Manchester City Art Gallery

10228
Electrical Installation Methodology
Ref: MAG2-BUT-XX-XX-SP-A-00-0002

September 2026

Version history

Project name: Manchester City Art Gallery
Project number: 10228
Client: Manchester City Council

Rev:	Date:	Status	Name	Description
/	11.08.2026	/	Andrew Harris	DRAFT issue to Mitie for Comment
P01	22.09.2026	First Issue	Andrew Harris	Planning and Listed Building Consent Application

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Contents

Version history 1
Contents 2
Protection and Fixing to Historic Fabric 3
Working within Gallery and Exhibition Areas 4
Enabling Works / Access 5
Equipment and Cabling Installation 6

Protection and Fixing to Historic Fabric

1.1 PROTECTION OF HISTORIC FABRIC (GENERAL GUIDELINES)

1.1.1 The Contractor will photograph and record all areas prior to undertaking any works to ensure a record of the 'as found' condition of building fabric is recorded. This will be passed on to the Client and Architect.

1.1.2 The Contractor will provide adequate protection to all historic features which are in a proximity close enough to be potentially affected by the proposed electrical installation works. The structure, fabric, decoration, and contents of the buildings will be suitably protected by the use of dustsheets, solid protection, sealing of doors, etc. Details of protection are listed in this document. All items protected will be protected by products and materials which are fire retardant.

1.1.3 Floor and wall protection i.e. *Antinox protective FR boards* (or similar approved) will be laid/ placed in areas where works are expected to create dust and debris, no matter how small. No glues/ adhesives/ tapes will be used to secure protection; the contractor will tape vertical [wall] boards to the edge of floor boards and steady the floor boards with weights. Where works take place above 2.4m [i.e. above the height of a protection board] then the contractor will agree protective measures with the architect.

1.1.4 All protective materials will be attached to elements and components by cloth string and/or pressure fixed unless otherwise directed and approved. No direct fix will be acceptable.

1.1.5 Equipment and materials will not be propped against decorated surfaces, fittings, or furniture.

1.1.6 Should it be the case that it is not possible to protect historic features without causing damage to the building, the Contractor will exercise maximum care to avoid disturbing any historic fabric during the course of the works. This may entail an approach of temporary protection with the agreement of the Architect.

1.2 OPENING UP AND INSTALLATION (GENERAL GUIDELINES)

1.2.1 All opening up will be done to ensure absolute minimum impact on historic fabric.

1.2.2 The contractor will take advantage of any existing penetrations/ holes/ conduit that reduces the requirement for further damage to historic fabric. For instance, existing light fittings or speakers will be temporarily removed to allow the routing/ pulling of cables in ceilings.

1.2.3 Where there is no opportunity to conceal cables due to the make-up of historic fabric, the use of exposed cables rather than conduit has been agreed with the Conservation Officer.

1.2.4 Whilst installation is underway, if the contractor uncovers structural problems behind building finishes, the Structural Engineer will be informed immediately. Any errors in wiring which may be seen to be dangerous will be reported also.

1.2.5 All new penetrations through fire compartment walls to be fully fire-stopped with fire-proof sealant.

1.3 RECTIFICATION AND RESTORATION

1.3.1 Any penetrations to historic fabric will be rectified with material as close to the existing material in composition and aesthetics as possible, to the Architect's specifications.

Working within Gallery and Exhibition Areas

1.4 SAFEGUARDING ARTWORK AND EXHIBITION DISPLAYS

1.4.1 Before commencing work, the Contractor shall inspect the working area with the Gallery representative and identify all artwork, exhibition cases, displays and other sensitive items within or adjacent to the working area.

1.4.2 Artwork and exhibition items shall not be touched, moved, covered, dismantled or otherwise disturbed without the prior agreement of the Gallery. Where protection is required, this shall be agreed in advance and installed without making contact with the artwork unless agreed with the Gallery.

1.4.3 The Contractor shall comply with all reasonable instructions issued by the Gallery representative concerning the protection of artwork and exhibitions. Any accidental damage, movement or disturbance shall be reported immediately and the affected area left undisturbed pending further instruction.

1.5 WORKING METHODS

1.5.1 Contractor movements, deliveries and the movement of equipment shall be agreed with the Gallery in advance. Routes shall be kept clear and suitable protection provided to floors and vulnerable surfaces where required.

1.5.2 Tools, materials, equipment and waste shall be kept within the designated working area and shall not be stored against walls, display cases, plinths or exhibition installations. Particular care shall be taken when moving materials through gallery spaces.

1.5.3 Works shall be planned and undertaken to minimise the generation and spread of dust, debris, fumes and other contaminants. Dust-producing activities shall be suitably contained, and appropriate extraction or localised screening shall be used where necessary.

1.5.4 Noisy or vibration-generating works shall be agreed in advance with the Gallery and, where practicable, scheduled outside exhibition or public opening hours. Methods shall be selected to minimise vibration and the potential for disturbance or damage to exhibits.

1.5.5 No drilling, cutting, fixing or other penetration of walls, floors, ceilings, display cases or exhibition installations shall be undertaken without prior approval. The location of proposed fixings shall be agreed before work commences.

1.5.6 On completion, the working area shall be carefully cleaned and all temporary protection, materials and equipment removed. No cleaning product, method or equipment shall be used in proximity to artwork without prior approval from the Gallery.

Enabling Works / Access

1.6 SCAFFOLDING/ ACCESS DESIGN

1.6.1 Access for the works will be via tower scaffolding and MEWPs. Where MEWPs are used, the contractor will plan ahead to ensure that the route travelled within the building is safe and that floors are capable of withstanding the forces.

1.6.2 Scaffold towers laid on suspended timber floors will be designed to ensure the load is distributed safely across the floor [in accordance with BS 5973: 1990], including on to principal floor joists/ girders/ bressummers. Floor boards will be protected at all times with *Antinox protective FR boards* (or similar approved). Floors will be suitably protected in the event that mobile access lifts/ MEWPs are required for access.

1.6.3 Where internal scaffolding towers require lateral stabilizing/ bracing, any abutment to the building fabric will be adequately protected with minimum 20mm timber packing and carpet/ padded cloth coverings to ensure no damage occurs to the fabric. The contractor will confirm with the Architect and Structural Engineer the suitability and strength of internal walls for this application prior to carrying out the works.

1.6.4 No scaffolding will commence on site until the Contractors proposals have been submitted and agreed with the Architect/ Structural Engineer.

1.7 SCAFFOLDING ERECTION REQUIREMENTS

1.7.1 No steel component (including capped tubes) will be in contact with the fabric of the building except where specific approval has been given.

1.7.2 The ends of ALL scaffold tubes will be protected with plastic caps which will be fitted prior to delivery to site. A disc of carpet is to be sandwiched between the plastic scaffold cap and the building fabric at every point of contact.

1.7.3 Scaffold tubes will not encroach within 50mm of the surface of the building except where required for support or stabilising. This is to prevent accidental damage to the fabric by minor movement of the scaffold. Where such support is required, the scaffold will be separated from the building fabric by 20mm timber packers to prevent scarring of the fabric by scaffold tubes.

1.7.4 Where it is necessary to brace scaffold through windows or doors they will be protected with 20mm thick timber packers both internally and externally. The opening will be boarded up with access only for the scaffold tubes.

1.7.5 The covering to pavements and external floor coverings is to be double boarded with visqueen between.

1.7.6 Where internal scaffold is to be erected full protection will be required under all scaffolding.

1.7.7 All entrance doors, fire exits etc. will be kept clear of obstructions and will be lined at the top and both sides.

1.8 SCAFFOLDING DISMANTLING

1.8.1 Care will be taken to ensure that no damage occurs to the fabric of the building during dismantling.

1.8.2 Scaffold tubes will be carefully lowered to ground level and not thrown or dropped.

Equipment and Cabling Installation

1.9 EXTERNAL INSTALLATIONS

To be read in conjunction with Mitie drawings **MAG2-MFS-18-00-DR-X-68-1001 to 1003** and submitted heritage assessments.

1.9.1 Mechanical fixings/ penetrations: General

- Standard mechanical fixings will be 6mm diameter rawl/ fischer plugs.
- The quantity of fixings will be minimised to ensure minimum damage to historic fabric e.g. two mechanical fixings will generally be used to secure security cameras unless size or weight dictate additional fixings.

1.9.2 Mechanical fixings/ penetrations: Rusticated gritstone ashlar and columns/ pilasters

- Where mortar joints are less than 6mm all mechanical fixings will be drilled into the face (central area rather than the edge) of the ashlar gritstone and not the mortar joints. As the joints are so fine, this will reduce damage to the edges of the stones; in the future mortar/ stone plugs may be used to infill wany holes.
- Penetrations into the building [for cable routing] will be drilled through the full depth of the outer stone [generally into service risers etc] from outside to inside with a drill bit maximum 2mm larger than the diameter of the cable. This will minimise damage to external stone faces. Drilling rigs will be used to ensure drilling is straight and controlled.

1.9.3 Mechanical fixings/ penetrations: Coursed gritstone rubblework (within basement lightwells)

- Efforts will be made to minimise drilling into stone and brick faces but will be required i.e. where CCTV camera fixing locations do not align with masonry coursing. In these instances where possible one fixing will be into a masonry joint and one into the stone/ brick face.
- A proportionate approach will be adopted, avoiding over-protection of rubblework and brickwork where this would result in visually intrusive or unnecessarily elaborate conduit and cabling arrangements.

1.9.4 Mechanical fixings/ penetrations: C21st frame and cladding (Metal and Concrete)

- Mechanical fixings into the C21st structure will be discrete including fixing to the edge of panels, rather than centrally, to avoid exposed cable runs.
- Existing mechanical fixing locations will be reused where possible.

1.9.5 Cable Runs

- Cables to run beneath or above wall features i.e. copings where possible (depending on which is least visually intrusive when viewed from ground level) to conceal from sight.
- Cables to be placed in existing cable trays where possible.
- Cables running along coursed rubble gritstone and brickwork will be installed with cable clips fixed within mortar joints only (perpends for vertical runs and mortar beds for horizontal runs) and not the stones/ bricks themselves.
- Cables running along ashlar gritstone (to be avoided where possible) where mortar joints are greater than 6mm will be installed within mortar joints.
- Cables running along external ashlar gritstone (to be avoided where possible) where mortar joints are less than 6mm will be installed into the face of the ashlar gritstone and not the mortar joints. (to allow future mortar/ plug repairs).
- Cables fixed to the C21st structure will be aligned in front of joints within fenestration to disguise where possible i.e. in front of existing mastic sealants.

1.9.6 **Redundant Fixtures**

- Where redundant CCTV fixtures / cables / associated equipment are removed and are not to be replaced, or will be replaced with new fixings made in new positions, all previous fixing points (assumed <50mm in diameter) are to be made good with a mortar repair as follows:
    - Any decayed and damaged stone is to be cut back to a minimum depth of 25mm from the face of the original stonework, or until sound stonework is located whichever is deeper. All loose material debris and mortar is to be removed and the recess thoroughly cleaned. The recess is to be rinsed in clean water.
    - Repair is to be carried out using a plastic mortar consisting of hydraulic lime (NHL 3.5) and stone dust. Samples of repair mortar are to be prepared and approval obtained prior to commencement of repairs. The mix is to be adjusted to ensure that, when dry, the mortar matches the existing stone in colour and texture. The mortar mix should be softer than the stone to avoid future damage.
    - Moisten the recess and build up in maximum 10mm thick layers of repair mortar, to the required depth allowing each layer to cure before applying the next. The last layer shall be finished to profiles to match the adjoining stone.

1.10 INTERNAL INSTALLATIONS

To be read in conjunction with Mitie drawings MAG2-MFS-18-00-DR-X-68-1001 to 1003.

1.10.1 Mechanical fixings/ penetrations: Exposed concrete ceilings/ soffits

- There will be no mechanical fixings into the C21st concrete ceilings/ soffits.
- Clip fastenings will be used to fix CCTV cameras to ventilation grilles with cables consealed above the ceiling where possible.

1.10.2 Mechanical fixings/ penetrations: Historic Lath and Plaster Ceilings

- Penetrations into lath and plaster ceilings will be the smallest diameter possible to enable the introduction of cavity fixings i.e. steel sprung/ toggle fixings.

1.10.3 Mechanical fixings/ penetrations: Plasterboard walls and ceilings

- [Only if absolutely necessary to enable a concealed system installation] core drilling C21st plasterboard will be used to form inspection points and cable pulling positions. In all instances the substrate and finishes will be made good with "like-for-like" materials.

1.10.4 Cable Runs

- Cables will be concealed in the majority of locations save where historic fabric/ substrates do not permit i.e. the Gallery Shop ceiling.
- Cable routing will be installed orthogonally, according to Building Regulations, and recorded in a Health and Safety Plan which will be provided to the Gallery upon completion.

1.10.5 Redundant Fixtures

- Where redundant CCTV fixtures / cables / associated equipment are removed and are not to be replaced, or will be replaced with new fixings made in new positions, all previous fixing points (assumed <50mm in diameter) are to be made good with a mortar repair as follows:
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-


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PRELIMINARY

Steps/Ladders

B03-WB-000
~~B03-B2-000~~
Block 3
B03
Basement Level 2

Hole required to be drilled (By others) through to outside for external cameras

This area is already cabled just needs cables altering to suit new ceiling layout.

240v Double Socket

240v Double Socket

1x 240v Un-Switched Fused Spur

16ch NVR

Cables to run through existing tray routes and through existing holes to stores

240v Un-Switched Fused Spur

24 Port POE Switch

Cables through riser to ground floor

Cables to run on existing cable tray

Cables to run on existing cable tray in to plant room and follow tray routes

Cables to run through existing tray routes and through false ceilings

Galvanised conduit to BMS riser and up to ground floor

Galvanised conduit to be installed external around the perimeter wall for cameras and tannoy. Conduit to return up to the ground floor.

240v Un-Switched Fused Spur

24 Port POE Switch

Cable to run through existing tray routes to plant room then riser

Cable route up to cafe

Cable to run through existing tray routes and through existing holes

Works Completed On Previous Project. System To Be Linked To Main System

Block 1
B01
Basement Level 2

Block 2
B02
Basement Level 2

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CCTV LEGEND

- MONITOR
- DIGITAL RECORDER
- MULTI CAMERA
- PTZ DOME CAMERA
- CCTV-FIXED-DOME-EXTERNAL
- CCTV-FIXED-DOME-INTERNAL
- CCTV-FIXED-DOME-AI
- CCTV-FIXED-FISHEYE-12MP
- PUBLIC ADDRESS SPEAKER

PAVA LEGEND

- IP WALL MOUNTED SPEAKER
- IP FLUSH CEILING SPEAKER
- ANALOGUE FLUSH CEILING SPEAKER
- IP EXTERNAL HORN SPEAKER IP65
- IP PROJECTION SPEAKER
- ANALOGUE PROJECTION SPEAKER

CABLE ROUTE LEGEND

- CAMERA IN EXISTING POSITION AND DOES NOT REQUIRE CABLING
- CCTV CABLE ROUTE
- PUBLIC ADDRESS CABLE ROUTE

MOD.	DESCRIPTION	SDD. 125.DES.	CAD	APPD.	DATE

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CAD INPUT	J.Redfern	PROJECT No.	519170
CHECKED	M.Anderson	INSTALLATION No.	
APPROVED		SCALE	N.T.S. @ A1
DATE	04/06/2026	SDD.125.DES.	
DRG. OFFICE	Risley	ENGINEER	

AUTOCAD FILE NAME: | XREF FILE NAMES:

TITLE

Manchester ART Gallery
Basement Level
CCTV and PA Cable Routes

PROJECT: 2026 CCTV Upgrade

DRAWING No. MAG2-MFS-18-B2-DR-X-68-1001

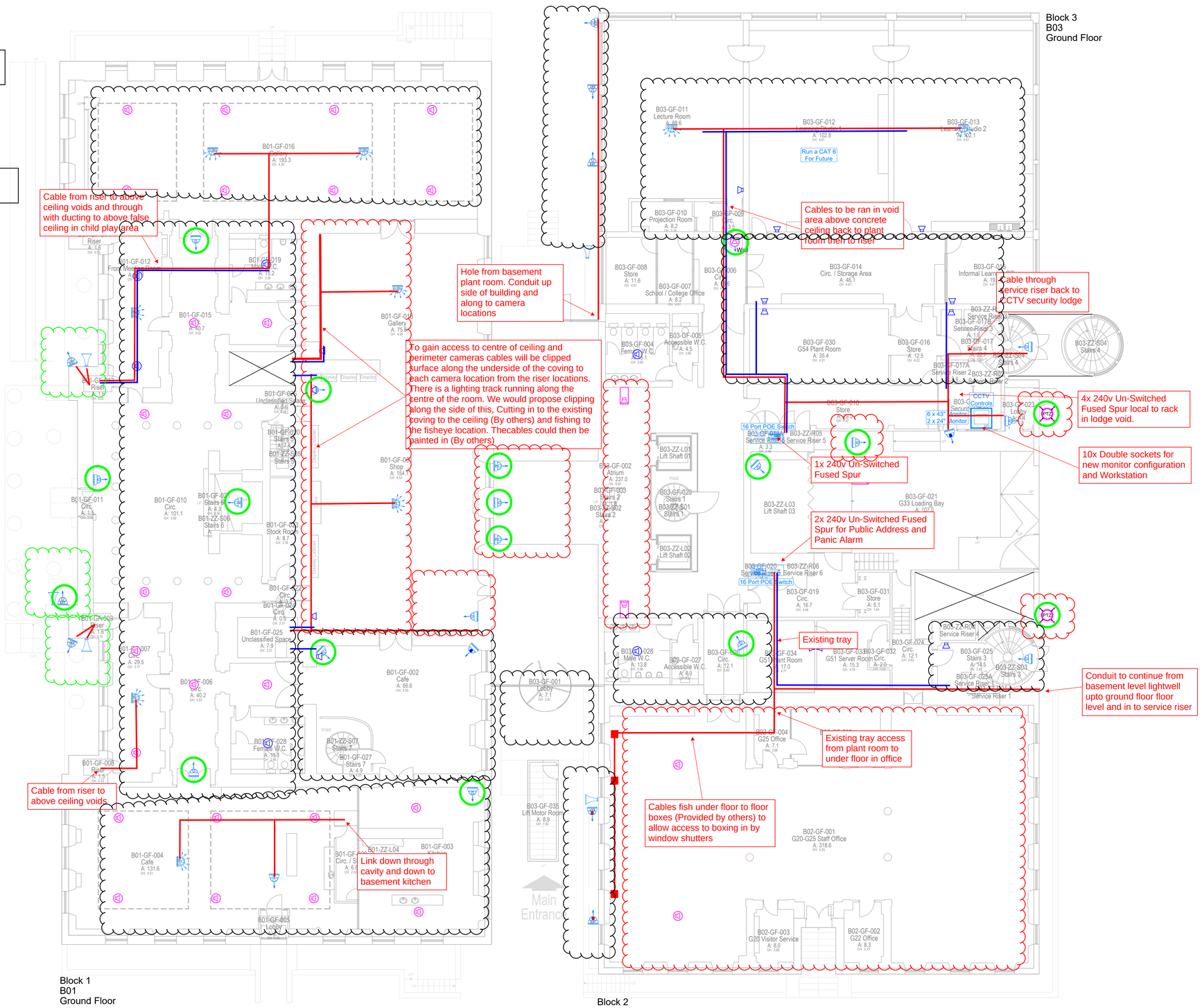
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PRELIMINARY

Steps/Ladders

1 Man
Powered Lifter

Quick Erect
Scaffolding



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TITLE

Manchester ART Gallery
Ground Floor
CCTV and PA Cable Routes

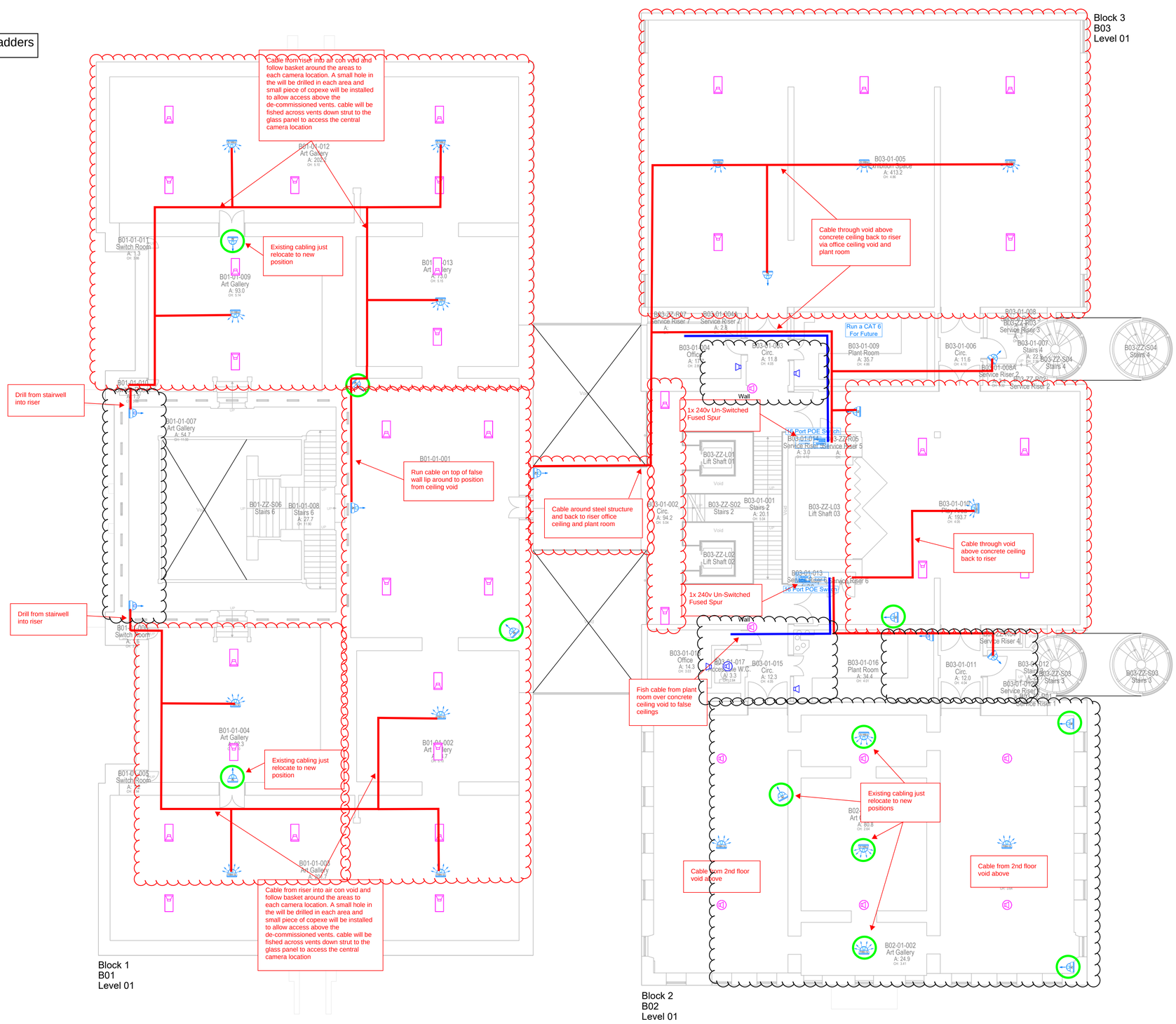
PROJECT:
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PRELIMINARY

1 Man
Powered Lifter

Steps/Ladders



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TITLE

Manchester ART Gallery
First Floor
CCTV and PA Cable Routes

PROJECT:
2026 CCTV Upgrade

DRAWING No.
MAG2-MFS-18-01-DR-X-68-1001

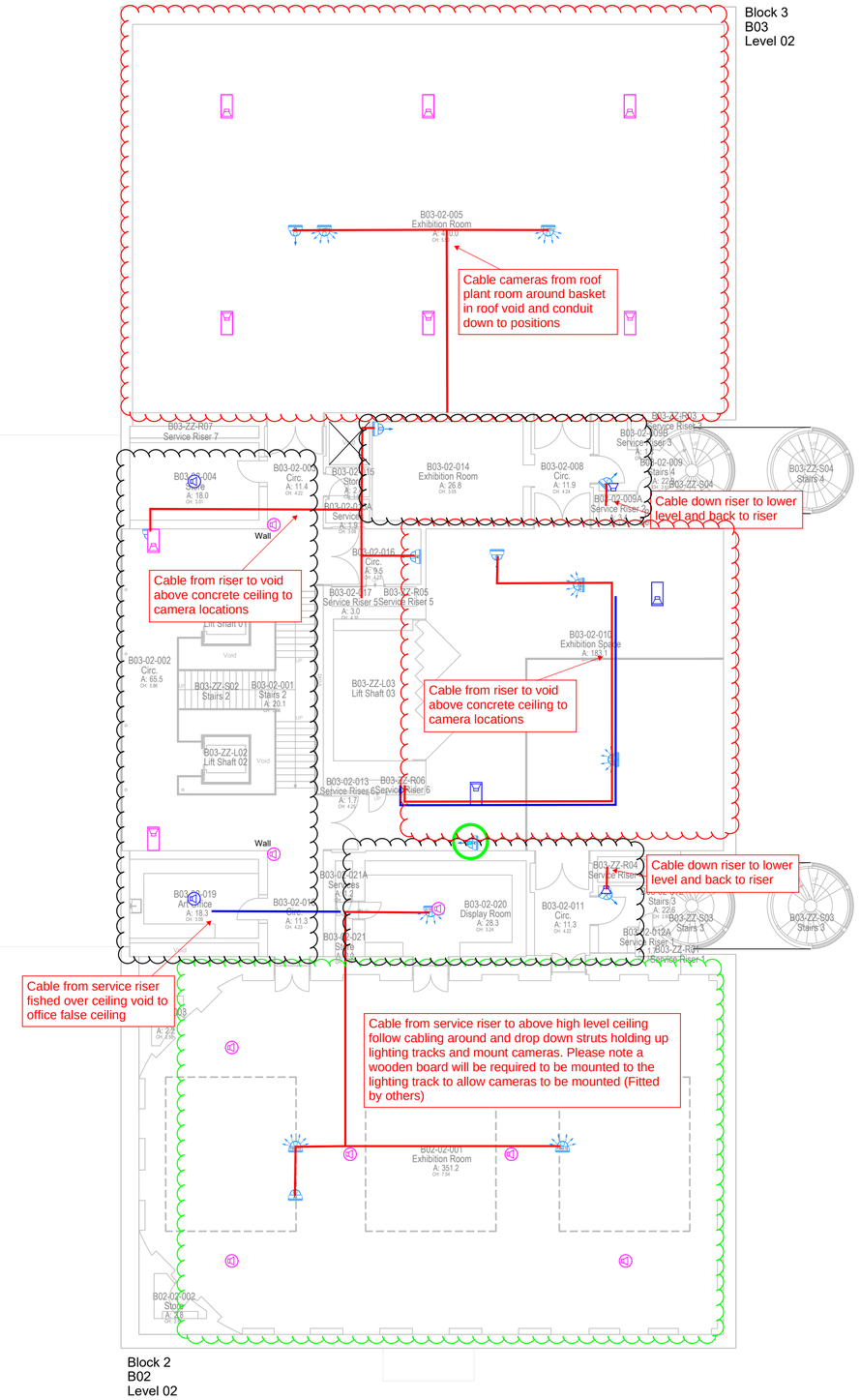
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Quick Erect Scaffolding

1 Man Powered Lifter

Steps/Ladders



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Manchester ART Gallery
Second Floor
CCTV and PA Cable Routes

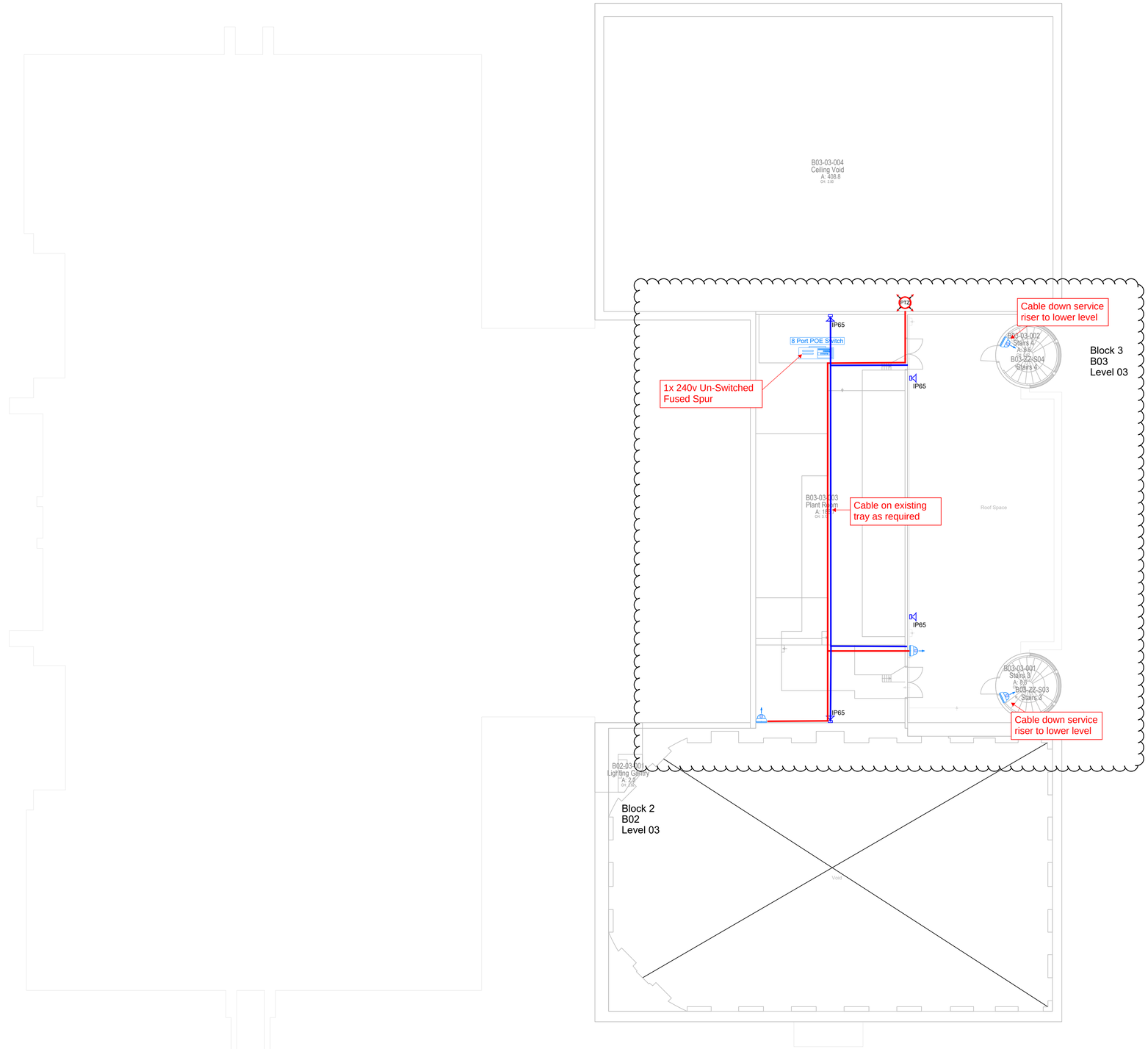
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2026 CCTV Upgrade

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Steps/Ladders



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TITLE

Manchester ART Gallery
Third Floor
CCTV and PA Cable Routes

PROJECT:
2026 CCTV Upgrade

DRAWING No.
MAG2-MFS-18-03-DR-X-68-1001

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