ROYAL LONDON HOUSE, 194, DEANSGATE, MANCHESTER

LANDLORD REPAIR WORKS PHOTOGRAPHIC SCHEDULE

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Architects / Masterplanning / Urban Design

1.0 INTRODUCTION

This document has been prepared by GA Studio, on behalf of Commercial Estates Group in support of a listed building consent application within the Grade II listed development of Royal London House, situated on the corner of the Deansgate / Peter Street conservation Area of Manchester City centre.

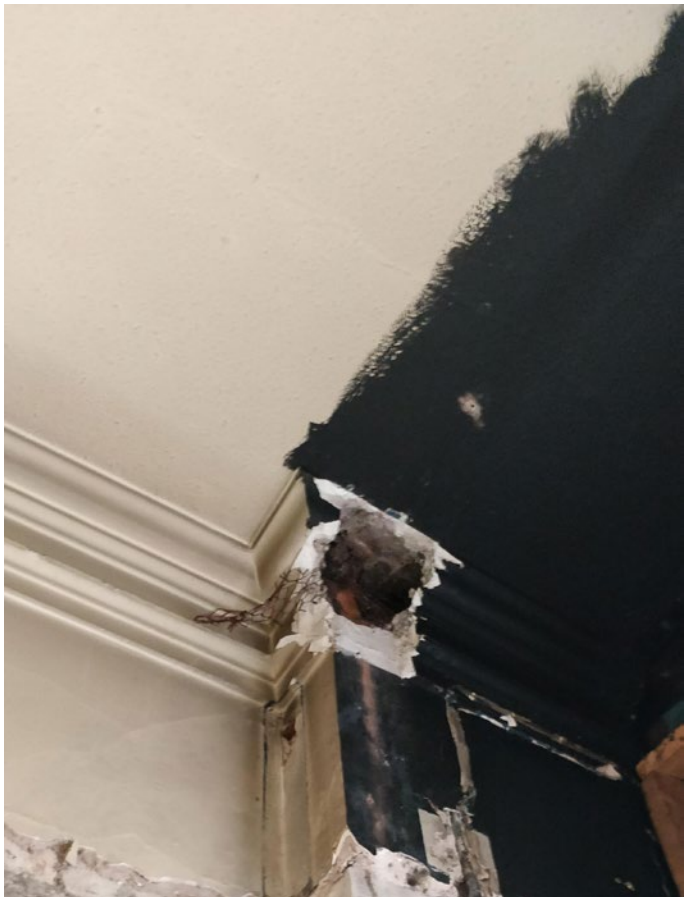
The following photographic schedule is to be read in conjunction with the proposed Landlord repair works drawings: L(--)003. The schedule aims to document the current state of the units 194 Deansgate, located within the listed Royal London House.

The schedule provides photographic images of areas which require repair work and a brief description to the works which will be carried out to the listed buildings fabric prior to the tenant occupying the units.

2.0 GROUND FLOOR

GF 1.1

Existing damaged cornice to be patch repaired on site by taking molds of the existing cornice profile. Existing cornice to be painted in matching paint finish.



GF 1.2

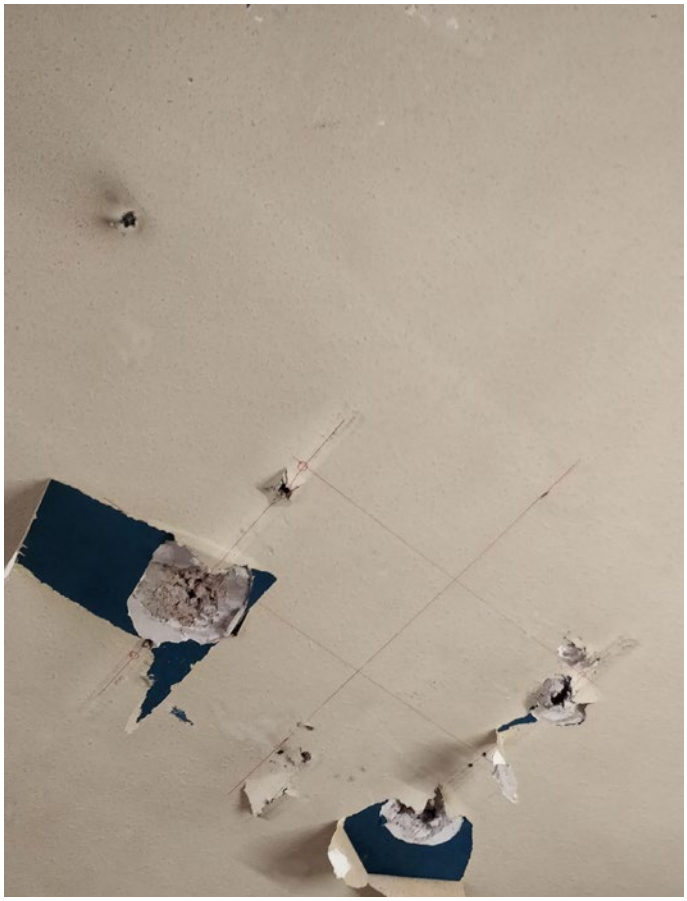
Previously removed cornice to be reinstated above existing shop front opening and returning internal structural walls. Profile of the proposed cornice to match exisitng by taking on site molds.



2.0 GROUND FLOOR

GF 1.3

The previous tenant had installed a suspended ceiling within the unit - Patch repairs are required to various location on the existing ceiling. Ceiling to be painted in matching finish.



GF 1.4

Existing downstand beam to be patch repaired and painted with matching paint finish.



2.0 GROUND FLOOR

GF 1.5

Existing timber ceiling roses to be removed sanded down, repainted in matching paint finish and reinstated back within the unit in its current location. Electrical supply to be checked and reinstated if required to allow for a working light fitting.



GF 1.6

All existing plasterwork above the existing timber picture rail datum to be reinstated / patch repaired with matching plasterboard, skim and matching paint finishing.

Timber picture rail to be reinstated at matching datum height around the perimeter of the unit. Profile of the timber picture rail to match existing with matching paint finish.



2.0 GROUND FLOOR

GF 1.7

Exposed steel columns to be sanded and coated with intumescent paint. Paint colour TBC. Surrounding exposed brick work to be wire brushed cleaned, mortar to be patch repaired with matching mortar and the brickwork face to be sealed with matt finish internal brickwork wall sealant.



GF 1.8

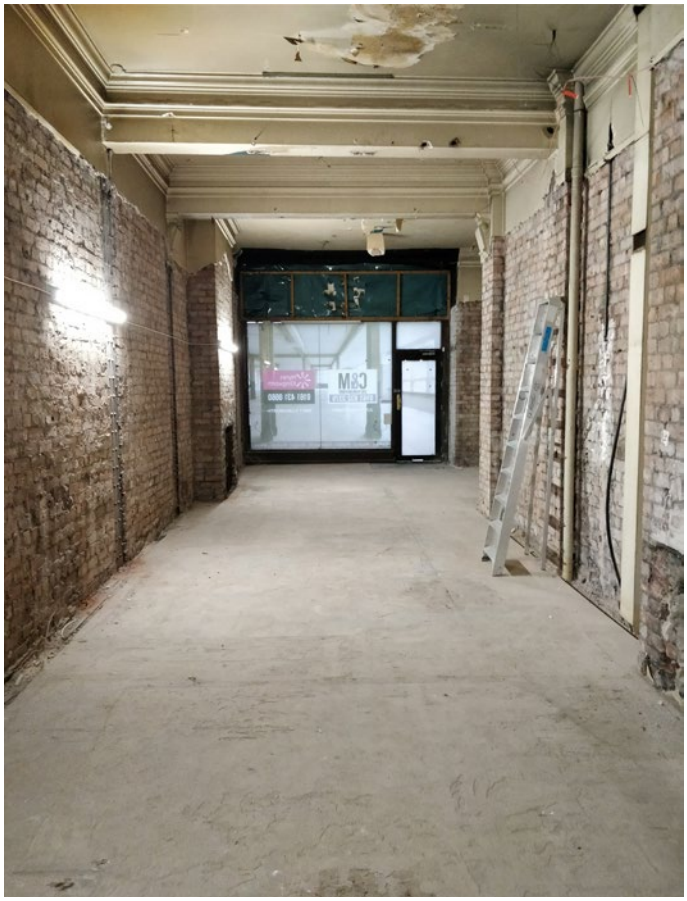
The existing underside of the steel beam to be fully exposed, removing existing plasterboard. The existing beam is the be sanded down and coated with intumescent paint. Paint colour TBC. Existing plasterboard to be patch repaired where required.



2.0 GROUND FLOOR

GF 1.9

The existing shop front is to be removed – refer to drawings L(-4)001 and schedule of works.



GF 1.10

Existing suspended stud wall to be removed along with redundant electrical supply cables and galvanized downstand mounted cable tray.



2.0 GROUND FLOOR

GF 1.11

Existing decommissioned extract ductwork to be removed along with covered existing skylight. A temporary roof is to be provided within the lightwell to protect the unit prior to the instillation of new ductwork and roof light.



GF 1.12

The existing electrical supply is to be wall mounted and housed within a protected surround - providing a fixed point for the new tenant to run there proposed electrical supply around the unit.



2.0 GROUND FLOOR

GF 1.13

Existing brick work to be patch repaired around existing down pipe. Plasterboard and skim finish to the repaired wall. Patch repairs to the cornices to match existing cornice profile.



GF 1.14

The two existing fireplaces are to be plasterboard with skim and paint finish, Paint finish to match the existing finish within the ceilings + cornicing along with painted softwood skirting. The proposed skirting will be replaced during the tenants fit out to match the proposed tenants flooring.

