

Planning / Architectural Method Statement - MSV Block B, 84, Cambridge Street, Manchester

Background

This project involves the remodelling of existing, student, cluster bedrooms on 6 floors within the north western corner of Chorlton Old Mill – a Listed Mill building which was converted into student accommodation in the mid 1990's and known as 'Block B' MSV Central. The scheme involves the creation of 'studio' bedrooms, including en suite bathrooms to allow the student rooms to remain viable within an ever-discerning student rental marketplace.

The scheme involves the careful taking down / soft stripping of existing lightweight, plasterboard partitions to bedrooms and internal corridors, as well as dry lining to external walls and plasterboard suspended ceilings. The works then involve the reinstatement of partitions, the installation of suspended / floating floors (to provide acoustic separation between bedrooms), bathroom / kitchen fixtures and fittings, including all necessary mechanical and electrical services.

The reinstatement works include the formation of all of the bedrooms / corridors, the retention / re-use of existing drainage and ventilation openings within the existing building structure (mainly within the brick vaulted floor construction , including the re-use of existing ventilation terminators on the inner roof slopes approved under previous Listed Building consents.

Any existing cast iron columns or elements of structure which require fire protection, will be carefully cleaned down and prepared ready for the application of intumescent paint – to provide the necessary fire protection to the historic columns and beam members as required under Building Regulations.

All of the strip out and reinstatement works will be carefully planned and undertaken to avoid any disruption or damage to the existing / historic building fabric / structure, with works being carefully coordinated and managed by an experienced main contractor who will be used to working on historic buildings. The works will be focussed around the internal spaces of the building, with any external works being limited to the refurbishment / repainting of existing timber window frames and repair / replacement of perished leadwork to roof abutments.

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