



Project Ref: 1907 St Margarets, Manchester

Revision: A

Door and Panelling Modifications

Standards

- **OPERATIVES:** Use operatives who are skilled and experienced with the equipment, materials and procedures. Provide evidence of their training and experience to the CA on request.

The contractor and all operatives are to be inducted prior to commencement of works on site. The contractor and all operatives are to be made aware that St Margaret's is a listed building and that all works to fixtures and fittings are to be carried out in accordance with Planning approved documentation including this statement.
- **HEALTH AND SAFETY:** Take all necessary precautions to protect site operatives and the general public from health hazards associated with the materials and procedures for the cleaning method(s) used.
- **PROTECTION:** All opening up works shall be completed carefully, preventing unnecessary damage or destruction of adjacent surfaces and materials.
- **TEMPERATURE AND CONDITIONS:** Take all necessary precautions to prevent damage to the work from frost, rain and other hazards.
- **QUALITY:** Comply with the standards outlined in BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles (or any subsequent update of this documentation). Where standards conflict with contract documentation, seek instructions.

Scope

Modification of existing panelled doors and partitions to suit raised floor and form new access panels to M&E risers.

Prior to Commencement

- Ensure full Refurbishment and Demolition asbestos survey has been received and reviewed by relevant senior operatives. All asbestos to be removed or encapsulated in accordance with report recommendations by a licensed contractor, prior to proceeding.
- Method statements to be provided for review by CA and signed off prior to commencement.
- Protect all historic fabric to be retained – particularly but not limited to: coving, plaster and lath walls, panelled walls, historic masonry walls, floor boards, columns and beams, finishes to historic walls and historic stud partitions. Use rigid plywood or similar sheathing on timber stud framing to fully cover by not touch the historic fabric.

Door Modifications

- Carefully remove door leaf from frame.
- Cut down door to suit new opening size. Nominally cut 20mm from both the top and bottom of the leaf, ensuring the stability of the frame is retained.
- Cut grooves for perimeter smoke/intumescent seals
- Apply Intumescent paper to each face of the door.
- Rehang door.

Panelled Partition Modifications

New Partition Connection

All new partitions to abut existing partitions along the timber frame lines – and not bisect infill panels.

Profiled vertical timber pieces to be installed to the face of the panel frame, prior to offering up slim partitions with shadow gap junction detail.

Removable T&G panels

T&G panel infills to be made removable as required to access M&E equipment.

Carefully remove timber beading and set aside for re-use

Carefully remove T&G boarding and apply thin plywood backing to form removable panel.

Cut perimeter of boarding back slightly to allow reinstatement of beading

Insert new slim access panel frame

Reinstall beading

Apply concealed fixings to rear of removable panel

Reinstall panel using concealed fixings.

Previously painted glass insert panels.

Carefully remove beading and set aside for reinstatement.

Remove glass panels to workshop

Apply appropriate poultice to each side of the glass as required to remove paint.

Reinstall glass panels and beading.

M&E Ducting.

We note the CO concerns with regards to ducts passing through some of these historical partitions. However, we would make the following justifications:

- I. As per the Atelier Heritage report submitted with the application, these panels are not in themselves of high significance. Their construction is relatively poor quality, and they are not necessarily original to the building, and have in many instances already undergone significance adaptation. Our proposals retain most of these panelled walls without modification, and therefore their significance in terms of evidencing adaptation and the historic plan form are retained. Conversely the refurbishment or the panels including cleaning off the paint to reveal the glass panels, offers a moderately beneficial impact to the significance of the fabric.

Extract from the Heritage Report:

PANELLED WALLS

Existing: Internal partitions are a mixture of timber and glass, previously forming office walls and allowing for light and visual permeability. Tongue and groove low level panels and glazed panels to the top (back painted white) are present. They are of a low quality, though they are evidence of former use and adaptation throughout the 19th and 20th century. Panels create corridors which are an important part of the plan form and have evidential value.

Significance: Moderate- high in terms of plan form, but lower in some areas which have suffered from repair, alteration, and a degree of loss.

Proposals: To remove paint on glass and repair and retain panelling where possible, with an additional stud partition to one side, enabling fire protection. Glass windows to

be backlit within void. In instances where layouts cannot be made to work, limited sections of panelling will be removed. Due to the poor quality, tongue and groove panels will be over-boarded with a thin newly decorated timber panel.

Impact: Moderate beneficial, where fabric is retained and repaired. Minor adverse where small sections are to be removed. In mitigation these sections are limited, and the majority of panelled divisions throughout the building will remain.

2. As per our Design and Access Statement, the property is not suitable for conversion into offices due to the cellular nature of the spaces not correlating with market requirements. We would also argue the any successful conversion would require mechanical ventilation due to the high noise levels experienced in this location of the city.
3. As above, due to the location off Piccadilly, the high levels of noise require highly acoustically insulated windows for the residential conversion. See PDA Acoustic Report. Included in the application. The replacement DGU windows at ground floor can incorporate trickle vents and will hopefully be able to achieve the required acoustic ratings (pending detailed design and product research). However, all the upper floors require secondary glazing to retain the historic frames - and through trickle vents are not possible. Without adding vents into the façade of the building – unacceptably altering the fabric, there is no way to ventilate the spaces without mechanical ventilation. In addition, most duct routes are still required to ventilate the bathrooms/kitchens and the whole system is designed to recover waste heat thus reducing the carbon footprint of the scheme in use in contribution to the MCC ‘Zero Carbon by 2038’ target – as opposed to natural ventilation which requires significantly more energy to heat the spaces.
4. Due to the extent of the panelled partitions, there are very few locations where these ducts can pass through the building and not penetrate the panelling. We have worked with our M&E consultant to mitigate the number of ducts and the locate these where possible to avoid altering the panelling.
5. Please note that whilst locally to the ducts, the high level glass panels need to be replaced with small areas of solid panelling, the extent of glazing loss has been minimised by the introduction of additional transoms – drawings 402-404. Please also note that these alterations are fully reversible. We are happy to agree to keep the glazing in a safe location in the basement of the building, so that in future they could be reinstated. The works will not harm the framework of the panelling.
6. Our proposal to remove the paint from all the glass panels makes a positive contribution to the heritage asset, and the use of concealed LED lighting behind will once again reinstate the feel of light passing through into the lobby/corridor.

Making Good

Once all fixtures have been removed allow architect to re-inspect entire exposed fabric to ensure that the fabric is in accordance with drawings.

Following the careful removal of non-historic fixings such as wiring from the existing masonry walls, take photographs and report to CA.