

Project: 44-50 Portland street Manchester M1 4GS

Itemized list of works to the listed building with a methodology of how the LBC works to be carried out. (Version 4)

The property is located in Manchester city Centre, within the China Town area, and is Grade II listed. Simplified palazzo style, Red brick in Flemish bond, with sandstone dressings and slate roof. Five storeys over basement, a symmetrical 6 window facade; vermiculated plinth, pilastered ground floor with cornice, sill-bands to all upper floors, moulded cornice with blocking course. It is currently vacant from ground floor to the fourth floor. The lower Ground floor is still in use as a restaurant and is not part of this application.

The application description of the development is :-

Change of use and conversion to provide 4no. apartments class C3 residential use from first to fourth floor. Retention of the retail use, class E for Upper Ground floor.

The property has obtained approval from Listed Building consent for the replacement of existing roof finishes, skylights, repointing and brickwork repairs to the rear elevation: (141454/LO/2024) and Listed Building consent for repair, reglazing, and, replacement of front and rear windows: (143406/LO/2025).

The works are purely restorative and do not involve any changes to the existing footprint, massing or fundamental external appearance of the building.

By using traditional materials and methods, the proposal will:

- Preserve the special architectural and historic interest of the building.
- Enhance the character and appearance of the Portland Street Group buildings.
- Prevent further deterioration of the building's fabric, ensuring its long term survival.

The extent of the works and their sympathetic approach has been informed by previous application advice from Local Planning Authority. The proposal fully accords with the relevant national and local Planning policies, including those that seek to protect and enhance heritage assets.

It is intended that all works will be carried out in accordance with the best conservation practice.

The Itemized List of Works :

W1. External Doors.

W2. External entrance steps

W3. External stonework façade treatment

W4. Insulated dry-lining to external walls (2nd–4th floors) Lime-based system; 50mm gap from original plaster; moisture monitoring

W5. Internal walls and wall partitions.

W6 Flooring

W7. Ceiling works.

W8. Passenger lift

W9. Internal stairs

W10. Electrical installation & rewiring

W11. Drilling for fire alarm cables Existing service routes only; mapped and agreed before drilling

W12. Plumbing works

W1. External doors- Round head doorways to left and right, with set in shafts , enriched lintels, moulded heads with keystones, divided paneled doors.

All included the ironmongery to be retained and repaired. Clean and sand down previously painted surfaces, or use wet /damp process if lead paint is suspected.

Rear door- Solid core painted door to be replaced by a metal louvre door, colour to be black RAL 9005. See details drawings no. 60 & 64.

Existing Kiosk and canopy to be removed and the new access door for the platform lift to match the adjoining window fenestration, See details drawing no.51,62 and 65.

W2. External entrance steps- the existing steps are covered with quarry tiles in grey colour, part of the surface were cracked and damaged.

Proposed to replace with 20mm thick granite stone, samples will be provided for approval before commencement of works.

W3. External stonework façade treatment –Part of the stonework façade located at the upper ground floor, this will be removed carefully and redecorate with a suitable weathershield masonry paint from Dulux trade, colour will be provided for approval before commencement of works.

- Masonry and brickwork
 - Gentle cleaning of the brickwork using appropriate conservation techniques (eg DOFF steam cleaning) to remove biological growth and atmospheric pollutants, ensuring no damage to the brick surface.
 - Raking out of defective mortar joints to a depth of approx. 25mm and repointing using a lime based mortar mix to match the original colour, texture, and composition.
 - Repair or replacement of damaged or spalled bricks with matching bricks.
 - Re-decoration and painting in a suitable black or dark colour , as traditionally found on the building.

W4. Insulated dry-lining to external walls (2nd–4th floors) Lime-based system; 50mm gap from original plaster; moisture monitoring

W5. Internal partitions- The interior is comprised of two large open spaces with central dividing brick walls which will be retained.

Separating walls- This involves constructing acoustically insulated timber stud work with a gap of 10mm-50mm between the timber frames and existing wall face. This will be finished with 2 layers of plasterboard and skim ready to receive a matt emulsion finish.

Where existing internal partitions are to be taken down any surface disturbed will be made good in matching materials. New partitions are to be formed with acoustically insulated softwood studwork. The studwork will be lined both sides with plasterboard and skim ready to receive a matt emulsion finish.

W6. Flooring- Existing floors are formed with timber joists and finished with timber boards over.

Existing floors /ceilings between apartments are to be acoustically upgraded to provide separation. The system to be used will be as unobtrusive as possible and the final

specification is subject to confirmation by an acoustic specialist before the upgrading works begin. An acoustic mineral wool slab inserted between the joists, double layers of acoustic board to new ceiling with resilient layer and acoustic member ready for final floor finishes. Flanking strips are to be inserted at the perimeter of all floors. The additional acoustic layers are not permanent and will not impact on historic fabric. Final floor finish materials will be selected at a later date but are likely to include carpet or engineered wood flooring in the living rooms and Vinyl floor tile in the bathrooms and kitchens.

The routing of services (electric cabling and plumbing) may occur through existing floor voids between joists.

W7. Ceiling- A new suspended ceiling system will be installed under the existing floor structure with 2 layers of fire resistant board to achieve 60 mins fire protection. Sound insulation will be added above suspended ceiling. This system allows the original ceiling to remain in place. The suspended ceiling can be easily removed at a later date to reveal the existing ceiling if required at the time.

All new ceilings will be formed with plasterboard and skim. It will generally require acoustic upgrading works. Acoustic sealants are to be applied to the perimeter of each room. All ceilings will receive a matt emulsion painted finish. Existing floors are formed with timber joists and finished with timber boards over.

Non-original suspended ceilings will be removed by hand using chipping hammers with dust extraction. Power cutting will be strictly prohibited on historic arches to prevent cracking. Timber joist end repair: where joist ends are decayed, we will scarf in new English green oak or reclaimed pitch pine sections using the traditional stepped scarf joints, bolted with stainless steel rods- no metal to timber face contact without isolators pads.

W8. Passenger Lift- The existing lift shaft to be retained and replace with a new lift gear machine. Work to be carried out by Lift specialists. New Platform lift : where additional load capacity is required, existing timber joists will be reinforced with flitch plates(steel plates sandwiched between timber) bolted through in a staggered pattern. This avoids increasing the overall depth of the floor zone, preserving ceiling heights. Fire proofing of steel : All new structural steel will be encased in promat or vermiculite boarding, detailed with 10mm shadow gap from adjacent historic brickwork to allow for natural movement. Spray on intumescent coatings will only be used where entirely concealed within new stud walls.

W9. Internal stairs- The general approach to the repairs will be keep the works to the minimum required to make good and provide safe staircases for use by occupants. The existing stair will be covered by vinyl tiles with underlay and safety nosing. Timber balustrades to be retained and make good by skilled and experienced carpenter.

W 10. Electrical installation & rewiring – All electrical contractors involved on the project are to be fully briefed on the importance of the listed building and in particular the significance of the high status graded 2 listed building structure to ensure the historic character and fabric are fully respected.

The following schedule applies throughout the listed building.

(a) All electrical installation works are required to fully comply with the building

regulations and will be carried out by suitably qualified NICEIC registered contractors.

- (b) Interlinked combined smoke/heat detectors and alarms are required in each apartment. The units are to be hard wired back to a separate fused circuit in the distribution board. Interlinked combined smoke detectors and alarms are also necessary on each common landing, 3 hours non maintained emergency lights are to be installed in the common stairwells.
- (c) Where viable, new electrical wiring and components will be kept out of view in voids to minimize any visual or physical impact on the building. Survey will be carried out before the electrical installation works commence to identify these, which may include voids in timber stud partitioning, cavities behind masonry walls, roof spaces above ceilings, voids between floor joists, gaps behind skirting boards and architraves etc.
- (d) Any important interior features, such as decorative skirting boards, architraves, window surrounds and other mouldings are to remain completely undisturbed by any new electrical installations.
- (e) Large or inappropriate electrical fixings are to be avoided throughout. Where possible miniature lights switches and low profile sockets etc. are to be used instead. The number of fittings will be kept to the minimum amount required to use each room effectively

W 11. Drilling for fire alarm cables Existing service routes only; mapped and agreed before drilling. Concealment strategy : No new service pipes or cables will be chased into historic brickwork. Instead , new stud walls (independent of historic fabric) and suspended false ceilings (with 300mm void) will house all MEP. Final plastering : where historic lath-and plaster ceilings are broken, they will be repaired using lime-hemp plaster over new stainless steel mesh, avoiding gypsum based products to ensure breathability.

W12. Plumbing- All plumbing contractors involved on the project are to be fully briefed on the importance of the listed building and in particular the significance of the high status graded 2 listed building structure to ensure the historic character and fabric are fully respected at all times.

- (a) The existing plumbing system appears is generally modern and has been altered over the years. There is no evidence of any internal plumbing or sanitary fittings that would be considered worthy of retention.
- (b) All new waste pipework from basins, baths, showers, toilets, and kitchen sinks will be fully supported PCVu and will either run through voids in walls and floors or be boxed in internally using timber framework and plasterboard/skim ready to receive a matt emulsion or ceramic finish as appropriate. Screw-fixed access covers will be formed in boxing to ensure that all traps are accessible for cleaning.

As- Built Drawings : Full dimensional records of all altered beams, repaired joists and new connections will be drawn at 1:20 scale as record within 30 days of completion.