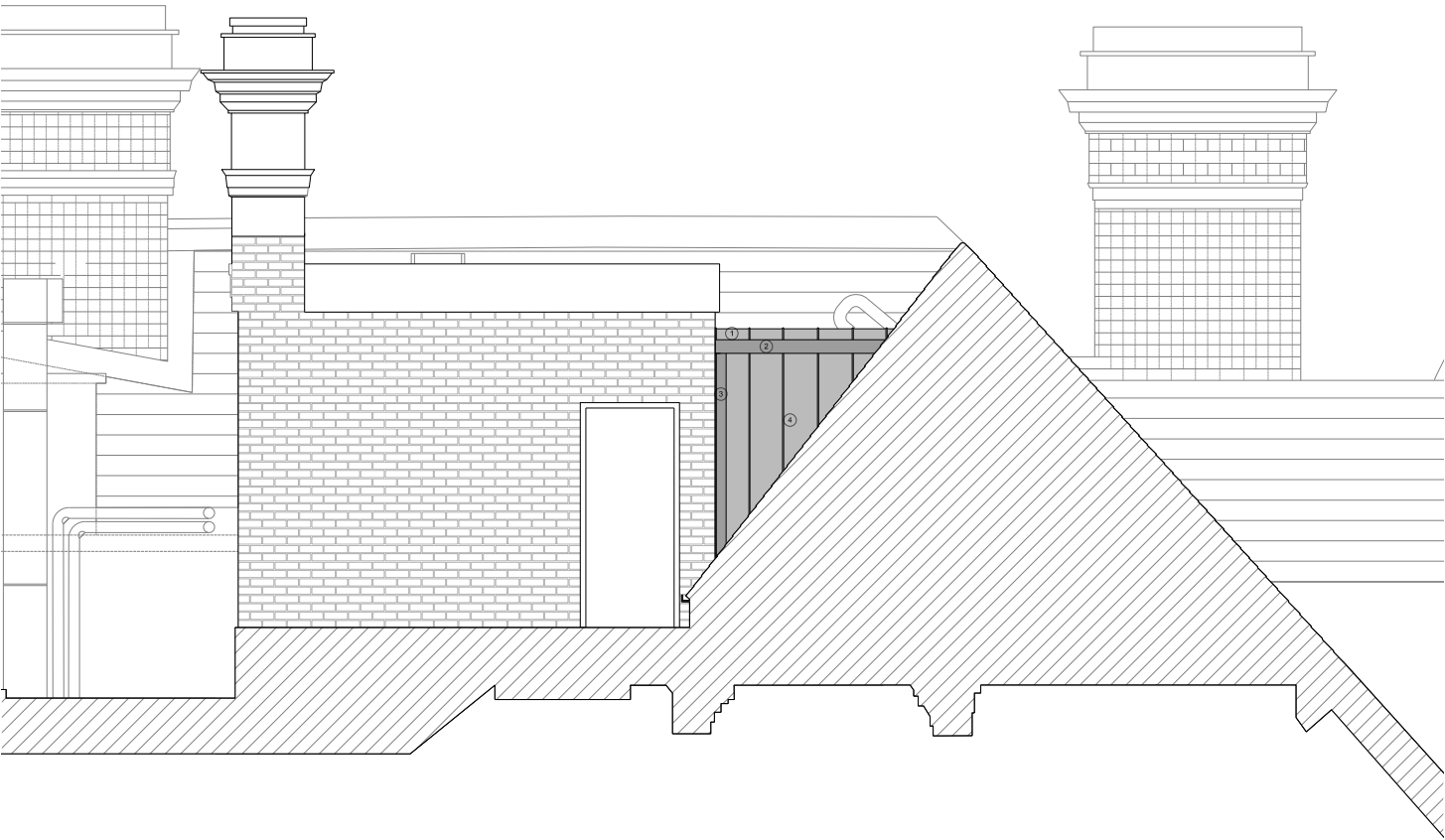
This requires thermal upgrade to the building along side upgrades to the building systems. Examining the attic as it stands today, it apparent that the insulation coverage is limited to the area above Suite B with the remainder of the floor plate uninsulated. As part of the proposal conventional mineral wool loft roll will be installed across the floor plate ensuring continuous thermal coverage. In addition, it will be necessary to insulate the light shafts to maintain the thermal line. Using the same mineral wool loft roll the insulation will be held in place with netting and strapping ensuring that there is no damage to the original fabric.



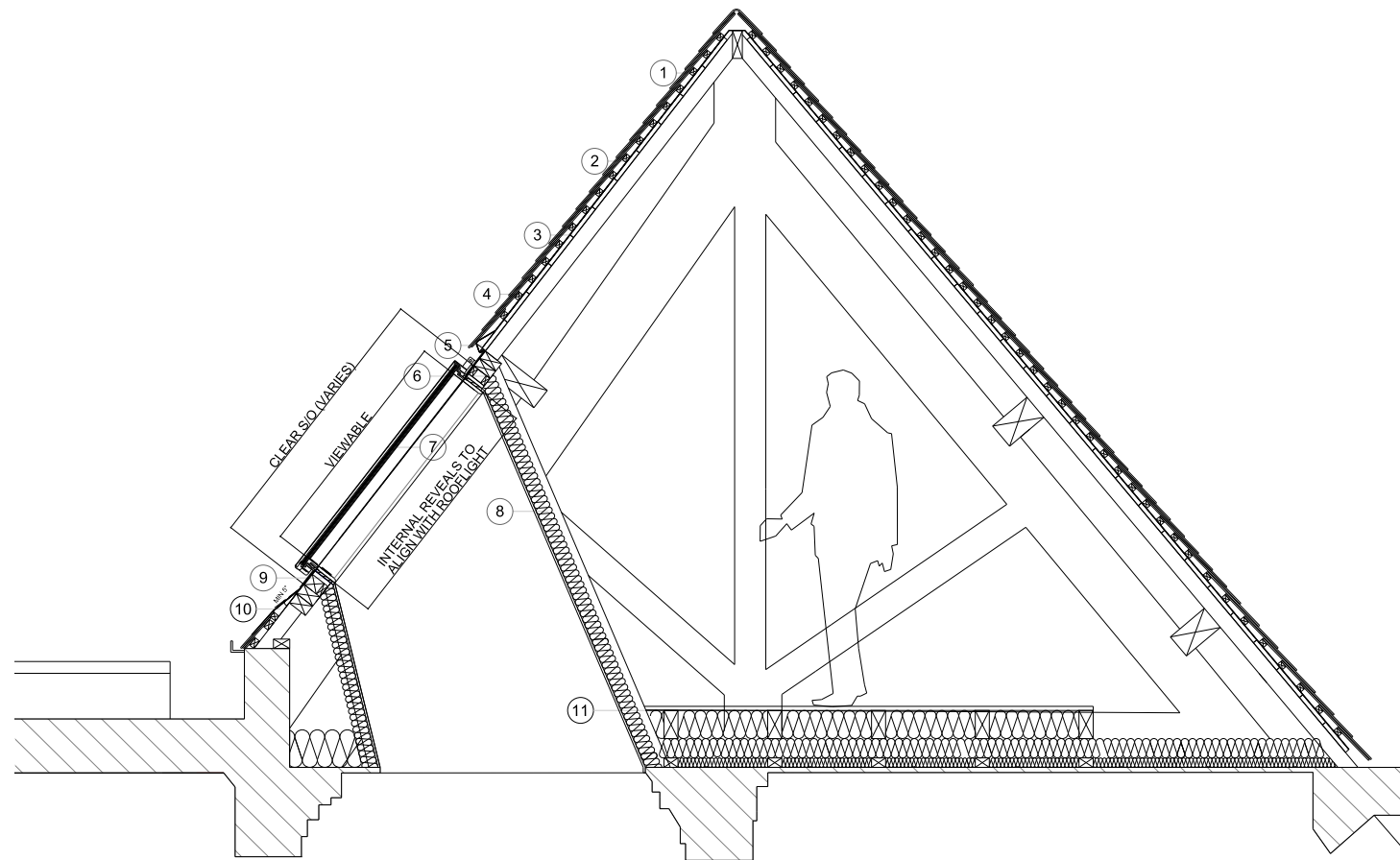
4.3.3 Access link

A small link roof is proposed between the head of stair 2 and the attic to allow level pedestrian access into the roof void for plant maintenance. The roof will be clad in single ply membrane, chosen for its appearance and detailing echoing traditional lead construction.

This intervention is considered important to the scheme as it facilitates hosting the MEP equipment in the loft and therefore the exposing of original ceilings and the lowering of the raised access floor. There is minimal impact on the original fabric of the building and very limited impact on the massing of the building being wholly located between to taller existing parts of the existing rooftop plant well.



In the act of opening up and reinstating the original light shafts it will be necessary to install a suitable rooflight to weathertight the building. A choice of a conservation rooflight with slim profiles and robust construction to seamlessly integrate with the existing fabric. The sightlines of a conservation rooflight being sympathetic to the character of the building and a close relation of the rooflights as removed in previous refurbishments of the building.





# ARCHITECTS + DESIGNERS

Jeffrey Bell + Company

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

[www.jeffreybellarchitects.co.uk](http://www.jeffreybellarchitects.co.uk)

# JEB + CO