

MF5 ceiling sections (top hat) metal framed suspended ceiling system. secured to wall and supported off stud drywall partitioning.

trim around existing timber frame
50mm metal C stud drywall partitioning

MF5 ceiling sections (top hat) metal framed suspended ceiling system. secured to wall and supported off stud drywall partitioning.

50mm metal C stud mechanically fixed into wall to support MF5 ceiling sections.

MF5 ceiling sections (top hat) metal framed suspended ceiling system. secured to wall and supported off stud drywall partitioning.

12.5mm fireboard (pink board) mechanically fixed to underside MF5 ceiling sections. all joints taped and filled.

12.5mm fireline board (pink board) trimmed around existing timber picture rail

12.5mm fireboard (pink board) mechanically fixed to new studwork. all joints taped and filled.

50mm metal C stud drywall partitioning @400mm crs. erected away from existing wall and timber features, taken upto to underside MF5 ceiling sections

12.5mm fireline board (pink board) trimmed around existing timber skirting

Section A-A

Section B-B

12.5mm fireboard (pink board) mechanically fixed to new studwork. all joints taped and filled.

50mm metal C stud drywall partitioning @400mm crs. erected away from existing wall and timber features, taken upto to underside MF5 ceiling sections

12.5mm fireboard (pink board) returns

12.5mm fireboard (pink board) mechanically fixed to new studwork. all joints taped and filled.

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50mm metal C stud mechanically fixed into wall to support MF5 ceiling sections.

trim around existing timber frame MF5 ceiling sections
12.5mm fireline board (pink board) trimmed around existing timber frame.

MF5 ceiling sections (top hat) metal framed suspended ceiling system. secured to wall and supported off stud drywall partitioning.

IMPACT OF THE PROPOSED CHANGES ON THE LISTED BUILDING:

WE HAVE CAREFULLY CONSIDERED THIS PROPOSAL IN RELATION TO THE LISTED BUILDING DURING THE DESIGN PROCESS. WHILST WE RECOGNISE THAT THE WHOLE OF THE BUILDING IS INDEED LISTED, THESE CHANGES ARE NOT EXPECTED TO HAVE ANY IMPACT ON THE HISTORIC VALUE OF THE SITE AND RELATE ONLY TO THE EXISTING MODERN FEATURES WITHIN THE UNIT AS DESCRIBED.

THE PROPOSAL AMOUNTS TO FIT OUT OF THE EXISTING INTERNAL MODERN SHOP UNIT AND HAS NEGLIGIBLE IMPACT UPON THE HISTORIC FEATURES OF BUILDING AND THE SURROUNDING CONSERVATION AREA.

DURING THE CONSERVATION-LED DESIGN PROCESS, CAREFUL CONSIDERATION WAS TAKEN NOT TO IMPACT UPON THE EXISTING SIGNIFICANT FEATURES OF THE BUILDING.

OVERALL, WE HAVE CAREFULLY CONSIDERED THE AMOUNT AND LOCATION OF THE PROPOSED WORK IN RELATION TO THE HISTORIC ELEMENTS WITHIN THE BUILDING. IN THE LIGHT OF THIS, THE PROPOSAL COMPLIES WITH PLANNING POLICY AND DESIGN GUIDELINES, AND THERE IS NO ADVERSE IMPACT ON THE HISTORIC CHARACTER OF THE ROYAL EXCHANGE BUILDING.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY NOMINATED CONTRACTORS BEFORE COMMENCEMENT OF ANY WORKS. ALL CONSTRUCTION, ON SITE WORK AND MATERIALS ARE TO COMPLY WITH LOCAL AUTHORITY, FIRE AND CDM REGULATIONS.

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NOTES

Rev	Date	Int	Comments
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Drawing Status
Preliminary

Project Title
**2 Market Street
Manchester, M1 1PT**

Drawing Title
Basement Works 2

Drawing No.
12823_002_02 (8606)

Scale
1:20 @ A3

Date
15.09.23

Drawn By
DS

Rev No.



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1 Proposed – Basement
Scale: 1:50 @ A3