

**Eighth Day Apartments
113 Oxford Road
Manchester, M1 7DU**



**On behalf of
Premier Estates**

**Prepared by
Cube Property Surveyors & Consultants
Unit 502 Birchwood One Business Park
Dewhurst Road
Birchwood
Warrington
WA3 7GB**

REF: CPS TBC

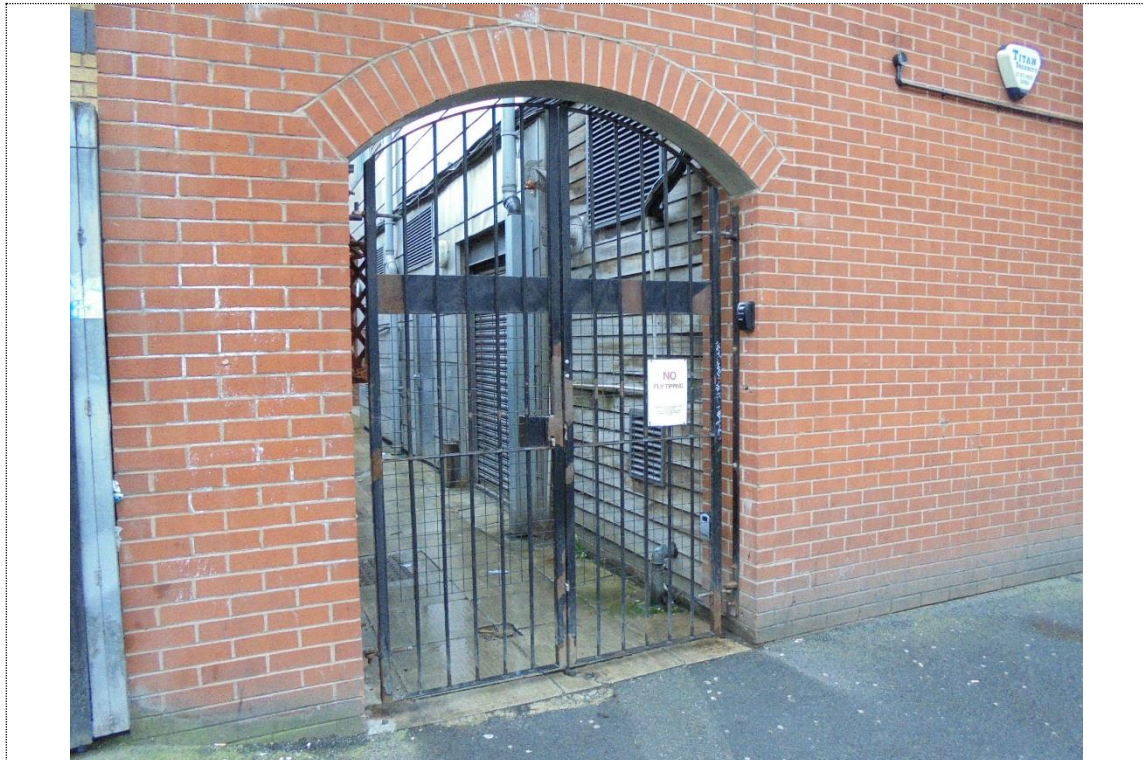
Dated: 20th May 2019



Photograph:	01
Description	Rear view from Sidney Street



Photograph:	02
Description:	Rear timber façade



Photograph:	03
Description:	Sidney Street access



Photograph:	04
Description:	Rear fourth and fifth elevations



Photograph:	05
Description:	Sidney Street elevation



Photograph:	06
Description:	Sidney Street first floor windows



Photograph:	07
Description:	Timber sill appears saturated



Photograph:	08
Description:	Oxford Road elevation



Photograph:	12
Description:	Aluminium profile between Sidney Street and Oxford Road



Photograph:	13
Description:	Central windows



Photograph:	14
Description:	Oxford Street elevation with timber feature central profile to frame



Photograph:	15
Description:	Central timber profile



Photograph:	16
Description:	Extent of Eighth Day demise



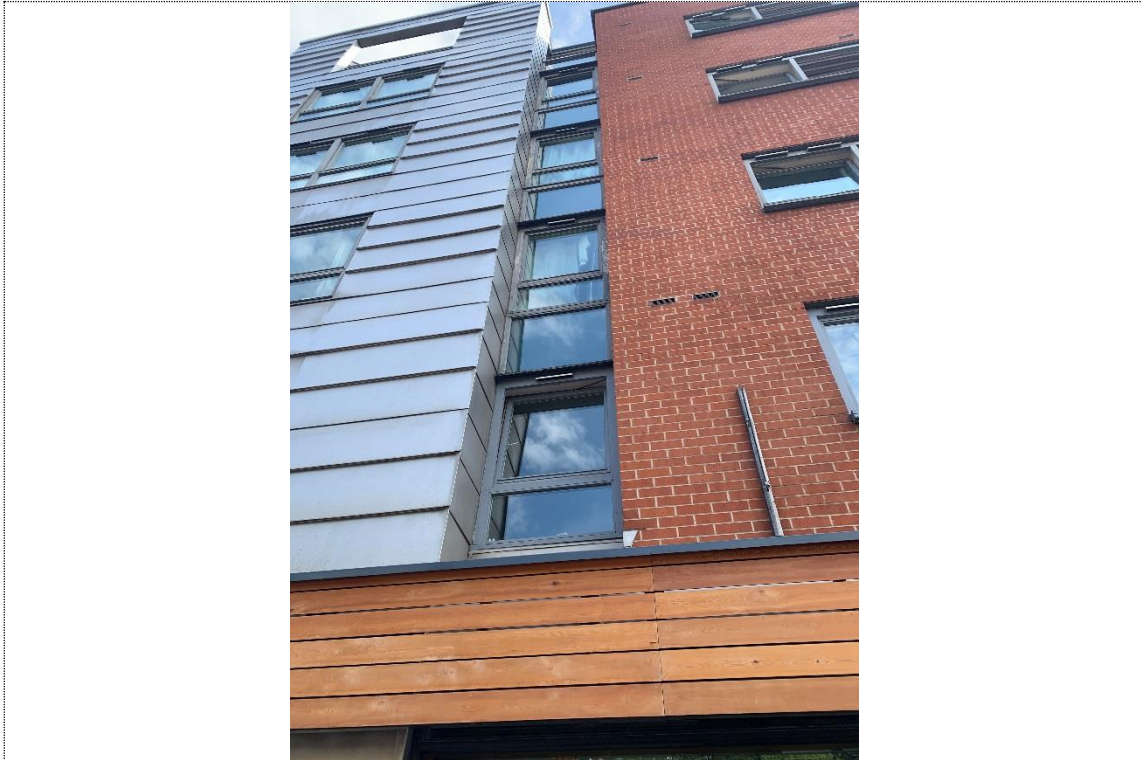
Photograph:	17
Description:	Demise can be identified through brickwork



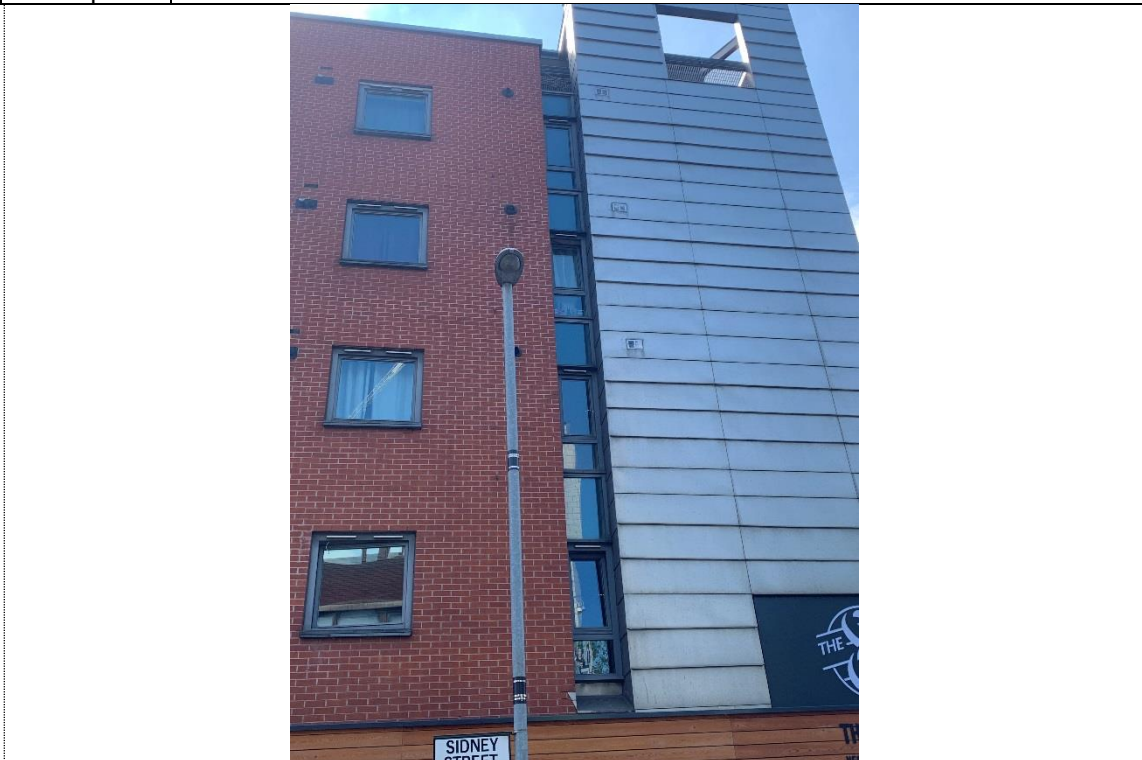
Photograph:	18
Description:	Oxford Road fifth floor openings



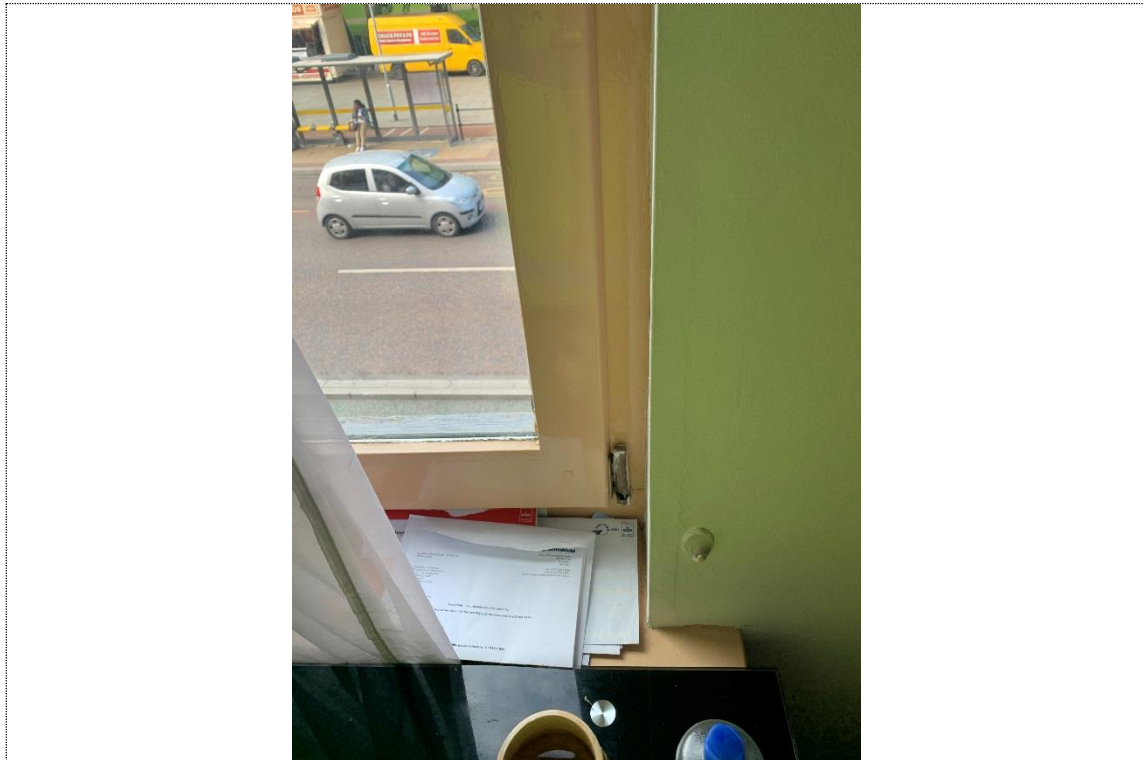
Photograph:	19
Description:	Oxford Road end near Sidney Street



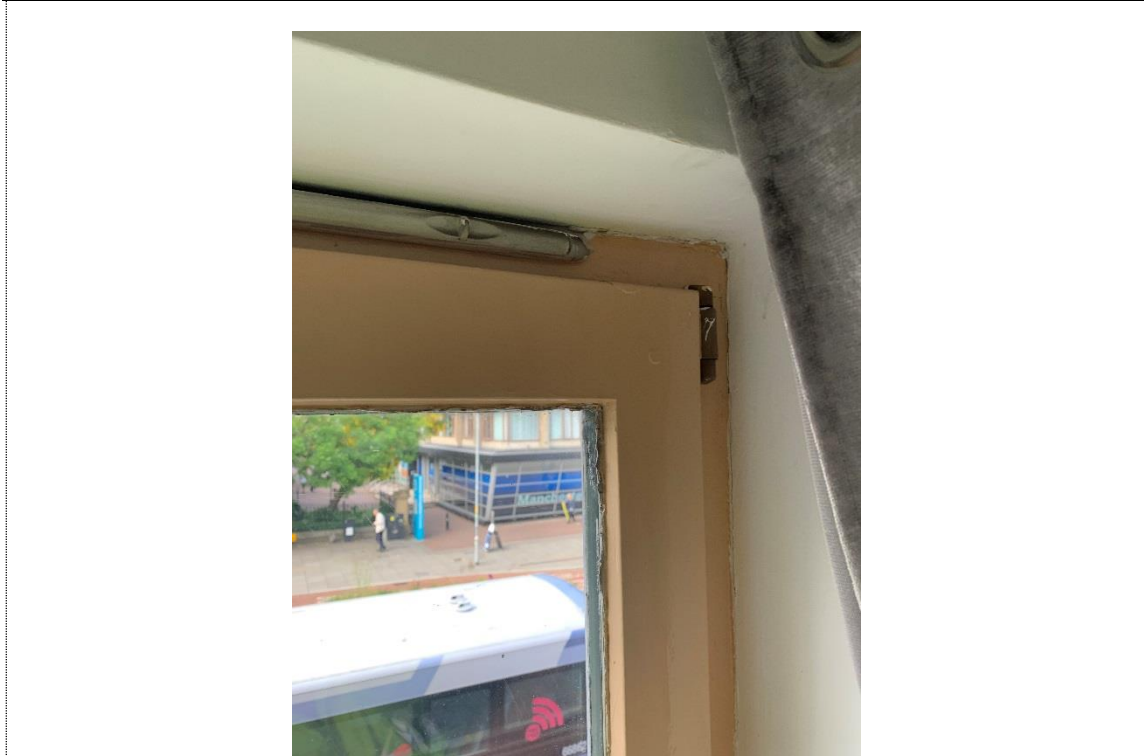
Photograph:	20
Description:	Recessed windows on Oxford Road



Photograph:	21
Description:	Recessed windows on Sidney Street



Photograph:	22
Description:	Timber casement windows around sill



Photograph:	23
Description:	Timber casement windows at hinge



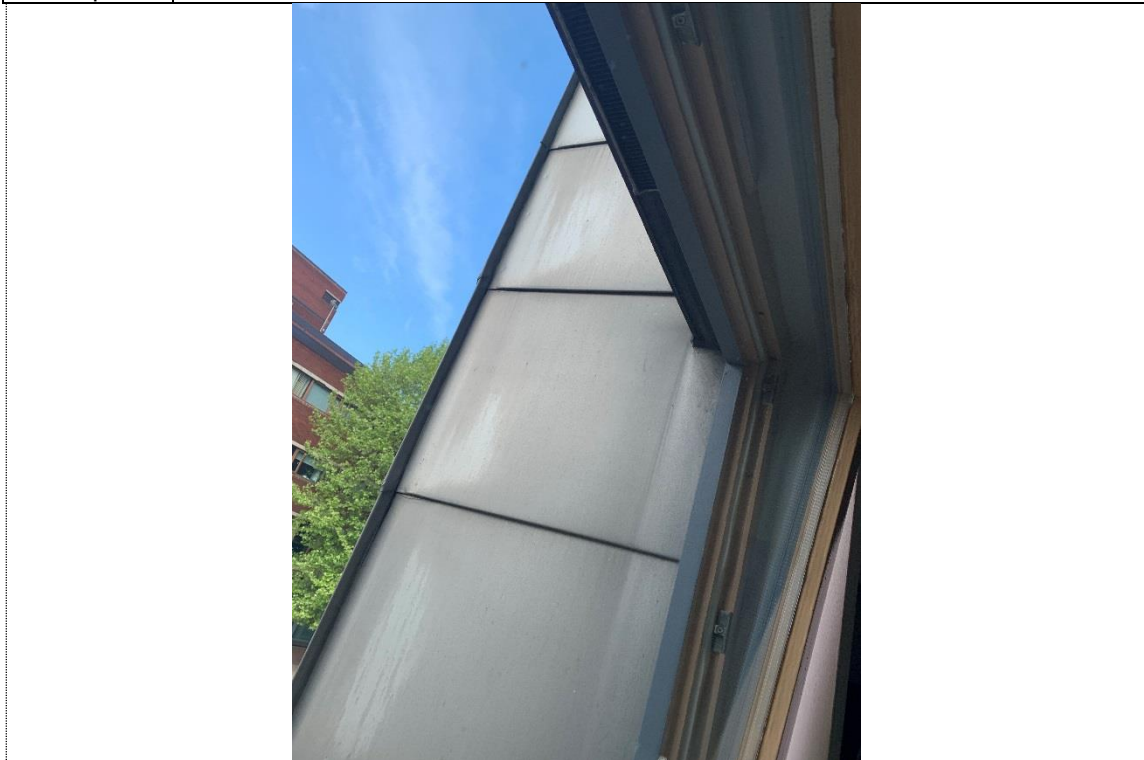
Photograph:	24
Description:	Damp ingress



Photograph:	25
Description:	Damp ingress



Photograph:	26
Description:	Internal timber casement windows



Photograph:	27
Description:	Internal of recessed windows against aluminium profile cladding



Photograph:

Description: Internals



Photograph:

Description: Overview of Eighth Day from Oxford Road