

Upper Camfield Market Hall, Barton Street, Manchester, M3 4NN

Planning Condition – Bespoke Trigger No 4

Statement to be complied with:-

Prior to the commencement of works to install any relevant (internal and external) mechanical and electrical (M & E) installations (including CCTV and lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed, and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Contractors Response: -

Installation Procedures:

The Electrical Installation will be fixed to the fabric of the building and will follow the existing installation as necessary and is relevant to Planning and to the development permitted.

At high level we will carefully fix Rod Plates to the existing wooden beams to suspended 8mm Rod and Unistrut to support our cable trays. Picture attached of works completed on Lower Camfield Market, Lower Byrom Street, Manchester M3 4FP to demonstrate the intent.

In limited areas we may need to clamp to the horizontal lattice trusses to support containment routes discreetly alongside.

Lighting :

Internal lighting above the Mezzanine will be mounted to the underside of the cable trays where possible and suspended carefully from the building fabric using Gripple Wire at high level in the open plan areas.

The Lighting within the Suites, WC's and Stairwells will be Recess / Surface fittings as indicated on our design drawings (These fittings will be installed in the newly formed ceilings)

The under Mezzanine new lighting will be installed to the metal deck soffit or to the underside of the newly installed containment. This is indicated on our design drawings.

External lighting will be installed internally to a local isolation point in the form of a greg rose.

From the greg rose we will install a flex to the final light position, carefully and precisely drilling through the external walls.

Power :

All the new Power provisions are located on the newly formed/installed walls or newly installed Floor Trunking - No power is to be fixed to the existing columns.

FA / Intruder / CCTV & Door Access :

The above disciplines will follow the same principles of installation as above - No items will be fixed to the existing columns.

Pipework

At high level we are sharing the containment route of the electricians which is the carefully fixed Rod Plates to the existing wooden beams. These are connected to suspended 8mm Rod and Unistrut to support our pipework/ containment trays which are to run parallel to electrical cable trays. Routes as indicated on our drawings.

Air conditioning, ductwork & grilles:

Ductwork at high level will be suspended carefully from the building fabric using Gripple Wire at high level in the open plan areas.

Low velocity destratification fans will be connected to existing building steel structure via independent metal fixing clamps which can be removed and separated from the building structure with no impact or damage upon completion.

The air conditioning units, fans & grilles within the Mezzanine Suites, (and grilles in WC's generally) will be surface fittings as indicated on our design drawings (these fittings will be installed in the newly formed MF ceilings), and fixed independent of the existing building above the newly formed Mezzanine office/ meeting rooms.

The under Mezzanine air conditioning & ventilation will be installed to the underside of the new mezzanine metal deck soffit. This is indicated on our design drawings.

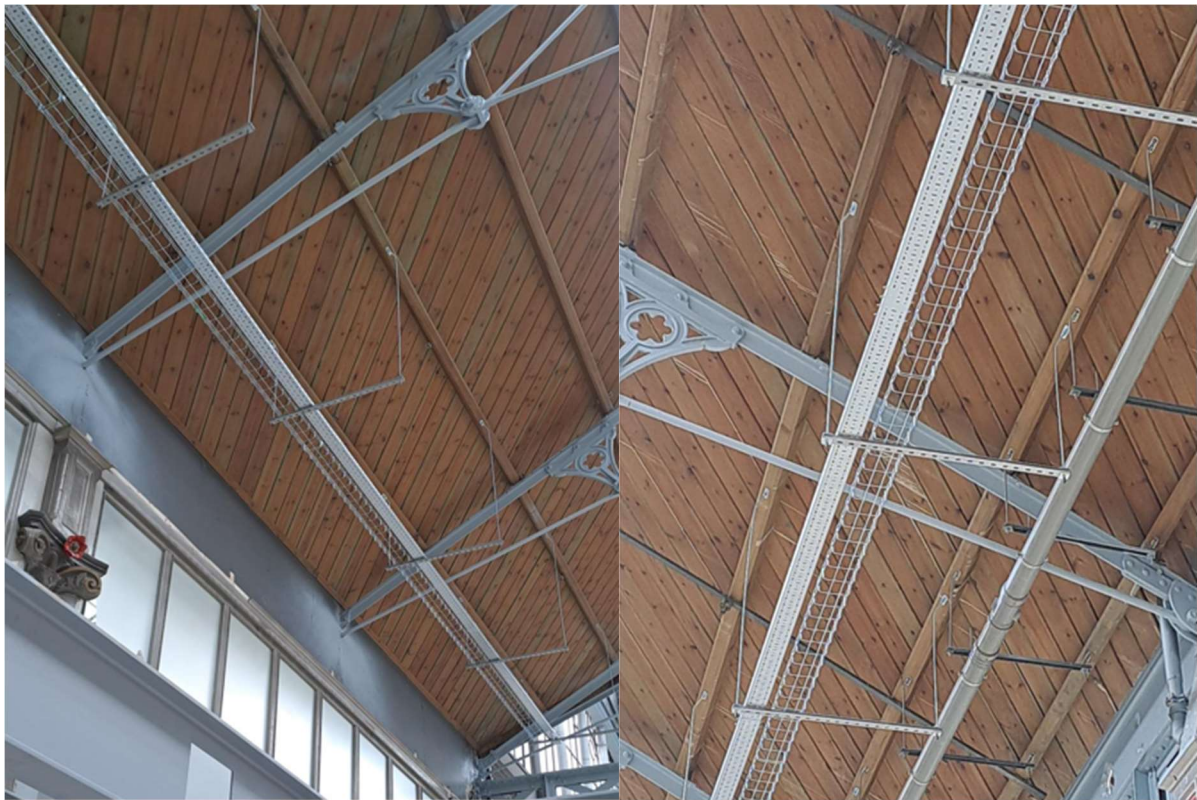
Wall controllers/ air sensors :

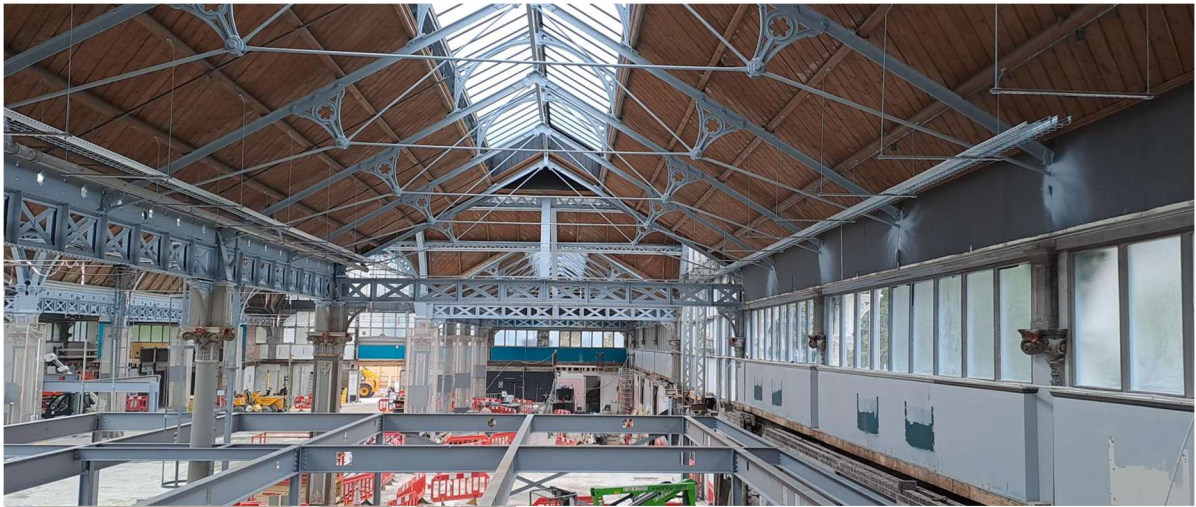
The above disciplines will follow the same principles of installation as above, with sensors or controllers fixed to newly formed MF walls - no items will be fixed to the existing columns.

Removal and Alteration strategy

During the life span of these new building services, it may be necessary to remove, alter or replace with new equipment. The predetermined service routes will assist with future alterations. The removal of bracketry from the timber roof structure will leave small unnoticeable holes which will partially seal up and eventually become invisible. Where we have attached clamps to the cast iron lattice beams these are easily removed with no damage to the structure other than minor painting remedials, will be required.

Indicative Lower Campfield Installation:









Proposed Containment Routes

See attached Electrical & Mechanical Drawings

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C4488/E005

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