

PROPOSED COVERSION AND CHANGE OF USE OF EXISTING GROUND FLOOR ACCOMMODATION AT INDIA HOUSE, WHITWORYH STREET, MANCHESTER M1 6HB

Listed Building consent Approval; Reference: 124657/LO/2019

Condition 6

Following the removal of all existing internal installations, e.g. partitions, suspended ceilings, wall coverings and floor coverings, the original/historic walls and floors shall be made good in accordance with a detailed scheme repair that has first been submitted to and approved in writing by the City Council as Local Planning Authority prior to the carrying out of the repair works. The works shall then be implemented in accordance with the approved details.

Applicant response

The initial contract to strip out the project was completed late July 2022. A full detailed photographic record / report has been submitted to the council to discharge condition No5.

Floor Finishes – Existing

The existing insulated floating floor covering the ground floor area was removed as part of the strip out contract. The removal of the same, has indicated what was expected. The front of India House (Facing Whitwoth Street 5.5 Metres deep) has a further (original) timber floating floor comprising 32mm timber floorboards on a 100mm uninsulated timber framed void on a concrete insitu poured concrete floor of 153mm deep. The rear portion of the premises (facing the River Irwell) was found to be 195mm thick insitu poured concrete with 25mm concrete screed topping and subsequent later applied levelling screeds. No floor surfaces or finishes of any historic note were recorded.

Floor Finishes – Proposed

The only work proposed to be carried out to the existing floor is to clean and provide intermediate latex levelling screed to the concrete area where required. This will then have a floating floor added with subsequent floor finishes over. (As detailed in our response to discharge of condition No 9.) The timber area of floor will also have a floating floor replacement laid directly over it. The use of the floating floor will prevent dampness from the basement car park entering the residential accommodation. The floating floor will also give the opportunity for improving the thermal characteristics of the floor, thus improving the building sustainability credentials.

Suspended Ceilings - Existing

The existing building concerned accommodated office accommodation. Within the office accommodation was a modular grid suspended ceiling at 2610mm. This was followed by a void of 675mm to the line of a 2 layer plasterboard ceiling to accommodate the required fire compartmentation between the ground and first floors. The level of the ceiling allowed a flush horizontal finish throughout the floor plate, with any supporting beams / columns above. The void above the fire rated ceiling is approximately 380mm deep and is uninsulated. The plasterboard ceiling is suspended on a metal frame support system.

Suspended Ceiling – Proposed

The proposal that was consented (CDN/21/0816) in part consented to the removal of the existing ceilings where necessary. No historic ceilings have been located following the soft strip out exercise. Subsequently none are to be repaired / retained. The heights of the new ceiling are still awaiting LA approval following the submission of the condition discharge application Ref: CDN/22/0133

Historic Walls – Existing

The existing historic walls have now in part been uncovered. Some walls though have had there existing plasterboard metal framed lining retained. This occurs to predominantly the external walls. A full detailed photographic record / report has been submitted to the council to discharge condition No5. No elements deemed of significant historic note have been identified

Historic Walls – Proposed

No existing masonry walls are to be worked upon. All new wall finishes are to be provided through the use of independent metal frame and plasterboard finish wall systems. No elements of the existing structure are to be repaired or improved. All existing historic wall are to be left insitu. Note: No external walls are to be insulated following instruction from Carloyn Parry (e-mail dated 08.11.2019) See attached drawing No. M4371.C.01C – Proposed Ground Floor plan – For details of wall linings.