



REPORT

NOVEMBER 2022

HERITAGE STATEMENT

VICTORIA MILL
MANCHESTER
RIDER LEVETT BUCKNALL

Prepared By

David Kirk
Associate

David.kirk@uk.rlb.com

T: +44 07741 896 493

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AUTHORISATION

This report has been prepared by:

Signature.....
David Kirk MRICS

This report has been approved by:

Signature.....
Jake Baron MRICS

1.0 OVERVIEW

This heritage statement has been produced by Rider Levett Bucknall Ltd on behalf of Urban Bubble. This statement is to accompany the planning application for the replacement of 9no windows and 1no. door at Victoria Mill, Lower Vickers Street, Manchester.

In accordance with the National Planning Policy Framework, the purpose of the document is to describe the significance of the property's heritage asset and outline how the impact of the proposals.

Victoria Mill is a Grade II* listed (Listing number 1197924) building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The Proposed works are intended to address current deficiencies in fire stopping between the ground and first floor to prevent the vertical spread of fire within the buildings façade to improve the safety of residents of the building.

2.0 SITE LOCATION & DESCRIPTION

Located in the Miles Platting area of Manchester, Victoria Mill is a Grade II* Listed mixed use property, occupied in part by residential properties and part by commercial properties.

This application relates only to the residential properties which are currently under the Management of Urban Bubble.



Figure A – Site Location – Victoria Mill

Victoria Mill is former cotton spinning mill erected adjacent the Rochdale Canal.

Victoria Mill was constructed in two phases between 1869 and 1873, design by architect George Woodhouse for William Holland & Sons and is an example of a particularly large double mill for its period. The building is an excellent example of industrial architecture during the late 1800s and it noted for its combined chimney and staircase at the core of the building.

The building is formed of solid masonry construction with timber framed windows set into recesses formed within the masonry construction.

3.0 LISTING – HERITAGE ASSET

Victoria Mill is a Grade II* listed (Listing number 1197924) building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The Historic England description is as follows:

Official List Entry

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1197924

Date first listed:

29-Nov-1988

Statutory Address 1:

Location

Statutory Address:

VICTORIA MILL, LOWER VICKERS STREET

The building or site itself may lie within the boundary of more than one authority.

District:

Manchester (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ 85909 99261

Details

MANCHESTER

SJ8599 LOWER VICKERS STREET, Miles Platting 698-1/15/747 (South side) 29/11/88 Victoria Mill
GV II*

Cotton spinning mill, now disused; a double mill built in 2 phases in 1869 and 1873. George Woodhouse, architect, for William Holland. Red brick with yellow brick dressings; roof not visible but probably slate. Fire-proof internal structure. U-plan formed by 2 large rectangular spinning mills, joined by a central engine house. Symmetrically planned about a central stair turret wrapped around the chimney with engine house (rebuilt in 1902 on conversion to rope drive) and boiler house to the rear, in the centre of a narrow courtyard formed by the 2 mill ranges to either side of the stair tower, a 3-window range, that to left with former internal engine house marked by partially blocked round-arched window; the right hand range obscured by a brick shaft of 1920. This central block is flanked by the 2 spinning mills, each a 6-storey, 11x10 bay block, with stressed angle pilasters (extended as privy towers to N elevation). Italianate detail of spinning mills, which have segmentally headed windows to 5 storeys, and coupled round-headed windows to the upper storey, arcaded with shafts and continuous sill band. 2-window towers towards centre of each mill appear to be later additions. Interior not inspected, but constructional system almost certainly transverse brick arches carried on cast iron columns. Ancillary buildings survive to NW of site, but former blowing rooms and offices, which were built parallel to the front of the mill across a narrow yard, and a range of ancillary buildings to the SE are no longer extant. A very

large double mill for its date, which makes striking use of a distinctive industrial architectural vocabulary (especially in the economical design of combined stair tower and chimney). An excellent example of the development of a specifically industrial architecture, and of the work of George Woodhouse.

Listing NGR: SJ8590999261

LEGACY

The contents of this record have been generated from a legacy data system.

Legacy System number:

388305

Legacy System:

LBS

4.0 PROPOSALS

Please refer to Appendix A of this document for architectural plans and schedule of works for the below proposed works.

Following the disaster at Grenfell Tower, a review of residential properties across the country has been undertaken by building owners to identify potential locations for spread of fire through the buildings facades.

Victoria Mill has been identified as an at risk building due to deficiencies in the fire stopping to the double height windows between the ground and first floors was identified.

Therefore the below proposed works are a direct response to the safety critical deficiencies found in the buildings fire stopping.

The proposed work comprises the following:

- Removal of 9no. double height windows (including associated ground level access doors and louvres) and 1no. double height door to the main entrance as indicated on the appended plans.
- Removal of associated timber spandrel panels between the upper and lower portions of the windows.
- Replacement of the upper and lower portion of the windows with new hard wood timber windows formed to match the previously removed windows in all aspects.
- Where possible existing ironmongery will be reused.
- Replacement of the spandrel panel between the windows with a new formed aluminium panel formed to match the form and appearance of the previously removed timber panel. The new panel must be of non-combustible material in order to satisfy the fire safety requirements for the building.
- Installation of a new fire barrier in the space between the new spandrel panel and the existing floor slab.
- Upon completion of the works the windows will be decorated to match those previously removed and disturbed surfaces made good.

It is proposed that the works to the building will be undertaken by a specialist conservation contractor to ensure the significance of the building is understood by all those working on this project.

5.0 HERITAGE ASSET IMPACT

The proposed works look to minimise the impact on the Victoria Mill by the existing 9no windows and 1 no. door with visually like for like replacements.

The work does not seek to alter the appearance of the building, nor its use or operation, with the sole purpose of the works to minimise the spread of fire through the building's façade.

The significance of the listed of Victoria Mill is well understood to the project team and proposed contractor given Victoria Mills prominence in the history of Manchester and the impact of the chimney on the Manchester skyline.

The proposed works set out not to affect or detract from the significance of the building and seek to maintain its appearance whilst improving the safety of its occupants.

It is the view of the project team that the impact of the proposal on the enhancement of the asset and the associate public benefit of the proposed work is significant given the intention of the proposed work is to prevent the rapid spread of fire within the building's façade and improve the safety of the building's occupants and visitors, and the build itself.

In conclusion, the purpose of the proposals look to bring the historically significant building into compliance with the Building Regulations by provided fire stopping at the floor slab level between the ground and first floors, where currently there exists none.

APPENDIX A: DRAWINGS AND SPECIFICATION

Victoria Mill - Window Replacement

PRICING DOCUMENT

3.0 ARCHITECTURAL WORKS

Ref	Description	Qty	Unit	Rate	Total
3.0	The Works Generally				
3.1.1	The works include the replacement of 9no double height timber windows of differing form to the South West elevation along with the removal of 1no. Double height door to the North Elevation. Followed by installation of new hardwood timber windows/doors to match those previously removed.				
3.1.2	The work include installation of new floor level fire stopping to the windows/doors which shall form a 'Contractor's Design Portion' in full compliance with the Building Regulations and Guidance provided within Approved Document B. It is brought to the Contractor's attention that the site is a Grade II listed building and as such all works will be to the approval of the local Conservation Officer.				
3.2	Demolition				
3.2.1	The Contractor shall allow to carefully deglaze and fully remove the existing windows/doors as highlighted on RLB drawing no.08 - Proposed South West Elevation and No.9 Proposed North Elevation, including the removal of associated spandrel panels.				
3.2.2	Include to remove any existing fixings, packers, timbers, sealants and fillers, ensuring disturbance to internal finishes is minimise as far as reasonably possible.				
3.2.3	All materials arising shall be carefully removed from site.				
3.2.4	The Contractor shall ensure all openings are left safe and secure for the duration of the works. Following removal of the windows the opening shall not be left unfinished for an extended period.				
3.2.5	The Contractor shall allow to remove the existing window and replace it with the new window within the shortest time span possible.				
3.2.6	The Contractor shall allow to make good to the opening following removal of the window including the replacement of any damaged brickwork and mortar.				
3.2.7	Loose/Damaged/Missing mortar to the perimeters of the window shall be replaced with new.				
3.2.8	Prior to undertaking any new mortar installations, the contractor shall establish the existing mortar mix used in the building through lab testing. New mortar shall be mixed to match that of the existing mortar.				
3.2.9	Replacement brickwork shall be sourced so as to closely match that of the existing building.				
3.3	Installation of New Windows/Doors				
3.3.1	The Contractor shall allow to supply and fix new replacement hardwood double glazed casement windows/doors to the locations of the previously removed windows/doors as detailed on RLB drawing no10, 11, 12, 13 and 14.				

Victoria Mill - Window Replacement

PRICING DOCUMENT

3.0 ARCHITECTURAL WORKS

Ref	Description	Qty	Unit	Rate	Total
3.3.2	The new windows/doors shall be formed of FSC source hardwood frames to match those previously removed in size, appearance form and arrangement.				
3.3.3	Opening lights to the new windows/door shall match those of the existing windows.				
3.3.4	The new windows shall include new double glazed units in full compliance with current building regulations and the guidance contained within approved document L formed of toughened sealed units with 6/16/6 double glazed units with thermally broken spacers.				
3.3.5	The new windows/door shall achieve a u-value of no greater than 1.2 and be formed of Pilkington K Glass or similar to WER energy rating A+.				
3.3.6	Where existing windows feature trickle ventilation, the new windows shall be provided within matching trickle ventilation.				
3.3.7	Where existing vents/grills and ducts penetrate the existing windows/doors new vents/grills and ducts shall be installed to match the previously removed elements, the replacement vents/grills and ducts shall be of none combustible BS EN 13501-1 Class A1 products.				
3.3.8	The Contractor shall ensure all openings are left safe and secure for the duration of the works. Following removal of the windows the opening shall not be left unfinished for an extended period.				
3.3.9	All existing openings shall be surveyed and measured in accordance with BS8213 prior to fabrication of windows.				
3.3.10	The new windows/doors shall have a minimum service life of 20 years, with a minimum 20 year guarantee provided to the Employer upon completion.				
3.3.11	The new timber window and door frames shall be decorated to match those existing onsite using a suitable external timber paint to be Dulux Trade Weather Shield to match the existing finish. The Contractor shall allow for a sample to be prepared for approval prior to proceeding with works.				
3.3.12	The new windows and door shall have ironmongery to match that of the previously removed windows in size, appearance and function. The contractor shall include for all ironmongery, fixings and fittings required to complete the installation of the windows.				
3.4	Spandrel Panels				

Victoria Mill - Window Replacement

PRICING DOCUMENT

3.0 ARCHITECTURAL WORKS

Ref	Description	Qty	Unit	Rate	Total
3.4.1	The Contractor shall allow to supply and install new 3mm thick P.P.C Aluminium spandrel panels formed to match those previously removed in size, shape and appearance. The Contractor shall allow to colour match the P.P.C to those already onsite. The Contractor shall allow to prepare a sample panel for approval prior to fabrication of the remaining panels. All in accordance with RLB drawing no. 10, 11, 12, 13, and 14.				
3.4.2	Allow to fill voids behind the new spandrel panels with Rockwool Flexi slab insulation as shown on RLb drawings 11,12,13 and 14.				
3.5	Fire Stopping - Contractor's Design Portion				
3.5.1	The contractor shall allow to design and install fire stopping at floor level to the window/door to achieve complete compliance with the requirements of Building Regulations and the guidance set out within Approved Document B. The Contractor shall review the cavity and provide proposals for achieving compliance with the building regulations and guidance set out within Approved Document B. The fire stopping shall include but is not limited to that required at floor level and that required to existing exposed steelwork associated within the windows. This shall include providing the Contract Administrator with a detailed specification including drawings of the proposed fire-stopping method for comment by the project fire engineer. The Contractor shall provide product datasheets and test data confirming the performance of the product to be used is compliant with the requirements of the building regulations and the guidance set out in Approved Document B. The Contractor shall ensure that both the product and installer (sub-contractor) have third-party certification, and this shall be evidenced to the Contract Administrator. The Contractor shall make use of a certificated installed as recognised by Approved Document B (use of guidance – independent certification scheme). Upon completion, a certificate of conformity is to be issued to the main contractor by the sub-contractor for inclusion in the regulation 38 information and O&M information. The Contractor shall take full design responsibility for the fire-stopping elements of the window/door replacement.				
3.6	Making Good				

Victoria Mill - Window Replacement

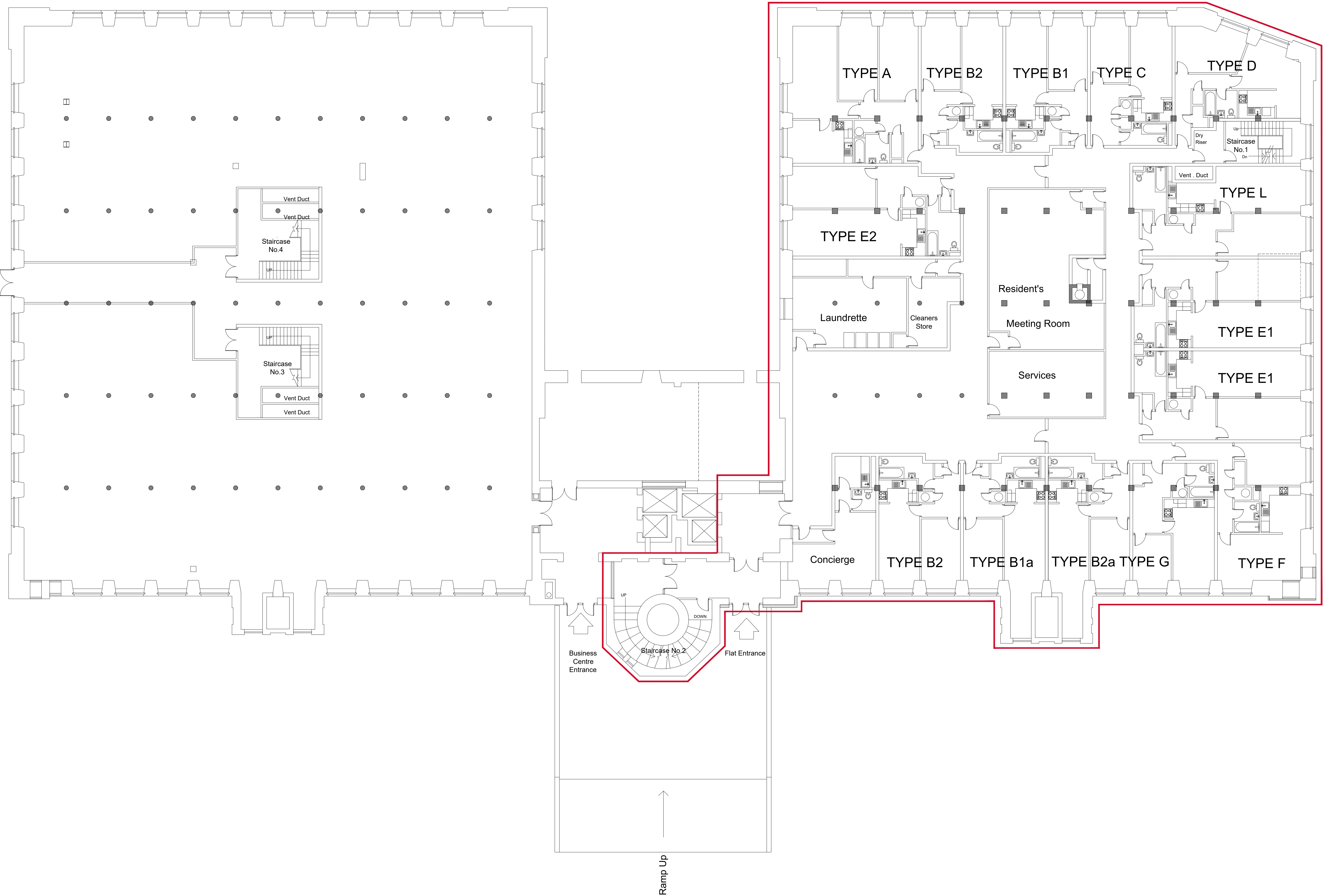
PRICING DOCUMENT

3.0 ARCHITECTURAL WORKS

Ref	Description	Qty	Unit	Rate	Total
3.6.1	Upon completion of installation of new windows and doors, the contractor shall allow to make good to all disturbed/affected internal areas of the building associated with the works including window reveals and boards (include for new hardwood window boards where existing are not re-usable) to match those in place prior to the commencement of works onsite.				
3.7	Completion				
3.7.1	On completion of the works, allow for making good to all disturbed surfaces, including all external areas using for storage and site set-up, allow for thoroughly cleaning down to all surfaces and remove all debris arising from site to the approval of the Contract Administrator, and leaving all appliances in a good working order.				
3.7.2	Allow for clearing site and carting away all debris to the complete satisfaction of the Contract Administrator.				
3.7.3	Allow for thoroughly cleaning all adjacent areas of the building, which have been affected by any dust/debris created by the works, to the complete satisfaction of the Contract Administrator.				
3.7.4	The contractor is to provide the following details on completion of the installations:				
3.7.5	· Record drawings and schedules of equipment used.				
3.7.6	· Operation and Maintenance manuals for specific items of equipment.				
3.7.7	· Blank maintenance logs where appropriate.				
3.7.8	The required information is to be provided in PDF format.				
To Collection:					£0.00

LEGEND

Extent of clients scope.



Rev	Description	Date
P01	First issue.	27/10/22

Client:
VICTORIA MILLS RESIDENTS COMPANY A LTD

Project Title:
VICTORIA MILL

RLB ID: P-007269-S	Drawing Number: 01
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Drawing Title:
EXISTING GROUND FLOOR PLAN

Stage: TENDER	Status: S0	Revision: P01
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Date: 27/10/2022	Size: A0	Scale: 1:100
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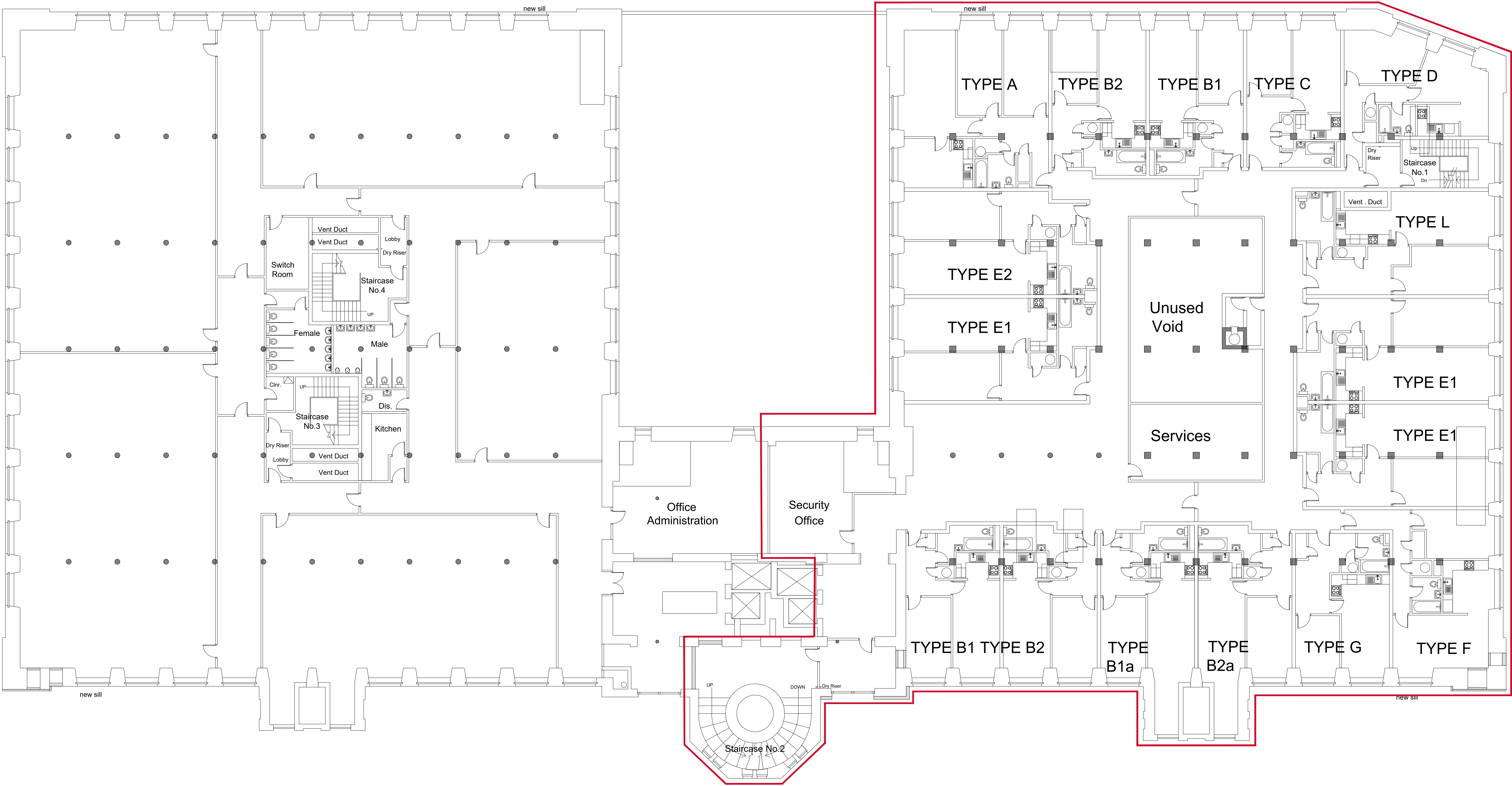
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Contact: David.kirk@uk.rlb.com
Author: James.bentham@uk.rlb.com
QA: David.kirk@uk.rlb.com

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LEGEND

Extent of clients scope.



Rev	Description	Date
P01	First issue.	27/10/22

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Project Title:
VICTORIA MILL

RLB ID:
P-007269-S

Drawing Number:
02

Drawing Title:
EXISTING FIRST FLOOR PLAN

Stage:
TENDER

Status:
S0

Revision:
P01

Date:
27/10/2022

Size:
A0

Scale:
1:100



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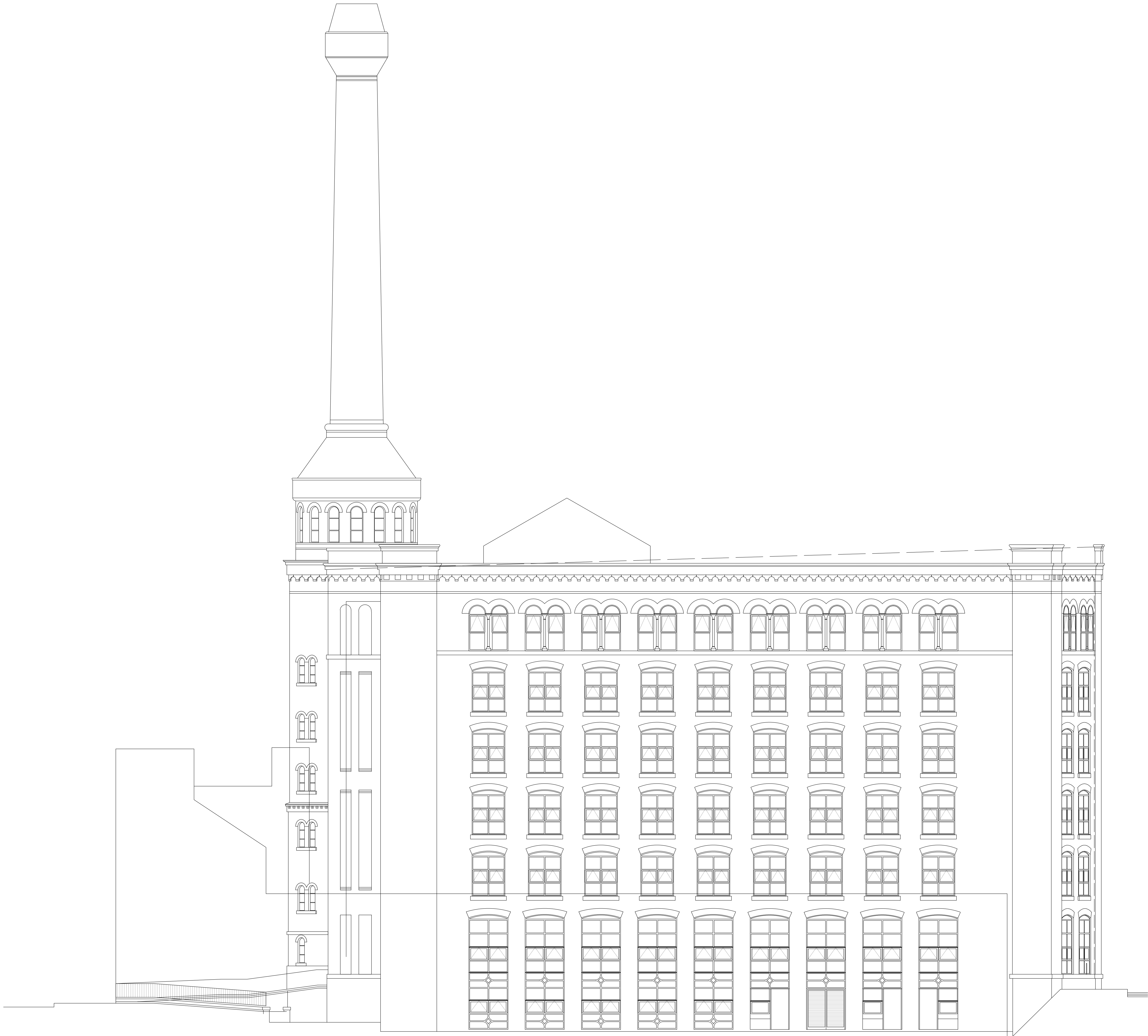
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EXISTING FIRST FLOOR PLAN

SCALE : 1:100

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VICTORIA MILLS RESIDENTS COMPANY A LTD



Rev	Description	Date
P01	First issue.	27/10/22

Client:
**VICTORIA MILLS RESIDENTS
COMPANY A LTD**

Project Title:
VICTORIA MILL

RLB ID: P-007269-S	Drawing Number: 04
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Drawing Title:
**EXISTING SOUTH WEST
ELEVATION**

Stage: TENDER	Status: S0	Revision: P01
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Date: 27/10/2022	Size: A0	Scale: CUSTOM
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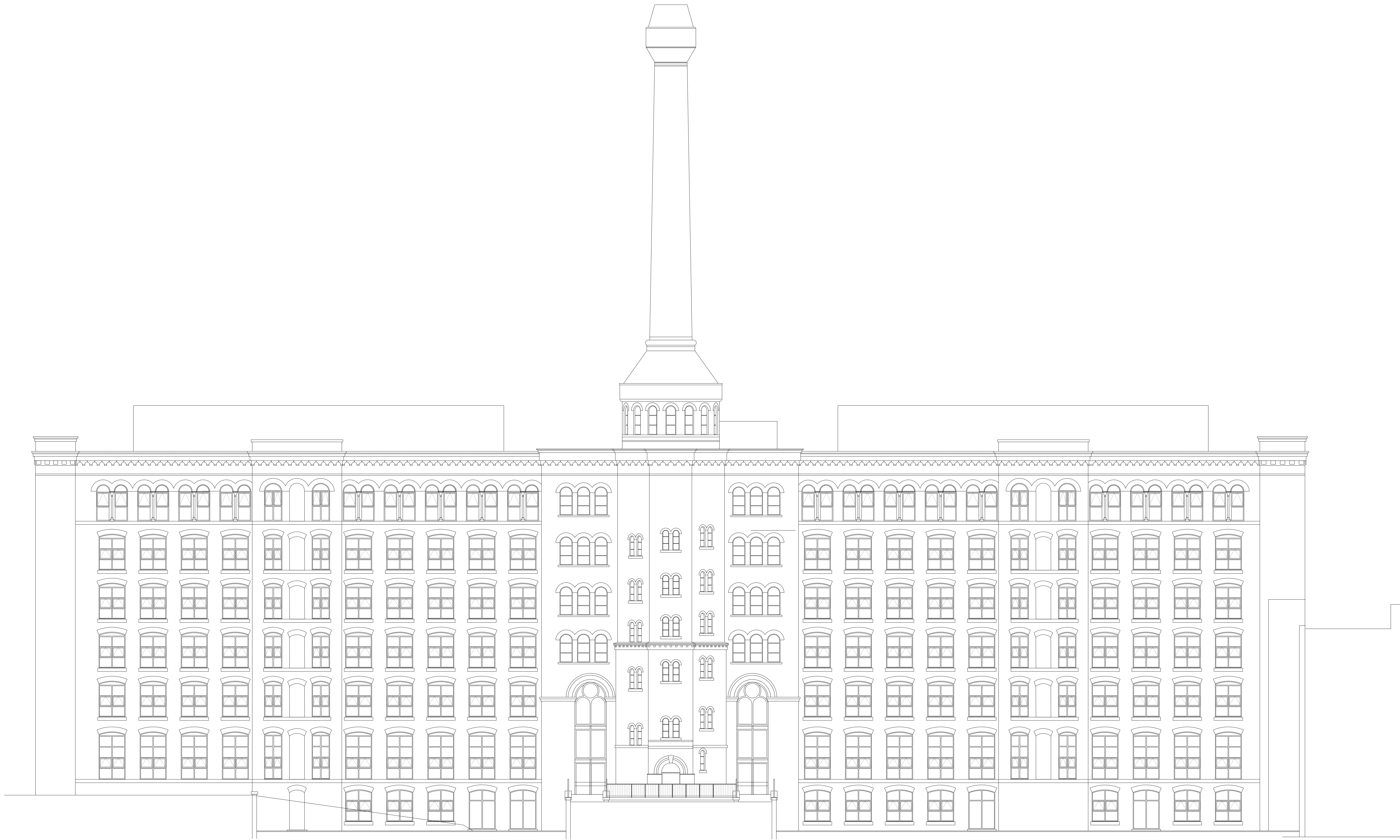
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1:100



EXISTING NORTH ELEVATION

SCALE : 1:100

Rev	Description	Date
P01	First issue.	27/10/22

Client:
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Project Title:
VICTORIA MILL

RLB ID: **P-007269-S** Drawing Number: **05**

Drawing Title:
EXISTING NORTH ELEVATION

Stage: **TENDER** Status: **S0** Revision: **P01**

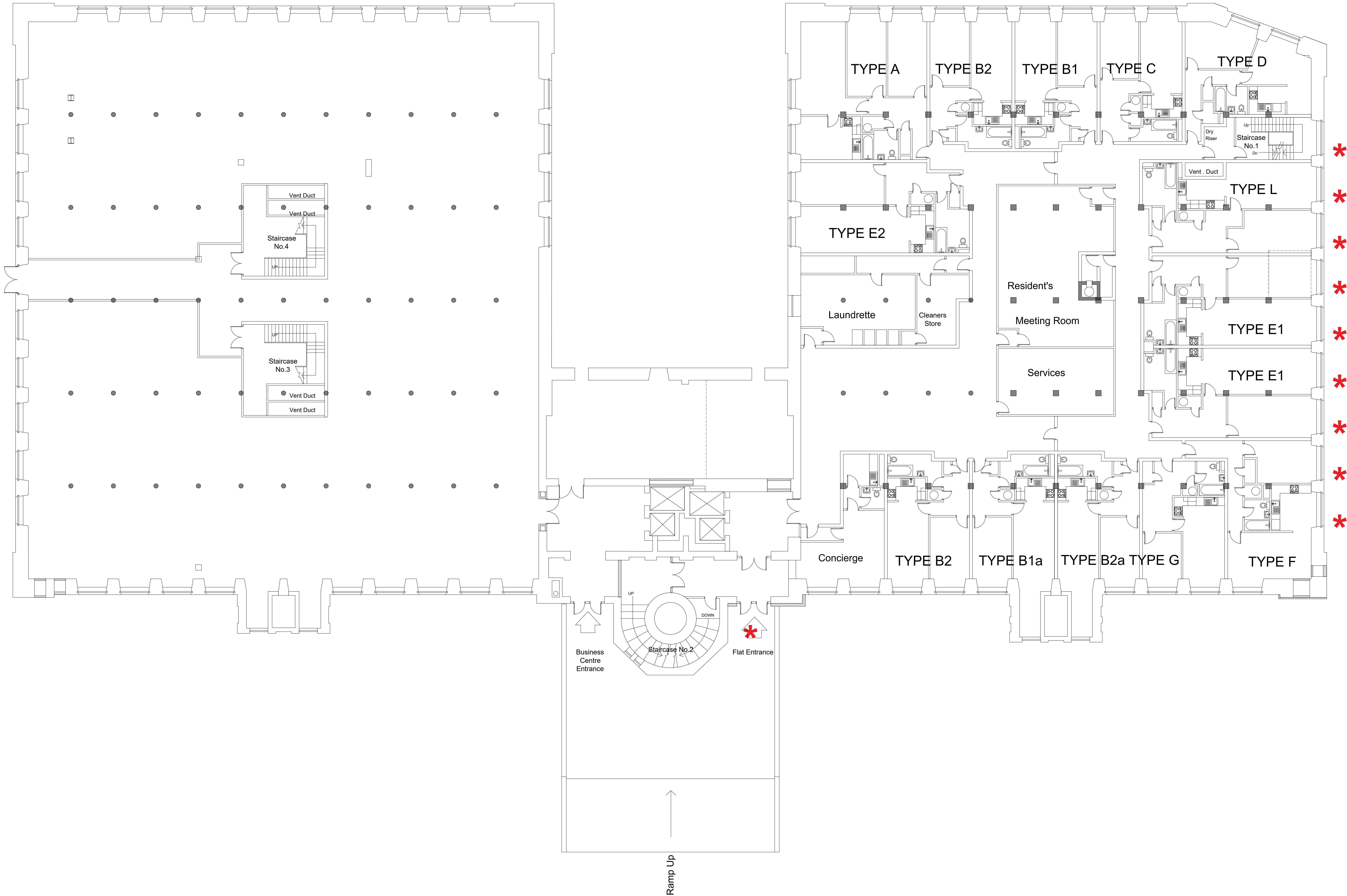
Date: **27/10/2022** Size: **A0** Scale: **CUSTOM**



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Client:
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Project Title:
VICTORIA MILL

RLB ID: P-007269-S	Drawing Number: 06
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Drawing Title:
PROPOSED GROUND FLOOR PLAN

Stage: TENDER	Status: S0	Revision: P01
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Date: 27/10/2022	Size: A0	Scale: 1:100
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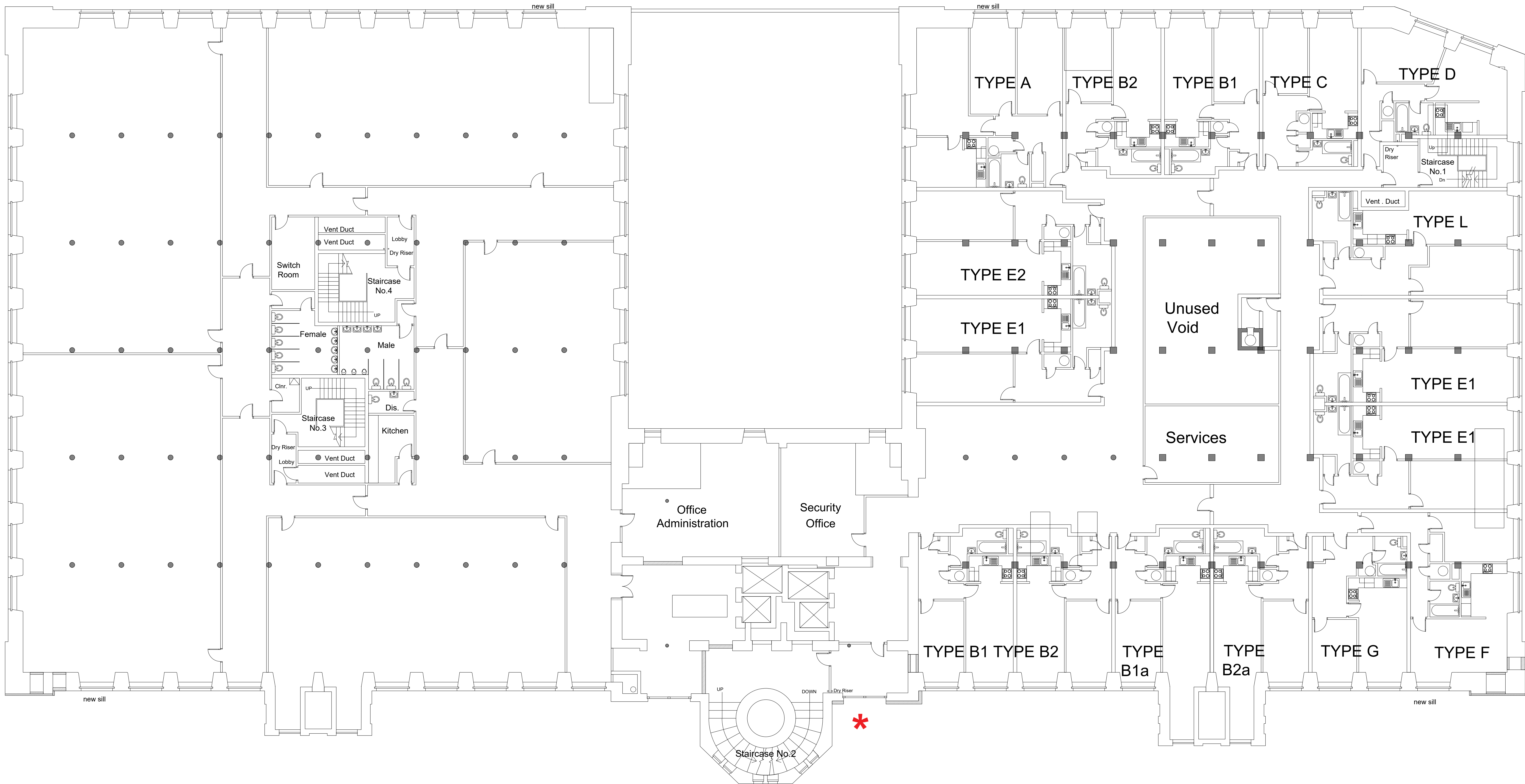
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0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100

LEGEND

✱ Windows identified in scope of works for replacement.



Rev	Description	Date
P01	First issue.	27/10/22

Client:
VICTORIA MILLS RESIDENTS COMPANY A LTD

Project Title:
VICTORIA MILL

RLB ID: P-007269-S Drawing Number: 07

Drawing Title:
PROPOSED FIRST FLOOR PLAN

Stage: TENDER Status: S0 Revision: P01

Date: 27/10/2022 Size: A0 Scale: 1:100



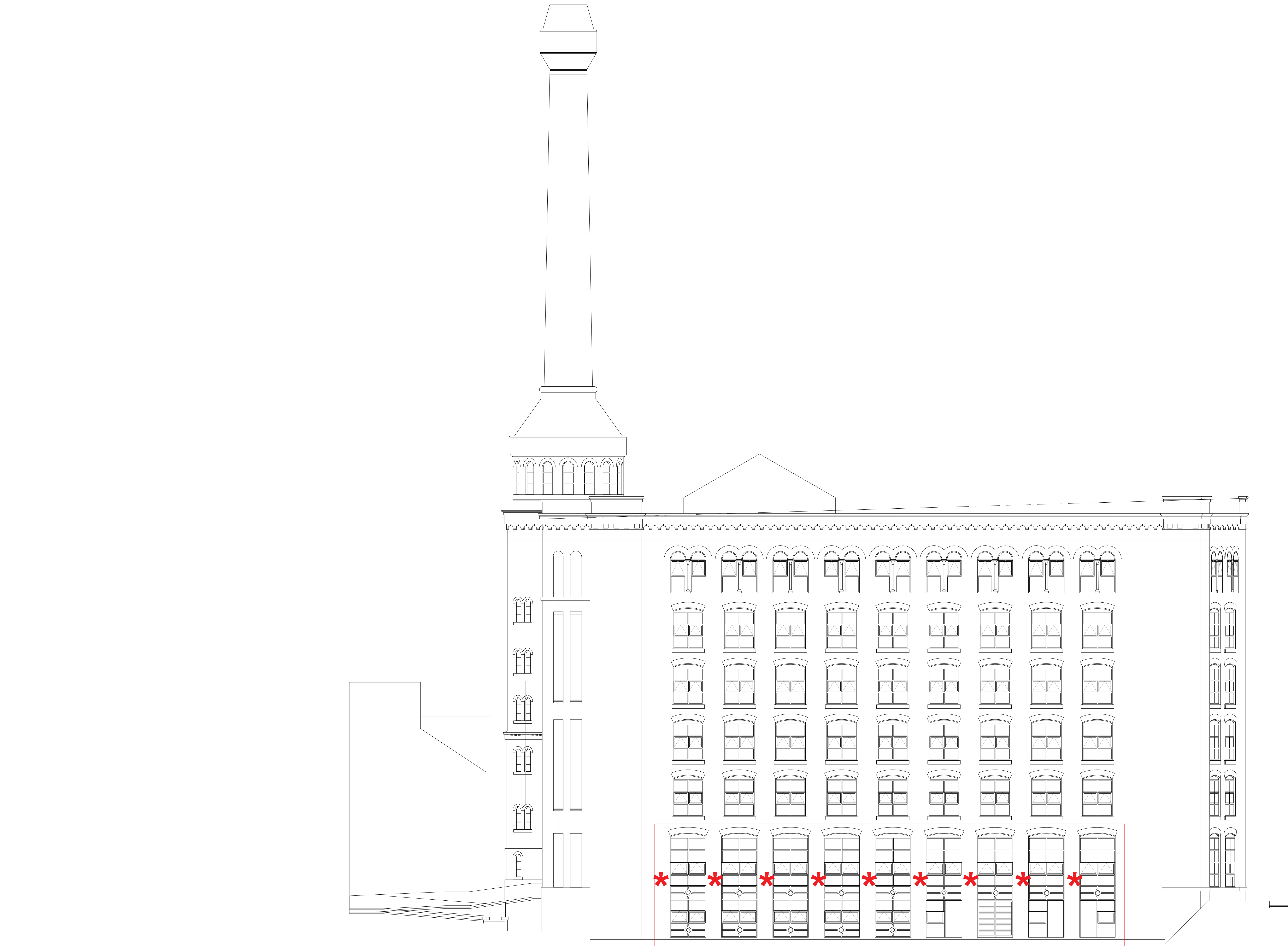
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PROPOSED FIRST FLOOR PLAN

SCALE : 1:100



PROPOSED SOUTH WEST ELEVATION

SCALE : 1:100

LEGEND

✱ Windows identified in scope of works for replacement.

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Client:
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Project Title:
VICTORIA MILL

RLB ID:	Drawing Number:
P-007269-S	08

Drawing Title:
PROPOSED SOUTH WEST
ELEVATION

Stage:	Status:	Revision:
TENDER	S0	P01

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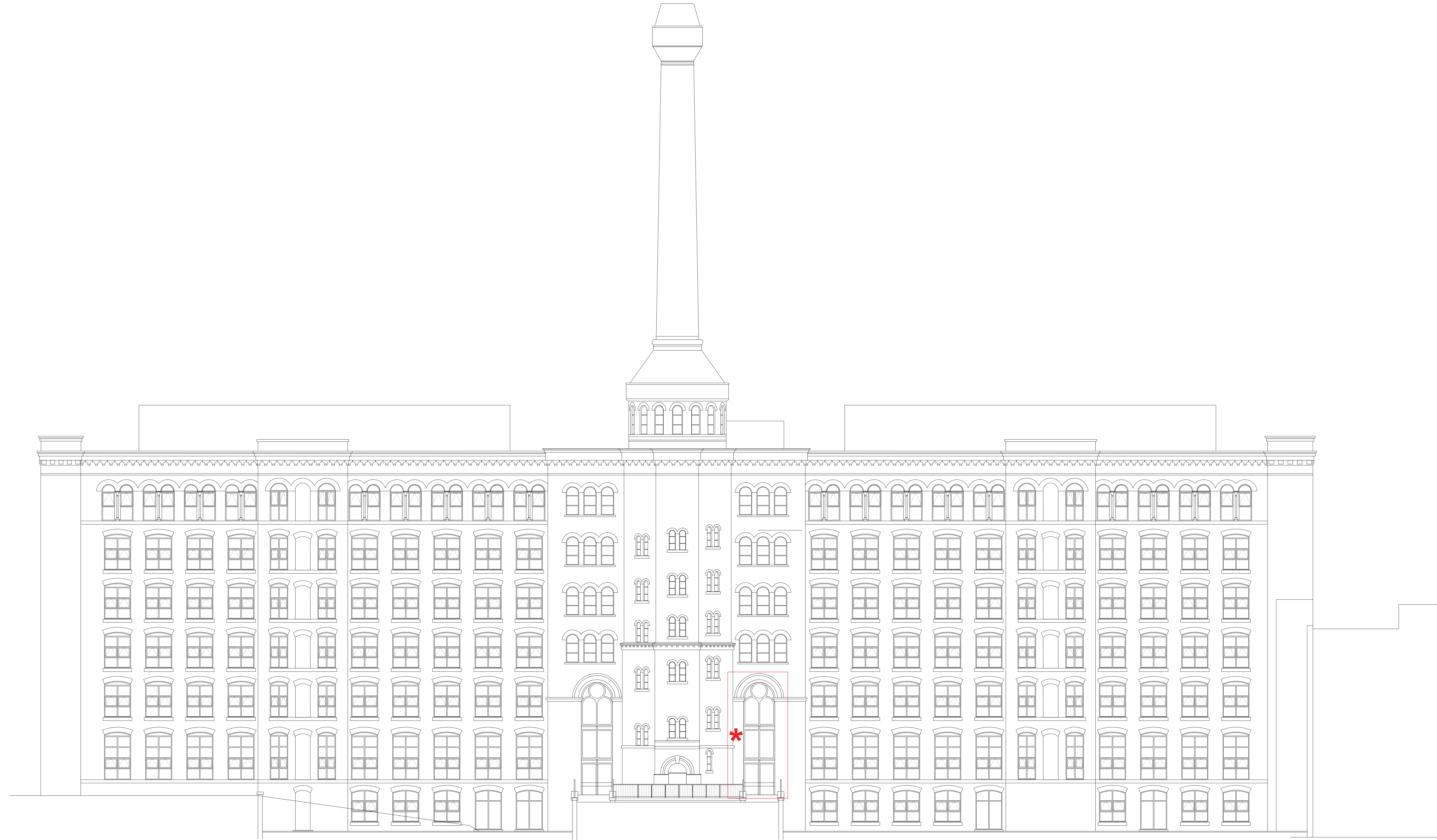


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0 5m 10m
1:100



PROPOSED NORTH ELEVATION

SCALE : 1:100

LEGEND

Windows identified in scope of works for replacement.

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Client:
VICTORIA MILLS RESIDENTS
COMPANY A LTD

Project Title:
VICTORIA MILL

RLB ID:
P-007269-S

Drawing Number:
09

Drawing Title:
PROPOSED NORTH
ELEVATION

Stage:
TENDER

Status:
S0

Revision:
P01

Date:
27/10/2022

Size:
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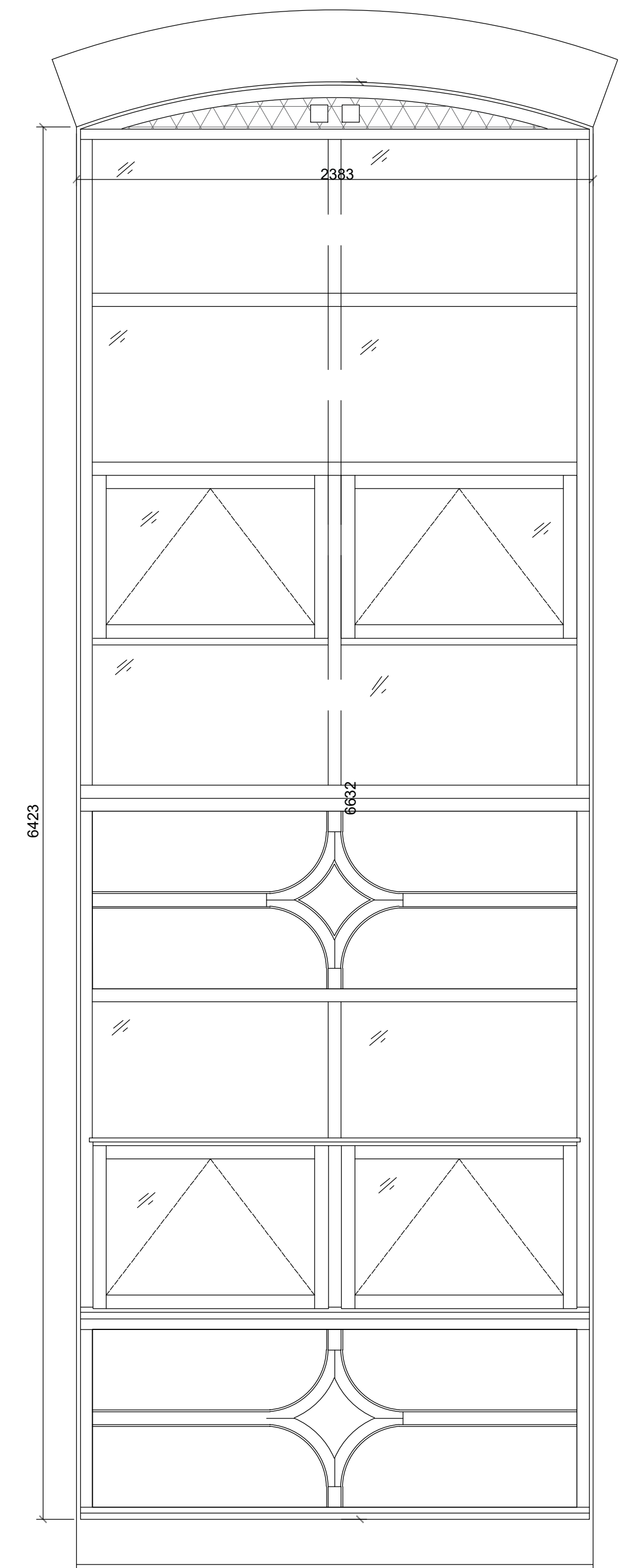
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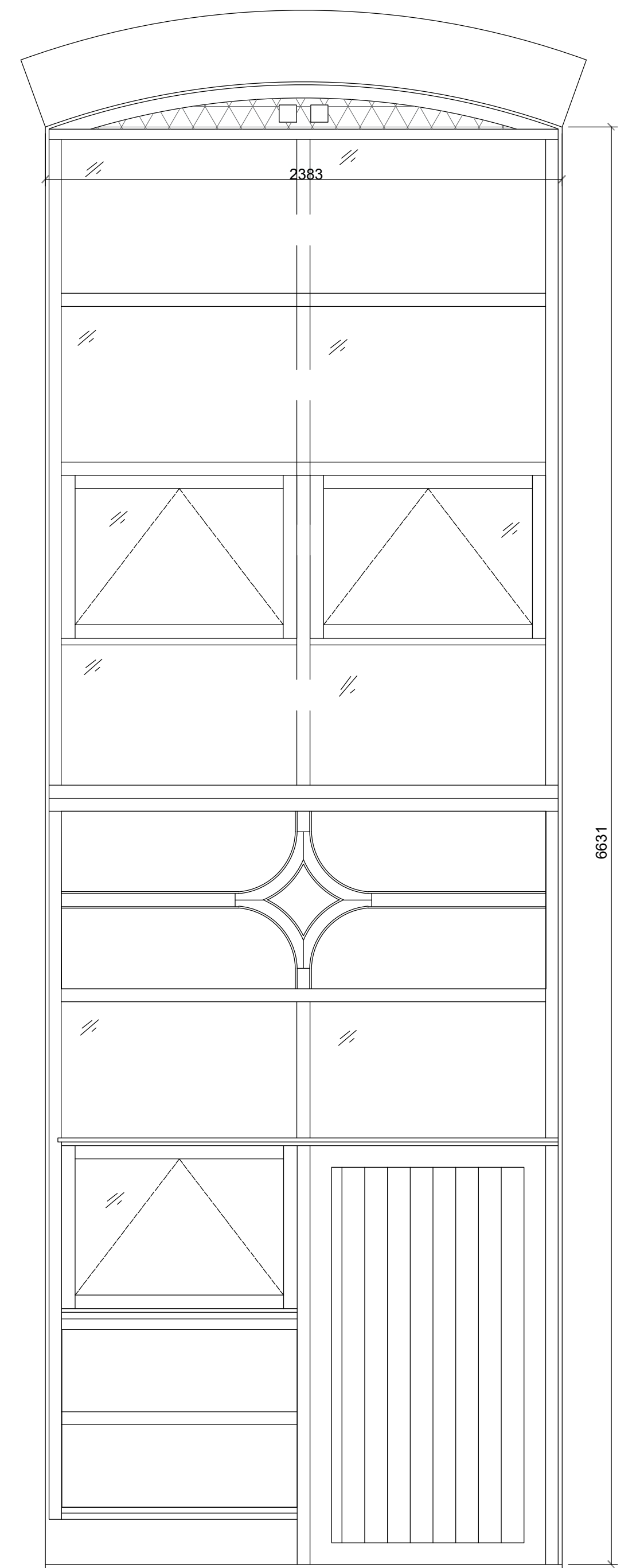
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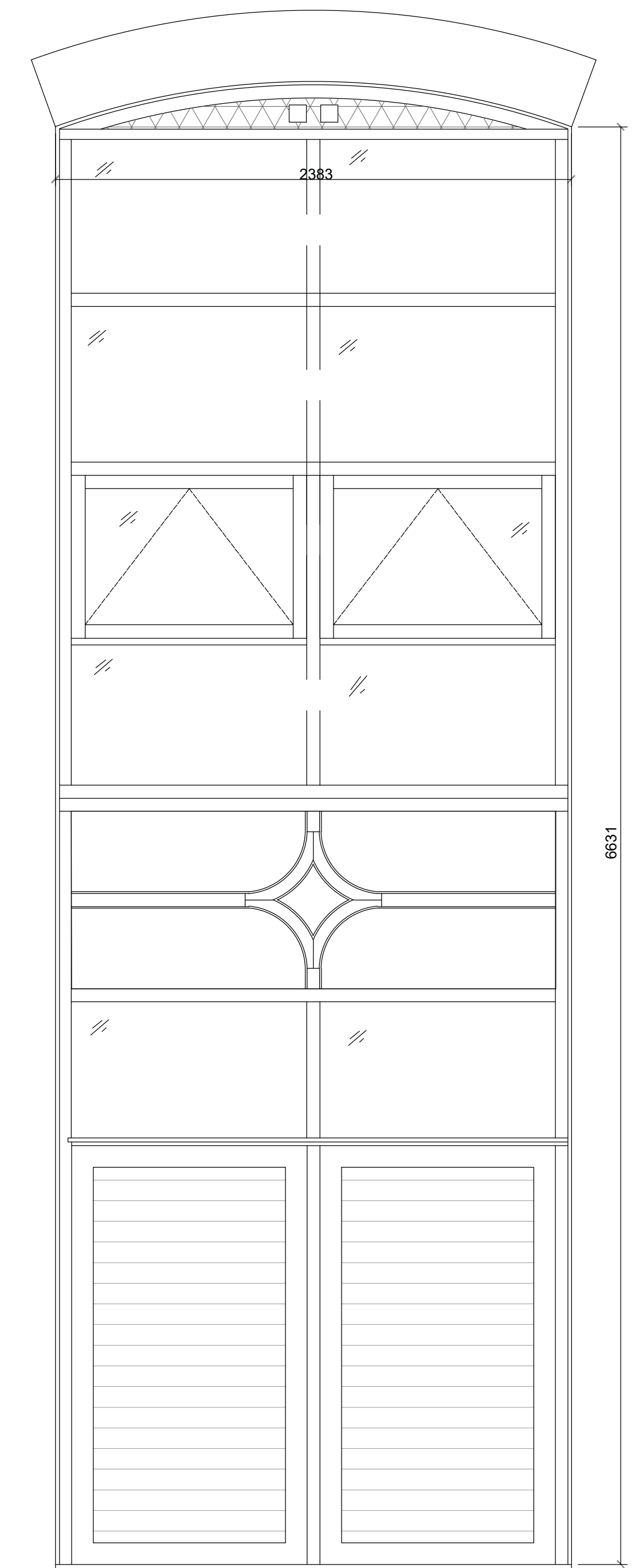
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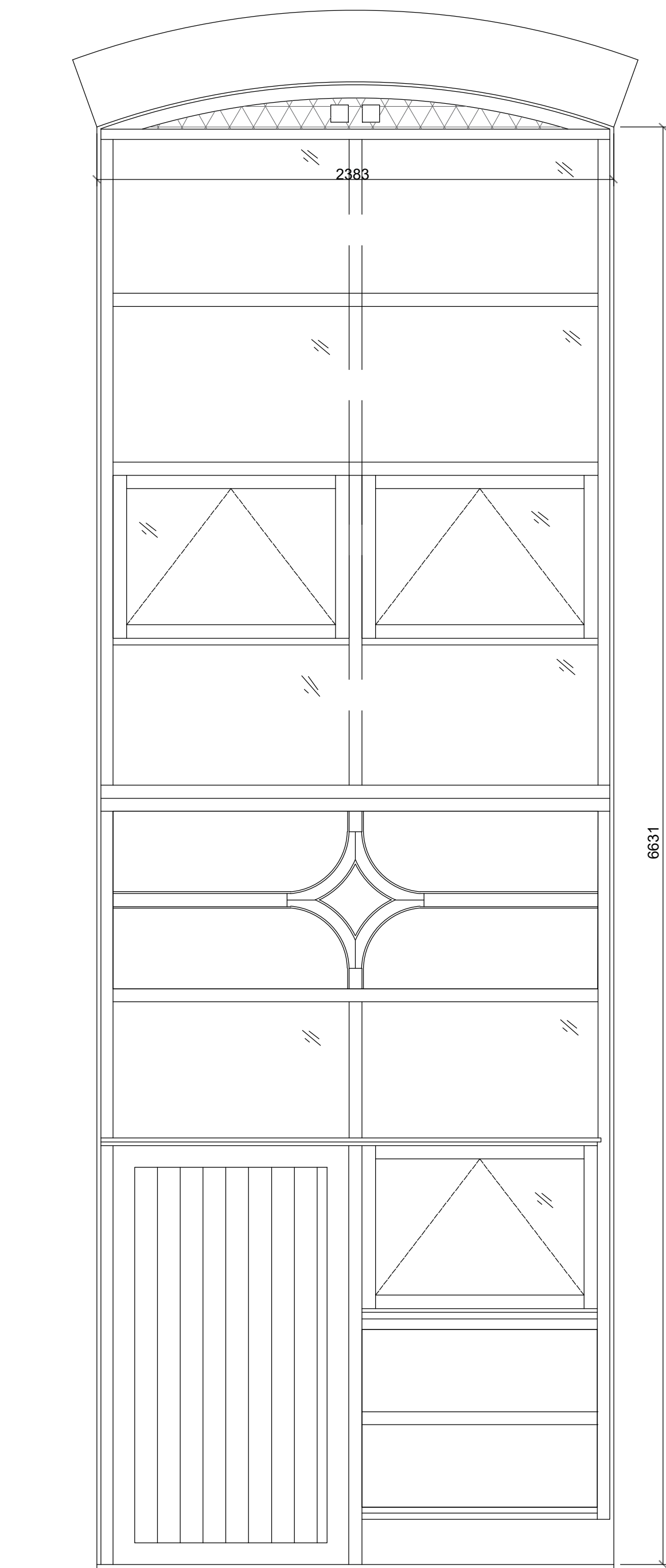
WINDOW TYPE 1
TO BASEMENT
SCALE 1:20



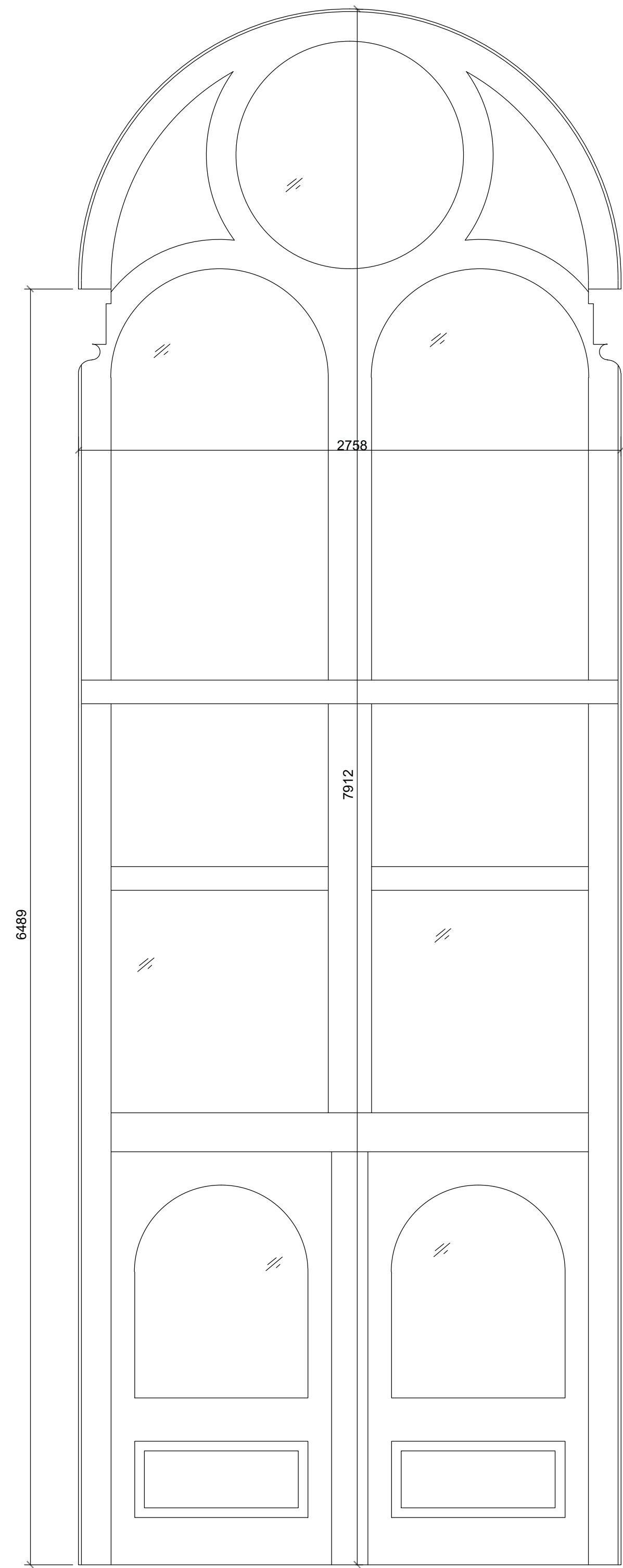
WINDOW TYPE 2
TO BASEMENT
SCALE 1:20



WINDOW TYPE 3
TO BASEMENT
SCALE 1:20



WINDOW TYPE 4
TO BASEMENT
SCALE 1:20



WINDOW TYPE 5
MAIN ENTRANCE
SCALE 1:20

GENERAL NOTES:

EXISTING WINDOWS TO BE CAREFULLY TAKEN OUT INCLUDING ANY FIXINGS PACKERS OR TIMBERS.SILICONE SEALANTS, FILLERS, WITH MINIMUM DAMAGE TO INTERIOR FINISHES AND CEILING ETC & REMOVED FROM SITE AS PER THE SPECIFICATION.

REPLACE ANY DAMAGED BRICKS IMMEDIATE TO WINDOW FRAMES. RAKE OUT AND RE-POINT IMMEDIATE AREAS OF POINTING AROUND WINDOWS WHERE MORTAR IS MISSING OR LOOSE. NEW MORTAR TO MATCH EXISTING.

CONTRACTOR TO ENSURE ALL OPENINGS LEFT DURING WORKS TO BE MADE SECURE & SAFE DURING WINDOW REPLACEMENT.

WHERE ELEVATIONS SHOW PLY PANELS WITHIN FRAMES THESE ARE TO BE REPLACED WITH P.P.C ALUMINIUM SHEET WITHIN NEW REPLACEMENT WINDOWS.

SUPPLY AND FIX NEW REPLACEMENT HARDWOOD DOUBLE GLAZED CASEMENT WINDOWS & TIMBER DOORS TO MATCH EXISTING WINDOWS MUST BE DESIGNED TO ENABLE COUPLING TOGETHER IF REQUIRED FOR ON SITE LIFTING, ACCESS & FIXING.

ALL EXISTING VENT GRILLS & DUCTS THROUGH TOP OF WINDOWS TO BE REPLACED WITH NON-COMBUSTIBLE METAL TYPE TO MATCH.

NOTE ALL REPLACEMENT WINDOWS TO COMPLY WITH CURRENT REGULATIONS & LEGISLATION.

ALL EXISTING OPENINGS TO BE INDIVIDUALLY SURVEYED AND MEASURED IN ACCORDANCE WITH BS8213 ON SITE BEFORE ANY DESIGN OR FABRICATION OF NEW COMPONENTS CAN COMMENCE. ALL WINDOWS TO BE GUARANTEED TO 20 YEARS.

PLEASE SEE THE EXISTING & PROPOSED WINDOW DETAILS DRAWING 10 FOR FURTHER INFORMATION.

Rev	Description	Date
P01	First Issue.	27/10/22

Client:
VICTORIA MILLS RESIDENTS COMPANY A LTD

Project Title:
VICTORIA MILL

RLB ID: **P-007269-S** Drawing Number: **10**

Drawing Title:
WINDOW ELEVATIONS

Stage: **TENDER** Status: **S0** Revision: **P01**

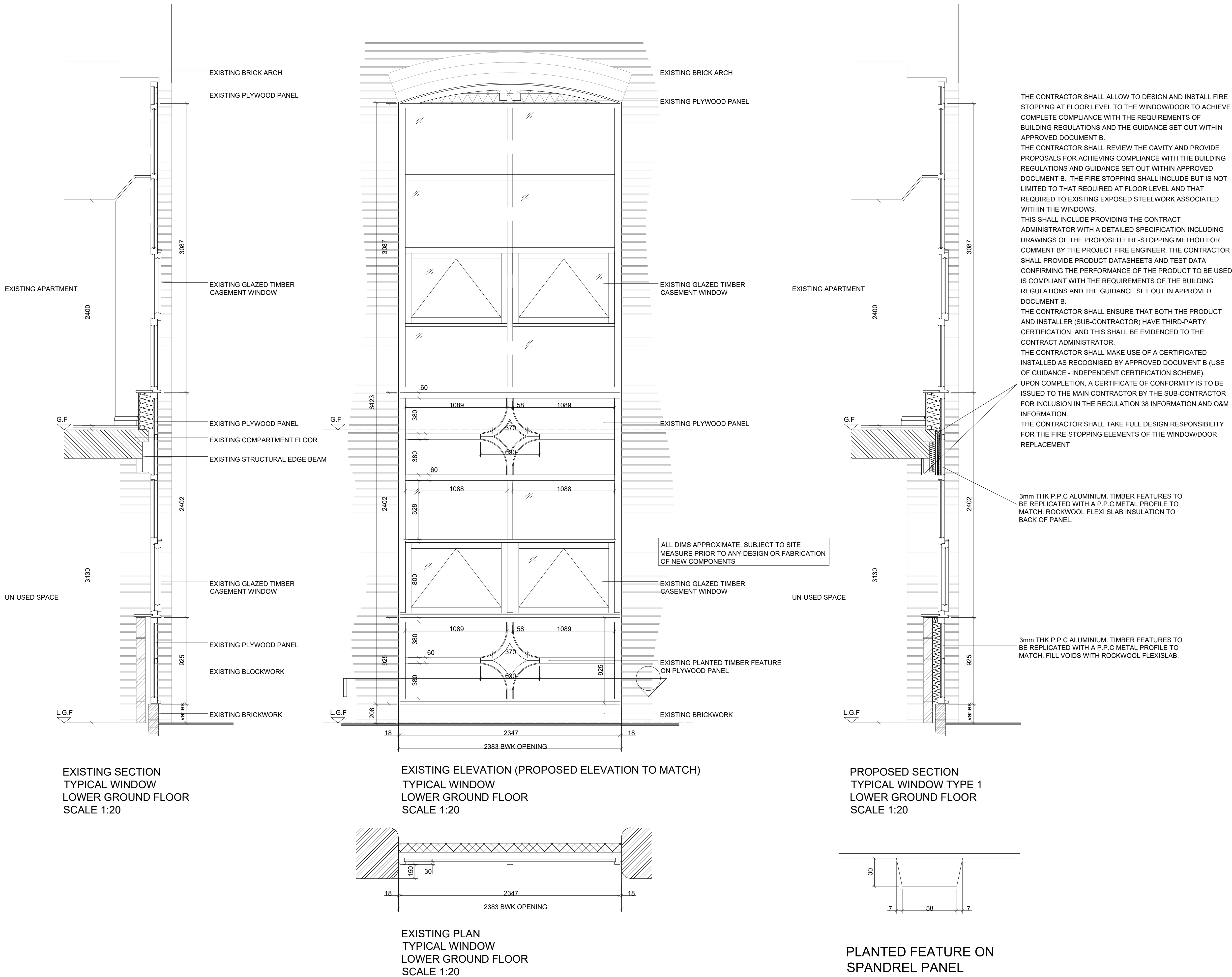
Date: **27/10/2022** Size: **A0** Scale: **1:20**



1 King Street, Manchester, UK, M2 6AW
+44 (0) 161 868 7700 RLB_UK RLB.com

Contact: **David.kirk@uk.rlb.com**
Author: **James.bentham@uk.rlb.com**
QA: **David.kirk@uk.rlb.com**

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Rev	Description	Date
P01	First Issue.	27/10/22

Client:
VICTORIA MILLS RESIDENTS COMPANY A LTD

Project Title:
VICTORIA MILL

RLB ID: P-007269-S	Drawing Number: 11
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Drawing Title:
EXISTING & PROPOSED WINDOW TYPE 1 DETAILS & ELEVATIONS

Stage: TENDER	Status: S0	Revision: P01
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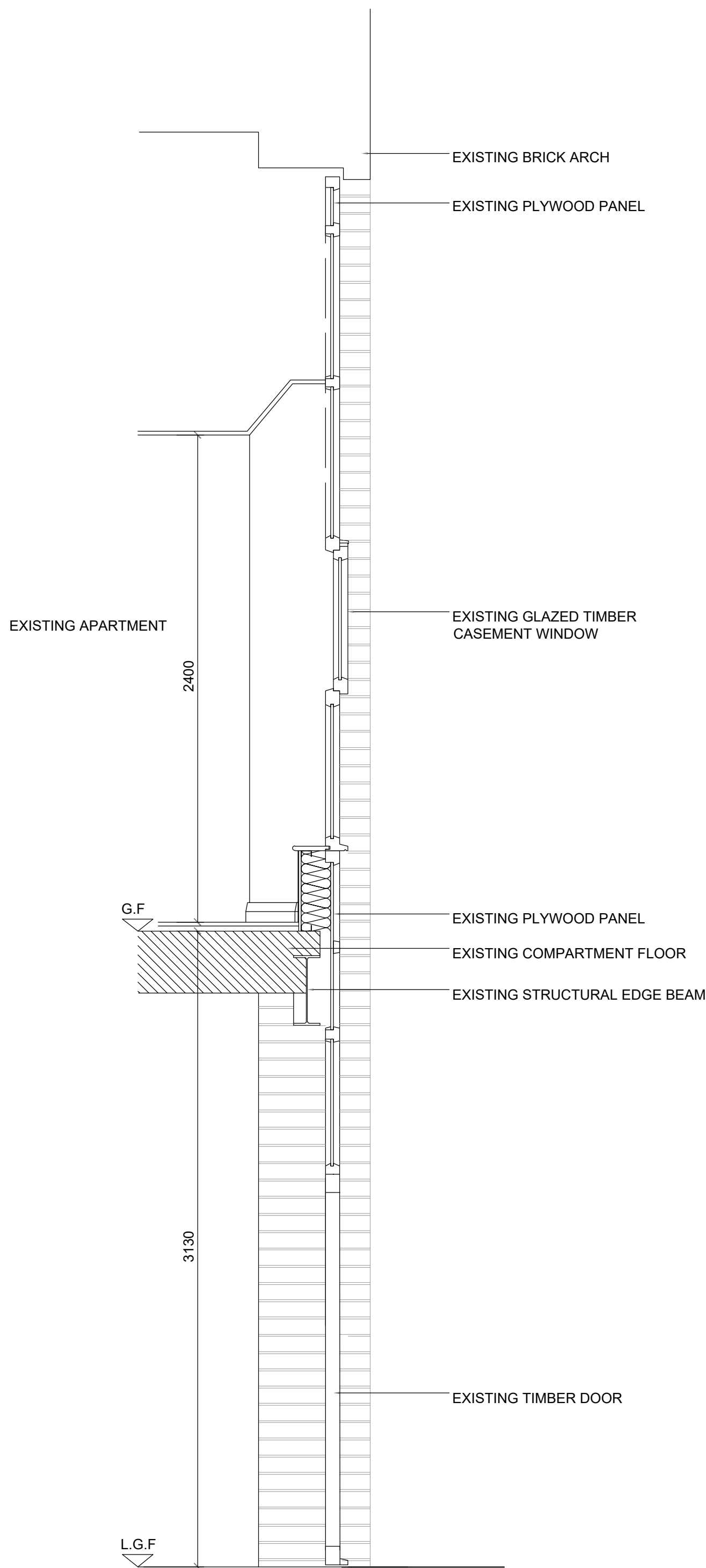
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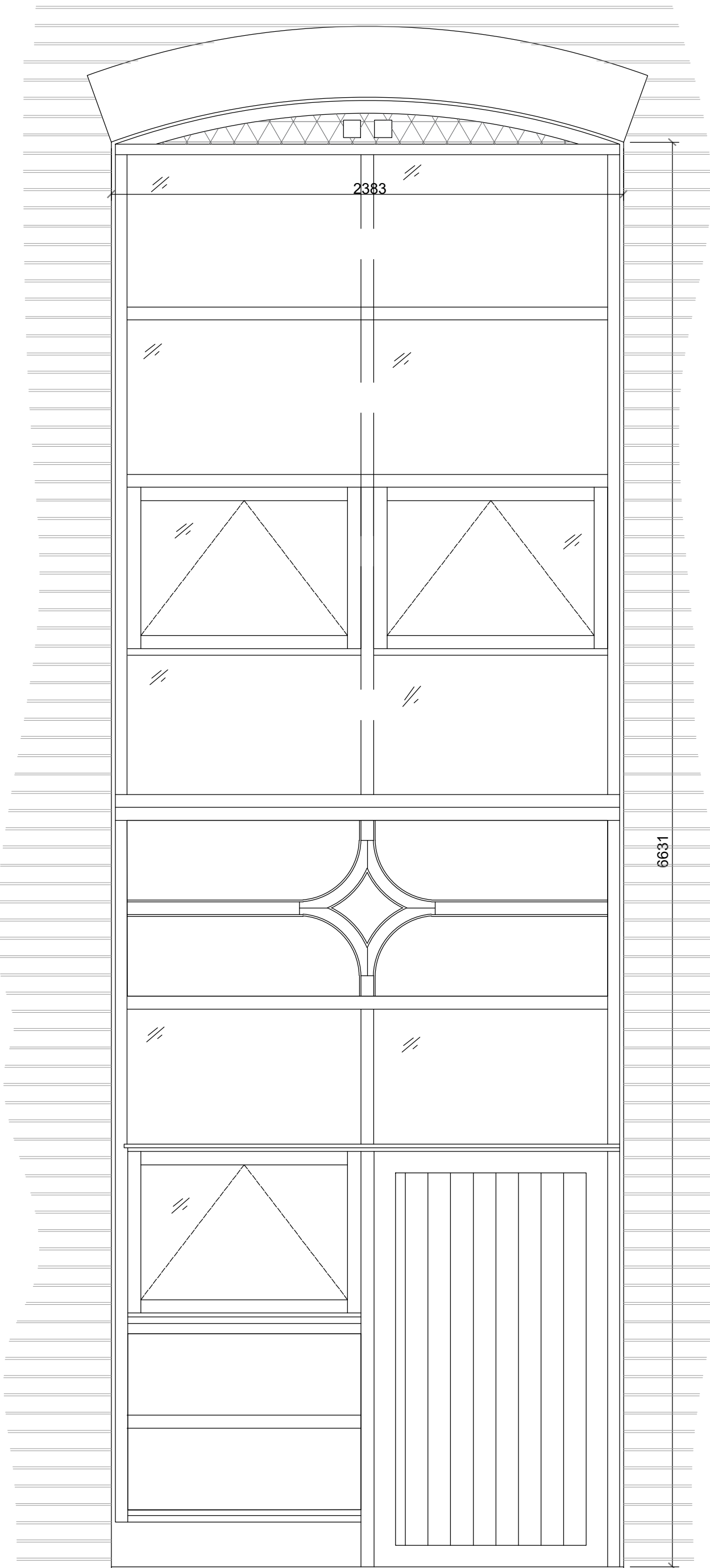
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Contact: **David.kirk@uk.rlb.com**
Author: **James.bentham@uk.rlb.com**
QA: **David.kirk@uk.rlb.com**

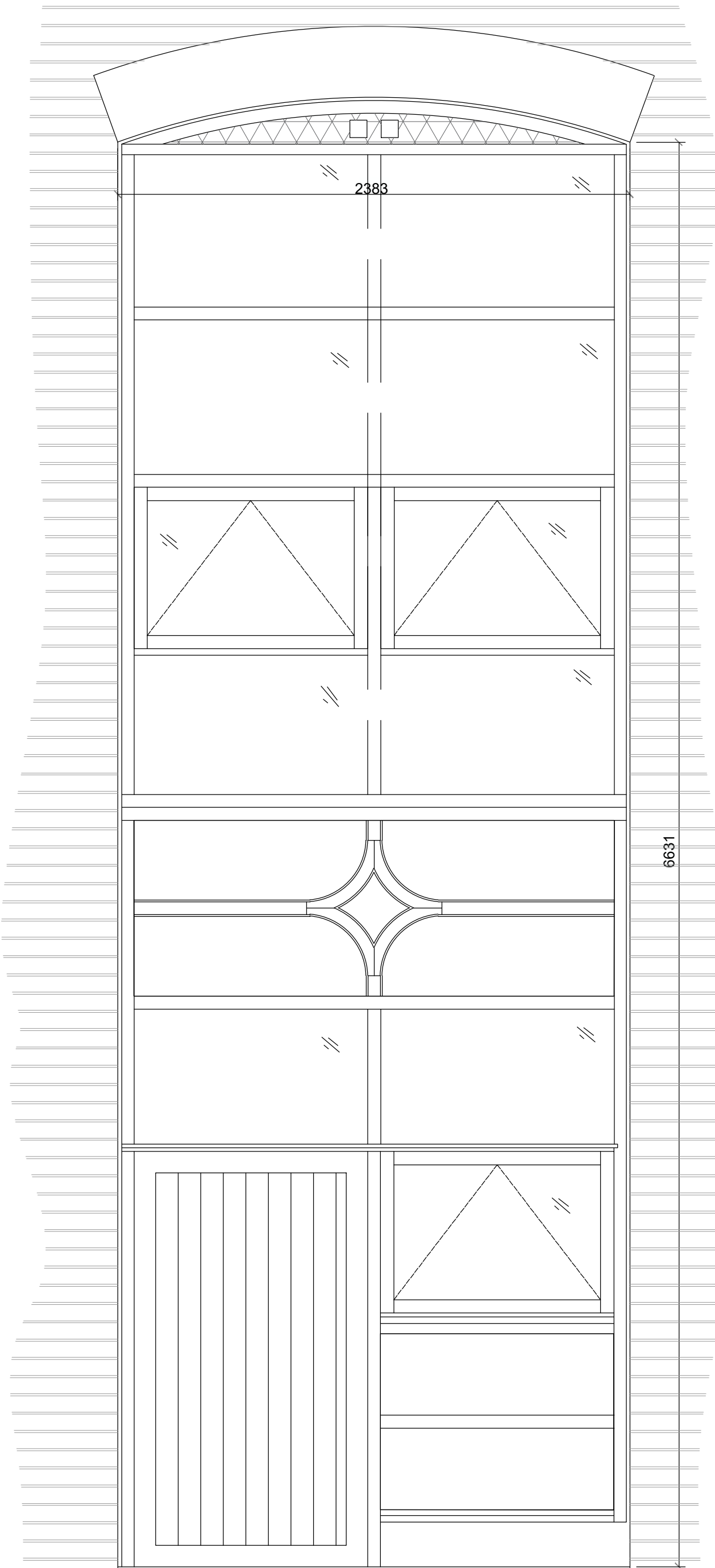
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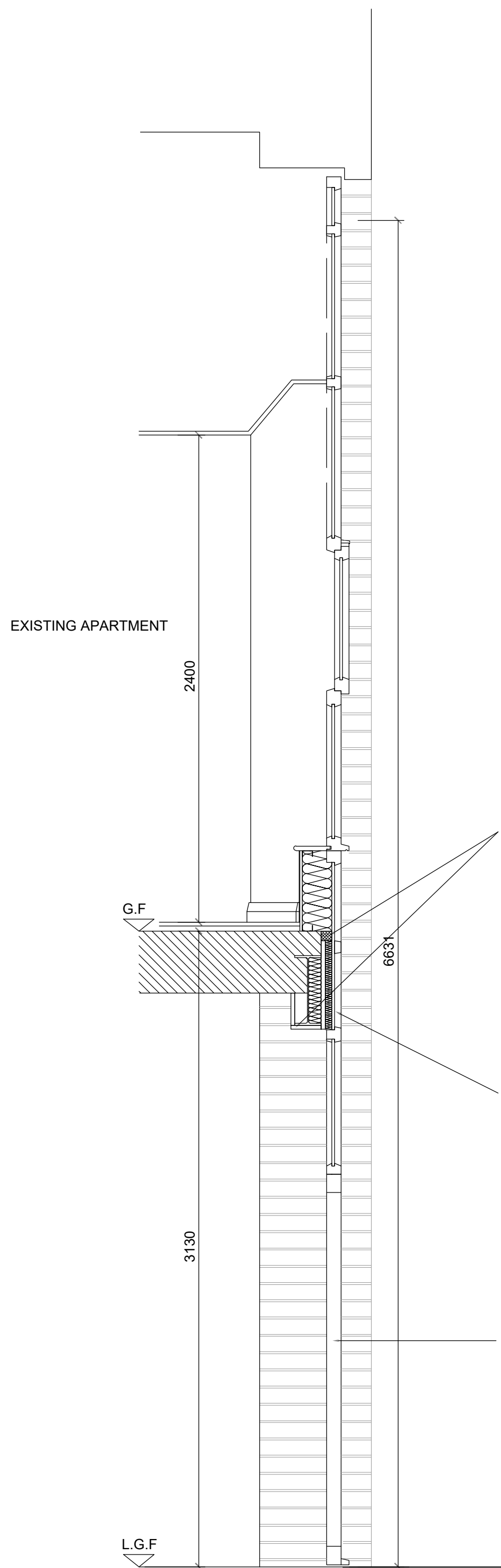
EXISTING SECTION
TYPICAL WINDOW
LOWER GROUND FLOOR
SCALE 1:20



WINDOW TYPE 2
TO BASEMENT
SCALE 1:20



WINDOW TYPE 4
TO BASEMENT
SCALE 1:20



PROPOSED SECTION
TYPICAL WINDOW TYPE 2 & 4
LOWER GROUND FLOOR
SCALE 1:20

THE CONTRACTOR SHALL ALLOW TO DESIGN AND INSTALL FIRE STOPPING AT FLOOR LEVEL TO THE WINDOW/DOOR TO ACHIEVE COMPLETE COMPLIANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS AND THE GUIDANCE SET OUT WITHIN APPROVED DOCUMENT B. THE CONTRACTOR SHALL REVIEW THE CAVITY AND PROVIDE PROPOSALS FOR ACHIEVING COMPLIANCE WITH THE BUILDING REGULATIONS AND GUIDANCE SET OUT WITHIN APPROVED DOCUMENT B. THE FIRE STOPPING SHALL INCLUDE BUT IS NOT LIMITED TO THAT REQUIRED AT FLOOR LEVEL AND THAT REQUIRED TO EXISTING EXPOSED STEELWORK ASSOCIATED WITHIN THE WINDOWS. THIS SHALL INCLUDE PROVIDING THE CONTRACT ADMINISTRATOR WITH A DETAILED SPECIFICATION INCLUDING DRAWINGS OF THE PROPOSED FIRE-STOPPING METHOD FOR COMMENT BY THE PROJECT FIRE ENGINEER. THE CONTRACTOR SHALL PROVIDE PRODUCT DATASHEETS AND TEST DATA CONFIRMING THE PERFORMANCE OF THE PRODUCT TO BE USED IS COMPLIANT WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS AND THE GUIDANCE SET OUT IN APPROVED DOCUMENT B. THE CONTRACTOR SHALL ENSURE THAT BOTH THE PRODUCT AND INSTALLER (SUB-CONTRACTOR) HAVE THIRD-PARTY CERTIFICATION, AND THIS SHALL BE EVIDENCED TO THE CONTRACT ADMINISTRATOR. THE CONTRACTOR SHALL MAKE USE OF A CERTIFICATED INSTALLED AS RECOGNISED BY APPROVED DOCUMENT B (USE OF GUIDANCE - INDEPENDENT CERTIFICATION SCHEME). UPON COMPLETION, A CERTIFICATE OF CONFORMITY IS TO BE ISSUED TO THE MAIN CONTRACTOR BY THE SUB-CONTRACTOR FOR INCLUSION IN THE REGULATION 38 INFORMATION AND O&M INFORMATION. THE CONTRACTOR SHALL TAKE FULL DESIGN RESPONSIBILITY FOR THE FIRE-STOPPING ELEMENTS OF THE WINDOW/DOOR REPLACEMENT

Rev	Description	Date
P01	First issue.	27/10/22

Client:
VICTORIA MILLS RESIDENTS COMPANY A LTD

Project Title:
VICTORIA MILL

RLB ID: **P-007269-S** Drawing Number: **12**

Drawing Title:
EXISTING & PROPOSED WINDOW TYPE 2 & 4 DETAILS & ELEVATIONS

Stage: **TENDER** Status: **S0** Revision: **P01**

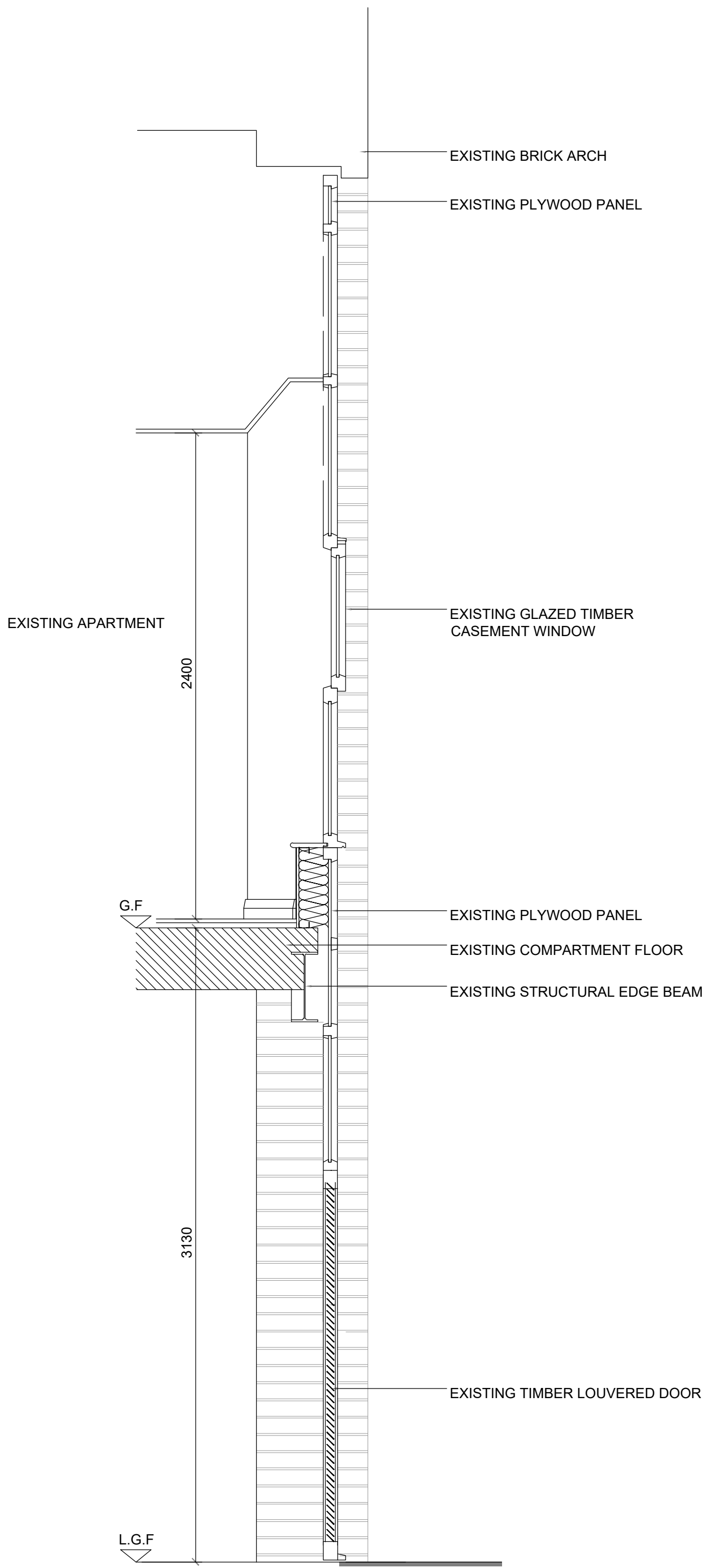
Date: **27/10/2022** Size: **A0** Scale: **1:20**



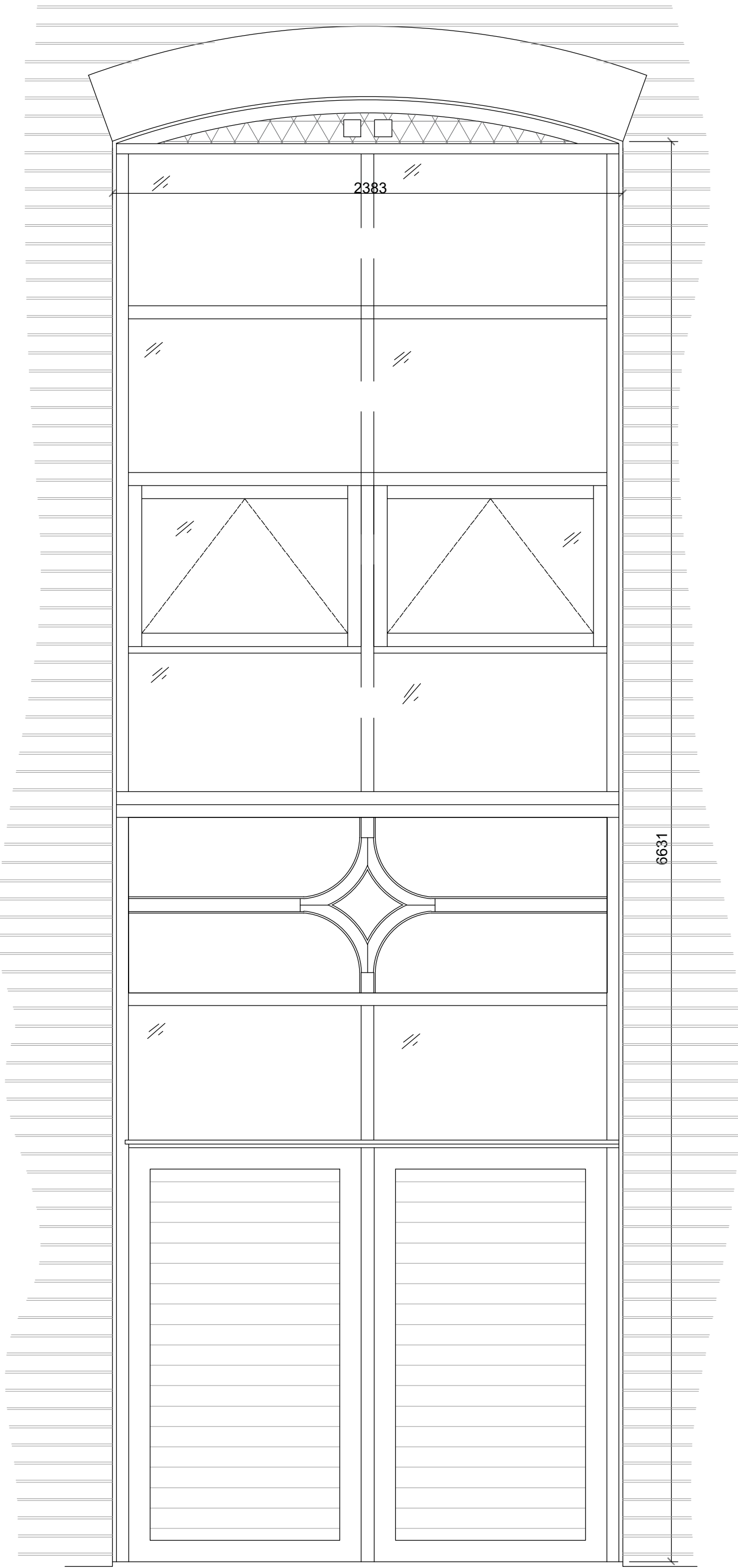
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+44 (0) 161 868 7700 RLB_UK RLB.com

Contact: **David.kirk@uk.rlb.com**
Author: **James.bentham@uk.rlb.com**
QA: **David.kirk@uk.rlb.com**

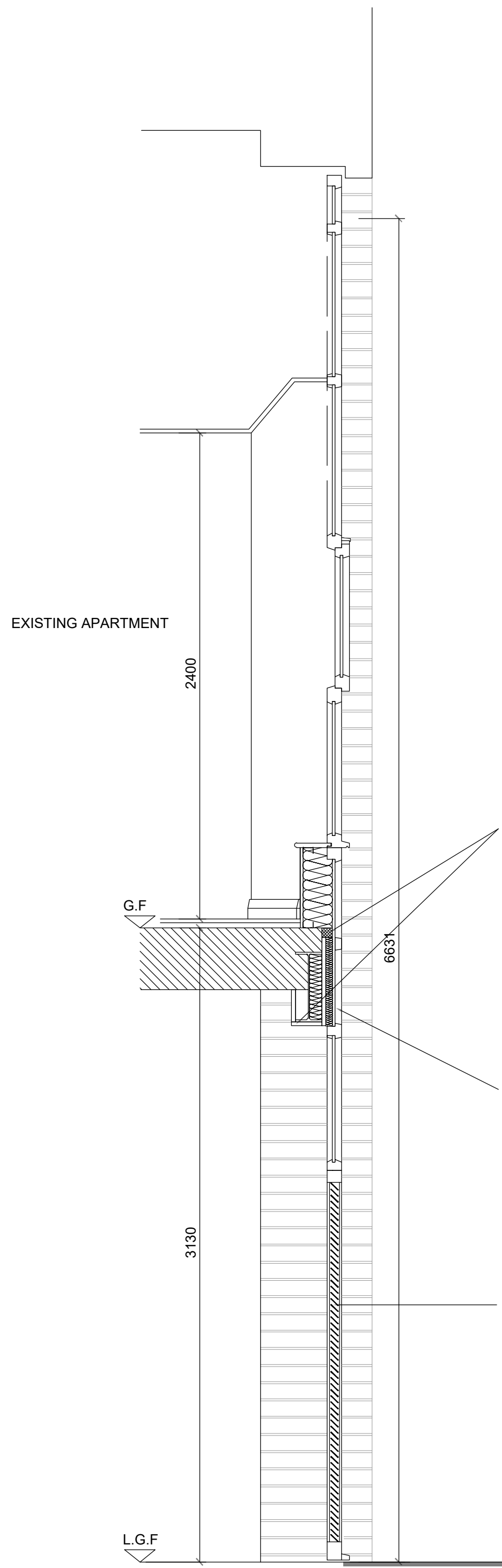
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EXISTING SECTION
TYPICAL WINDOW
LOWER GROUND FLOOR
SCALE 1:20



WINDOW TYPE 3
TO BASEMENT
SCALE 1:20



PROPOSED SECTION
TYPICAL WINDOW TYPE 4
LOWER GROUND FLOOR
SCALE 1:20

THE CONTRACTOR SHALL ALLOW TO DESIGN AND INSTALL FIRE STOPPING AT FLOOR LEVEL TO THE WINDOW/DOOR TO ACHIEVE COMPLETE COMPLIANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS AND THE GUIDANCE SET OUT WITHIN APPROVED DOCUMENT B.

THE CONTRACTOR SHALL REVIEW THE CAVITY AND PROVIDE PROPOSALS FOR ACHIEVING COMPLIANCE WITH THE BUILDING REGULATIONS AND GUIDANCE SET OUT WITHIN APPROVED DOCUMENT B. THE FIRE STOPPING SHALL INCLUDE BUT IS NOT LIMITED TO THAT REQUIRED AT FLOOR LEVEL AND THAT REQUIRED TO EXISTING EXPOSED STEELWORK ASSOCIATED WITHIN THE WINDOWS.

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THE CONTRACTOR SHALL MAKE USE OF A CERTIFICATED INSTALLED AS RECOGNISED BY APPROVED DOCUMENT B (USE OF GUIDANCE - INDEPENDENT CERTIFICATION SCHEME).

UPON COMPLETION, A CERTIFICATE OF CONFORMITY IS TO BE ISSUED TO THE MAIN CONTRACTOR BY THE SUB-CONTRACTOR FOR INCLUSION IN THE REGULATION 38 INFORMATION AND O&M INFORMATION.

THE CONTRACTOR SHALL TAKE FULL DESIGN RESPONSIBILITY FOR THE FIRE-STOPPING ELEMENTS OF THE WINDOW/DOOR REPLACEMENT

3mm THK P.P.C ALUMINIUM. TIMBER FEATURES TO BE REPLICATED WITH A P.P.C METAL PROFILE TO

NEW TIMBER LOUVERED DOOR TO BE SUPPLIED AND INSTALLED TO MATCH EXISTING

Rev	Description	Date
P01	First issue.	27/10/22

Client:
**VICTORIA MILLS RESIDENTS
COMPANY A LTD**

Project Title:
VICTORIA MILL

RLB ID:	Drawing Number:
P-007269-S	13

Drawing Title:
**EXISTING & PROPOSED
WINDOW TYPE 3 DETAILS &
ELEVATIONS**

Stage:	Status:	Revision:
TENDER	S0	P01

Date:	Size:	Scale:
27/10/2022	A0	1:20

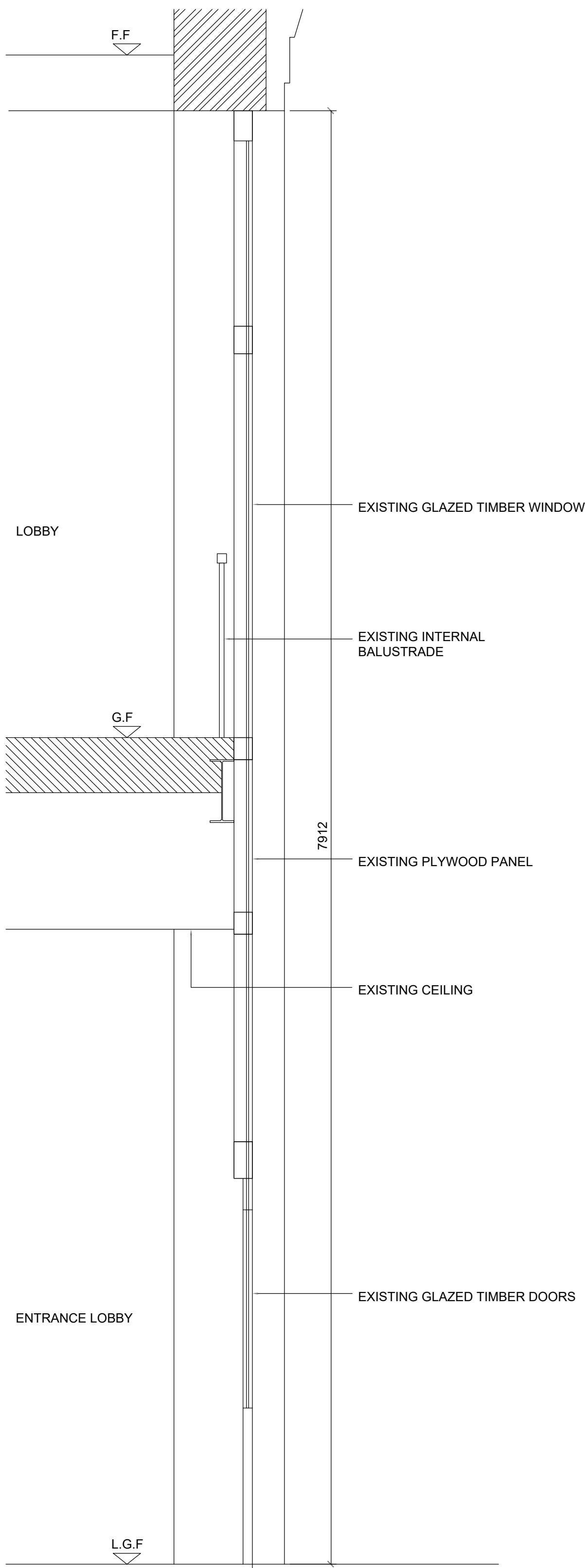


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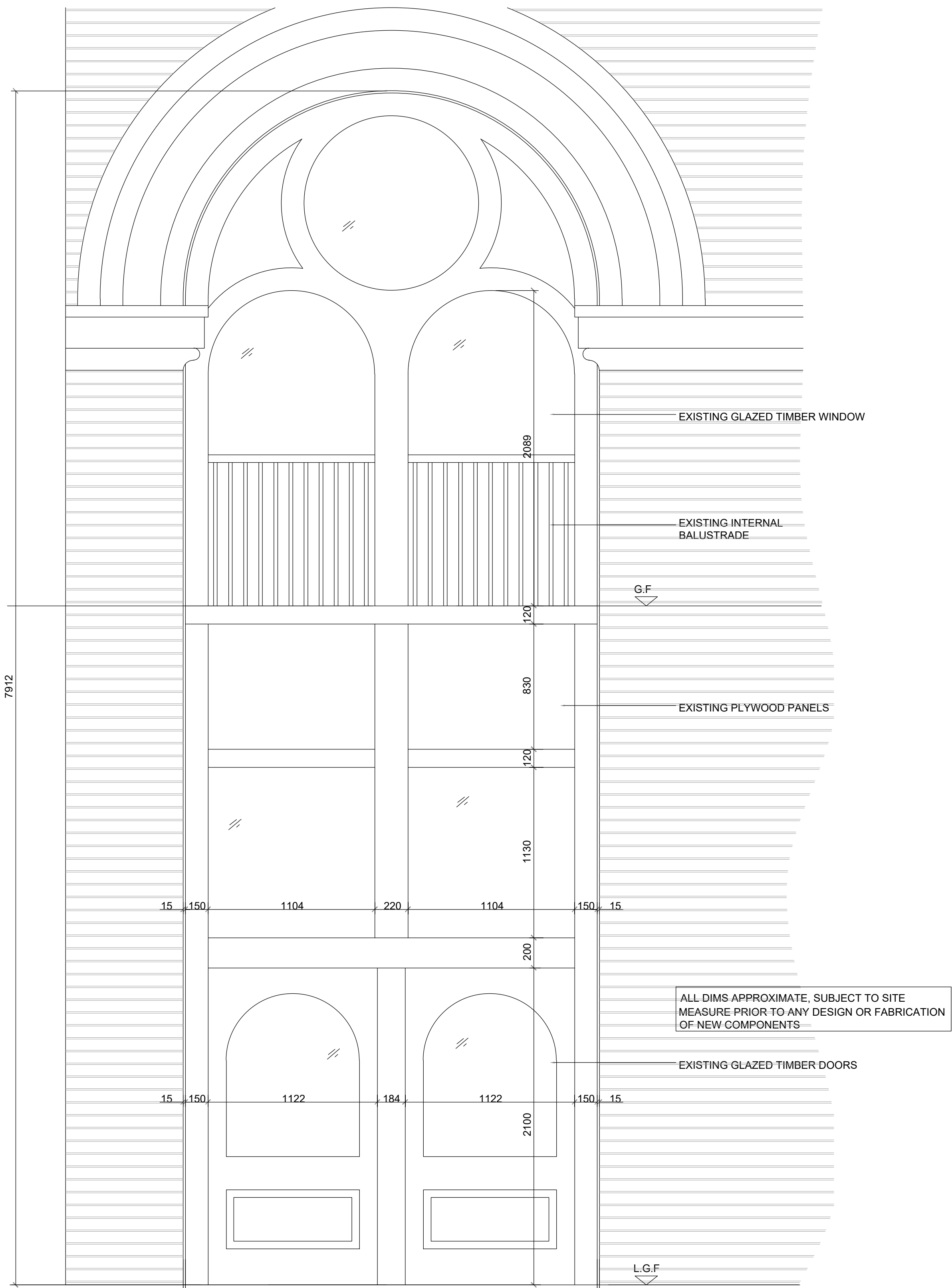
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Author: James.bentham@uk.rlb.com
QA: David.kirk@uk.rlb.com

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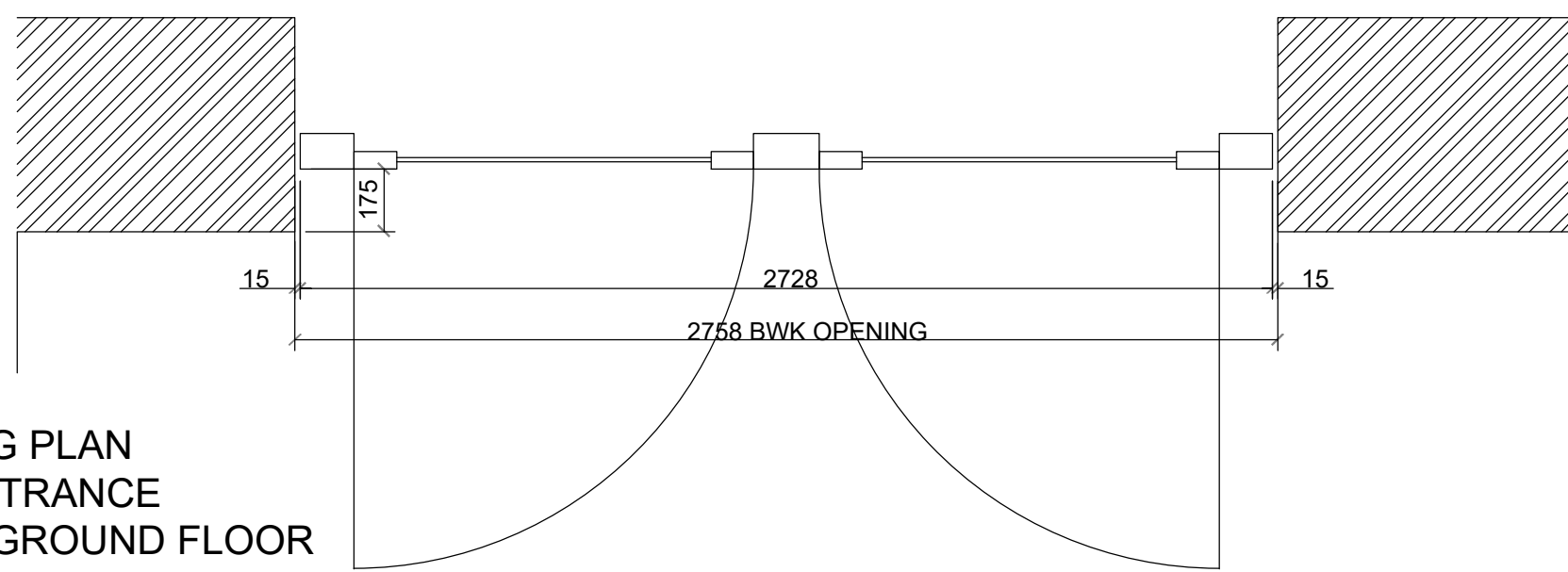
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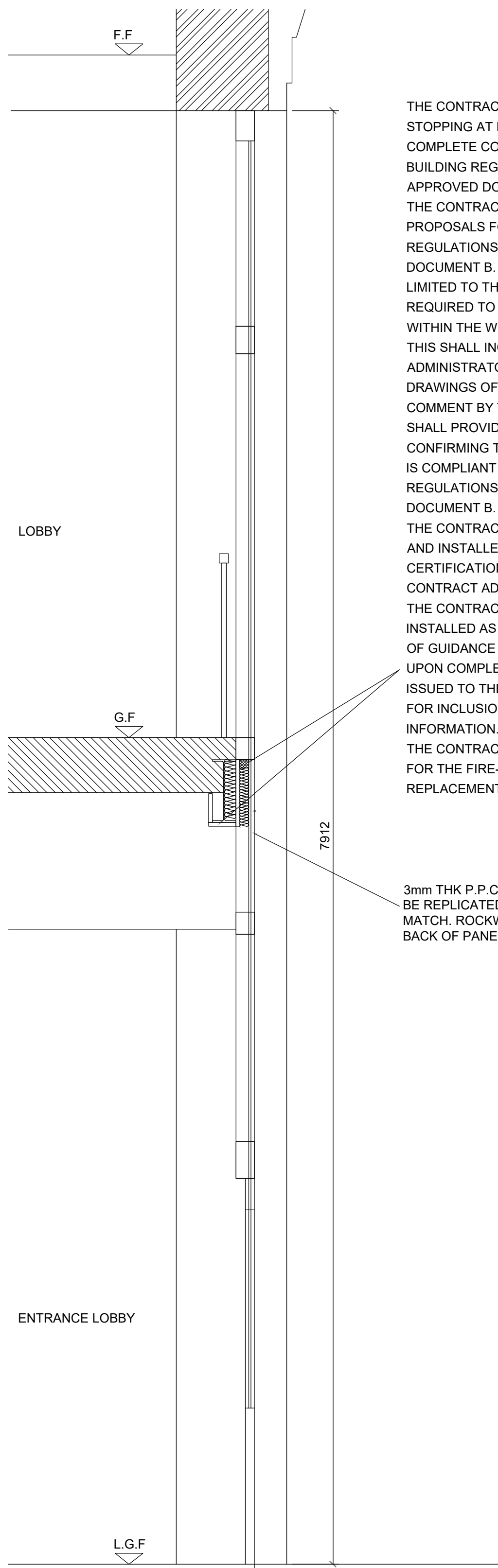
EXISTING SECTION
MAIN ENTRANCE
GROUND FLOOR
SCALE 1:20



EXISTING ELEVATION
MAIN ENTRANCE WINDOW TYPE 5
GROUND FLOOR
SCALE 1:20



EXISTING PLAN
MAIN ENTRANCE
LOWER GROUND FLOOR
SCALE 1:20



PROPOSED SECTION
MAIN ENTRANCE WINDOW TYPE 5
GROUND FLOOR
SCALE 1:20

THE CONTRACTOR SHALL ALLOW TO DESIGN AND INSTALL FIRE STOPPING AT FLOOR LEVEL TO THE WINDOW/DOOR TO ACHIEVE COMPLETE COMPLIANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS AND THE GUIDANCE SET OUT WITHIN APPROVED DOCUMENT B.

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THE CONTRACTOR SHALL TAKE FULL DESIGN RESPONSIBILITY FOR THE FIRE-STOPPING ELEMENTS OF THE WINDOW/DOOR REPLACEMENT

Rev	Description	Date
P01	First issue.	27/10/22

Client:
VICTORIA MILLS RESIDENTS COMPANY A LTD

Project Title:
VICTORIA MILL

RLB ID:	Drawing Number:
P-007269-S	14

Drawing Title:
MAIN ENTRANCE WINDOW TYPE 5 EXISTING & PROPOSED DETAILS & ELEVATIONS

Stage:	Status:	Revision:
TENDER	S0	P01

Date:	Size	Scale:
27/10/2022	A0	1:20



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Contact: **David.kirk@uk.rlb.com**
Author: **James.bentham@uk.rlb.com**
QA: **David.kirk@uk.rlb.com**

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