

VP03 - MANOR STREET

142209/LO/2025

CONDITION 4

- Revision A

Proposal: Listed Building Consent for internal physical alterations in connection with change of use of training centre (Use Class F1(a)) to 9 self contained apartments for care leavers (sui generis), with ancillary facilities including office space for charity staff, and all other associated works
Location: Victoria House, 21 Manor

4) Before commencement of the development, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior features during the building work. The agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority. Particular regard should be given to the following:

- i. Staircases and balustrade
- ii. Cornices and decorative plasterwork
- iii. Doorcases
- iv. Skirtings and vulnerable surfaces and finishes.

Reason -To ensure there is no resulting harm to the listed building, policies DM1 and EN3 of the Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan, policy JP-P2 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.



1. Staircases and balustrade

The timber staircase is to be protected by way of Correx encasement, ensuring its future in the building.



2. Cornice and decorative plasterwork

Cornice and decorative plasterwork will be protected by the new ceiling, throughout construction and the proposed use of the building. The ceiling will be inherently removable, and serve only to encase any cornice and decorative plasterwork without impacting it.



3. Doorcases

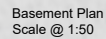
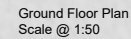
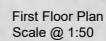
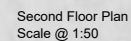
Doorcases are not considered to be vulnerable to the works being undertaken. It is the intention that these shall be repainted and any existing damage made good during the works. Doors that are proposed to be removed will be overboarded and remain, again an inherently removable solution. Where doors must be replaced, due to fire rating, the original door will refitted within a new location where a fire rating is not required, as per the door schedule within this document.



4. Skirting and vulnerable surfaces and finishes

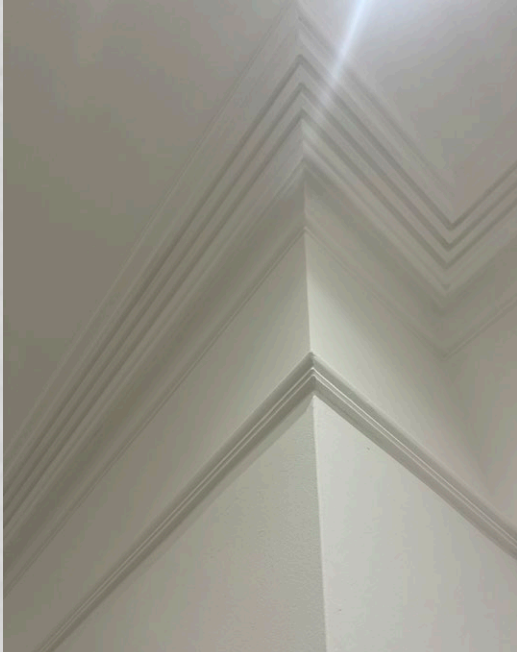
Skirting throughout the building is of modern installation, although every effort will be made to preserve the skirting, it is not of historic significance and can be readily renewed.

In addition to the staircase, the plaster mouldings adjacent to the front entrance door will also be protected by Correx Proguard, as will doorcases.



Cornice

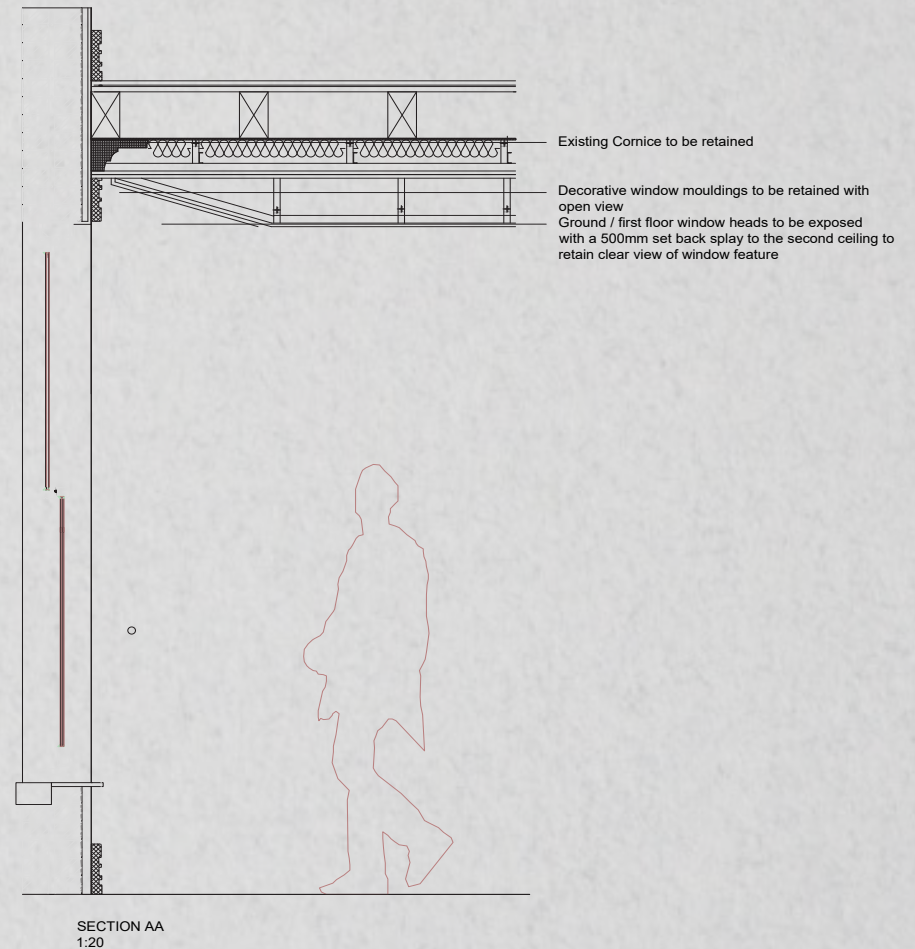
Original plaster cornice details are visible throughout 21 Manner Street, with the exception of the basement and on the second floor, due to the latter being a later loft conversion. As per the adjacent detail drawing, the cornice will be permanently protected by a laying grid ceiling. Although this ceiling will remain in place throughout the entirety of the buildings proposed new use, it is inherently removable and therefore has no interaction with the cornice details, it will also serve to protect it from general wear and tear.



Decorative Plasterwork

Decorative plasterwork, excluding cornicing is of minimal prevalence at 21 Manor Street, but for small sculptural flourishes near the front entrance. These will be encased in a protective layer of correx to ensure they are not damaged during the works.

To ensure the fire compartmentation of the stair well, a shaft wall will be constructed on the outside of the door to the hall, ensuring minimal opportunity for the decorative plaster arch to become damaged.



Doorcases

The majority of doorcases across the site comprise of a similar timber profile, some are characterised by timber embellished corner blocks enabling transition between both skirting and architrave and the upright and vertical of the architrave.

Doorcases to proposed studio spaces will have to be replaced to ensure a correct fire rating. Where this must occur, the door will be removed and securely stored prior to be refitted in a new location where Fire rating is not required..

Where doorcases are set to remain, protective Correx will be installed to ensure they are not damaged throughout the course of the works.



Doors

As with the mainstay of the protected features at 21 Manor Street, the majority of the doorcases will be retained, or where openings are surplus to requirements either; remain and be boxed in, or removed and stored in case of future restoration.

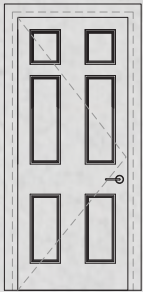
Where existing doors are remaining, but cannot meet the functional requirements needed for fire safety, a new 4 panel door will be installed and the existing feature door retained for reuse as per the door schedule below.

In Instances where there are glazed lobby doors, a shaft wall detail will be installed at one side of the existing door to expose the timber formwork as existing but allow for the upgraded 30min fire door to ensure the fire compartmentation can be achieved.

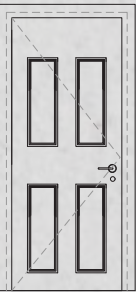
FR- FIRE RATING
SC- SELF CLOSING
VFN- VISION PANEL
HD- HOLD OPEN
AD- ACOUSTIC SEAL

			STRUCTURAL OPENING		LEAF SIZE		BENCHMARK										REMARKS	SIGNAGE
DOOR NUMBER	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT	UNFILL	HEIGHT	UNFILL	FR	SC	VP	AD	HANDLE	HD	LOCK				
GROUND FLOOR																		
D-01-01	1	Studio 1 Entrance entrance	722	1950											5555 lock	Re-use entrance door D-01-06		
D-01-02	2	Entrance door leading to reception	722	1951												New door to new lobby	EXIST	
D-01-03	2	Entrance to reception area	628	1951												New door to new entrance		
D-01-04	2	Entry from hallway to staff office	722	1951												New door to existing opening		
D-01-05	existing	Entrance to Reception area	628	1951												New existing door		
D-01-06	2	Entry from hallway into Studio 1	722	1951												New door to existing opening		
D-01-07	3	Lobby doors leading to stairs	1232	1951												New doors		
D-01-08	existing	External door to delivery vehicle	1232	1950												Fire Exit Push pad	EXIST	
D-01-09	1	Entry to water tank room	1322	1951												Reverse double lobby doors D-01-07		
D-01-10	existing	Electricity cupboard														Existing cupboard door retained		
GROUND FLOOR LEVEL																		
D-01-01	1	Studio 1 Entrance	721	1950												Re-use door existing door D-01-01		
D-01-02	2	General front Reception door	628	1950												New existing frame replace with new vision panel	EXIST	
D-01-03	2	Studio 1 entry door	628	2040												New door to water opening 4 panel		
D-01-04	1	Studio 3 Entrance entry door	721	1950												Re-use existing door D-01-04		
D-01-05	2	Studio 3 back door	628	2040												New door to existing opening		
D-01-06	1	Studio 4 entrance	628	1951												New door to existing opening		
D-01-07	2	Existing door and surround to be boxed out with typical shaft wall detail - Imperial rating	628	2040												Shed Visit with new door - 4 panel		
D-01-08	3	Existing door and surround to be boxed out with typical shaft wall detail - Imperial rating	628	2040												Shed Visit with new door - 4 panel Vision Panel		
D-01-09	2	Existing door and surround to be boxed out with typical shaft wall detail - Imperial rating	628	2050												New door in new wall - 4 panel	EXIST	
D-01-10	2	Existing door and surround to be boxed out with typical shaft wall detail - Imperial rating																
D-01-11	existing	EXISTING	EXISTING	EXISTING													EXIT	
D-01-12	existing	EXISTING	EXISTING	EXISTING													EXIT	
FIRST FLOOR LEVEL																		
D-02-01	2	Studio 1 Entry	628	1951												New door new frame new opening - 4 panel door		
D-02-02	1	Studio 2 Entry	628	2030												Re-use door D-02-01		
D-02-03	2	Studio 3 Entry	628	1951												New door to shaft wall - 4 panel		
D-02-04	1	Entrance - Studio 3 door	628	2030												Re-use door D-02-04 new opening		
D-02-05	2	Studio 3 Entrance	628	1951												New frame new opening - existing TCI x 1950		
D-02-06	1	Studio 7 Entry	722	1951												New door in new wall		
D-02-07	2	Studio 7 Entry	628	2030												New door to existing opening		
D-02-08	3	Studio 7 Entry door	628	2030												New door in existing opening		
SECOND FLOOR LEVEL																		
D-03-01	1	Studio 8 Entrance	628	2030												new opening in wall to make re-use door D-01-07		
D-03-02	2	Entry to Studio 8	722	1951												existing frame new door		
D-03-03	2	Entry to Studio 8	722	1951												existing frame new door		
D-03-04	1	Studio 8 Entrance	628	2030												Re-use door D-01-08		

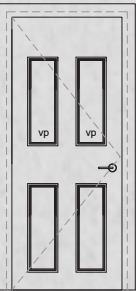
ALL STRUCTURAL OPENING SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURE OF DOORS.



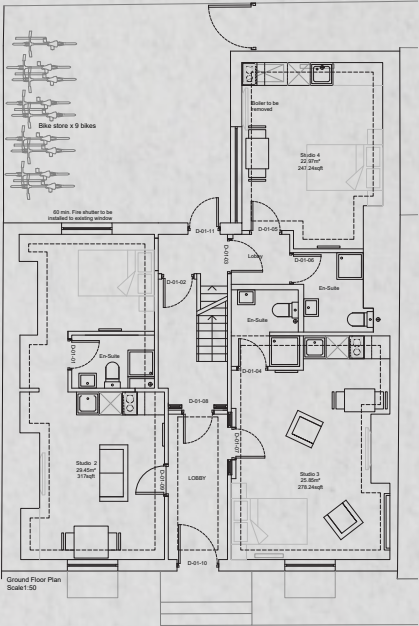
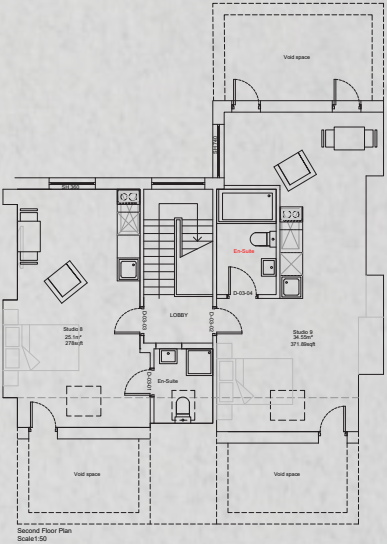
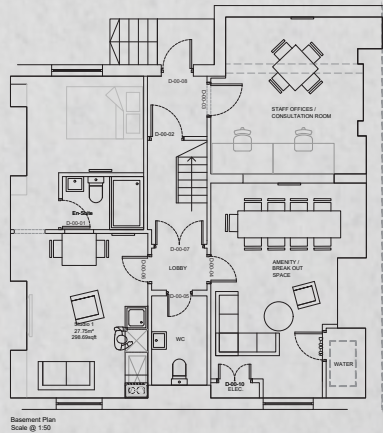
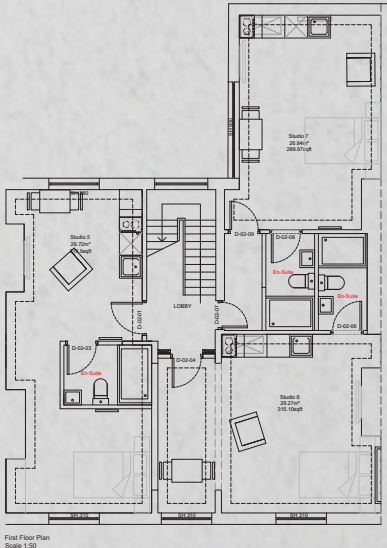
INTERNAL DOOR TYPE 1
Re-use existing non fire rated doors - Vary in size, to be installed in new openings where fire rating is not required
Finish:
Painted to match original.



INTERNAL DOOR TYPE 2
London White 4 Panel Fire Door - Studio Entrance doors
Finish:
Painted to match original.



INTERNAL DOOR TYPE 3
London White 4 Panel Fire Door - New Door with Vision Panel
Finish:
Painted to match original.



2 different skirting board profiles have been installed at 21 Manor Street, the Torus being the more prevalent. The majority are coated in layers of heavy gloss paint, top coated with a muted grey at present.

It is not proposed under the Scope of Works to replace the skirting boards and unless accidentally damaged these will be maintained and remain a feature of 21 Manor Street.



Torus Profile Skirting

The majority of skirting at 21 Manor Street comprises of Torus profile, and is thought to be unoriginal.

Similar profile skirting board is available at most Builders merchants and it is therefore not considered to heritage importance.



Victorian Profile Skirting

Far less prevalent across the site, this Victorian profile is uncommon.

Although likely unoriginal, the Victorian Profile is more difficult to acquire. In addition to this, at ground floor, a timber trim has been added above the skirting, this is in good order and will be maintained throughout the duration of the works.