



AA PROJECTS

DELIVERING EXCELLENCE WITH **DREES & SOMMER**

# Condition Discharge Information Pack

## PSDS3 Decarbonisation Works

**Manchester City Council**

**August 2023**

Didsbury Library

692 Wilmslow Rd

Didsbury

Manchester

M20 2DN





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## 1.0 Introduction

This information pack has been prepared to support the discharge of conditions under Listed Building Consent reference 136153/LO/2023. Conditions to be discharged are listed below.

*3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:*

- a) Full details and method statements for: the blocking up of redundant openings; removal of redundant services and equipment - including from the basement boiler room; cabling; wiring; piping, together with details of the repair and materials to be used for the making good of any damage to the fabric of the building.*
- b) Full and final details including cross section drawings of replacement window and method statement for the replacement of the basement window identified to be replaced.*
- c) Full and final details of the radiators to be installed together with methods of fixing and routing of associated pipework and colouration of the radiators to be installed based upon a full review of the colour of existing radiators.*
- d) Full and final details and method statements for the installation of lighting fixtures and fittings.*
- e) Full and final details of the installation of electrical mains entry into the building together with method statement for the works including the external excavations works required for its installation.*

## 2.0 Condition Discharge

### 2.1 Condition 3a – Making Good of Openings & Penetrations, Removal of Redundant Equipment

The service penetrations through the building and services to be removed from the building are highlighted on the document under appendix A of this information pack.

The replacement of the heat and hot water generation will require the removal of the existing plant from the basement boiler room, and the installation of new plant in the basement boiler room.



The existing plant to be removed and disposed of off site is shown on the drawing 6776-M-SC-02 and hatched in red and includes the following:

- Existing REMEHA gas boiler(s)
- Pumpsets
- Expansion vessel
- Associated connective pipework, cables and electrical supplies

Following the removal of this plant the underlying surfaces will remain as existing and will not be made good. The detail and location is outlined below and under appendix A of this document.

|     |                        |                                                                                                                                       |                                                                                                                                                                         |
|-----|------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R01 | Basement, boiler room. | Removal of existing REMEHA gas boiler(s), pumpsets, expansion vessel, associated connective pipework, cables and electrical supplies. | Existing surfaces will be left in the existing condition following removal of the existing plant. There is no proposed making good of the associated existing surfaces. |
|-----|------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Penetrations will be made through the building fabric in various locations as listed below to allow services to pass from space to space. The penetrations will generally be cut neatly and to the required diameter, minimising the need for filling and sealing. Where filling and sealing is required, this will be done so to match the existing construction and finishes.

The detail and locations are outlined below and under appendix A of this document.

| Ref | Location                                                     | Type                                                                                                                                           | Making Good                                                                                                                       |
|-----|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| P01 | First floor / roof void – above existing distribution board. | Cable and conduit penetration through ceiling into roof void.<br><br>Penetration through wall in roof void to allow conduit and cable to pass. | Drill hole of correct diameter for conduit. Make good with filler or plaster patch to match existing. Decorate to match existing. |



|     |                                                   |                                                                                                                                   |                                                                                                                                   |
|-----|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| P02 | First floor staff room, near fire place.          | Cable and conduit penetration through ceiling into roof void.                                                                     | Drill hole of correct diameter for conduit. Make good with filler or plaster patch to match existing. Decorate to match existing. |
| P03 | First floor staff room, near large 3 pane window. | Cable and conduit penetration through ceiling into roof void.                                                                     | Drill hole of correct diameter for conduit. Make good with filler or plaster patch to match existing. Decorate to match existing. |
| P04 | Basement, adjacent existing coal chute.           | ENWL cable and duct penetration through masonry wall to RHS of existing basement window/coal chute (see drawing 3348.01 Rev C).   | Drill hole of correct diameter for duct. Make good with small gap between hole and duct with flexible sealant.                    |
| P05 | Basement, window above existing coal chute.       | Duct and pipe penetrations through basement window above coal chute following replacement of glazed casement with plywood infill. | Unscrew glazed casement and replace with plywood infill. Fill gap between cut holes and duct with flexible sealant.               |
| P06 | Basement, above door opening.                     | Cable and conduit penetration masonry wall above door.                                                                            | Drill hole of correct diameter for conduit. Hole to be formed neatly and no making good required.                                 |
| P07 | Basement, duct door adjacent staircase.           | Cable and conduit penetration to door casing,                                                                                     | Hole drilled through timber casing of duct door. Hole                                                                             |



|  |  |                                       |                                            |
|--|--|---------------------------------------|--------------------------------------------|
|  |  | from basement to sub-floor void/duct. | neatly formed and no making good required. |
|--|--|---------------------------------------|--------------------------------------------|

**Method Statement – read alongside drawing outlines under appendix A**

1. Services will be brought into the building in the basement. The existing casement window will be altered as outlined under 2.2 below (Condition 3b – Service Entry / Window).
2. Electricity North West will bring their services into the building as outlined under 2.5 below (2.5 Condition 3e – Incoming Electric Mains) .
3. Power cables will be contained within 20mm diameter uPVC conduit screw fixed to surfaces. Penetration holes will be drilled to just exceed the diameter of the conduit and allow a neat finish with minimal making good of the hole. Where making good is required, it will be done so in filler or plaster to match the existing adjacent finish, and painted to match the existing adjacent colour.

## 2.2 Condition 3b – Service Entry / Window

The existing window and coal chute is depicted on drawing 19772-DL-012 Rev A 'Didsbury Library Window Detail'.

Communications have taken place between Rob Swiatek and Rob Griffin regards the preferred entry point of the services into the building. The proposed solution is to remove the two existing hinged, glazed casements and replace them with a 24mm thick weather resistant plywood panel. The service penetrations will then be made through the plywood panel.

**Method Statement – read alongside drawing 19772-DL-012-RevA**

1. The existing hinged casements will be unscrewed at the hinge/frame junction and removed from the window. They will be left in the plant room/basement and not cleared from site.
2. A 24mm thick weatherboard ply (WBP) panel will be screw fixed into the existing rebated frame (from where the casement was removed) on both sides. Holes will be



predrilled and countersunk to minimise splitting of timbers and to leave a flush finish to the finished face.

3. Circular holes will be drilled or cut through the WBP panel using an appropriately sized hole saw, allowing a snug fit between the service / duct and the WBP.
4. The junction between service penetration and WBP will be sealed with weatherproof sealant.
5. The junction around the existing frame and WBP will be sealed on the external face with weatherproof sealant.
6. The WBP will be painted on both faces using primer, undercoat and satin paint of external grade. The existing frame will not be repainted.
7. There will be no repairs to the existing frame.

## 2.3 Condition 3c – New Heat Emitters

New heat emitters will be installed in a small number of locations on the ground and first floors. The ground floor will use three new grey Jaga Strada radiators on the existing piped central heating system. The first floor will include two new white Dimplex PLX electric panel heaters in the staff room only.

The location of the staffroom and the current lack of existing wet system pipework has led to the proposal of Dimplex PLX panel heaters which will avoid the installation of new pipe runs and avoid unnecessary disruption of the building fabric.

The heat emitters will be installed in locations where there is currently no radiator installed. They will be mounted in to the wall using wall hanging brackets that are plugged and screwed to the wall.

Data sheets and location plans are provided in appendix C of this information pack.



**Method Statement – read alongside drawings J-24045-M04 and J-24045-M05**

1. The screw fixing positions will be located on the existing wall to suit the bracket for each radiator location and type. The holes will be drilled to the required depth and diameter.
2. Plugs suitable for the underlaying wall construction will be installed to the drilled holes and the hanging brackets offered up and screw fixed in position.
3. The heat emitters will be hung on to the installed brackets.
4. The piped or wired supplies will be connected to the heat emitter.
5. 15mm diameter pipes will be brought to the Jaga Strada emitters at skirting level.
6. The pipes will be fixed to the existing skirting using appropriate brackets and wood screws. Holes will be predrilled to avoid splitting of timber.
7. Pipework will be painted to match the existing pipework colours.
8. Electrical cables will be brought to the Dimplex panel heaters in 20mm diameter round white uPVC conduit, fixed to the walls and skirtings.
9. The conduit will be fixed to the existing walls and skirting using appropriate brackets and wood screws. Holes will be predrilled to avoid splitting of timber.

## **2.4 Condition 3d – Light Fittings**

New light fittings will be installed in locations as shown on drawing J-24045-E02. The proposed light fittings are from Dextra and are outlined in the specification sheets included in appendix D of this information pack. The existing wiring, containment and controls will remain in place and will be reused.

**Method Statement – read alongside drawing J-24045-E02**

1. Existing lights will be removed and disposed of off site.
2. New light fittings will be installed in the locations shown on the drawing, replacing the existing locations.
3. Existing fixing holes will be reused where they are found to align with the new fixing brackets.



4. Where new fixing holes are required, they will be drilled to align with the new brackets and plugs suitable for the underlying ceiling construction will be installed to the drilled holes
5. New fixing brackets installed and light fittings will then be installed.

## 2.5 Condition 3e – Incoming Electric Mains

Electricity North West Ltd (ENWL) will bring in a new incoming electrical mains supply to the basement of the Library.

The ENWL cable will be brought from the mains in the street to the building entry point in underground duct work, following the route of the duct being used by the mechanical services. The duct route is aligned with the arborist report to avoid any root protection zones, and has been reviewed by GMAS who confirmed they need no further input. The excavation will be made good to match the existing surfaces, that being macadam finishes to the entrance drive and car park.

To enter the building, a new hole will be drilled through the masonry adjacent the existing coal chute, and internally an MDF lining will be installed to the basement wall. This is depicted on drawing 3348.01 Rev D.

### **Method Statement – read alongside drawing 5500245959-01**

1. The duct will be excavated following the agreed route and using the setting out points dimensioned on the arborist report and drawings. Ducts and services will be laid and then the excavation will be backfilled using sub base materials before being finished with macadam to match the existing drive and car park finishes.
2. A new hole will be drilled not exceeding 200 mm to allow the duct and cable to pass into the basement. The location is shown on 3348.01 Rev D.
3. An MDF wall lining will be installed to the inner face of the basement wall to allow the installation of the distribution boards. The MDF will be fixed over timber grounds, plugged and screwed to the masonry. New fixing holes will be drilled and plugs suitable for the masonry will be installed.



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# Appendix A

Removal & Making Good Details



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# Appendix B

Window drawing 19972-DL-012 Rev A



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# Appendix C

Radiator information – Jaga Strada & Dimplex, location drawings



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# Appendix D

Proposed Luminaires



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# Appendix E

ENWL Cable route & Penetration