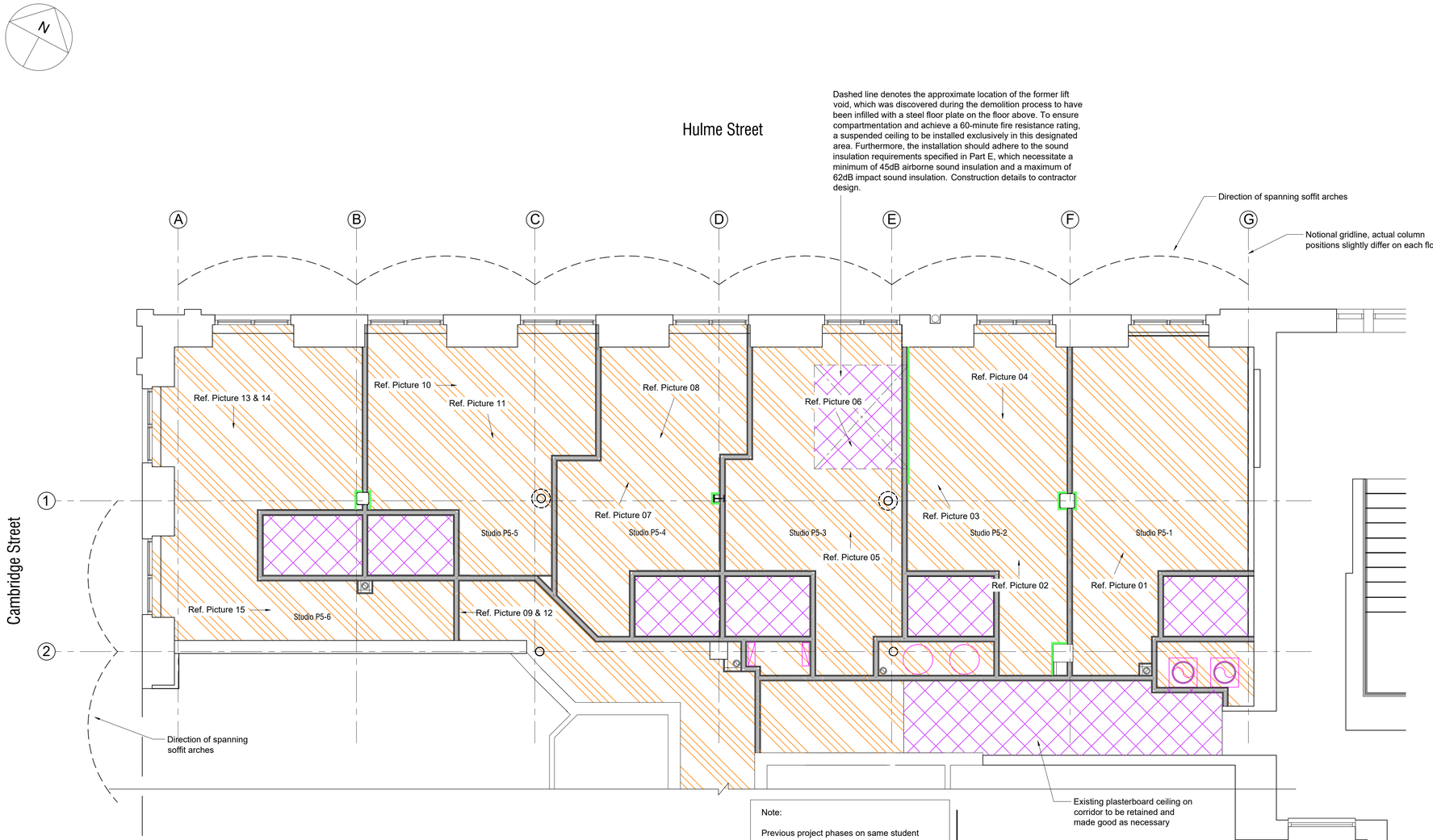


Note:

Previous project phases on same student accommodation building undertaken by other architect approved by Listed Building Consent application 126521/LO/2020

Site work-in-progress pictures:

To ensure the structural integrity of the building is preserved, we are proposing to retain the existing plastered ceilings and making any necessary repairs before repainting as needed to match their original appearance, using a permeable durable breathable finish. The missing / collapsed plastered ceilings should be reinstated to match existing.

Picture 01

Picture 02

Picture 03

Picture 04

Picture 05

Picture 06

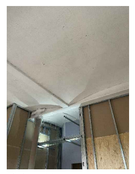
Picture 07

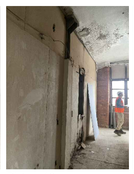
Picture 08

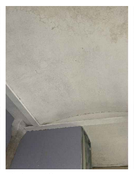
Picture 09

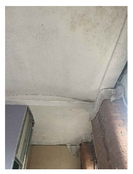
Picture 10

Missing bricks / plaster to be made good to match existing


Picture 11


Picture 12


Picture 13


Picture 14

Picture 15

Proposed Third Floor Ceiling
Scale 1:50

0m 1m 2m 3m 4m 5m

CEILINGS FINISHES

A Three coats (one mist; two full coats) of Dulux 85YY 74/012 matt on plasterboard base to plasterboard British Gypsum MF ceiling.
Moisture resistant plasterboard to bathrooms, ensuites and wc's ceilings.
Ensuite ceilings to have appropriate lockable access hatches as required for maintenance of M&E equipment on ceiling void, size to be advised by M&E consultant / contractor.
Where applying to existing plasterboard ceilings, contractor to make good and prepare existing ceilings appropriately. Installations to manufacturer recommendations

B No ceiling, exposed original soffit.

B1 Where soffit brickwork arches are already exposed, brickwork to be shotblasted / exposed and & to be made good as necessary using suitable bricks to match existing and lime based pointing, Refer also to MBC Contractor Shot Blasting Specifications.
Brickwork pointing to be made good as necessary to match existing.
Holes on floors to be repaired using suitable bricks to match existing and lime based pointing to match original construction and to ensure structural integrity of structure. Note: Concrete repairs of brickwork to both walls and ceilings are not acceptable by Planning Authority.
Feature floor steel beams to be cleaned and made good as required, should be treated with intumescent paint colour to match original / historic paint and to provide 90 minutes of fire resistance, allowing them to remain exposed.

B2 Where existing soffit vaulted brick arch have been found rendered and painted, to ensure the structural integrity of the building is preserved, we are proposing to retain the existing plastered ceilings and making any necessary repairs before repainting as needed using Johnstone's Jonmat Premium Contract Matt emulsion with a breathable & durable finish, as requested by Planning Conservation Officer on site Visit o Thursday the 29th of June 2023. This approach is essential as it will help to maintain the overall stability of the building.

B3 Where existing vaulted soffit consist of a small section covered in plaster while the remainder consists of painted brickwork. In these specific areas, it is proposed to restore and ensure the integrity of the plastered portions, while repainting the remaining sections to match their original appearance using Johnstone's Jonmat Premium Contract Matt emulsion with a breathable & durable finish, as Type B2 above.

B4 Feature cast iron trusses to be cleaned and made good as required, should be treated with intumescent paint colour to match original / historic paint and to provide 90 minutes of fire resistance, allowing them to remain exposed.

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepencies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.
The Principal Designer will be able to coorinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996
The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Legend:

Suspended MF plasterboard ceiling. On former lift void ceiling to achieve 60-minute fire resistance and minimum of 45dB airborne sound insulation and a maximum of 62dB impact sound insulation. Type A ceiling finish

No ceiling, cleaned exposed brickwork soffit.
Type B1 ceiling finish, TBC by contractor after sandblasting

Boxed-in concrete columns and capitals due to unsightly & uncoordinated columns and to garantee 90 minutes fire resistance. Type A finish, refer to following drawing: C-0520-161_Typical Columns Details

dwell Student Living®

Drawing Status:	PLANNING

REV	DESCRIPTION	CHECK	DATE
A2	Updated drawing to Planning request		27.07.2023
A1	Updated drawing after demolitions to Planning request		04.07.2023
A	Updated annotations		20.02.2023

CLIENT
Centurion Student Services (UK) Ltd trading as Dwell Student Living

PROJECT
MSV Central Block B, Dwell Student Living
Lower Chatham St, Manchester M1 5SX

DRAWING
Proposed Third Floor Ceiling [Level 5]

SCALE	DATE	DRAWN	CHECKED
A1 @ 1:50	07.2022	PB	

DRAWING NO.	CAD REFERENCE NO.	REVISION
C-0520-27-1		A2

equilibrium ARCHITECTS
435-437 Walmersley Road Bury Lancashire BL9 5EU T : 0161 797 2077 F : 0161 797 2088
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk