

SimpsonHaugh

Great Northern

10422-SHP-Z3-A-B5D9-JC20-SC-XX-001 - Deansgate Terraces Schedule of Works

Rev:P01

Planning Submission

22.11.2022

Alteration code		Description of proposed work
General Alterations	A	All original brickwork and stonework surfaces to be cleaned and made good
	B	Remove vegetation from joints of the parapet and cornice, rake out all joints and apply biocide. Repoint to match original mortar
	C	Rake out defective joints in brickwork and repoint to match original mortar
	D	Cut out and replace defective bricks to match existing
	E	Cut out defective stone and replace with new stone to match the original

Internal and Roof Alterations	01	Staircase replaced with new staircase
	02	Staircase removed, floor infilled with new construction
	03	Non original sanitaryware and internal walls removed
	04	Wall opened up to create link to adjacent basement spaces
	05	Non original facades, floors, soffits, stairs, internal finishes, lifts, services and roof removed to create new building. All fixing holes etc to be cut out and made good in specialist repair mortar
	06	All original internal brickwork and stonework surfaces to be cleaned and made good
	07	Non original lift and stair removed
	08	Non original external steps removed
	09	Sprinkler pumproom demolished
	10	-
	11	New floor constructed
	12	Non original finishes applied to brick arches removed
	13	Assumed original floor broken out
	14	Indicative location for original floor area to be removed to facilitate drainage and ventilation stacks
	15	Repair / refurbishment and thermal upgrade of existing roof in accordance with conditions survey, reusing original slate tiles wherever possible
	16	Non original pipes removed
	17	New glazed roof and flashing interface with original screen wall
	18	Non original floor finishes, internal finishes, services and ceilings to be removed
	19	Internal wall removed to connect adjacent spaces
	20	-
	21	-
	22	Non original mezzanine removed

	23	Service pop ups provided into roof to facilitate proposed uses
	24	Opening infilled with original brickwork removed from rear façade to as a result of creating new openings
	25	Brick pier/ wall removed
	26	Non original plaza removed
	27	New rooflights incorporated into roof
	28	Non original fascia to original arches removed
	29	Repair / refurbishment of existing roof in accordance with conditions survey, reusing original slate tiles wherever possible
	30	Repair / refurbishment of existing fabric including possible alteration to existing layouts, wall, floor and ceiling finishes
	31	Original floor broken out to facilitate construction of new stair

Façade Alterations	F01	Original shopfronts altered to incorporate new entrances
	F02	Non original infill removed, new shopfront provided
	F03	Removal of all non original extensions to the building, all fixing holes etc to be cut out and made good in specialist repair mortar
	F04	Remove non original doors and infill openings with brick and mortar to match original
	F05	All original brickwork and stonework surfaces to be cleaned and made good
	F06	Remove vegetation from joints of the parapet and cornice, rake out all joints and clean. Repoint to match original mortar
	F07	Rake out defective joints in brickwork and repoint to match original mortar where required
	F08	Cut out and replace defective bricks to match existing where required
	F09	Cut out defective stone and replace with new stone to match the original where required
	F10	Original rainwater goods to be repaired, cleaned and painted to match original colour
	F11	Original timber windows to be repaired, cleaned, reglazed as required. Bottom sash mechanism to be altered to limit opening of window where required.
	F12	Original shopfronts to be refurbished
	F13	Non original brickwork and steps removed, original archway infilled with shopfront glazing.
	F14	Non original door removed, partial brickwork required to reduce opening
	F15	Non original lighting to be removed, new lighting to be provided in line with lighting strategy
	F16	Non original door removed and bricked up to match original brickwork
	F17	Bricked up openings opened up, new window installed
	F18	Bricked up openings opened up, new external door installed
	F19	Original brickwork removed to create new opening
	F20	Bricked up window to be opened up, new window installed to match existing
	F21	Wall mounted condensers and ventilation grilles removed, all openings to be filled with matching brickwork, any fixing holes etc to be cut out and made good in specialist repair mortar
	F22	Removal of any non original signage, all fixing holes etc to be cut out and made good in specialist repair mortar
	F23	Non original façade mounted electrical items such as CCTV to be removed depending on condition, new fixtures to be provided where required
	F24	Non original door replaced
	F25	Non original shopfront removed and replaced with new shopfront glazing
	F26	Non original shopfront removed to form new east-west connection. New brickwork cladding and thermal upgrade to adjacent unit
	F27	Original brickwork and original window removed to form new office opening
	F28	Existing rainwater goods altered to suit new rainwater strategy
	F29	New façade constructed from re-used removed original brickwork to form structural opening for new external office glazing

	F30	Non-original shopfront façade modified to omit external door
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Notes

Alterations information is based on SEP survey drawings
Please refer to JC20 drawing series plans and elevations for alteration locations