

Cambridge Street

Hulme Street

Dashed line denotes the approximate location of the former lift void, which was discovered during the demolition process to have been infilled with a steel floor plate on the floor above. To ensure compartmentation and achieve a 60-minute fire resistance rating, a suspended ceiling to be installed exclusively in this designated area. Furthermore, the installation should adhere to the sound insulation requirements specified in Part E, which necessitate a minimum of 45dB airborne sound insulation and a maximum of 62dB impact sound insulation. Construction details to contractor design.

Direction of spanning soffit arches

Notional gridline, actual column positions slightly differ on each floor

CEILING 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, ensuite 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.

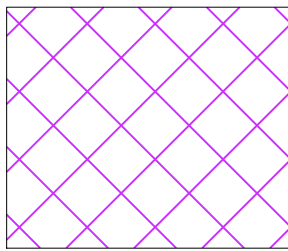
B1 Where soffit brickwork arches are already exposed, brickwork to be shotblasted / exposed and & to be made good as necessary using suitable bricks to match existing and lime based pointing. Refer also to MBC Contractor Shot Blasting Specifications. Brickwork pointing to be made good as necessary to 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.

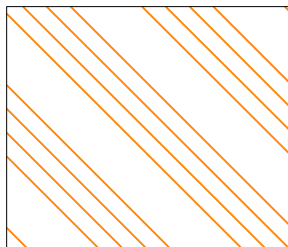
B3 Where existing vaulted soffit consist of a small section covered in plaster while the remainder consists of painted brickwork. In these specific areas, it is proposed to restore and ensure the integrity of the plastered portions, while repainting the remaining sections to match their original appearance 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.

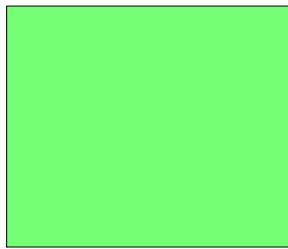
Legend:



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 guarantee 90 minutes fire resistance. Type A finish, refer to following drawing: C-0520-161_Typical Columns Details

Note:

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

Site work-in-progress pictures: Before sandblasting & cleaning



Picture 01



Picture 02



Picture 03



Picture 04



Picture 05



Picture 06



Picture 07



Picture 08



Picture 09



Picture 10

Proposed Lower Ground Floor Ceiling
Scale 1:50

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

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 discrepancies 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 duration of 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 coordinate 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 The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.



Drawing Status: **PLANNING**

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

REV	DESCRIPTION	CHECK	DATE
-----	-------------	-------	------

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 Lower Ground Floor Ceiling

SCALE	DATE	DRAWN	CHECKED
A1 @ 1:50	07.2022	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
C-0520-07-1		A2	



435-437 Walmersley Road, Bury, Lancashire, BL9 9EU T: 0161 797 2077 F: 0161 797 2088
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk