

Royal London House, 196 Deansgate

For AM Alpha

Schedule of Works & Method Statement - Basement

July 2024

JB+CO



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+ 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.

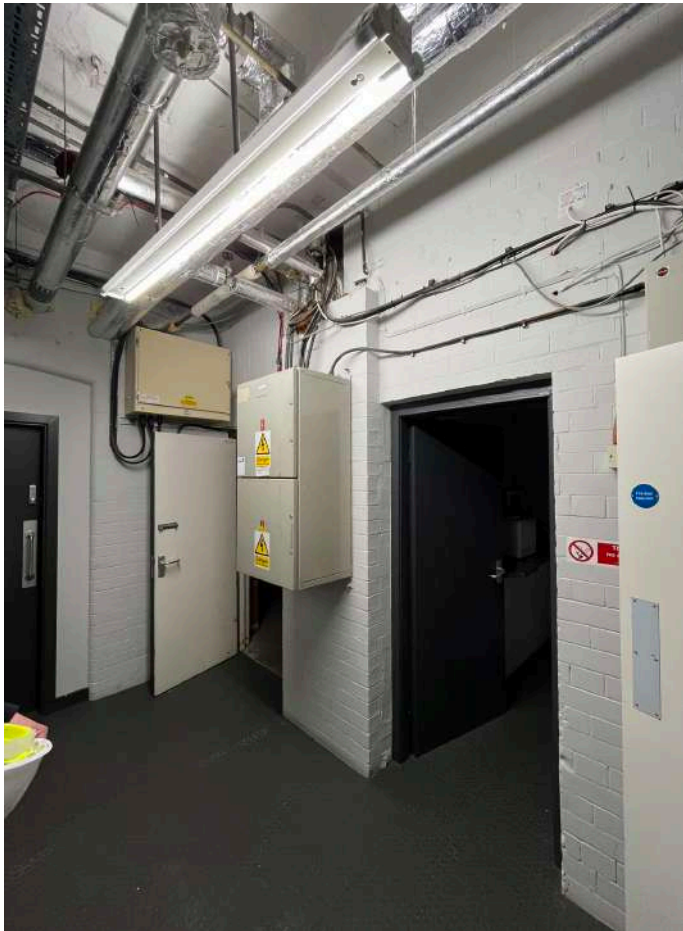
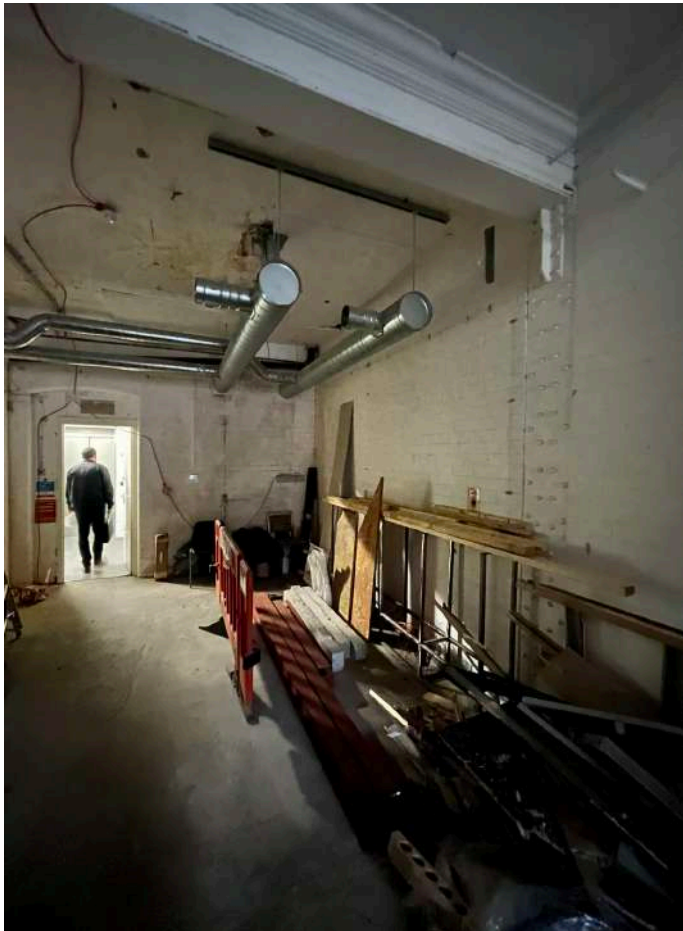
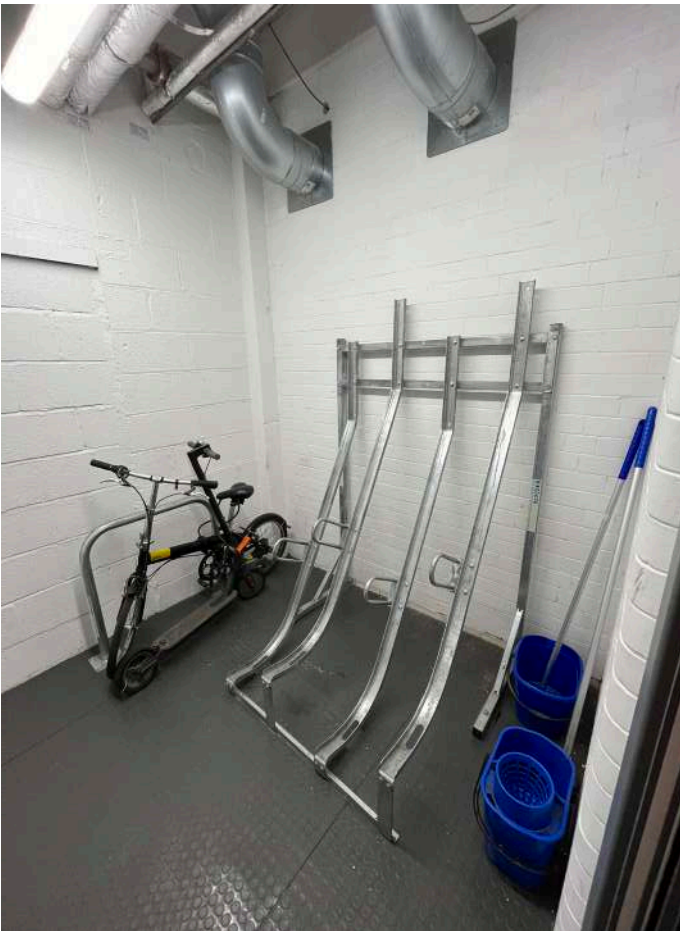
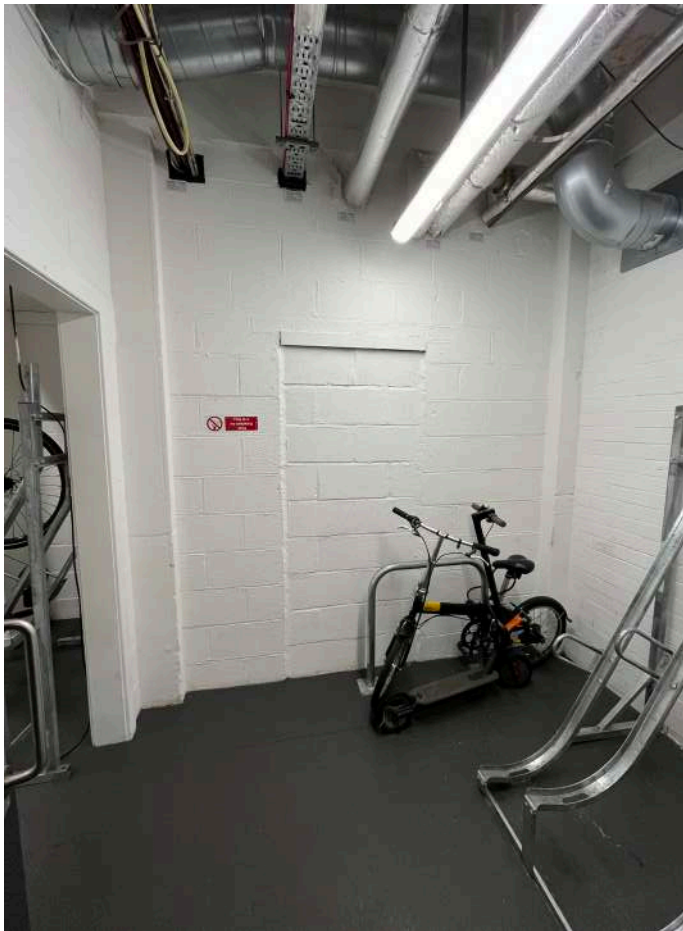
The Grade II listed nature of the building necessitates that restoration or enhancement of listed building fabric of heritage value will be required within these works. Generally, all works will be carried out in a manner appropriate for working with a listed building.

+ Existing

2.0 Existing

p6

2.0



+ Strip Out & Demolitions

3.0 Stripout & Demolitions
3.1 Basement

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3.0

+ 3.4 Basement

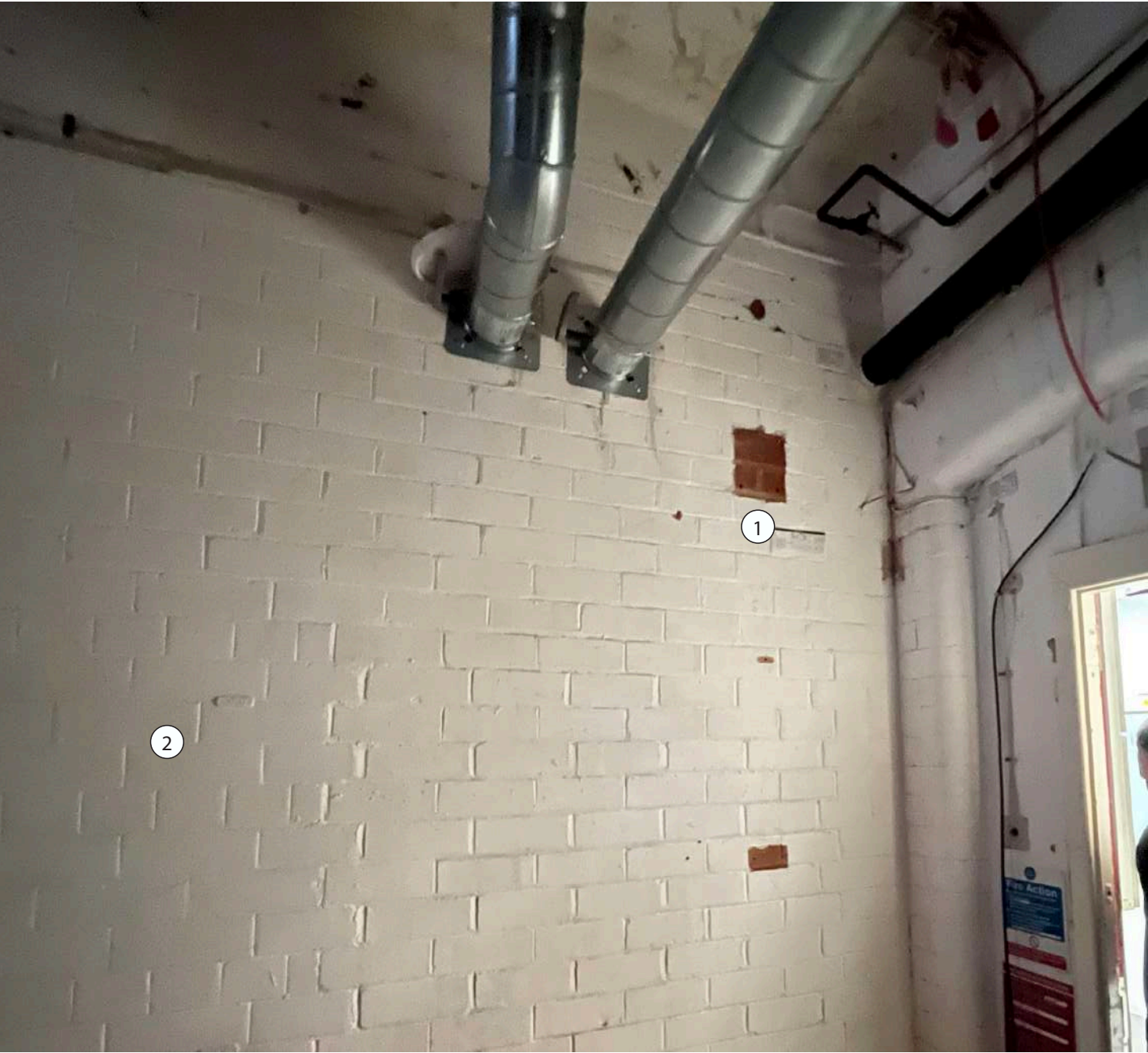
- This area comprises the current end of trip bike store, facilities management (FM) room, drying room, ancillary landlord rooms and a portion of the landlord/ federal café store.
- Remove all redundant MEP. Note live services are to be retained and protected.
- Remove all lighting
- Remove FM kitchen. Inclusive of; units, worktops, appliances and supply services
- MF lay in grid ceiling to FM kitchen and drying room
- Remove floor finishes inclusive of adhesive and any subfloor.
- Remove 2no non-original blockwork walls between cleaner’s store/ drying room and drying room/ FM room
- Remove timber partition to end of cycle store.
- Remove masonry to form new door opening. Retain glazed bricks for reuse.
- Remove non-glazed masonry to internal elevation prior to replacement with glazed brick
- Remove door and frame to FM room.
- Remove FM kitchen cabinetry.
- Remove timber ceiling to bike store.
- Allow for local slab removals if required for drainage.
- Remove paint from all glazed brickwork.
- Remove manhole covers in readiness to receive new sealed units.
- Remove existing improvised bike ramp

3.4.2 Masonry Removal

In order to form a doorway into the proposed accessible shower WC a new opening is required in a masonry wall.

It is understood that this wall is a composite patchwork of original glazed bricks and non-original red brick infill. Where glazed brick fall within the area for removal the proposal is reclaim the brick and to exchange for the red brick elsewhere within the wall thereby retaining original material at the same time as providing a more coherent appearance.

- 1. Non Original Redbrick infill
- 2. Original glazed brick
- 3. Non Original ductwork to remain



3.4.3 Paint Removal

Within the works area of the basement any glazed brick which is present has been painted over.

Using a gel or poultice product the paint will be stripped from the brickwork exposing the original finish.

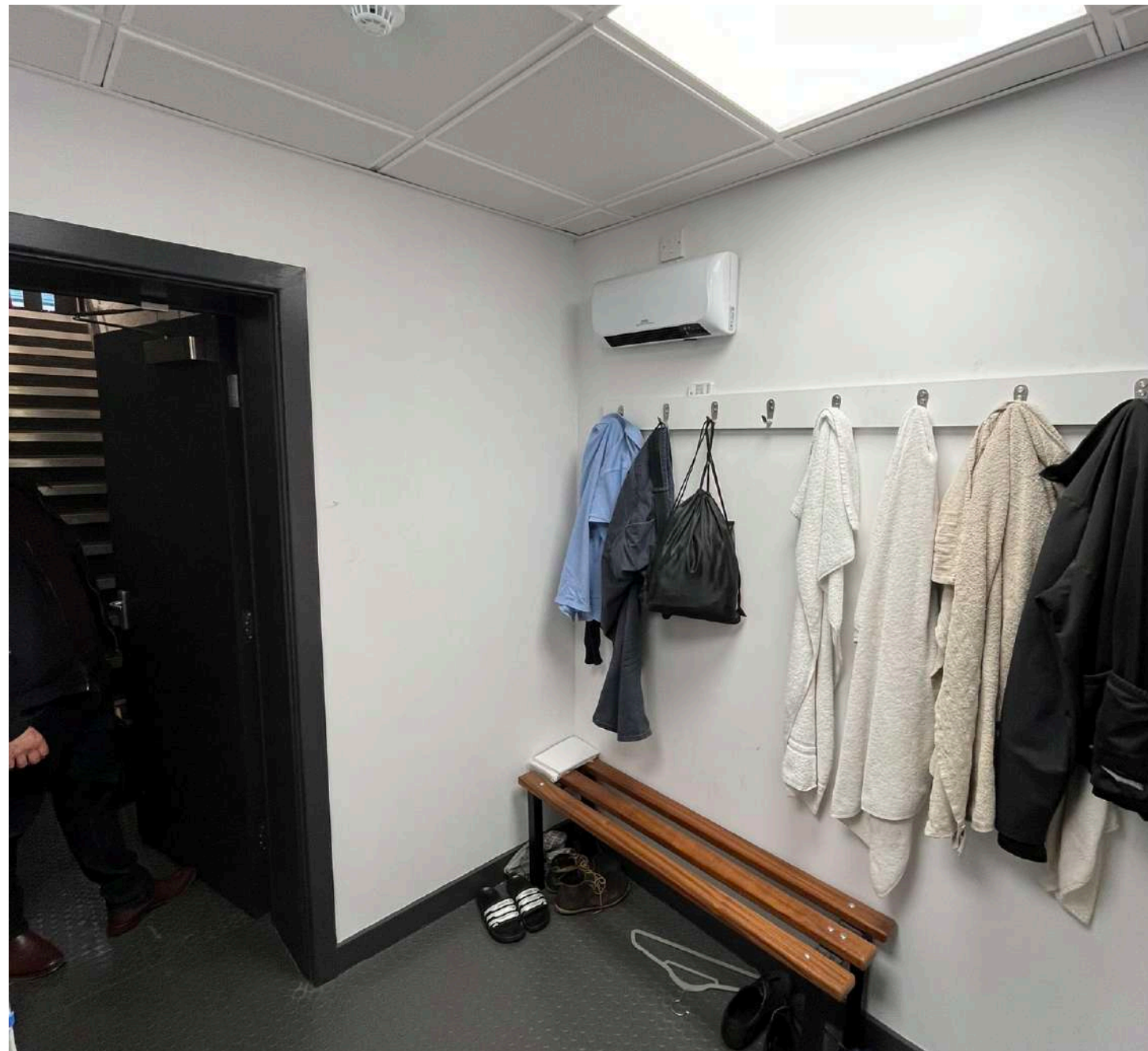
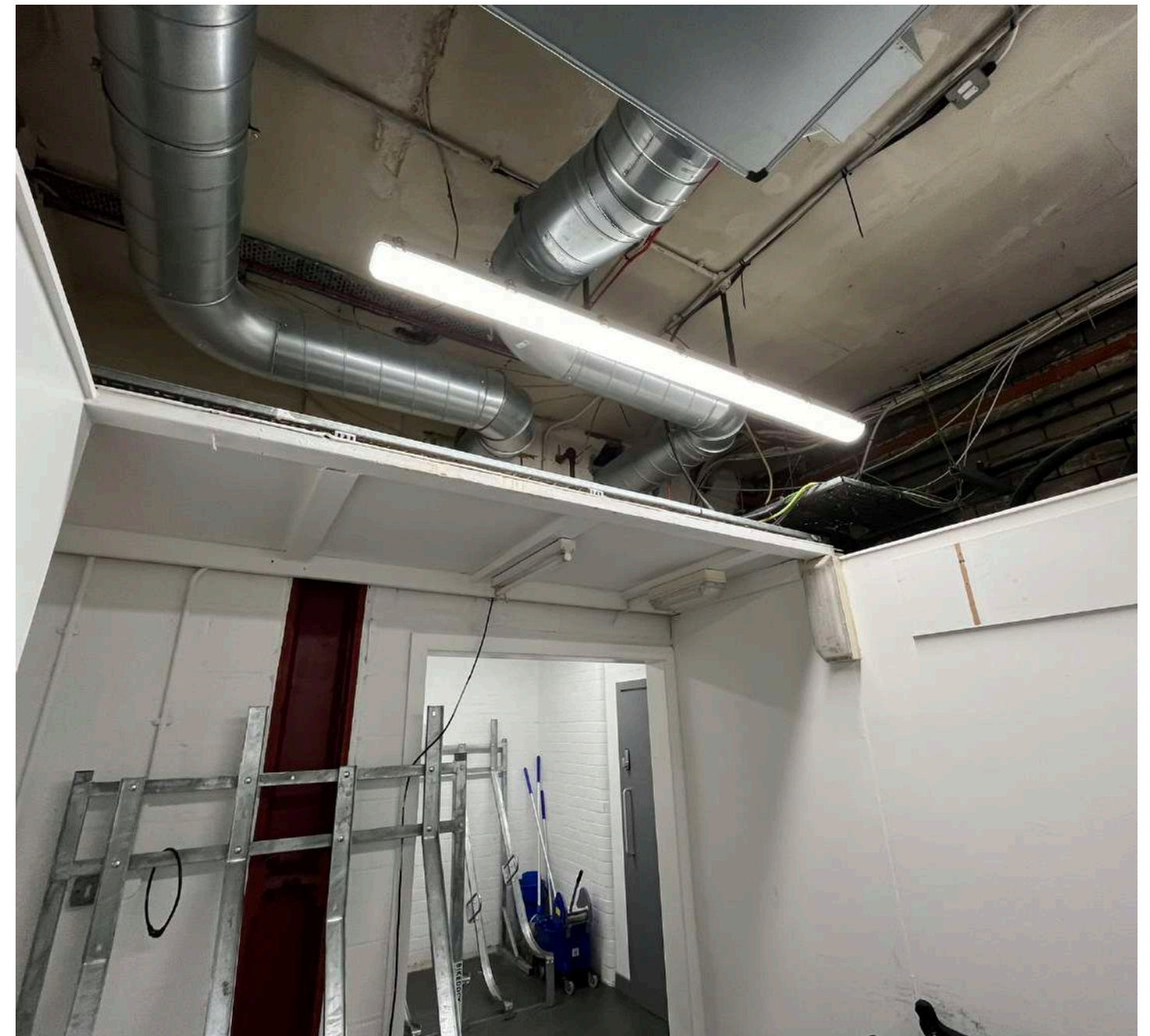
- 1. Original glazed brickwork
- 2. Original steelwork



3.4.4 Modern Fit out

To facilitate the refurbishment scheme, modern fit out including finishes ceilings and flooring will be removed.

Care will be taken at attachment points to original fabric, so as not to cause any damage. Modern blockwork dividing walls will also be removed to create the new layout.



+ Proposals

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4.0

+ 4.4 Basement

Water Services & Drainage

- New foul connections to serve showers, WC, kitchen and cleaners sink.
- New sealed manhole covers

Flooring

- Allow for repair and levelling screed prior to laying new floor finishes

Partitions

- Install metal stud partition to form new dividing wall between landlord space and end of trip facilities.
- Install metal stud partitions to form new rooms. FFL to soffit. To achieve 45dB
- Metal stud independent lining to shower room to protect original glazed brick prior to applying new finishes.
- Brickwork – to close redundant door opening
- Brickwork – install reclaimed glazed brick to replace unglazed patching.

Ceilings

- Install MF Plasterboard ceiling to show rooms
- Install lay in metal grid, metal panel ceiling to FM room
- Install suspended expanded metal raft to lobby, cycle store and drying room
- Allow for paint spraying existing soffit down to an agreed datum

Doors

- Allow for 8no. new solid laminate face doors
- All doors to receive D-Line Ironmongery

Joinery

- Allow for solid laminate faced lockers
- Allow for solid laminate face surround to lockers and drying cabinets.

Sanitaryware

- Toilets: Duravit ME by Stark. Wall Hung, Rimless Pan, with Duravit ME by Stark soft close seat and cover.
- Stainless Steel Doc M packs for WC and shower
- Electric shower to MEP specification
- 2no Elements 1400x900x30mm end linear 600mm drain shower tray
- 2000x500mm 8mm fixed glass shower screen with ceiling brace.
- Shower seat
- Basin Duravit Washbowl 430mm DIA.

- Vanity cabinetry and countertop
- Cleaners sink: Armitage Birch Cleaners Sink with Fitted Bucket Grating 46cm

Decorations

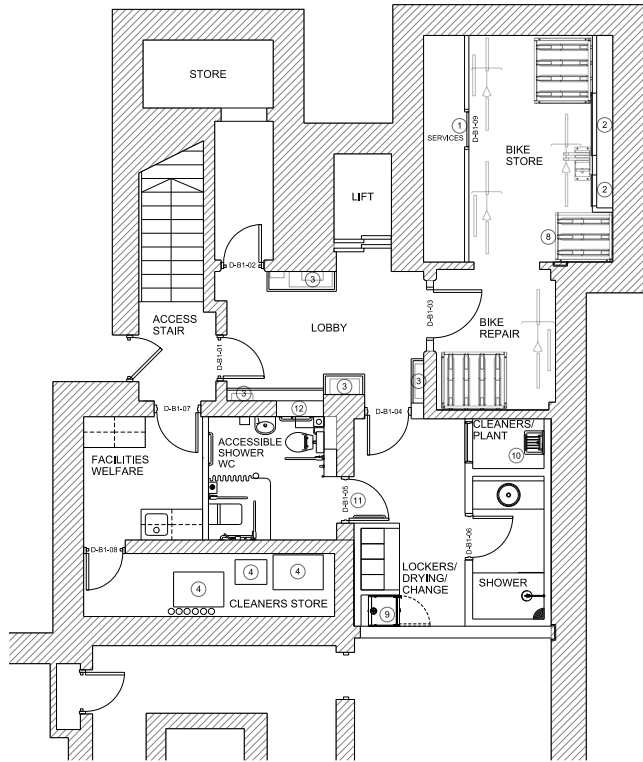
- Allow for painting walls Dulux Diamond Matt
- Allow for Wall tiles to showers
- Allow for tile splash back to FM kitchen units
- Allow for Painting of all architraves and skirtings
- Intumescent paint to steelwork finish in traffic yellow.
- Allow for porcelain/ ceramic floor tile to shower / drying rooms
- Allow for rubber dot flooring to lobby and bike store
- Allow for resilient LVT to FM room and cleaners store.
- Allow for vinyl info graphic signage and wall art to doors and lift lobby
- Allow for general signage

MEP

- Refer to MEP drawings. Generally, to include but not limited to: Ventilation, Ev Bike charging, Drying cabinets, Lighting, Small power
- Existing live services are to be maintained.

The proposal is to enhance the existing end of trip facilities, improving the provision and range of facilities.

- 1. Refurbished cycle store
- 2. Bike repair stand
- 3. EV Bike Charging
- 4. Drying cabinets
- 5. Lockers
- 6. Shower
- 7. Accessible shower and WC
- 8. New facilities management
- 9. New cleaners store
- 10. New landlord store



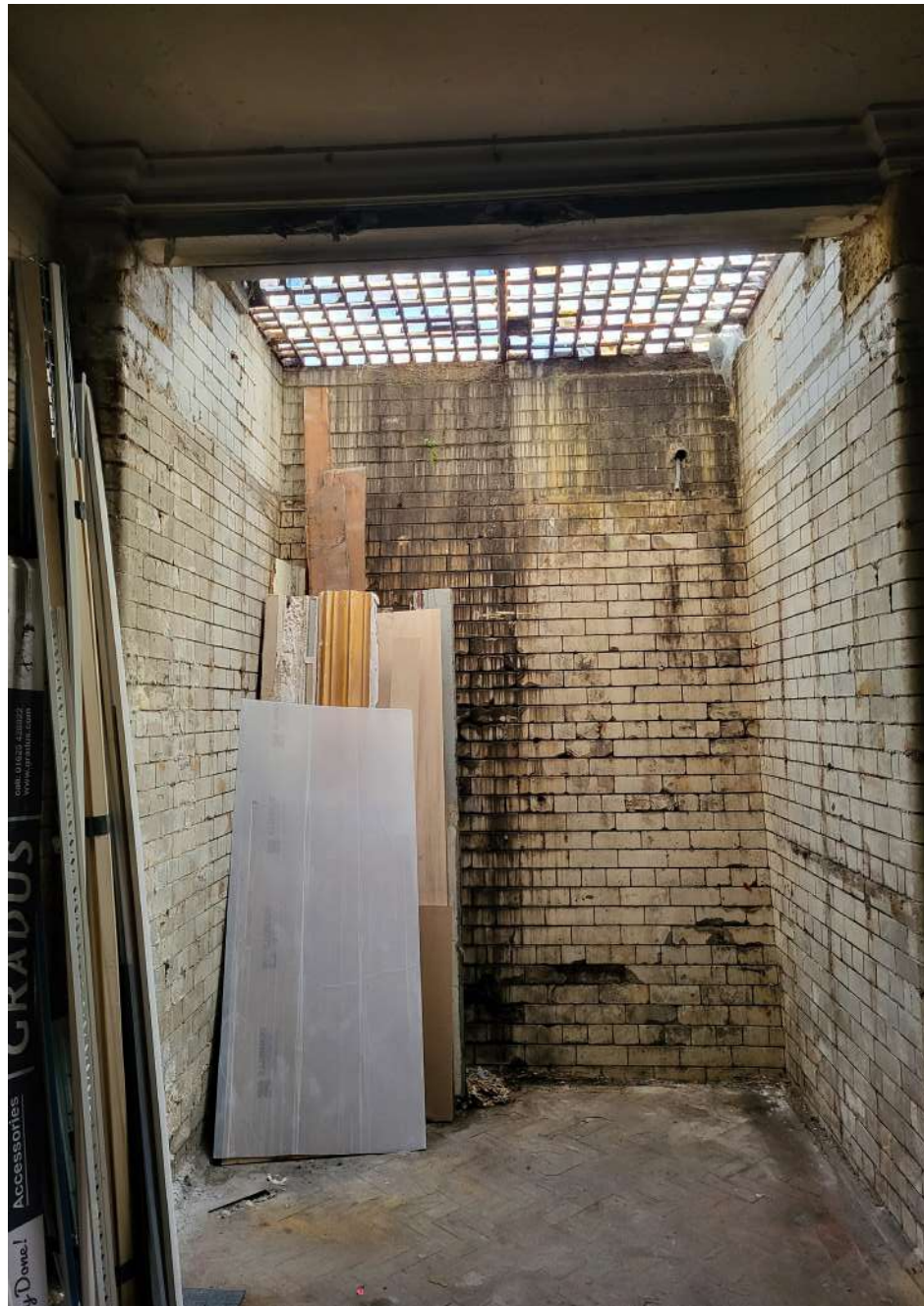
Proposed Basement Plan



Proposed Basement Visual

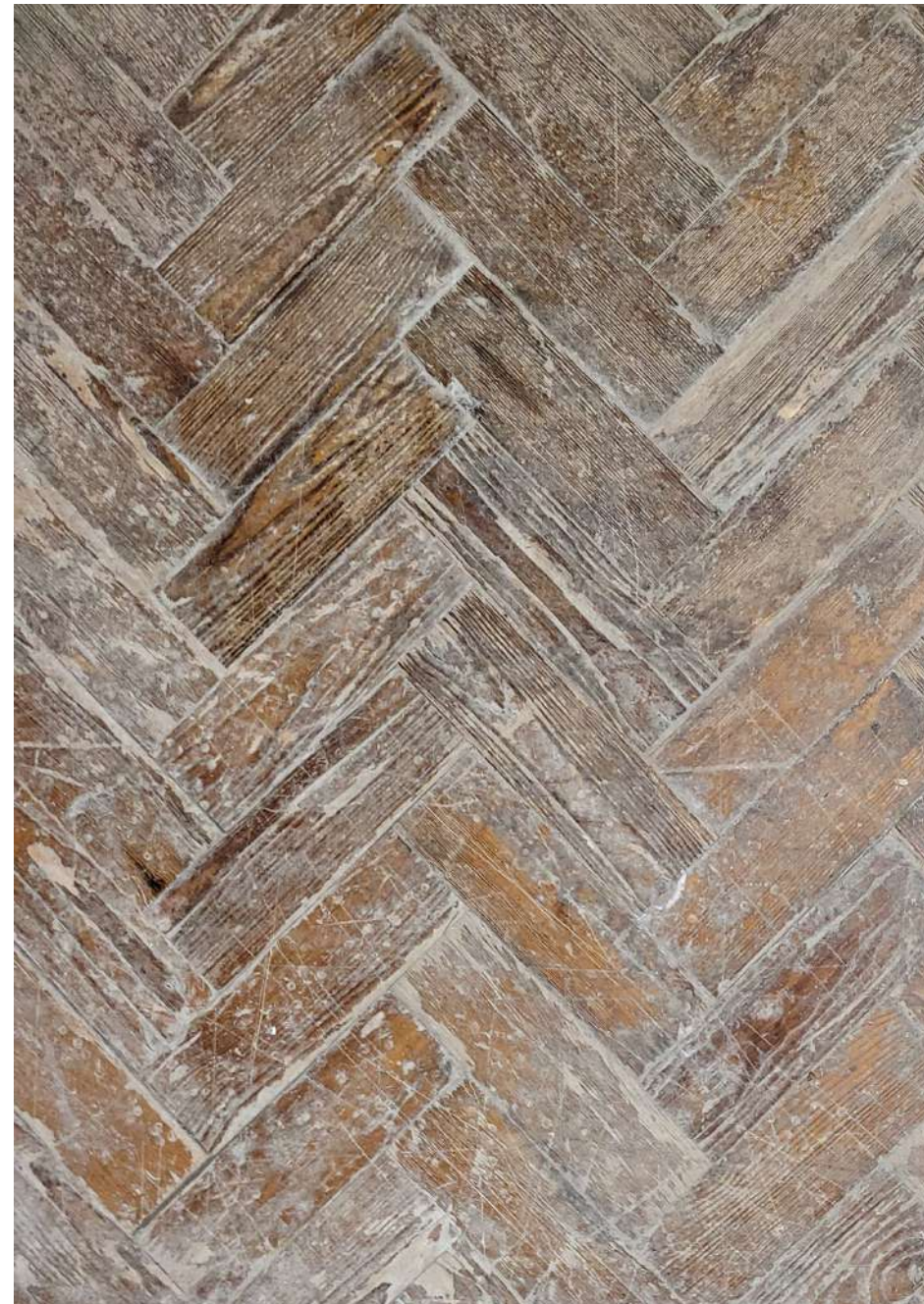
4.4.3 Glazed brick

A sample of the existing glazed brick can be seen below. Where this is currently painted within the development boundary, the proposal is to uncover the original surface. Any glazed brick to a room proposed for wall tiles will be concealed with an independent metal stud liner, protecting the material into the future. In the course of the removals to create the new door way, any glazed brick which can be reclaimed, will be with a view to piecing in replacing non original red brick.



4.4.4 Parquet.

The original parquet to the basement exists beyond the boundary of the works. As such the basement proposals will not be detrimental to the condition or extent of original flooring.





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