

MAIN DRAIN

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1

CLADDING TO ROOF EXTENSION AND INFILL
TO BAILLIE STREET AT GF AND FF LEVELS

VERTICAL STANDING SEAM ZINC CLADDING
IN BRONZE ON PROPRIETARY CLIP
AND RAIL SYSTEM BY VIMZINC OR SIMILAR

2

NEW BALUSTRADES TO INDIVIDUAL PATIOS
AT ROOF LEVEL

1.1m HIGH POLYCARBONATE BALUSTRADE
STAINLESS STEEL ROUND HANDRAIL ALONG THE TOP EDGE,
FIXED AT BASE WITH S/S CHANNEL TO ROOF STRUCTURE

③

GUTTERS, DOWNPIPES, SOFFITS AND FASCIAS

BLACK SQUARE SECTION GUTTER AND DOWNPIPE IN
GOOD QUALITY UPVC

4

BRICK WALLING TO THE BANK, BAILLIE STREET AND PACK
HORSE YARD ELEVATIONS

EXISTING BRICKWORK CLEANED AND RE-POINTED
TO ACHIEVE VISUAL UNIFORMITY AND NEW BRICKWORK
TO ROOF EXTENSION WALLS TO BAILLIE STREET AND
PACKHORSE YARD TO BE IN RED/ BROWN TO CLOSELY
MATCH THE ADJACENT

5

WHITE CERAMIC TILING AND DECORATIVE STRING
COURSES AND DETAILS TO YORKSHIRE STREET
ELEVATION AT FF AND SF LEVELS

TO BE CLEANED AND REFURBISHED AS REQUIRED TO
CREATE A UNIFORM AS NEW APPEARANCE AND REVEALS
TO NEW WINDOWS TO CLOSELY MATCH THE EXISTING

6

NEW WINDOWS

GOOD QUALITY BOX SECTION ALUMINIUM CASEMENT WINDOW
FRAMES IN ANTHRACITE GREY, TOUGHENED GLASS OUTER
PANE. 'K' GLASS INNER. PROPRIETARY CILLS TO MATCH

7

NEW FEATURE BAY WINDOWS TO THE BANK ELEVATION

FEATURE BAY WINDOW HOUSING WITH
VERTICAL STANDING SEAM ZINC CLADDING
IN BRONZE ON PROPRIETARY CLIP
AND RAIL SYSTEM BY VIMZINC OR SIMILAR

8

NEW SHOP FRONTS TO YORKSHIRE STREET ELEVATION

NEW PROPRIETARY BOX SECTION ALUMINIUM WINDOWS AND
DOORS IN ANTHRACITE INCLUDING FACETED SECTIONS TO
ENTRANCE WITH FEATURE BRONZED VIMZINC OR SIMILAR
TO THE U/S WITH ANTHRACITE GREY VIMZINC INSET
FEATURE PANELS OVER AS SHOWN

9

NEW APARTMENTS ENTRANCE TO THE BANK AND SHOP
FRONT TO BAILLIE STREET ELEVATION

NEW PROPRIETARY BOX SECTION UPVC WINDOWS AND
DOORS IN ANTHRACITE WITH THERMALLY HIGH
PERFORMANCE TOUGHENED GLASS DOUBLE GLAZED
GLASS PANELS

NEW COMPARTMENT WALLS BETWEEN APARTMENTS

92mm AT GF AND 70mm AT FF
PROPRIETARY METAL C STUDS WITH
50mm SEMI-RIGID MINERAL WOOL
ACOUSTIC INSULATION BETWEEN
STUDS, GYPFRAME OR SIMILAR
RESILIENT METAL BARS HORIZONTALLY
BOTH SIDE @ 450mm CENTRES ALL TO
MANUFACTURER'S RECOMMENDATIONS
FIXING AND SPACING, FOIL BACKED
2x 13mm BG SOUNDBLOC BOARD
BOTH SIDES FIXED BACK TO
RESILIENT BARS, ALL PARTITIONS
TO BE FULL HEIGHT TO U/S OF
STRUCTURAL SOFFIT ABOVE AND
HORIZONTALLY TO FIRE COMPART-
MENTS, MINIMUM 1 HOUR FIRE RES-
ISTING, GYPFRAME FLOOR AND
CEILING CHANNEL ON RESILIENT
ACOUSTIC STRIPS ALONG LENGTH
ONTO DOUBLED UP TIMBER JOIST
TRIMMERS ALL TO STRUCTURAL
ENGINEER'S DESIGNS

EXISTING MASONRY WALL UPGRADE WITH NEW DRY LINING

EXISTING BRICKWORK, GYPLINER STUD,
100mm KNAUF INSULATION,
13mm BG WALLBOARD TO INNER
U-VALUE= 0.25 W/m2K

NEW 100mm O/A, 70mm PROPRIETARY METAL C STUD WALL @ 400mm CCS, 1 LAYER 13mm BG WALLBOARD BOTH SIDES, ALL JOINTS TAPED AND SKIMMED, PAINTED-COLOUR TO BE CONFIRMED, 50mm DFM ACOUSTIC INSULATION SLABS, 80kg/m3, TO BE TIGHTLY FITTED BETWEEN THE STUDS HARD UP AGAINST BACK OF OUTSIDE LAYER OF PLASTERBOARD.

C	230224	ITEMS 6 AND 8 OF SCHEDULE AMENDED	BM
B	200224	SF1 AND SF2 AMENDED	BM
A	051223	W3 WIDTH AMENDED	BM
REV:	DATE:	DETAILS:	

BM ARCHITECTURAL DESIGNS
APARTMENT 8
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: 44-46 YORKSHIRE STREET,
BAILLIE STREET AND THE BANK,
ROCHDALE OL16 1JW

CLIENT: CASSEL AND FLETCHER PROPERTY
MANAGEMENT LTD.

TITLE: PROPOSED GROUND FLOOR PLAN
SCALE: 1:100@A1 DATE: 06/2023 DRAWN: BM

STATUS: BUILDING REGULATIONS

DRAWING NO: BM/0623/BAILLIE/ BR3 REV: C