

St Mary's Presbytery
M17, Mulberry St, Manchester M2 6LN

ARCHITECTURAL METHOD STATEMENT

for installation of Fire Alarm and Emergency Lighting equipment



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1: Introduction

This Design, Access and Heritage Statement has been compiled by Crosby Granger Architects to control the installation of Fire Alarm system and Emergency Lighting System at St Mary's Presbytery, 17, Mulberry St, Manchester M2 6LN.

The Presbytery fronts onto Mulberry Street, and together with the adjacent attached St Mary's church are important elements in the urban streetscape.

The Presbytery is a Grade II listed building and all works must be carefully considered to avoid harming the heritage significance of the building. The modern (1960s) extension to the Presbytery does not form part of the listing, but is considered as a curtilage building for Planning purposes.

The proposed works include the removal of existing fire alarm equipment and the installation of a new fire alarm system to the core of the building, together with the installation of a basic emergency lighting system to the principal stairway and basement.

2: Overarching Principles



Fig 1: Typical decorative plaster and joinery details in the stairwell

The proposed works are confined to the interior of the building.

The interior of the Presbytery has been degraded over time by piecemeal alterations, but some original features remain, notably ornate plaster covings and joinery in the stairway and hallway. These features must be protected during the works.

During the works every effort must be made to avoid damaging existing original building fabric.

Ultimately all of the works will be reversible by removal of the equipment and making good the affected surfaces locally with compatible materials and paint finishes.

3. Technical Installation Details

3.1 Supervision: The works will be carried out under the supervision of an accredited conservation architect to control quality and minimise impact on the historic fabric. The final location of all items of equipment will be confirmed on site by the Architect and marked up on surfaces in advance of works commencing.

3.2 Equipment: The detectors, sounders, control panels, light fittings and other components of the fire alarm and emergency lighting systems will be subject to approvals by the Local Authority Conservation Officer prior to installation. Any proposed substitutions must be approved before installation.

3.3 Existing equipment: Wherever possible existing redundant fire alarm equipment and associated redundant cables are to be removed entirely. Fixing holes and associated damage to plaster surfaces and timber surfaces are to be filled and made good. See Filling.

3.4 Cable routes: Existing cable routes will be utilised where possible to avoid the need for further disrupting the fabric of the building. The building has been fully wired for power and lighting, and a modern central heating system has been installed, therefore there are a number of locations where floorboards have been lifted and access ways formed in the structure. These existing access points and access ways must be used for cables serving the new system in preference to forming new cableways.



Fig 2: Typical location of smoke detector in stairwell. Remove existing equipment, replace with new. Access to cable route from floor above, using existing access provision

Where it is unavoidable to form a new aperture for cables to pass every effort must be made to avoid damage to architectural features. In locations where it is necessary to negotiate existing details such as cornices these will be protected by either dressing the FP200 cable neatly around the feature, or where appropriate by drilling through the plasterwork behind the cornice with a long bit to allow the cable to pass behind the feature, and subsequently making good.

Holing and notching to timber elements should be unnecessary where existing cableways can be utilised. Where the formation of new cableways is unavoidable the relevant Building Regulations should be consulted with regard to the location of holes and notches in beams to avoid loss of structural strength.

Existing access to floor voids should be utilised wherever possible. Remove existing fixings carefully to avoid damage to boards. Where new access traps are unavoidable remove floorboards carefully, working to existing joints where possible and cross-cutting carefully by hand or with a reciprocating power tool guided by a temporary batten.

Re-fix all removed floorboards neatly and securely on completion, using brass slotted screws in drilled holes. Fix support battens to structure below as necessary.

Cables are to be surface mounted in preference to chasing in. Use FP200 cables and screw-fixed P clips to suit. Run alongside existing surface mounted cables where appropriate. Cable are to be painted in at subsequent re-decoration.

3.5 Filling & making good plasterwork: Where cables have to be unavoidably chased into plaster the chases will be formed with care to minimise disruption to fabric, and the resultant damage made good to maintain continuity of surfaces.

Fine filling: use a proprietary plaster filler e.g. Toupret Interior Filler, used as manufacturer's instructions.

Larger holes: backing coats - haired hot-mixed lime plaster, coarse stuff, with hair / fibres to suit. Mix ratio 1:5 by dry volume. Finish coat: lime putty fine stuff. Mix ratio 1:3 by volume.

Laths: where replacement is unavoidable use seasoned sawn oak or chestnut laths, dimensions to match existing, fixed with stainless steel screws.

3.6 Fixings to equipment and cable clips: Visible fixings – use solid brass slotted screws or appropriate size. Countersunk, raised or round heads as appropriate. Hidden fixings – brass or stainless steel screws.

3.7 Decoration: Any new filling or patching to plaster surfaces should be left smoothed, sanded if necessary, and left ready for decoration. The Presbytery will be subject to full redecoration on completion of re-ordering works, therefore in this phase of work it is appropriate to apply a priming coat of a non-plasticised emulsion paint e.g. Screwfix 'Fortress' Emulsion for New Plaster.

4. Supporting Information

This document should be read in conjunction with:

- Design, Heritage, and Access Statement
- Schedule of Work and Specification
- annotated Floor Plans 191C(04)001 and 191C(04)002.

Where there is any doubt about the installation requirements or if further information is required contact Crosby Granger Architects, 01539 555300 – Andrew Bodenham (Building Surveyor) or Chloe Granger (Conservation Architect Director)