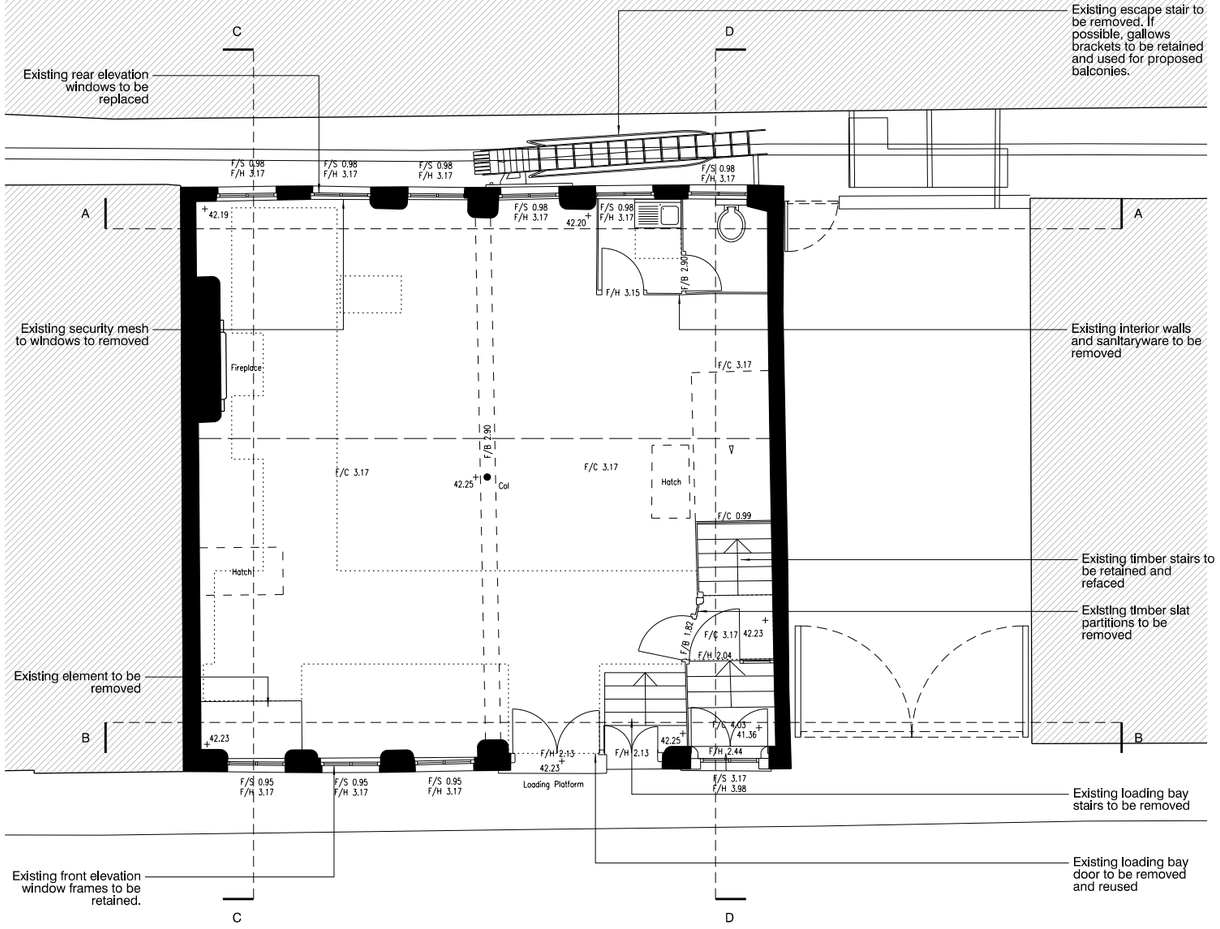
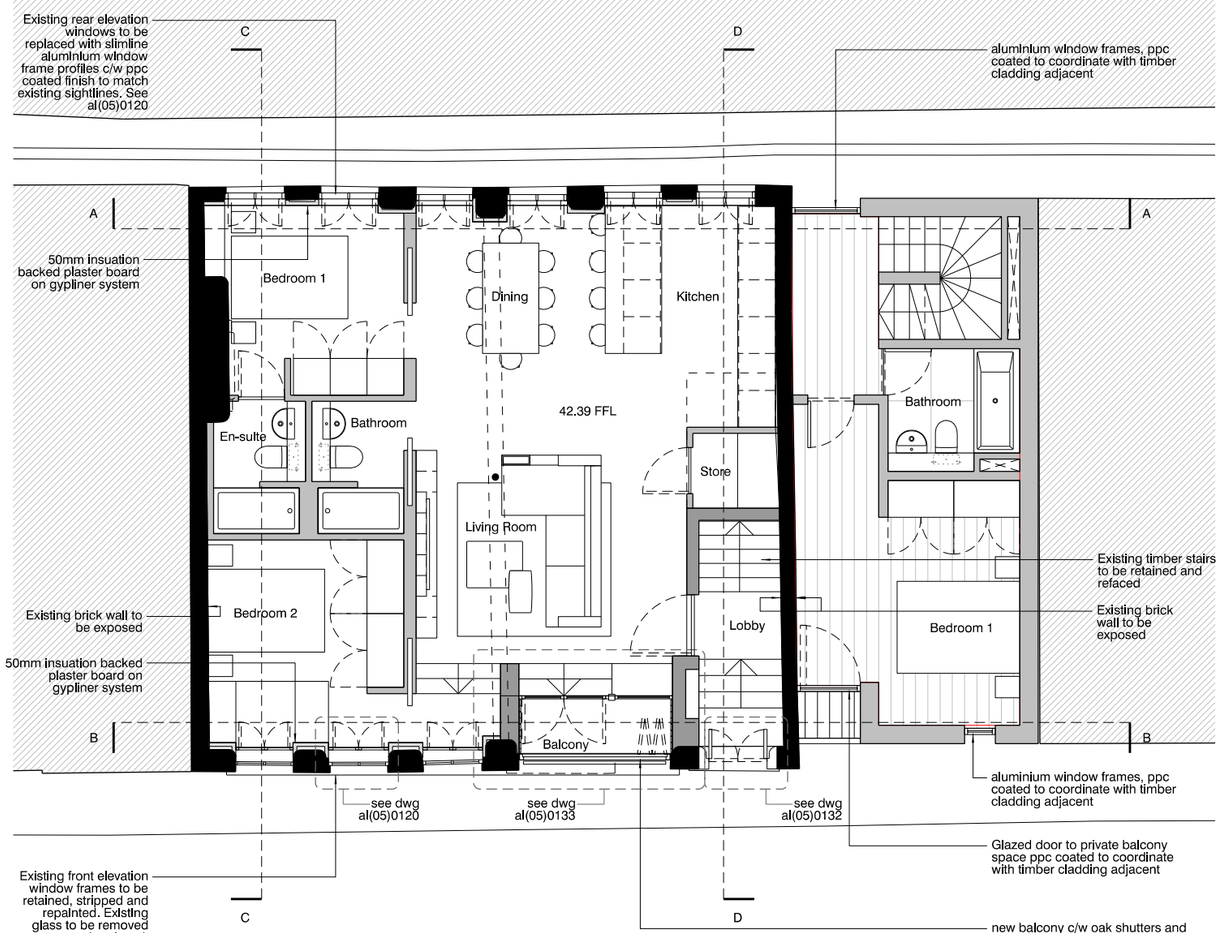


Richmond Street

Exisitng Plan



Richmond Street

Proposed Plan

revision:	date:	note:
P01	20221223	preliminary first issue
P02	20230210	general planning update

Notes
- Existing staircase to be retained where shown, appropriately and carefully altered and repaired, strengthen (to comply with British Standars loads) and clean prior to receiving new tread faces.
- Original timber floor boarding to be retained, appropriately and carefully clean and repair where salvageable. Localised areas of damage to be appropriately replaced. Existing service hatch/penatrations to be filled to SE detail.
- Existing lintels to be retain where salvageable. Localised areas of damage or/and missing elements to be appropriately replace with pre-cast concrete and exposed steel lintels. Details to be agreed with SE and timber specialist.
- Existing roof structure to be retain where salvageable (Purlins, tle beam, ridge board etc). Racking Identified in SE report to be repaired as per SE detail and method staement. Localised areas of damage or/and missing timbers to be appropriately repair/ replaced. Details to be agreed with SE and timber specialist.
- Existing lathe and plaster ceiling to be retain. New plasterboard ceiling to be install to comply with current fire regulations (30FR integrity and insulation). Please refer to proposed ceiling set of drawings.
- Existing floor boards to be retain where salvageable. Acoustic performance to be achieved above Existing floor boards with a Lewis deck (screed with insulation and separation layer) prior to receiving new T&G timber to living areas/tile floor finish to kitchen/bathroom areas, to comply with current fire regulations (60FR integrity and insulation).
- Existing Canal Street elevation windows to be replace by new triple glazed, aluminium 2 casement (6 pane, top two fixed, bottom 4 openable) windows. Existing Richmond Street windows to be appropriately and carefully removed, stripped, repainted to match original colour and glass to be replaced to meet required thermal and acoustic requirments. Secondary aluminium glazing to internal leaf.
- Partial dry-lining to perimeter solid brick walls with concealed Insulation: GypLyner Universal System.

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project
51-53 richmond st, manchester

job no.
7593

title
Existing + Proposed Warehouse Upper Ground + Townhouse First Floor Plan

scale
1:100 @ A3

drawing no.
al(05)0012

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