

General

- Building Control Officer
- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer (AE)
- Fire Engineer (FE)
- Structural/ Drainage Engineer
- Architect

Drawings to be read in conjunction with:

- Consultant issued & Khan + Li Architects information

- Drawings based on information from Khan + Li Architects only. All dimensions to be confirmed
- Survey to be undertaken to establish integrity of key structural elements

Access to the columns was limited at time of inspection, further information to be revealed through opening-up works.

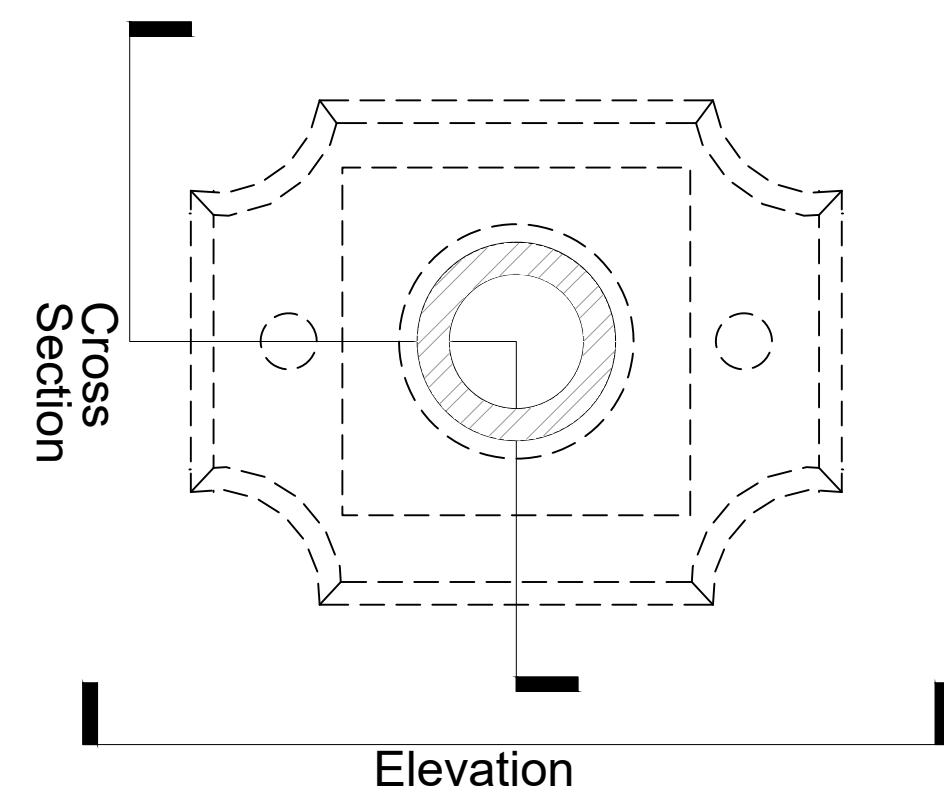
For column locations & images of existing, refer to the General Arrangement Plans & MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns

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- Ensure that adjacent elements do not cause bi-metallic corrosion
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- Immediate action required to prevent water ingress. Temporary measures to be installed until permanent solutions are fitted

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03 Column Type 01 - Reflected Plan
0001 1:5 @ A1

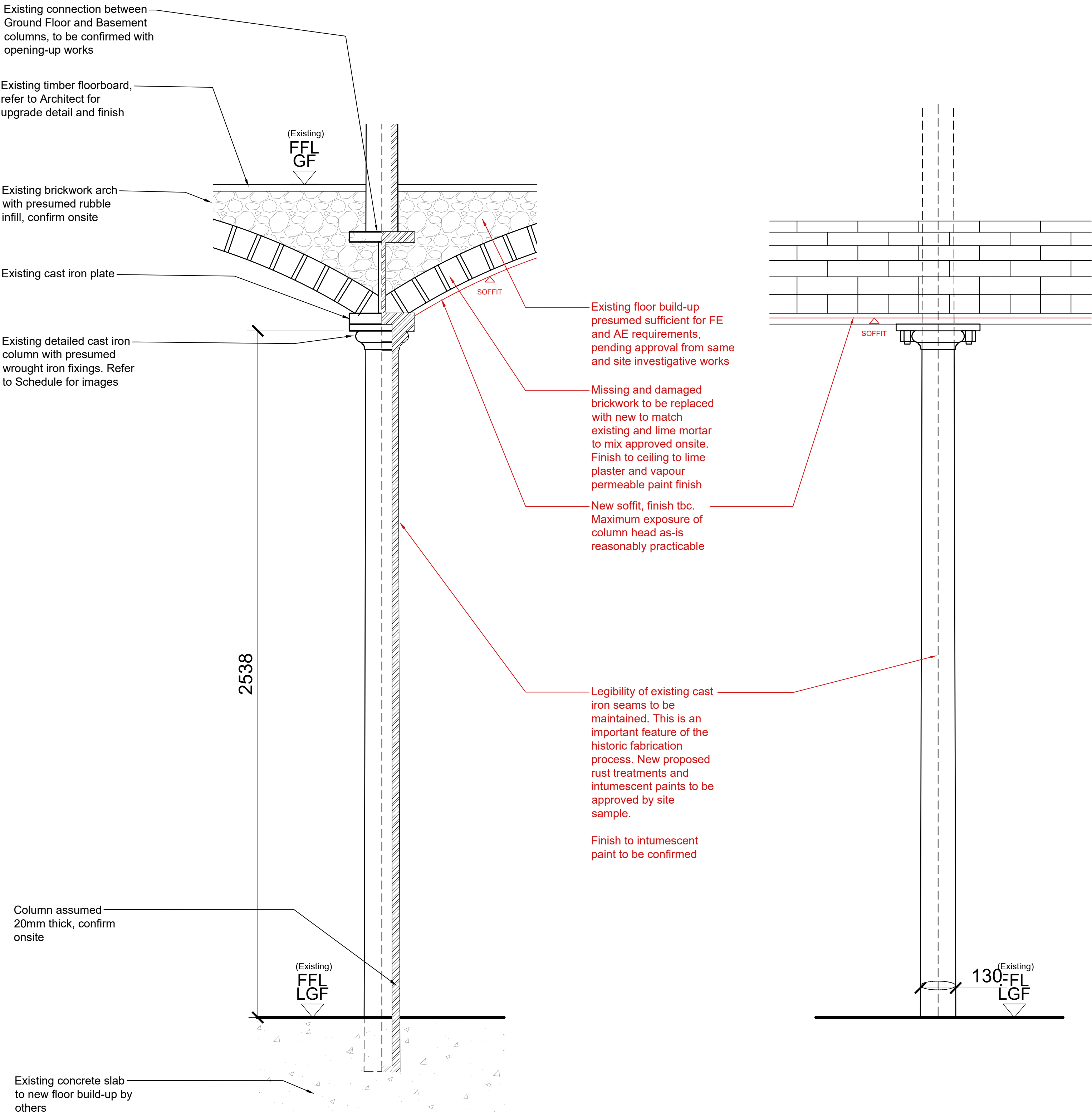


03 Column Type 01 - Sample Image of Existing
0001 n.t.s @ A1

01 Column Type 01 - Existing Section & Proposed Works
0001 1:10 @ A1

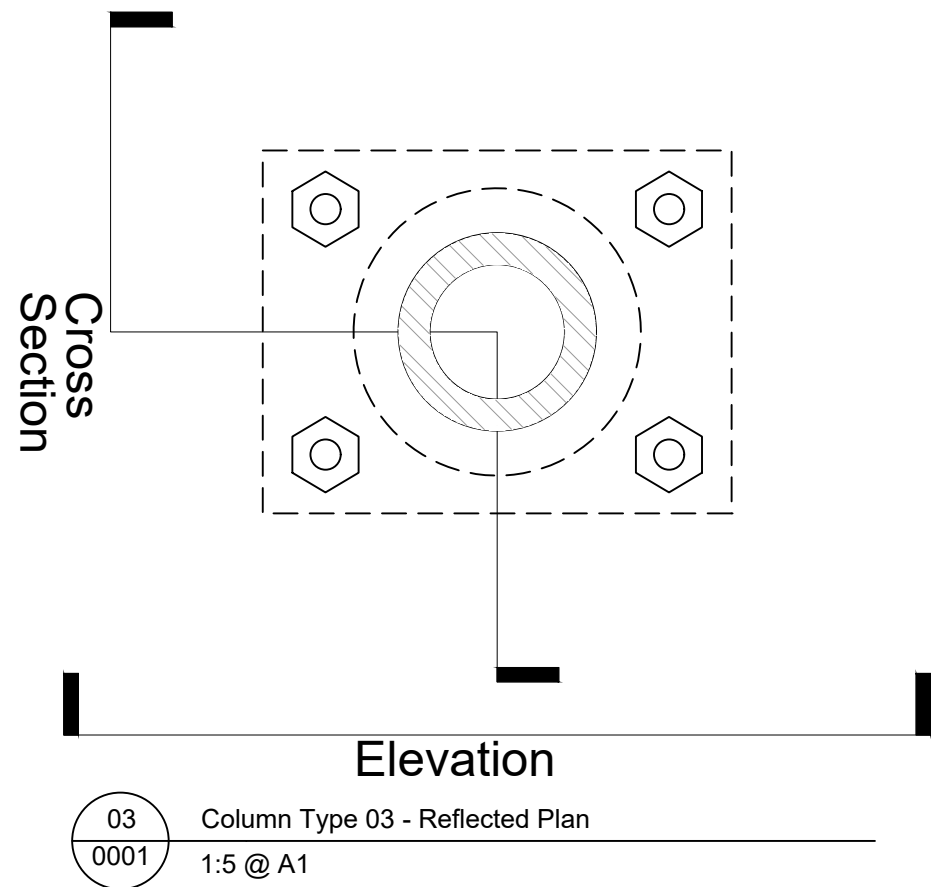
02 Column Type 01 - Existing Elevation & Proposed Works
0001 1:10 @ A1

[illegible]



01 Column Type 02 - Existing Section & Proposed Works
1:10 @ A1

02 Column Type 02 - Existing Elevation & Proposed Works
1:10 @ A1



03 Column Type 03 - Reflected Plan
1:5 @ A1



03 Column Type 02 - Sample Image of Existing
n.t.s @ A1

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Floors

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Water Ingress

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New Proposed Floor/ Ceiling Upgrade Detail

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- ## Survey Information

- ### Cast Iron Columns (to include wrought iron elements)

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- ## Floors

- ## Water Ingress

- ### New Proposed Floor/ Ceiling Upgrade Detail

Existing connection between Ground Floor and Basement columns, to be confirmed with opening-up works

Existing timber floorboard, refer to Architect for upgrade detail and finish

Existing brickwork arch with presumed rubble infill, confirm onsite

Existing detailed cast iron column with presumed wrought iron fixings. Refer to Schedule for images

Existing floor build-up presumed sufficient for FE and AE requirements, pending approval from same and site investigative works

Missing and damaged brickwork to be replaced with new to match existing and lime mortar to mix approved onsite. Finish to ceiling to lime plaster and vapour permeable paint finish

New soffit: Finish tbc. Maximum exposure of column head as-is reasonably practicable

Legibility of existing cast iron seams to be maintained. This is an important feature of the historic fabrication process. New proposed rust treatments and intumescent paints to be approved by site sample.

Finish to intumescent paint to be confirmed

Column assumed 20mm thick, confirm onsite

Existing concrete slab to new floor build-up by others

2336

130=FL LGF

FFL GF

FFL LGF

SOFFIT

SOFFIT

B03 Elevation

02 Column Type 03 - Existing Elevation & Proposed Works
0001 1:10 @ A1

03 Column Type 03 - Sample Image of Existing
0001 n.t.s @ A1

[illegible]

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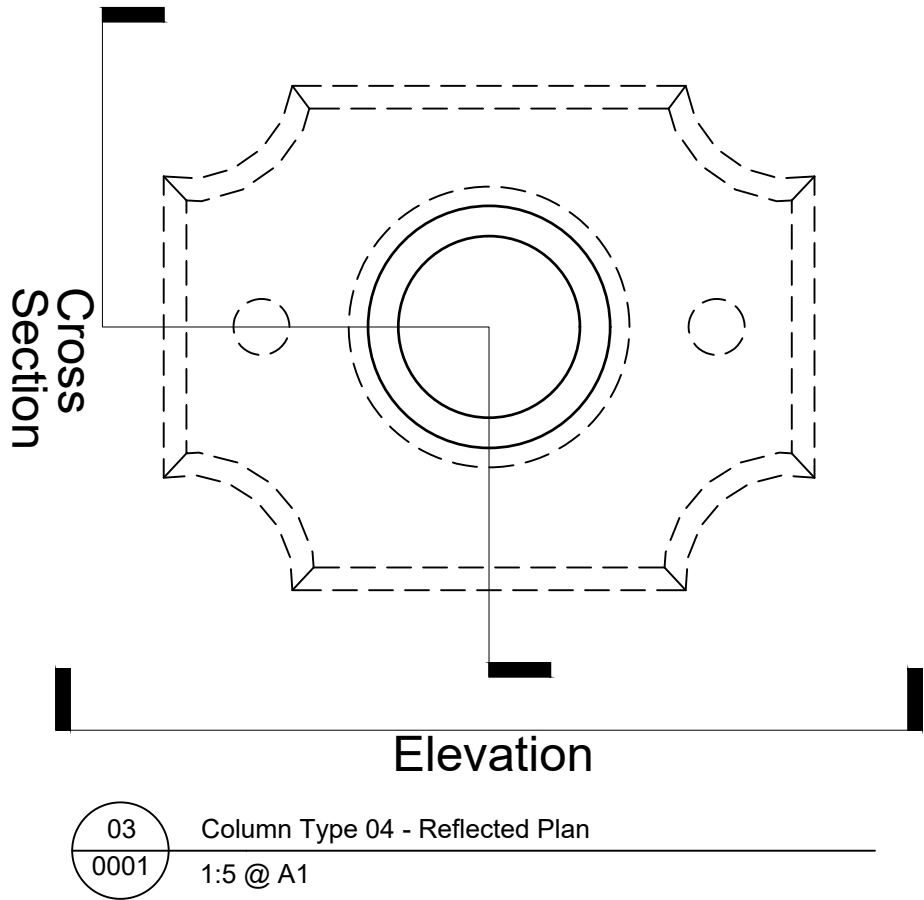
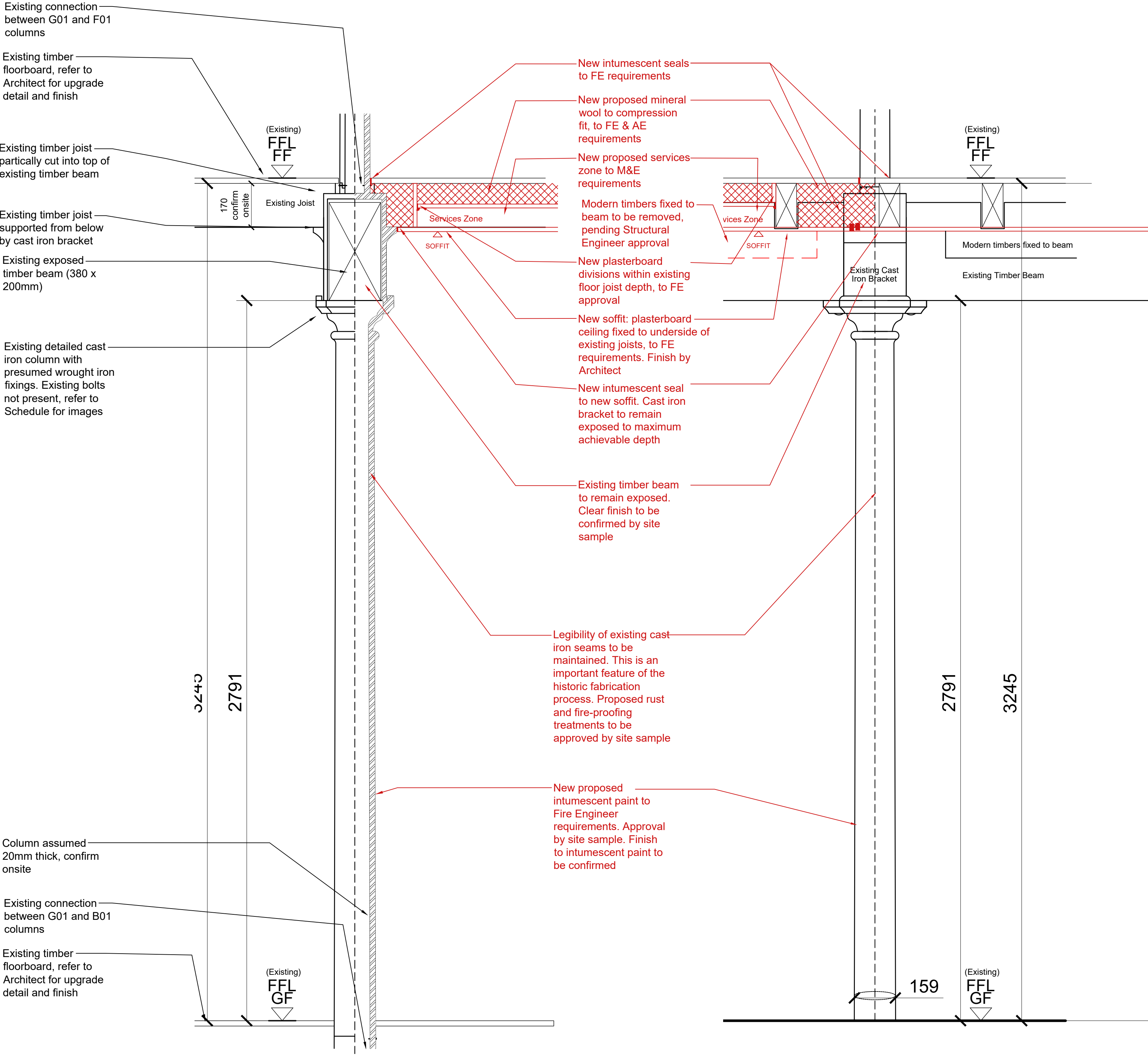
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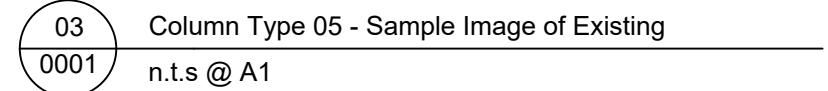


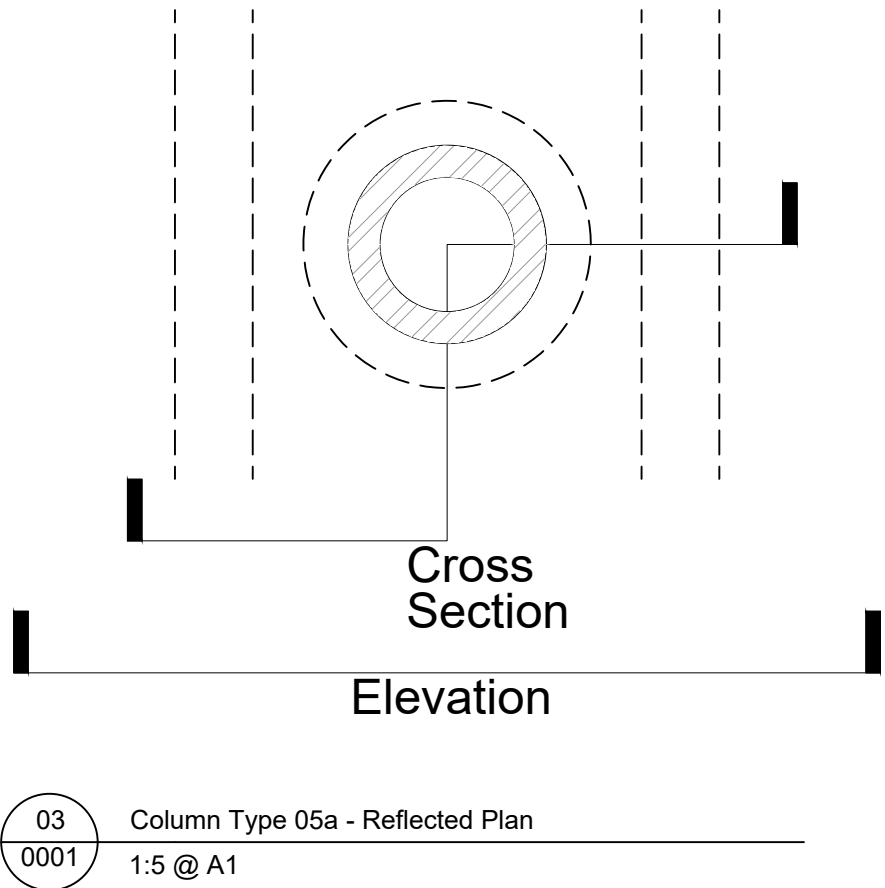
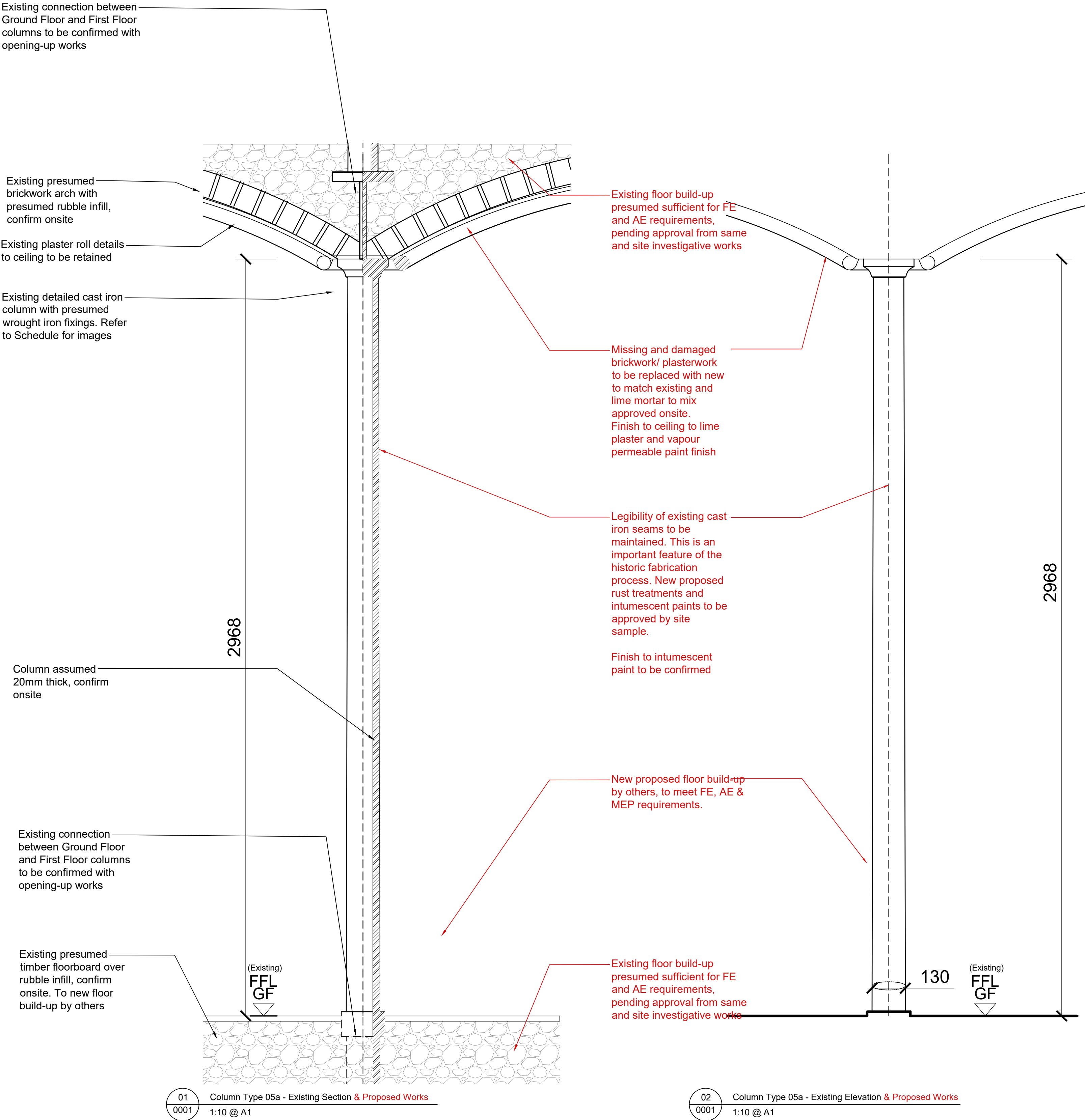
01 Column Type 04 - Existing Section & Proposed Works
1:10 @ A1

02 Column Type 04 - Existing Elevation & Proposed Works
1:10 @ A1

03 Column Type 04 - Sample Image of Existing
n.t.s @ A1

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[illegible]



03
0001 Column Type 05a - Sample Image of Existing
(Refer to Schedule for individual images)
n.t.s @ A1

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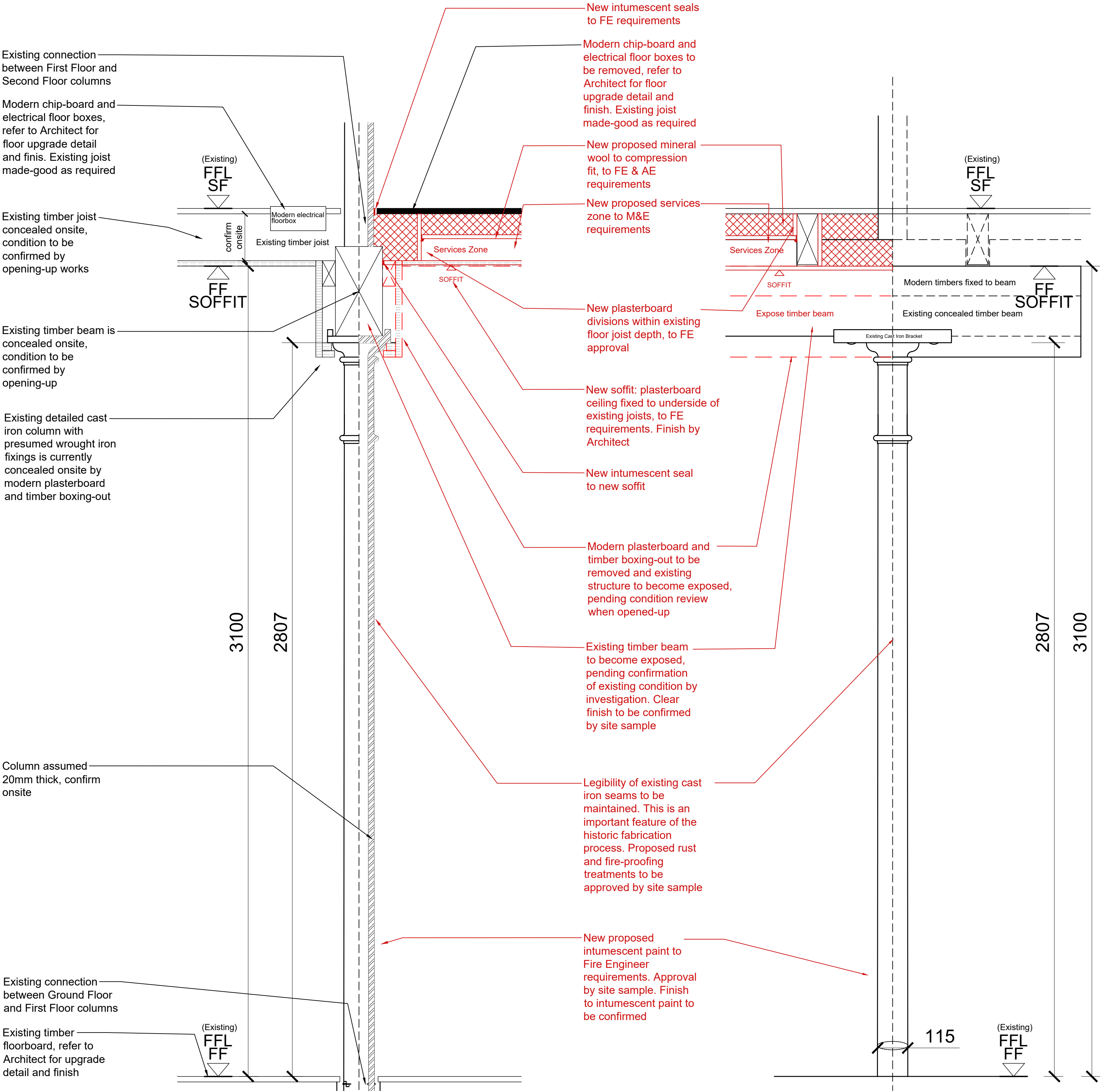
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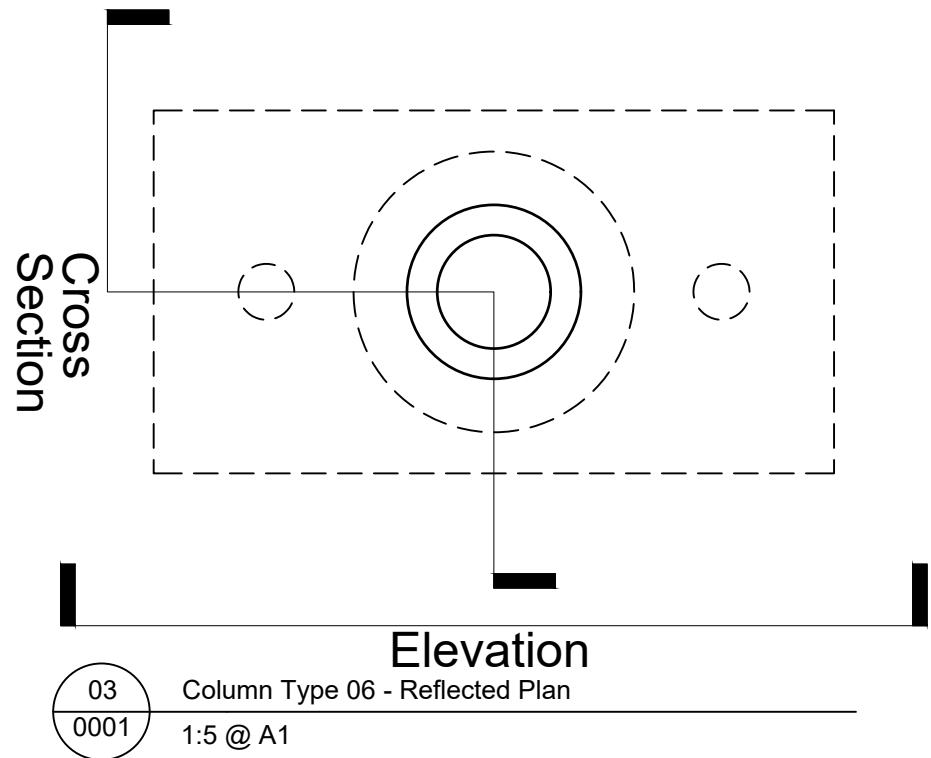
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01
0001
Column Type 06 - Existing Section & Proposed Works
1:10 @ A1

02
0001
Column Type 06 - Existing Elevation & Proposed Works
1:10 @ A1



03
0001
Column Type 06 - Sample Image of Existing
n.t.s @ A1



NOTES

General

Drawings are indicative and to be developed in conjunction with/ approved by:

- Building Control Officer
- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer (AE)
- Fire Engineer (FE)
- Structural/ Drainage Engineer
- Architect

Existing material to be adequately protected at all times
All new elements to be installed to manufacturer's requirements and product systems to be used where appropriate

Drawings to be read in conjunction with:

- Consultant issued & Khan + Li Architects information

Survey Information

- Drawings based on information from Khan + Li Architects only. All dimensions to be confirmed
- Survey to be undertaken to establish integrity of key structural elements

Cast Iron Columns (to include wrought iron elements)

Access to the columns was limited at time of inspection, further information to be revealed through opening-up works.

For column locations & images of existing, refer to the General Arrangement Plans & MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns

- Existing finish to columns to be confirmed, to include test for presence of lead paint. If lead paint is present, all necessary H&S measures must be followed
- All works to columns to be undertaken in-situ. If removal from the existing location is required, Contractor to provide methodology for removal, labeling, transport, safe storage and reinstatement
- New works to the columns to meet the requirements of Approved Doc B and Fire Engineer approval
- Ensure that adjacent elements do not cause bi-metallic corrosion
- Works to the existing columns to be undertaken by hand, to include tightening of fixings, to avoid damage to existing protected fabric. Remove the least material required for a quality finish

Floors

- Floor build-up to meet the requirements of Approved Doc E and be agreed and approved by acoustician
- Floor build-up to meet the requirements of Approved Doc B and be agreed and approved by fire engineer.
- Separating floors to achieve fire protection to Fire Engineer requirements
- Servicing strategy to be developed with MEP engineer to maintain fire and acoustic separation

Water Ingress

- Immediate action required to prevent water ingress. Temporary measures to be installed until permanent solutions are fitted

New Proposed Floor/ Ceiling Upgrade Detail

New proposed details show DIA preferred design intent only, detail to be approved by Architect, Fire Engineer (FE), Acoustic Engineer (AE) and MEP.
Products specification to be confirmed

- Notes
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Drawing Status
F Feasibility
S Sketch Design
P Planning
B Building Control
D Developed Design
M Measurement
T Tender
C Construction
R Record

Rev Date Dwn Auth Revision

0 23-03-23 SRS ARF Initial Issue

Rev Date Dwn Auth Revision

Donald Insall Associates
Chartered Architects and Historic Building Consultants

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(+44) 0161 359 4326
manchester@insall-architects.co.uk

Waterside House, Rochdale

MANWHWS01-DR-3912-3P-0-
ExistingCastIronColumnType06

Project
MAN.WHWS.01

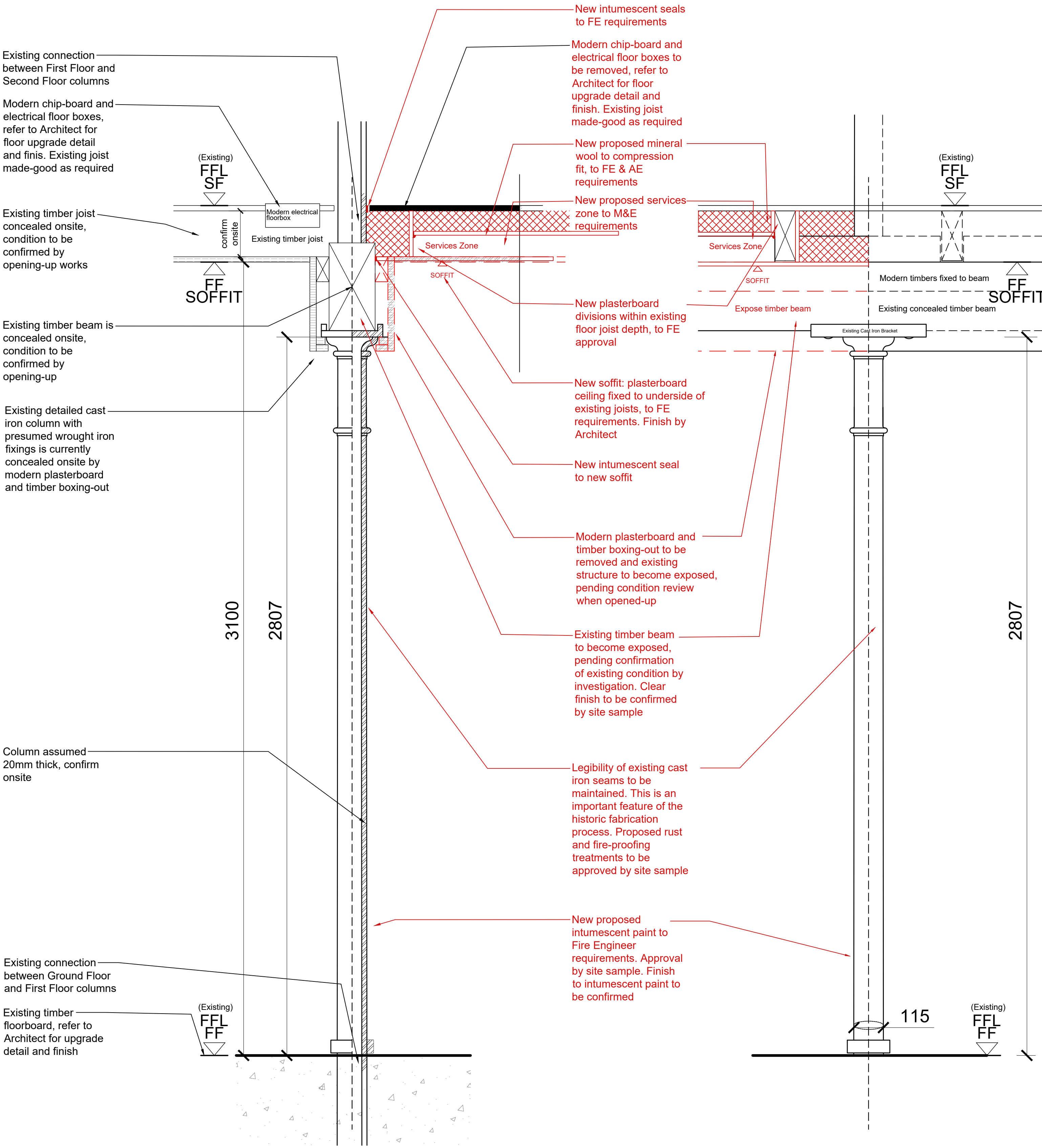
Scale (A1)

1: See drg

No
3912

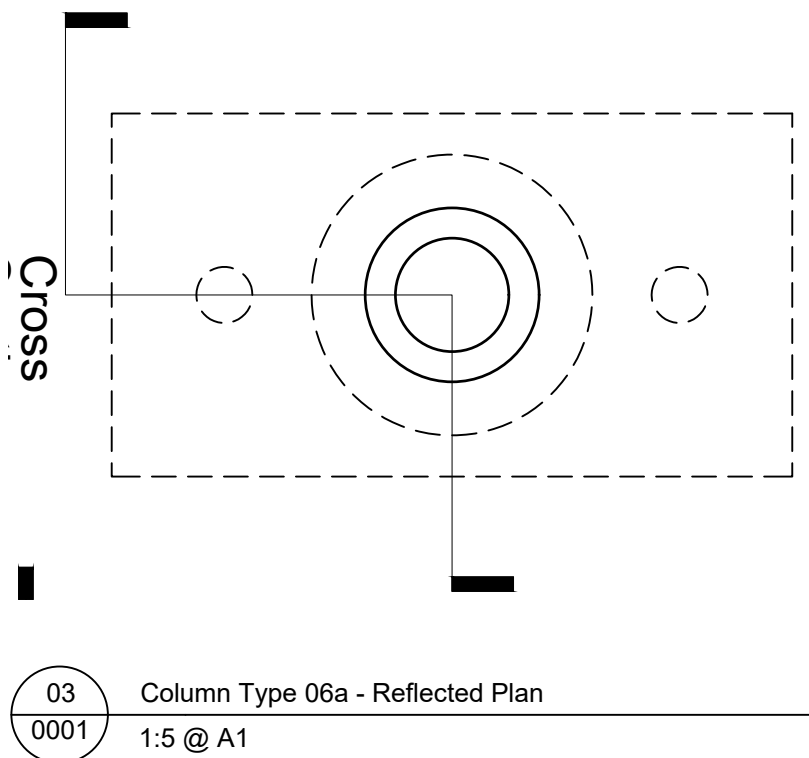
Status
3P

Revision
0



01 Column Type 06a - Existing Section & Proposed Works
1:10 @ A1

02 Column Type 06a - Existing Elevation & Proposed Works
1:10 @ A1



03 Column Type 06a - Sample Image of Existing
n.t.s @ A1

NOTES

General

Drawings are indicative and to be developed in conjunction with/ approved by:

- Building Control Officer
- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer (AE)
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Drawings to be read in conjunction with:

- Consultant issued & Khan + Li Architects information

Survey Information

- Drawings based on information from Khan + Li Architects only. All dimensions to be confirmed
- Survey to be undertaken to establish integrity of key structural elements

Cast Iron Columns (to include wrought iron elements)

Access to the columns was limited at time of inspection, further information to be revealed through opening-up works.

For column locations & images of existing, refer to the General Arrangement Plans & MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns

- Existing finish to columns to be confirmed, to include test for presence of lead paint. If lead paint is present, all necessary H&S measures must be followed
- All works to columns to be undertaken in-situ. If removal from the existing location is required, Contractor to provide methodology for removal, labeling, transport, safe storage and reinstatement
- New works to the columns to meet the requirements of Approved Doc B and Fire Engineer approval
- Ensure that adjacent elements do not cause bi-metallic corrosion
- Works to the existing columns to be undertaken by hand, to include tightening of fixings, to avoid damage to existing protected fabric. Remove the least material required for a quality finish

Floors

- Floor build-up to meet the requirements of Approved Doc E and be agreed and approved by acoustician
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- Servicing strategy to be developed with MEP engineer to maintain fire and acoustic separation

Water Ingress

- Immediate action required to prevent water ingress. Temporary measures to be installed until permanent solutions are fitted

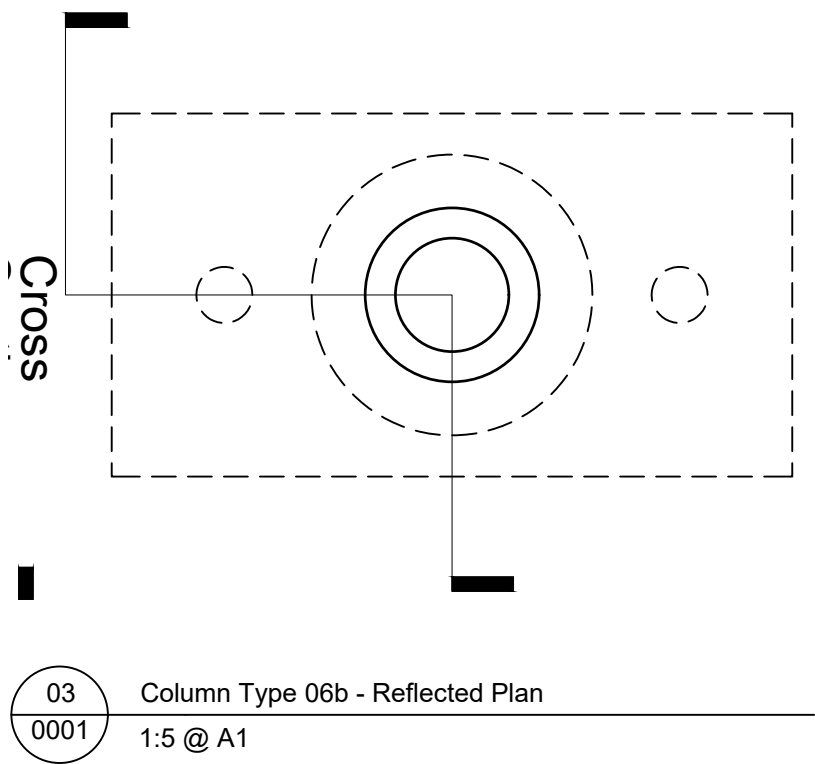
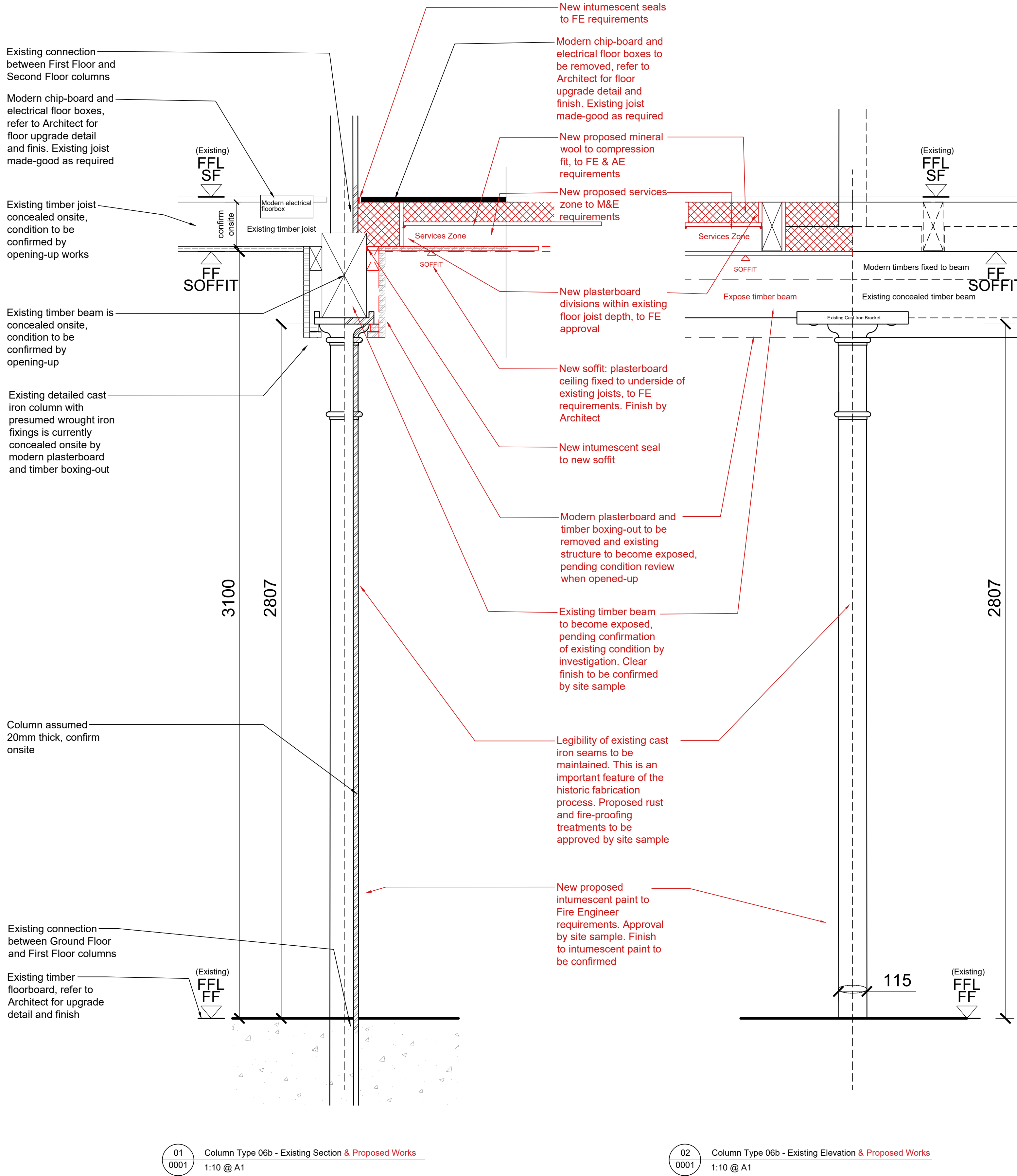
New Proposed Floor/ Ceiling Upgrade Detail

New proposed details show DIA preferred design intent only, detail to be approved by Architect, Fire Engineer (FE), Acoustic Engineer (AE) and MEP.
Products specification to be confirmed

Notes	
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Drawing Status									
F	Feasibility								
S	Sketch Design								
P	Planning								
B	Building Control								
D	Developed Design								
M	Measurement								
T	Tender								
C	Construction								
R	Record								
Rev					Date	Dwn	Auth	Revision	
					0	23-03-23	SRS	ARF	Initial Issue

Donald Insall Associates Chartered Architects and Historic Building Consultants		Ducie House, 37 Ducie Street Manchester, M1 2JW (+44) 0161 359 4326 manchester@insall-architects.co.uk	
		Waterside House, Rochdale	
MANWHWS01-DR-3913-3P-0- ExistingCastIronColumnType06a		Project MAN.WHWS.01 Scale (A1)	No 3913 Status 3P Revision 0



NOTES

General

Drawings are indicative and to be developed in conjunction with/ approved by:

- Building Control Officer
- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer (AE)
- Fire Engineer (FE)
- Structural/ Drainage Engineer
- Architect

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All new elements to be installed to manufacturer's requirements and product systems to be used where appropriate

Drawings to be read in conjunction with:

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Survey Information

- Drawings based on information from Khan + Li Architects only. All dimensions to be confirmed
- Survey to be undertaken to establish integrity of key structural elements

Cast Iron Columns (to include wrought iron elements)

Access to the columns was limited at time of inspection, further information to be revealed through opening-up works.

For column locations & images of existing, refer to the General Arrangement Plans & MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns

- Existing finish to columns to be confirmed, to include test for presence of lead paint. If lead paint is present, all necessary H&S measures must be followed
- All works to columns to be undertaken in-situ. If removal from the existing location is required, Contractor to provide methodology for removal, labeling, transport, safe storage and reinstatement
- New works to the columns to meet the requirements of Approved Doc B and Fire Engineer approval
- Ensure that adjacent elements do not cause bi-metallic corrosion
- Works to the existing columns to be undertaken by hand, to include tightening of fixings, to avoid damage to existing protected fabric. Remove the least material required for a quality finish

Floors

- Floor build-up to meet the requirements of Approved Doc E and be agreed and approved by acoustician
- Floor build-up to meet the requirements of Approved Doc B and be agreed and approved by fire engineer.
- Separating floors to achieve fire protection to Fire Engineer requirements
- Servicing strategy to be developed with MEP engineer to maintain fire and acoustic separation

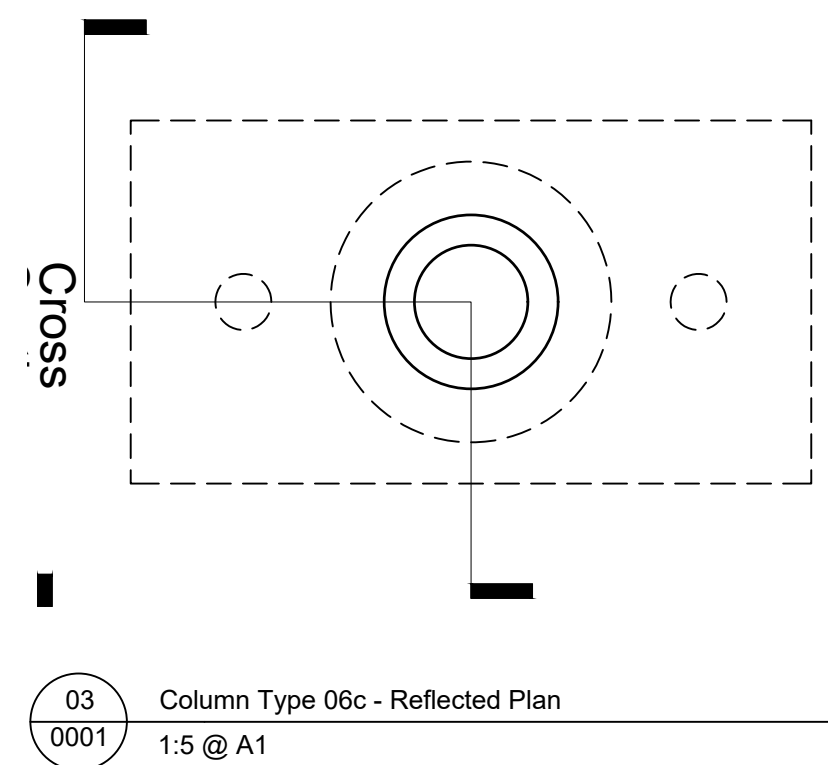
Water Ingress

- Immediate action required to prevent water ingress. Temporary measures to be installed until permanent solutions are fitted

New Proposed Floor/ Ceiling Upgrade Detail

New proposed details show DIA preferred design intent only, detail to be approved by Architect, Fire Engineer (FE), Acoustic Engineer (AE) and MEP.
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Rev	Date	Dwn	Auth	Revision		Rev	Date	Dwn	Auth	Revision		Rev	Date	Dwn	Auth	Revision

[illegible]

General

Drawings are indicative and to be developed in conjunction with/ approved by:

- Building Control Officer
- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer
- Fire Engineer
- Structural/ Drainage Engineer
- Architect

All works to Listed Buildings must comply with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Existing material to be adequately protected at all times

Drawings to be read in conjunction with:

- Consultant issued information
- Khan + Li Architects information

Survey Information

- Drawings based on information from Khan + Li Architects only. All dimensions to be confirmed
- Survey to be undertaken to establish integrity of key structural elements

Insulation

- Insulation specification to meet the requirements of Approved Doc L and B
- Insulation specification to be agreed with fire engineer

Floors

- Floor build-up to meet the requirements of Approved Doc E and be agreed and approved by acoustician
- Floor build-up to meet the requirements of Approved Doc B and be agreed and approved by fire engineer.
- Separating floors to achieve 60 minute fire protection; detail by others
- Servicing strategy to be developed with MEP engineer to maintain fire and acoustic separation

Windows

- Glazing specification to meet the requirements of Approved Docs L and E
- Opening lights to be agreed as part of ventilation strategy with MEP Engineer
- Window specification to agreed with Local Authority Conservation Officer

Roof

- Glazing specification to meet the requirements of Approved Doc L
- New roof coverings and rooflights to be agreed with Local Authority Conservation Officer
- Condition/ build-up of existing roof to be confirmed
- Access to valley gutters to be confirmed as part of access and maintenance strategy

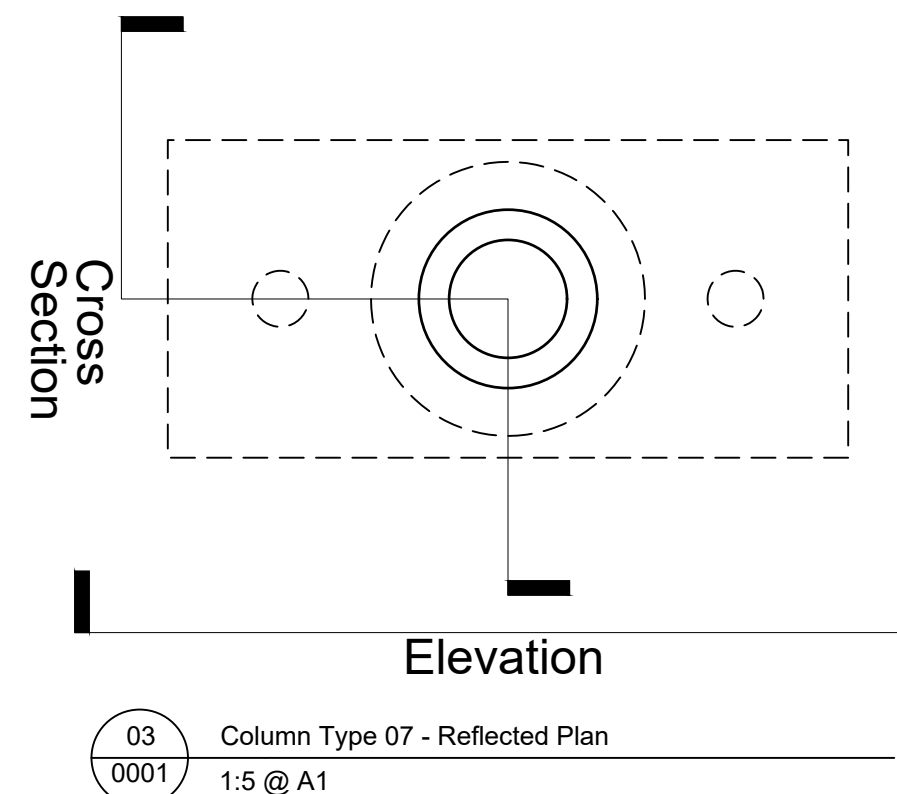
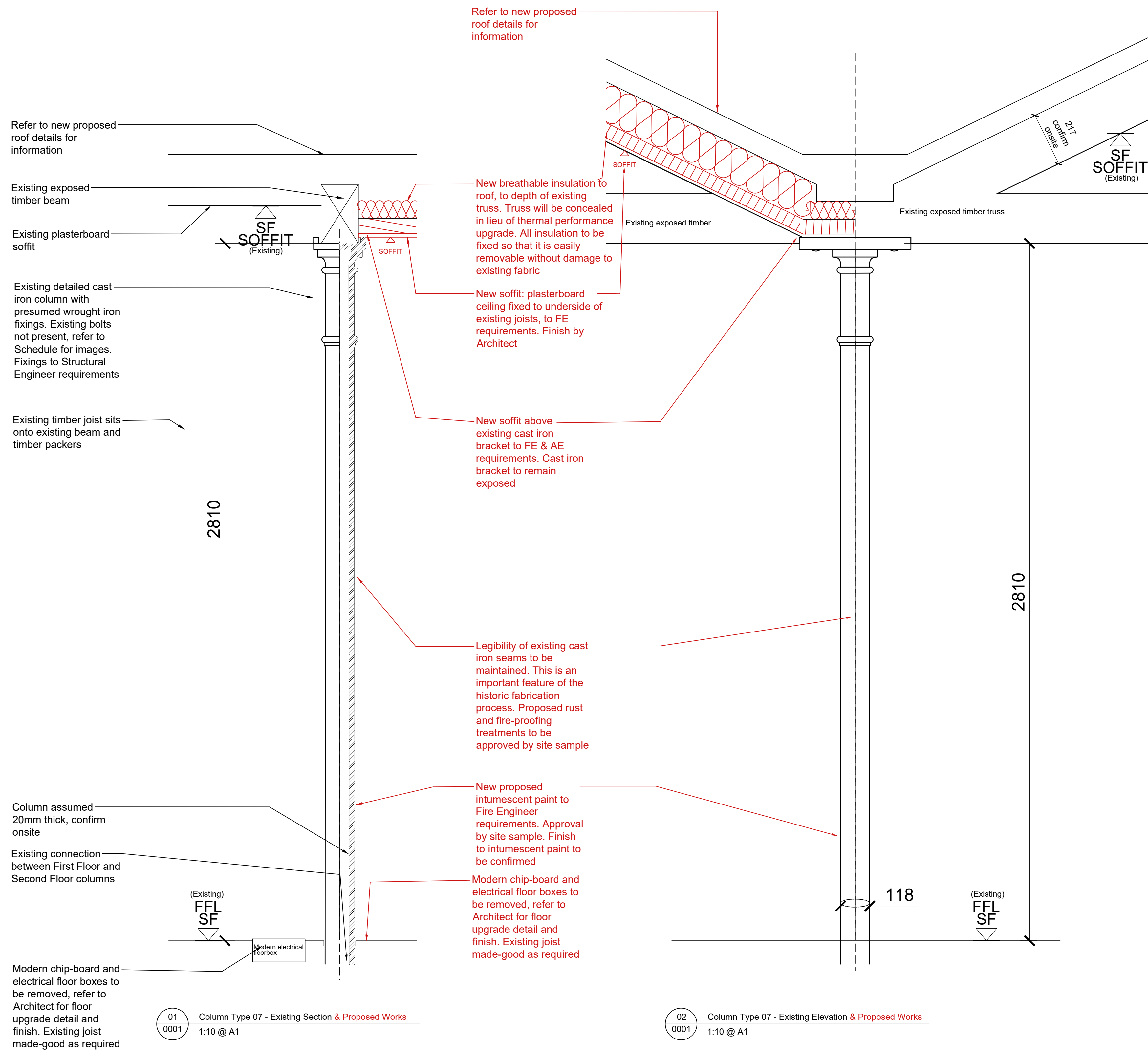
Drainage

- Gutters and rainwater goods shown are indicative and to be developed in conjunction with structural engineer and wider drainage strategy
- Details to comply with the British Lead Sheet Association Details

Cast Iron Columns

Access to the columns is limited and further information will be revealed through investigative works

- Existing finish to columns to be confirmed, to include test for presence of lead paint. If lead paint is present, all necessary H&S measures must be followed
- Paint statigraphy sample? To confirm historic paint scheme
- All works to columns to be undertaken in-situ. If removal from the existing location is required, Contractor to provide methodology for removal, labeling, transport, safe storage and reinstatement
- New works to the columns to meet the requirements of Approved Doc B and be agreed and approved by Fire Engineer.
- Ensure that adjacent elements do not cause bi-metallic corrosion
- Works to the existing columns to be undertaken by hand, to include tightening of fixings, to avoid damage to existing protected fabric. Remove the least material required for a quality finish

[illegible]

NOTES

General

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Cast Iron Columns (to include wrought iron elements)

Access to the columns was limited at time of inspection, further information to be revealed through opening-up works.

For column locations & images of existing, refer to the General Arrangement Plans & MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns

- Existing finish to columns to be confirmed, to include test for presence of lead paint. If lead paint is present, all necessary H&S measures must be followed
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Floors

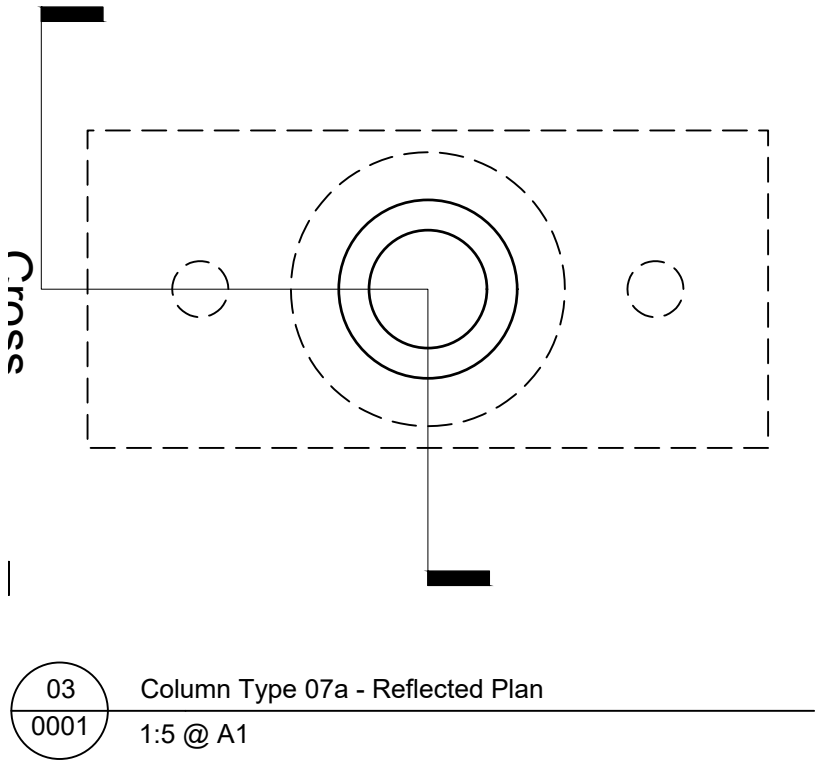
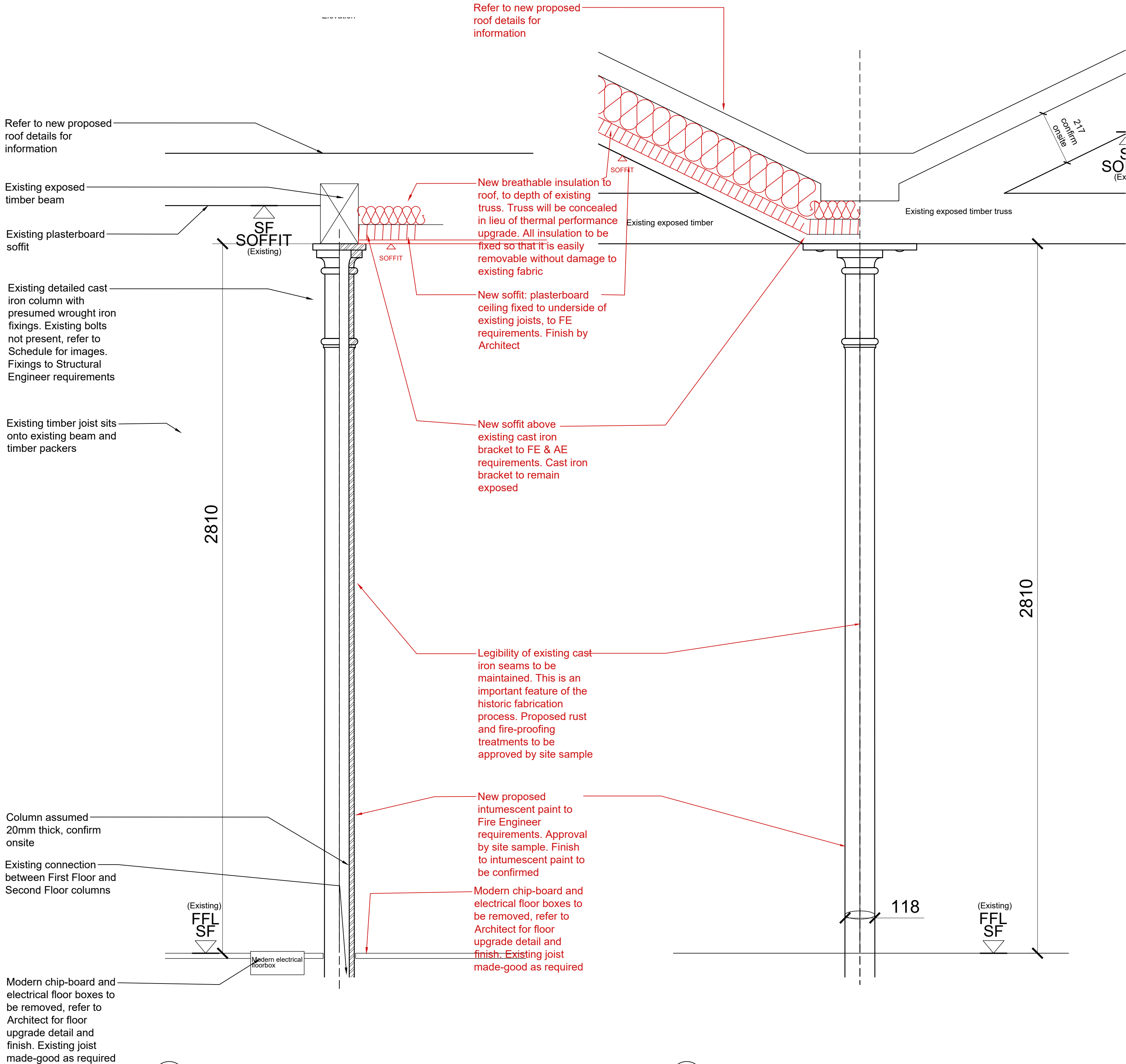
- Floor build-up to meet the requirements of Approved Doc E and be agreed and approved by acoustician
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Water Ingress

- Immediate action required to prevent water ingress. Temporary measures to be installed until permanent solutions are fitted

New Proposed Floor/ Ceiling Upgrade Detail

New proposed details show DIA preferred design intent only, detail to be approved by Architect, Fire Engineer (FE), Acoustic Engineer (AE) and MEP.
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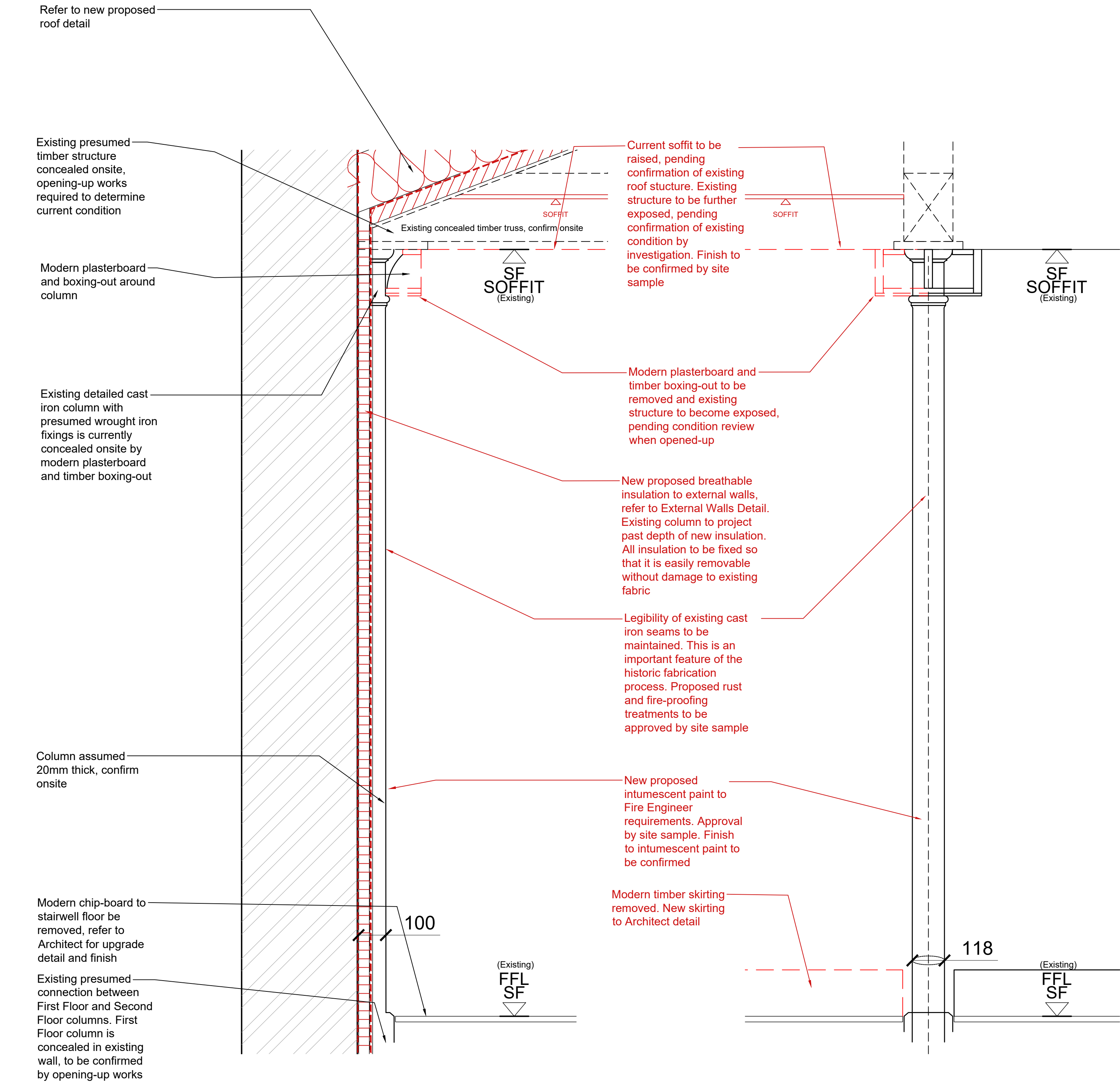
03 0001 Column Type 07a - Sample Image of Existing n.t.s @ A1

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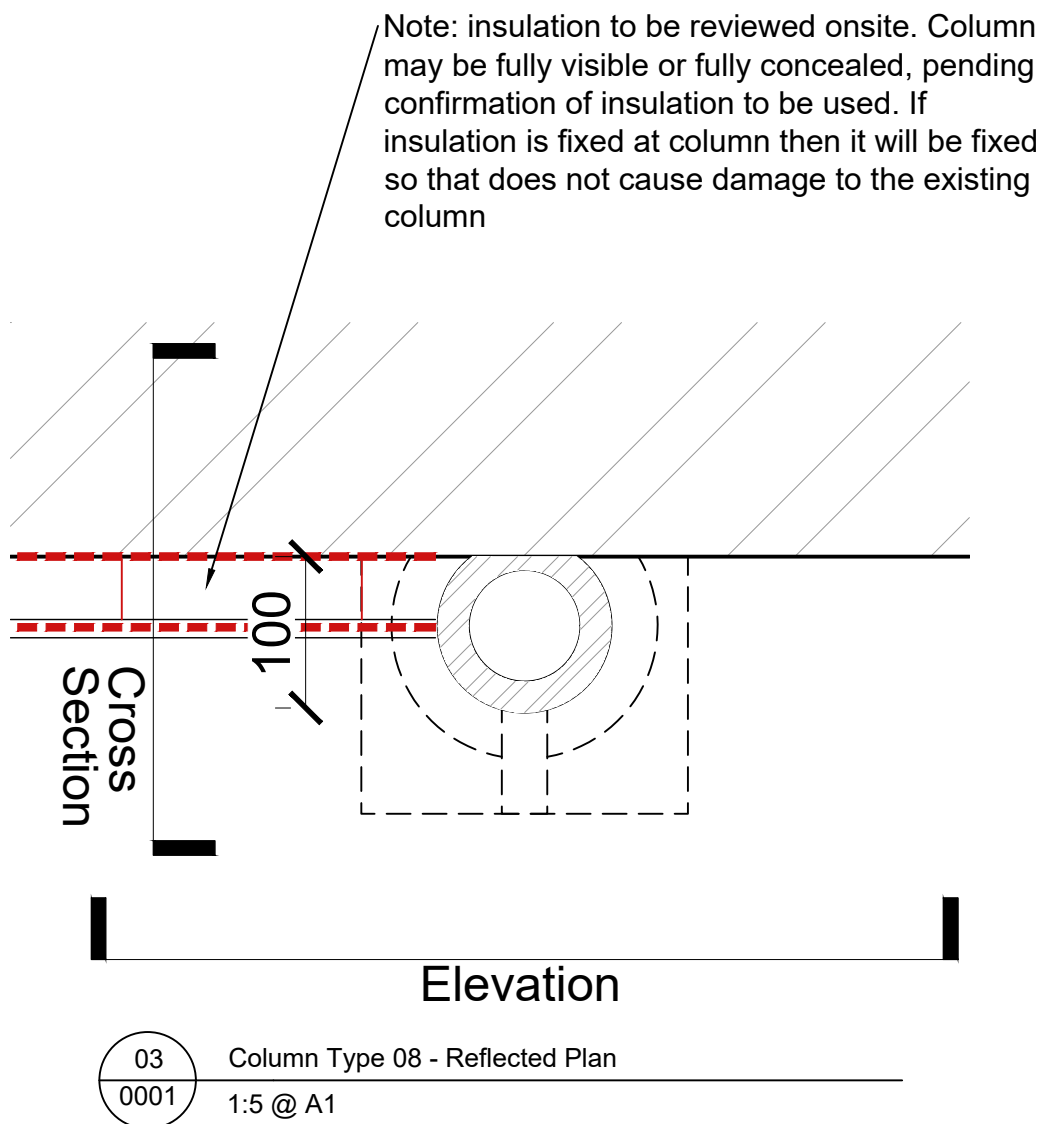
Drawing Status									
F	Feasibility								
S	Sketch Design								
P	Planning								
B	Building Control								
D	Developed Design								
M	Measurement								
T	Tender								
C	Construction								
R	Record								
Rev					Date				
Rev					Date				

Donald Insall Associates Chartered Architects and Historic Building Consultants	Ducie House, 37 Ducie Street Manchester, M1 2JW (+44) 0161 359 4326 manchester@insall-architects.co.uk	
	Waterside House, Rochdale	
MANWHWS01-DR-3917-3P-0- ExistingCastIronColumnType07a	Project MAN.WHWS.01	No 3917
	Scale (A1) 1: See drg	Status 3P
		Revision 0



01 Column Type 08 - Existing Section & Proposed Works
0001 1:10 @ A1

02 Column Type 08 - Existing Elevation & Proposed Works
0001 1:10 @ A1



03 Column Type 08 - Sample Image of Existing
0001 n.t.s



03 Column Type 08 - Sample Image of Existing
0001 n.t.s

NOTES

General

Drawings are indicative and to be developed in conjunction with/ approved by:

- Building Control Officer
- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer (AE)
- Fire Engineer (FE)
- Structural/ Drainage Engineer
- Architect

Existing material to be adequately protected at all times
All new elements to be installed to manufacturer's requirements and product systems to be used where appropriate

Drawings to be read in conjunction with:

- Consultant issued & Khan + Li Architects information

Survey Information

- Drawings based on information from Khan + Li Architects only. All dimensions to be confirmed
- Survey to be undertaken to establish integrity of key structural elements

Cast Iron Columns (to include wrought iron elements)

Access to the columns was limited at time of inspection, further information to be revealed through opening-up works.

For column locations & images of existing, refer to the General Arrangement Plans & MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns

- Existing finish to columns to be confirmed, to include test for presence of lead paint. If lead paint is present, all necessary H&S measures must be followed
- All works to columns to be undertaken in-situ. If removal from the existing location is required, Contractor to provide methodology for removal, labeling, transport, safe storage and reinstatement
- New works to the columns to meet the requirements of Approved Doc B and Fire Engineer approval
- Ensure that adjacent elements do not cause bi-metallic corrosion
- Works to the existing columns to be undertaken by hand, to include tightening of fixings, to avoid damage to existing protected fabric. Remove the least material required for a quality finish

Floors

- Floor build-up to meet the requirements of Approved Doc E and be agreed and approved by acoustician
- Floor build-up to meet the requirements of Approved Doc B and be agreed and approved by fire engineer.
- Separating floors to achieve fire protection to Fire Engineer requirements
- Servicing strategy to be developed with MEP engineer to maintain fire and acoustic separation

Water Ingress

- Immediate action required to prevent water ingress. Temporary measures to be installed until permanent solutions are fitted

New Proposed Floor/ Ceiling Upgrade Detail

New proposed details show DIA preferred design intent only, detail to be approved by Architect, Fire Engineer (FE), Acoustic Engineer (AE) and MEP.
Products specification to be confirmed

Notes 1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf. 2. Where colours other than black or grey are used, the drawing must be plotted in colour. 3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only. 4. Unless otherwise indicated, all dimensions are in millimeters. 5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists. 6. In the event of any discrepancy, please contact us immediately. 7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued. 8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately. 9. Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file. © 2017 DONALD INSALL ASSOCIATES LTD	Drawing Status F Feasibility S Sketch Design P Planning B Building Control D Developed Design M Measurement T Tender C Construction R Record																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	</
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