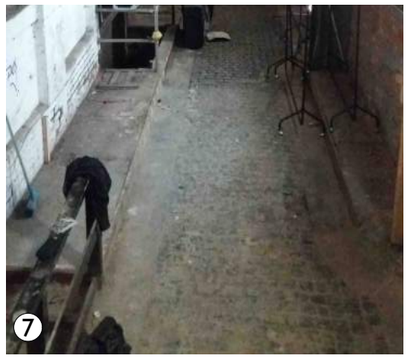




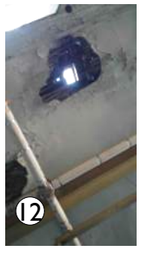
















WALLS:
1. Existing plastered walls to be carefully rubbed down to remove all loose material and debris. Firm plaster to remain in place and to be repaired with lime rich plaster infill. All plaster to be repainted. □

2. Existing painted brickwork to be carefully rubbed down to remove all loose material and to be lightly sandblasted to expose brickwork. Once cleaned off, repoint mortar only where missing with a lime rich mortar.

3. Non-original partition walls to be removed and carefully carted off site.

4. Timber boards to upper section of the wall partitions on the 4th floor to be carefully removed and carted off site to expose the existing roof trusses.

FLOORS:
5. Original timber floorboards to be retained, cleaned and sanded down. Where floorboards are damaged beyond repair or missing, then new timbers to match size, species, and design exactly as original. Where floorboards are not level, area to be covered by metal floor sheeting. □

6. Concrete steps within cross-walls separating adjacent units to be carefully removed and floor to be made level.

7. Floor setts in loading bay to be covered with a separating membrane and screed to be level with the iron kerbs, which can be removed in future without damaging the existing floor surface, to enable bins to be wheeled out of the loading bay on a level surface.

8. Mosaic floor to be retained where found, cleaned and left exposed.

9. Floor void where former non-original staircase used to be, to be refilled and floor reinstated with new timbers to match size, species, and design exactly as original.

10. Non-original steel beams on the floor supporting the sloping roof to No.8 to be removed and roof to be remediated – see S.E pack for remediation strategy details.

CEILINGS/ROOFS:
11. Timber beams and roof rafters to be rubbed down and repainted.

12. Existing lath and plaster ceilings to be retained. Loose material to be vacuumed. To be covered by a chicken wire mesh and boarded up with 2no. plasterboard layers for fireproofing, fixed to timber battens fixed to the floor joists.

13. Existing T&G timber ceiling to be retained and painted with Envirograf intumescent paint.

14. Propped up beams to be replaced by additional structural support to the original beam– see S.E pack for details.

15. Patent glazing to No.8 to be repaired by carefully removing existing glass, brushing and repainting steel frame, fitting new replacement single glazing and placing new putty.

COPYRIGHT OF ATELIER MB LTD
DO NOT SCALE FROM THIS DRAWING
DIMENSIONS TO BE CHECKED ON SITE

All dimensions to be checked on site prior to any commencing work.

Rev	Note	DRN	CHK
-	-	-	-
-			

8-16 Newton Street

Repair Strategy - No.1
Proposed

scheme 1665
drwg no. **P(420)**
rev -

scale **1:200@A3**
date first drawn Nov 17
drawn ZS

SK sketch P proposed T tender C construction AB asbuilt

www.ateliermb.co.uk
t 0161 236 0051
e architect@ateliermb.co.uk

Atelier MB
Urban Architects