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Mr Damien Brownlow
John Graham Construction Limited
Unit 4, Digital Park
3 Pacific Way
Salford
M50 1DR

15 February 2016

Dear Damien

Property – Murray Mills, Ancoats, Manchester, M4 6AN

Thank you for inviting us to carry out an inspection at this property. Our quotation is enclosed detailing our findings and recommendations.

As discussed, we have provisioned these works to commence on 27th March 2016.

Peter Cox Ltd is a founder member of the Property Care Association (formerly the BWPDA), registered as a Quality Assured Firm under ISO 9001 and fully accredited for health and safety by Safe Contractor.

Our technicians carry CSCS cards and our method statements and risk assessments will be issued prior to commencement of works onsite..

Should you wish to discuss this report or the proposed recommendations I have made, I can be contacted through this office or on 07771 8256198 any time up to 8.30pm.

Yours sincerely

Gary Laird
CSRT CSSW
Branch Manager

Which? Trusted trader
The first national preservation company to be awarded this prestigious accolade
raising standards in property preservation

Certificate No. FS 14867

Peter Cox Ltd Registered in England no. 2438126 at Aniseed Park, Broadway Business Park, Chadderton, Manchester OL9 9XA

Survey Report
& Proposal

PETER COX

raising standards in property preservation



RAISING STANDARDS IN PROPERTY PRESERVATION SINCE 1951

Accreditations

raising standards in property preservation

A Long Tradition

Founded in 1951 Peter Cox has wide ranging experience in building maintenance and repair extending to property of all description from private housing to public and commercial buildings, many of them listed.

Over the period we have worked on numerous historic buildings of national and regional significance throughout the UK and issued well over 500,000 guarantees.

Local Skills

We operate through a network of local service branches with trained and qualified staff familiar with local needs and building traditions.

Industry-leading Associations

Peter Cox Ltd is a member of the Property Care Association (formerly the British Wood Preserving and Damp-proofing Association), the British Wall Tie and Structural Repair Association and the British Structural Waterproofing Association.

TrustMark and GPI

Peter Cox is an approved contractor under both the TrustMark and the Guarantee Protection Insurance Schemes.

ISO 9001

We have been committed to Quality for many years and currently hold ISO 9001 accreditation.

BS 6576:2005

The Peter Cox DryWall DPC system carries a British Board of Agrément Certificate and complies with BS 6576:2005

A Safe Contractor

All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment fluids are HSE approved and generally odourless and non-flammable.

Freephone 0800 789 500
www.petercox.com

Various guarantee options are available where specifically stated in the report. This Survey Report or Schedule of Works is our copyright and is for the benefit of the addressee only. We accept no responsibility for our survey or this report towards any other person. On no account must it be duplicated in whole or part without our authority.

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Report Date: 15/02/2016

Ref: ENQ247495

SURVEY REPORT

CLIENT John Graham Construction Limited
Unit 4, Digital Park
3 Pacific Way
Salford
M50 1DR

PROPERTY ADDRESS

Murray Mills
Ancoats
Manchester
M4 6AN

SURVEYED BY Gary Laird

DATE OF SURVEY 12/02/2016

Directions are as if facing front elevation unless otherwise stated

PLEASE READ CAREFULLY THE CONTENTS OF THIS REPORT, THE FOLDER AND ALL ENCLOSURES WHICH ALL FORM PART OF THE CONTRACT OFFER.

In accordance with your verbal instructions received on 08/02/2016, we have reported on the following:

Below ground waterproofing to Old Mill & Decker Mill, New Mill, New Mill Engine House & Murray Street Block

We draw your attention to the matters set out in the 'Scope of Survey' section of the Quotation part of this Report and would ask you to read those notes carefully. If you have any concerns or queries as to the effect these matters may have upon the treatments recommended in this Report or if you believe that we have misinterpreted your survey instructions, please let us know at once.

Property Description Textile Mills to be converted into habitable accommodation.

Occupied Status The property was unoccupied at the time of our inspection.

Weather Conditions At the time of our inspection it was dry.

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STRUCTURAL & BASEMENT WATERPROOFING

To the areas scheduled below

In accordance with your instructions we submit our quotation for the application of a blow ground waterproofing system. We have provided our specification and quotation based on the original specification detailed in architect drawings 1777 – A -01901 through to 01906.

Please read carefully, in conjunction with this quotation, the **Important Notes**, enclosures, standard work specifications and the **For Action by Client** document, as these all form part of our Contract offer.

DESIGN CRITERIA

BS 8102: 2009 (Code of practice for protection of below ground structures against water from the ground).

Damp proofing to basements is covered by British Standards document **BS 8102:2009**. This document specifies the performance level for the design of the waterproofing based upon the end use of the basement, grading from 1-3.

In this instance as the basement is to be used for a mixture of habitable accommodation, cycle storage and general storage then the required grade is 3. The performance at this grade as specified by **BS 8102** is detailed in the table within the guidance notes in our folder.

BS 8102 advises it must be assumed that even when current conditions and the recent history suggest that hydrostatic pressure is not the source of ingress this can occur due to changing water tables, drains becoming blocked and heavy rain causing localised saturation.

With regard to controlling this particularly persistent form of water entry, there are alternative methods that are available to consider.

SPECIFICATION OF WORKS

This specification should be read in conjunction with our sketch plan enclosed.

The below specification is to be used in each of the 4 buildings noted on our ‘survey report’ page.

We have provided our quotation based on the specification suggested in the architectural drawings. To change the specification would require the internal block walls moving. To change the original specification would require all internal layouts to change. Therefore we have provided our quotation based on the original design with like for like products using our suppliers. Full data sheets have been provided with this report for consideration

Peter Cox are to :-

- Install 8mm Delta MS500 to the external walls. The membrane will be installed to 100mm above external ground levels
- The membrane will be returned along internal walls to the height of the external ground level where appropriate.
- The membrane will be installed using specialist fixings plugs. All joints will be sealed using specialist sealant rope as per the manufacturer’s instructions
- Koster NB1 will be applied to the base of the external walls returning 100mm onto the floor. The client is then to install half a block onto the concrete pad.
- Peter Cox will also apply Koster NB 1 to the outside of the installed block to form the waterproof channel as per detail Section drawing No 02
- Delta Membrane Gas Membrane is to be installed over the entire floor of each mill onto the insulation layer. The membrane will be sealed to the MS500 using specialist double sided gas tape

- The gas membrane is to be used to form the DPC to the internal block walls. The client can then continue to build the block walls to their desired height.

- Koster NB1 is to be applied, as per the manufacturers specification, to the new internal block walls.

- Koster NB will be installed to window level

- The Koster NB1 will also be returned across the entire floor area of all mills. This is applied to the structural floor slab prior to installing the top insulation layer

GUARANTEE

Upon completion of the contract and where applicable our **10 Year Guarantee** will be issued, protecting you against the re-occurrence of water penetration through our waterproofing, offering you peace of mind for your property in the future. A specimen guarantee is available on request.

Whilst any general building and ancillary works undertaken by Peter Cox are excluded from any treatment guarantees issued, you will of course be protected by your statutory rights under The Consumer Protection Act 1987.

The membrane products used in the Peter Cox DryRoom System have a 30 year product warranty against degradation (specimen on request). Your attention is drawn to the terms of the warranty.

IMPORTANT INFORMATION – Client to Note

As previously discussed, it is highly recommended that a cementitious fillet is applied to the base of the walls receiving the Koster Nb1. We have not quoted for these works because they were omitted from the original specification / drawings issued to Peter Cox. We would be pleased to provide a quotation for installing the fillet upon request.

Our quotation is reduced from our original budget costing provided in January. No further MCD or discounts are to be applied to this quotation.

Programming Of Works

As requested, we have provided a guideline of programming the works.

Preparatory Works required before our initial visit (All Mills unless stated)

The removal of all stored items and obstructions from the external walls. This should be done up to window level.

Install block work to ensure the concrete pads run continuous around the perimeter of all mills

Excavate the higher ground levels of Murray Street Block to ensure the lower ground floor is level

We are happy to visit site to discuss this further if required.

Peter Cox First Visit

Peter Cox will apply Koster NB1 to the base of the perimeter walls and retrun onto the concrete pad at least 100mm

Install MS500 to all external Walls as per our specification above

Works to be completed by the client prior to Peter Cox's second visit

Install new drainage. The waterproofing system is to be connected to new 100mm drainage installed by site. The drainage will run from the channel formed between the existing external walls and new block walls into new drains formed by site. The client is to install down pipes through the concrete pads at predetermined points.

It is highly recommend that the ground water drains installed have a high specification non return valve installed to prevent a drainage surcharge from the street entering the building. Our guarantee will be void if water surcharges back up through the drainage system.

Make up floors ready to accept the structural slab. Peter Cox need to return prior to the slab being poured

Install a 'half block' of the internal block walls

Peter Cox Second Visit

Peter Cox will apply Koster NB1 to the external face of the 'half block to complete the perimeter drainage channel

Peter Cox will then carry out a flow test to ensure the drainage system is working effectively.

Upon confirmation the gas membrane will be installed and lapped up to form the DPC layer of the block walls. The gas membrane will be sealed to the MS500 Membrane using corner tape.

Works to be completed prior to Peter Cox's Third Visit

The new structural slab can be installed and the block wall works completed

Peter Cox Third Visit

Peter Cox are to install Koster NB1 to the block walls and new floor slab after suitable drying period.

IMPORTANT INFORMATION – Client to Note

Our quoted system relies on discharging water ingress through the perimeter drainage channel into the new drainage formed by site. The client is to install the new drainage as per page 10 of Feilden Clegg Bradley Studios J40 specification. It is highly recommended that a non return valve is installed to prevent a surcharge entering the system.

Unfortunately we cannot give a guide to the duration of each visit. This depends on whether we have access to all mills or some.

Ventilation

In unventilated areas, it will be necessary to provide a moisture extraction system, such as dehumidifiers or mechanical humidistat operated fans. We can advise on this requirement at your request and should be discussed prior to the work commencing.

Fixing To or Through Waterproofing Systems

All fixings or fixtures which need to be fixed through the membranes, for example screw fixings for plumbing or electrical fittings, should be sealed as follows: -

Earth Retaining Walls
To maintain the integrity of the system membrane fixing plugs must be used and sealed with rope or mastic to the membrane surface (plugs available from your local branch)

Non-Earth Retaining Walls
Drill through the membrane at the required point, insert quality mastic sealant into the hole prior to inserting a proprietary plastic fixing plug. Apply mastic sealant around aperture on membrane to form an effective seal, insert fixing screw.

Further advice on fixings after installation should be sought from your local Peter Cox Branch