OMIArchitects

32-34 Laystall Street, Manchester – 128911/FO/2020

Date: Wednesday 24th Aug 22

OMI Ref: 1383/Da/03

RESPONSE TO CONDITION 10

The information listed below has provided in response to the items listed in OMI D&A section 4 :

4.2 - Demolition of Factory Outrigger
Information in response to partial condition 10 (D&A section 4.2) has already been submitted and discharged in response to Condition 04.
Information included:

- OMI Drawing - L0110 – Demolition Plan Basement
- OMI Drawing - L0111 – Demolition Plan Ground
- OMI Drawing - L0112 – Demolition Plan showroom boundary basement
- OMI Drawing - L0113 – Demolition Plan showroom boundary ground
- OMI Drawing - L0114 – Demolition Plan showroom boundary first
- OMI Drawing - L0115 – Demolition Plan showroom boundary second
- OMI Drawing - L0210 – Demolition Elevation Brock Street
- OMI Drawing - L0211 – Demolition Elevation Pigeon Street
- OMI Drawing - L0212 – Demolition Elevation rear of showroom
- OMI Drawing - L0215 – Demolition Images Brock Street
- OMI Drawing - L0216 – Demolition Images Pigeon Street
- OMI Drawing - L0217 – Demolition Images Internal
- KBS method statement
- D Hughes RAMS
- KBS Site set up drawings
- KBS Temporary Protection to openings drawing
- Chambers Conservation 'Dismantling of Terracotta sample panel method Statement'

4.3 - Removal of Redundant Services
Please refer to the information below in response to D&A section 4.3

- OMI Drawing - L0120 Demolition Plan Showroom Basement
- OMI Drawing - L0121 Demolition Plan Showroom Ground
- OMI Drawing - L0122 Demolition Plan Showroom First
- OMI Drawing - L0123 Demolition Plan Showroom Second
- Chambers Conservation Strip Out method statement

4.4 – Removal of internal partitions and mezzanines
Please refer to the information below in response to D&A section 4.4

- OMI Drawing - L0120 Demolition Plan Showroom Basement
- OMI Drawing - L0121 Demolition Plan Showroom Ground

- OMI Drawing - L0122 Demolition Plan Showroom First
- OMI Drawing - L0123 Demolition Plan Showroom Second
- Chambers Conservation Strip Out method statement

4.5 – Removal of 1950s External fabric additions

Please refer to the information below in response to D&A section 4.5

- OMI Drawing - L0220 - Brock Street Repair and replace elevation
- OMI Drawing - L0221 - Laystall Street Repair and Replace elevation
- Chambers Conservation Method Statement for removal of cladding
- Chambers Conservation - Repair specification
- Chambers Conservation - Schedule of Works.

4.6 – Removal of 1920s stair

Please refer to the information below in response to D&A section 4.6

- OMI Drawing - L0120 Demolition Plan Showroom Basement
- OMI Drawing - L0121 Demolition Plan Showroom Ground
- OMI Drawing - L0122 Demolition Plan Showroom First
- OMI Drawing - L0123 Demolition Plan Showroom Second
- Chambers Conservation Strip Out method statement

4.7 - Removal of Floor Finishes

- Please refer to the information below in response to D&A section 4.7
- OMI Drawing - L0120 Demolition Plan Showroom Basement
- OMI Drawing - L0121 Demolition Plan Showroom Ground
- OMI Drawing - L0122 Demolition Plan Showroom First
- OMI Drawing - L0123 Demolition Plan Showroom Second
- Chambers Conservation Strip Out method statement

4.8 – Repairs to Existing External Fabric

Information submitted in response to condition 10 Section 4.8 is as follows:

- OMI Drawing - L0220 - Brock Street Repair and replace elevation
- OMI Drawing - L0221 - Laystall Street Repair and Replace elevation
- Chambers Conservation - Schedule of Works.
- Chambers Conservation - Repair specification
- OMI Drawing – L1600 – Proposed Laystall Street Elevations
- OMI Drawing – L1601 – Proposed Gable Elevations
- OMI Drawing – L1602 – Proposed Rear Elevations

Please note that the stepped section of brickwork shown on elevation is existing and was not previously visible.

4.9 – Works to roof

Information submitted in response to condition 10 Section 4.9 is as follows:

- OMI Drawing – A2402 - Roof Upgrade Detail
- OMI Drawing – L1003 – Proposed Roof Plan
- Chambers Conservation - Schedule of Works.
- Chambers Conservation - Repair specification

4.10 – Floor Construction

Information submitted in response to condition 10 Section 4.10 is as follows:

- OMI Drawing – A3400 Floor Upgrade Details

4.11 – Restoration to windows

Information submitted in response to condition 10 Section 4.11 is as follows:

- OMI Drawings – A2200 - A2212 - Existing Window Schedule
- OMI Drawing – A2230 – Window repair and upgrade details
- Chambers Conservation - Repair specification

4.12 – New Windows

Information submitted in response to condition 10 Section 4.12 is as follows:

- OMI Drawings – A2231 – Window W04
- OMI Drawings – A2231 – Window W06
- OMI Drawings – A2231 – Window W07
- OMI Drawings – A2231 – Window W05
- OMI Drawing – L1600 – Proposed Laystall Street Elevations
- OMI Drawing – L1601 – Gable Proposed Gable Elevations
- OMI Drawing – L1602 – Proposed Rear Elevations

Please note that windows on the rear elevation have been developed in line with further information gathered during the demolition process.
This includes:
W06, 07 have existing exposed lintels not previously visible
W04 has an embedded lintel that is not suitable, therefore a new lintel is proposed below in the style of the existing lintels above.
W05 has an arched brick head therefore cannot match in style to the existing internal Window as shown on approved drawings.

4.13 – New Gate

Information submitted in response to condition 10 Section 4.13 is as follows:

- OMI Drawings – A2311 – External Entrance Gate Drawing

4.14 – Re-Instatement of External Doors

Information submitted in response to condition 10 Section 4.14 is as follows:

- OMI Drawings – A2301 – Existing Door schedule.

4.15 – Historic Internal Fabric

Information submitted in response to condition 10 Section 4.15 is as follows:

- OMI Drawings – L0230 – Internal Room Repair Drawing – G.01
- OMI Drawings – L0231 – Internal Room Repair Drawing – G.02
- OMI Drawings – L0232 – Internal Room Repair Drawing – G.03
- OMI Drawings – L0233 – Internal Room Repair Drawing – G.04
- OMI Drawings – L0234 – Internal Room Repair Drawing – G.05
- OMI Drawings – L0235 – Internal Room Repair Drawing – G.06
- OMI Drawings – L0236 – Internal Room Repair Drawing – G.07
- OMI Drawings – L0240 – Internal Room Repair Drawing – 1.01 1of 2
- OMI Drawings – L0241 – Internal Room Repair Drawing – 1.01 2of 2
- OMI Drawings – L0242 – Internal Room Repair Drawing – 2.01 1of 2
- OMI Drawings – L0243 – Internal Room Repair Drawing – 2.01 2of 2
- OMI Drawings – L0250 – Internal Room Repair Drawing – B.01
- OMI Drawings – L0251 – Internal Room Repair Drawing – B.02
- OMI Drawings – L0252 – Internal Room Repair Drawing – B.03
- OMI Drawings – L0253 – Internal Room Repair Drawing – B.04
- OMI Drawings – L0254 – Internal Room Repair Drawing – B.05

- OMI Drawings – L0255 – Internal Room Repair Drawing – B.06
- OMI Drawings – L0256 – Internal Room Repair Drawing – B.07
- Chambers Conservation - Schedule of Works.
- Chambers Conservation - Repair specification

4.16 – Retention of Fireplace

Refer to information submitted in response to condition 10 D&A Section 4.16

Information included:

- OMI Drawings – L0230 – Internal Room Repair Drawing – G.01
- Chambers Conservation - Schedule of Works.
- Chambers Conservation - Repair specification

4.17 – Repair/ Reinstatement of encaustic Tiling to stair

Refer to information submitted in response to condition 10 D&A Section 4.17

Information included:

- OMI Drawings – L0230 – Internal Room Repair Drawing – G.04
- Chambers Conservation - Schedule of Works.
- Chambers Conservation - Repair specification

4.18 – New internal partitions/ Ceilings

Information submitted in response to condition 10 Section 4.18 is as follows:

- OMI Drawing – A3200 – Partition Type Drawing
- OMI Drawing – A3201 – POD Setting Out Level 01
- OMI Drawing – A3202 – POD Setting Out Level 02
- OMI Drawing – A3203 – POD Typical Details
- OMI Drawing – A3204 – Partition Wall Junctions with existing
- OMI Drawing – A3300 – Ceiling details
- OMI Drawing – A3301 – Ceiling details
- OMI Drawing – L1020 – Reflected Ceiling Plan - Ground Floor
- OMI Drawing – L1021 – Reflected Ceiling Plan - First Floor
- OMI Drawing – L1022 – Reflected Ceiling Plan - Second Floor
- OMI Drawing – L1023 – Reflected Ceiling Plan – Basement
- OMI Drawing – L1030 - Partition Type Plan - Ground Floor
- OMI Drawing – L1031 - Partition Type Plan - First Floor
- OMI Drawing – L1032 - Partition Type Plan - Second Floor
- OMI Drawing – L1033 - Partition Type Plan – Basement

4.19 – Internal Joinery Items

Items to be placed in abeyance and to be considered as a tenant supply item.

4.20 – M&E Servicing Strategy

Information submitted in response to condition 10 Section 4.20 is as follows:

- Clancy consulting drawing 6202 – Level 01 and 02 Small Power Layout
- Clancy consulting drawing 6302– Level 01 and 02 Lighting Layout
- Clancy consulting drawing 6702– Level 01 and 02 Fire Alarm System Layout
- Clancy consulting drawing 6802– Level 01 and 02 Security Layout
- Clancy consulting drawing 5302– Level 01 and 02 Domestic Water Layout
- Clancy consulting drawing 5402– Level 01 and 02 Above Ground Drainage
- Clancy consulting drawing 5702– Level 01 and 02 Ventilation Layout
- Clancy consulting drawing 6201– Level -01 and 00 Small Power Layout
- Clancy consulting drawing 6301– Level -01 and 00 Lighting Layout
- Clancy consulting drawing 6701– Level -01 and 00 Fire Alarm System Layout

- Clancy consulting drawing 6801– Level -01 and 00 Security Layout
- Clancy consulting drawing 5301– Level -01 and 00 Domestic Water Layout
- Clancy consulting drawing 5401– Level -01 and 00 Above Ground Drainage
- Clancy consulting drawing 5701– Level -01 and 00 Ventilation Layout
- Clancy consulting drawing 6303 – Lighting Details
- OMI Drawing – L1020 – Reflected Ceiling Plan - Ground Floor
- OMI Drawing – L1021 – Reflected Ceiling Plan - First Floor
- OMI Drawing – L1022 – Reflected Ceiling Plan - Second Floor
- OMI Drawing – L1023 – Reflected Ceiling Plan – Basement
- OMI Drawing – A2152 – Electrical tray Penetration details.