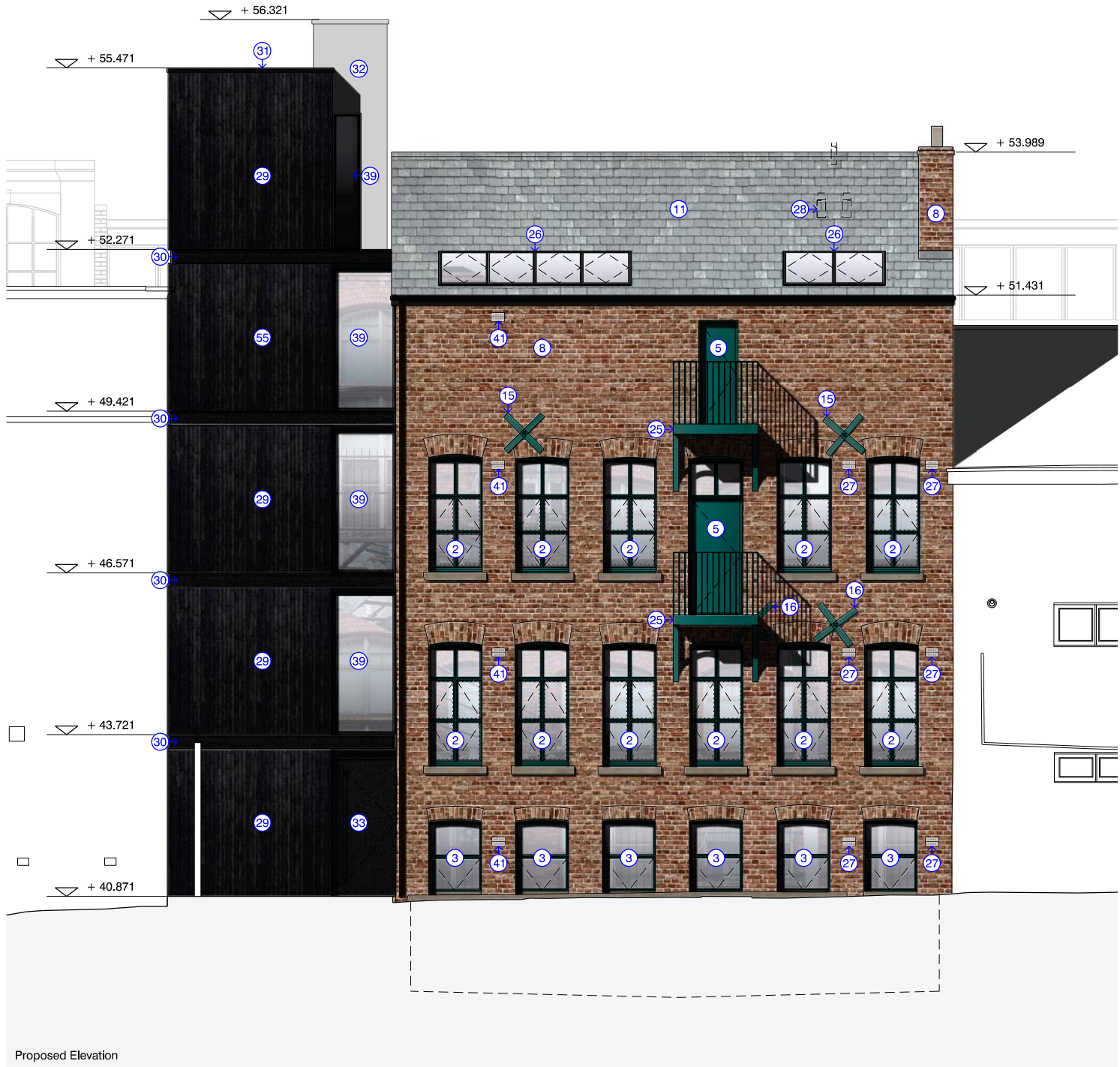




Existing Elevation

- Existing timber window frames to be retained, stripped and repainted. Glass to be replaced with new single pane (8mm) to achieve acoustic and thermal insulation requirements, together with new proprietary internal secondary glazing system. Existing opening hoppers to be fixed closed and guide rails removed to facilitate installation of secondary glazing.
- Existing windows replaced with new slimline frame aluminium windows. PPC finish to match existing frames, c/w acoustic and thermally complaint glazing & trickle vent canopy
- Existing basement windows to be removed and bricked in windows to be reinstated. Windows to be replace by new triple glazed, aluminium windows. Colour matched to existing
- Existing stone sills to be retained and repaired where necessary.
- Existing non-original steel security door to be removed and replaced with new timber door to match original door design and colour
- Loading bay doors to be removed and reused within reveal of proposed balcony. New triple glazed; aluminium windows/doors colour matched to existing set back to form balcony area
- Existing front door to be removed and replaced with new timber door to match original door design and colour
- Existing brick facade to be repointed where necessary using appropriate lime mortar.
- Brick piers to be carefully dismantled as per SE report and reconstructed using original bricks.

- Existing render to façade to be carefully removed to expose original brick. Brick to be repaired and repointed where necessary using appropriate lime mortar.
- Existing slate roof structure to be retain where salvageable (Purlins, tie beam, ridge board etc). Racking identified in SE report to be repaired as per SE detail and method statement. Localised areas of damage or/and missing timbers to be appropriately repair/ replaced. Existing UPVC gutter to be removed and replaced with PPC black aluminium gutters.
- Current occupiers' business signage to be removed.
- Existing cabling/lighting to façade to be removed.
- Existing wall ties to be retained, stripped, and repainted.
- New wall ties to match existing.
- Existing crane to be retained, stripped, and repainted.
- Existing damaged security rails to be removed and replaced like-for-like
- Existing escape ladder to be removed. If structurally salvageable, gallows brackets to be retained/repurposed for support to new balconies.



Proposed Elevation

- Existing security gate to be removed.
- Existing boundary wall and security gate to be removed.
- Proposed balcony to existing loading bay opening to have recessed brick infill panel to match existing brickwork adjacent, new stone coping lining through with existing and steel railings to match original window/crane colour.
- Steps up to loading bay door to be removed and new triple glazed, aluminium windows. Colour matched to existing.
- New folding timber security shutters to balcony opening.
- New balconies to rear. If structurally salvageable, gallows brackets from existing escape stair to be retained/repurposed for supports.
- New conservation rooflights to living/bedroom areas.
- Extract and supply vents to MVHR units
- Proposed SVP pipes to terminate at roof level on rear elevation.
- Charred/Blackened timber panelling to external façade.

- Exposed steel structure to PPC black to match charred timber façade.
- Pressed aluminium ppc coated parapet copings to coordinate steel structure below.
- Chimney element PPC black aluminium cladding
- Entrance/Rear doors to be PPC black steel door.
- Concealed bin store doors clad in same charred timber as façade cladding.
- Aluminium triple glazed tilt/turn window frames, ppc coated to match façade steelwork.
- Full height glazed aluminium door to balconies.
- Balcony Railings to match PPC black steel frame.
- Pressed aluminium ppc coated flashing between properties.
- Aluminium triple glazed fixed window frames, ppc coated to match façade steelwork.
- Security boarding to windows to be removed
- Extract terminations to kitchens

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

project
51-53 richmond st, manchester

job no.
7593

title
Existing + Proposed Canal Street Elevation

scale
1:100 @ A3

drawing no.
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