Note:

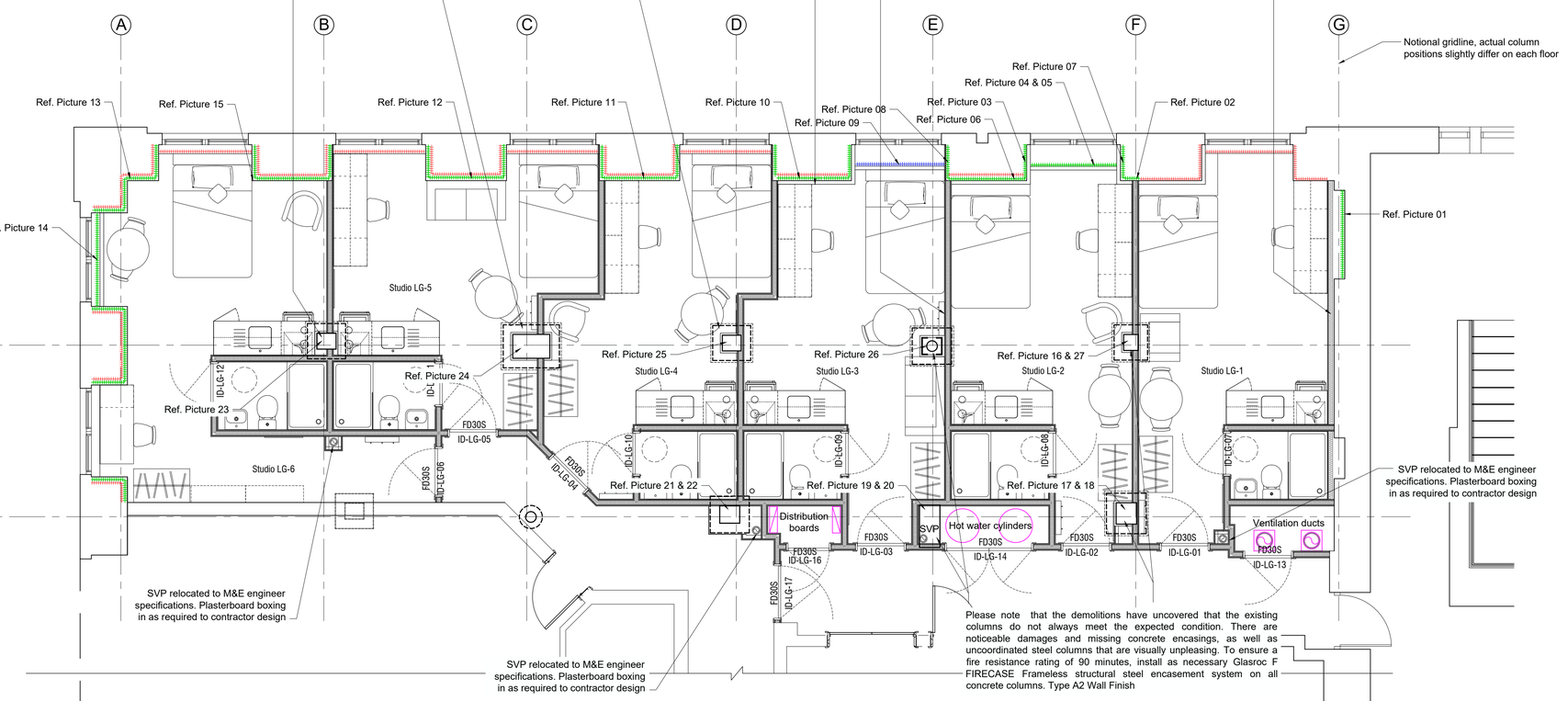
Previous project phases on same student accommodation building undertaken by other architect approved by Listed Building Consent application 126521/LO/2020

Please note, it is not always feasible to preserve the original structure of the building as it was assumed before demolitions. These demolitions have revealed instances where the brickwork walls were repaired using concrete blockworks in various sections. In these particular areas, whether it be the entire wall height or only at higher levels, the proposal involves using either permeable paint or ventilated plasterboard drylining. For specific details, please refer to the accompanying drawings:
C-0520-60_Existing Internal Elevations After Demolitions;
C-0520-61_Proposed Internal Wall Elevations & Drylining Details.

Please note that the demolitions have uncovered that the existing columns do not always meet the expected condition. There are noticeable damages and missing concrete encasings, as well as uncoordinated steel columns that are visually unpleasing. To ensure a fire resistance rating of 90 minutes, install as necessary Glasroc F FIRECASE Frameless structural steel encasement system on all concrete columns. Type A2 Wall Finish

New British Gypsum partitions with:
- Two layers of 12.5mm Soundbloc plasterboard each side of 70mm Gypframe 'C' Studs at 600mm centres.
- Partition thickness 122mm from plasterboard face to plasterboard face
- Max partition height 4600mm
- Sound insulation Rw dB = 52
- Skim both sides + painting
- 50mm Isover APR 1200 to all stud cavities to comply with Part E Building Regs. Allow for 15mm plywood patressing on bathroom side and elsewhere as required to contractor design & coordination.
- Head of partition fixed to structural soffit, deflection head as required.

New plasterboard Dryling to staircase wall: British Gypsum Gypframe system, or similar as required to be fixed to existing masonry wall and to be lined with 12.5mm wallboard + skimming & painting.



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

Proposed Lower Ground Floor Plan
Scale 1:50

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

WALL FINISHES

A Three coats (one mist; two full coats) of Dulux 85YY 74/012 matt on plasterboard base; All pipework to be concealed. Installations to manufacturer recommendations.

A1 In particular wall areas of original fabric repaired with blockwork, as found after demolitions, whether it be the entire wall height or only at higher levels, the proposal involves using Johnstone's Jonmat Premium Contract Matt emulsion with a breathable & durable finish or plasterboard drylining, refer to following drawings:
C-0520-60_Existing Internal Elevations After Demolitions;
C-0520-61_Proposed Internal Wall Elevations & Drylining Details

A2 All existing concrete columns do not meet the expected condition. There are noticeable damages and missing concrete encasings. To ensure a fire resistance rating of 90 minutes, install as necessary Glasroc F FIRECASE Frameless structural encasement system on all concrete columns, coating decoration as Type A above, refer to following drawing:
C-0520-161_Typical Columns Details

B Feature brickwork walls to be sandblasted and made good as necessary using suitable bricks to match existing and lime based plaster, Refer also to MBC Contractor Shot Blasting Specifications.
Feature cast iron columns if in good condition 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.

B1 In the case of steel columns with uncoordinated steel elements, they should be partially enclosed by forming a plinth at the base of the column only, using Glasroc F FIRECASE, coating decoration as Type A wall finish. Exposed column as type B, refer to following drawing:
C-0520-161_Typical Columns Details

C Coloured Acrylic Splashback above kitchen worktop, full length and along wall adjacent hob. Colour sample to be approved by Client; silicone mastic strip to worktop and Splashback; colour of mastic to match worktop.
Where applying to existing walls, contractor to make good and prepare existing wall appropriately. Installations to manufacturer recommendations

D A washable uPVC proprietary panelling system such as Altro Whiterock Hygienic Wall System or Aqua board or similar approved by the Employer shall be provided full height to all walls with ensuite and accessible bathrooms.
All exposed pipework to be concealed. Where applying to existing walls, contractor to make good and prepare existing wall appropriately. Installations to manufacturer recommendations

FLOOR FINISHES

A Forbo Flooring Systems - Allura decibel 0.35:
- Studio & Corridors: Colour Ref. 5303AD3 Dune Smooth Oak Finish;
Installations to manufacturer recommendations
Install latex screed on existing concrete floor. Repairs to concrete floor as necessary. Construction details to contractor design.

B Forbo Flooring Systems - Allura decibel 0.35:
- Ensuites: Colour Ref. Surestep Star 176922 Concrete Finish.
Installations to manufacturer recommendations
Install latex screed on existing concrete floor. Repairs to concrete floor as necessary. Construction details to contractor design.

SKIRTINGS

A New partitions to have new Softwood 19x100mm high pencil rounded; eggshell finish and treated with primer (junction between vinyl floor to be adequately sealed with clear silicone, sample be offered to the Contract Administrator.
Note: Architraves Softwood pencil rounded (junction between vinyl floor to be adequately sealed with clear silicone as appropriate) Architrave to be flush with Skirting face. The use of scotias and quadrants is to be avoided. All door keeps to be neatly cut out and decorated.
Apply primer coating to stop wood knots and resins from showing through paint, two coats undercoat and one eggshell.

B No Skirting, cut & suitably glue vinyl to floor next to edge of exposed steel columns + add silicone beading of colour to match vinyl to finish edge of vinyl to steel column to contractor design.

C Existing original skirting to brickwork walls to be retained, made good and repainted with colour to match existing to be determined by contractor with colour matching.

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.

Wall Finishes Legend:

- Unsightly non-original brickwork. These repairs were carried out in the past, replacing sections of the original brickwork with new random bricks.
- Delineates the areas of the original brickwork walls that, following demolitions, have revealed historical blockwork repairs. These repairs were carried out in the past, replacing sections of the original brickwork with concrete blockwork walls.
- Delineates original brickwork fabric exposed

According to the approved Planning Permission granted by the Planning Authority, the North & West internal elevations of external walls will showcase the original brickwork fabric. However, in areas where the brick walls have been damaged, the proposal involves using either permeable paint or ventilated plasterboard drylining. For specific details, please refer to the accompanying drawings:
- C-0520-60_Existing Internal Elevations After Demolitions;
- C-0520-61_Proposed Internal Wall Elevations & Drylining Details

dwell Student Living®

Drawing Status:	PLANNING

REV	DESCRIPTION	CHECK	DATE
A6	Updated drawing to Planning request		27.07.2023
A5	Updated drawing after demolitions to Planning request		04.07.2023
A4	Removed drylining to external walls as requested by Planning.		25.01.2023
A3	Updated Kitchenette locations to Building Control comments		19.01.2023
A2	Removed ceiling to corridor as requested by Planning. Upgraded drylining to external walls to Building Control request.		10.01.2023
A1	Updated annotations to Planning request		26.10.2022
A	Planning Issue		04.10.2022

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 Plan

SCALE	DATE	DRAWN	CHECKED
A1 @ 1:50	07.2022	PB	

DRAWING NO.	CAD REFERENCE NO.	REVISION
C-0520-07		A6

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