street design partnership
architecture urban design interiors
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11 June 2013

Scope of Works
No 1, 3 & 5 Swan Street , Manchester

The Site

The site is an existing building located on the corner of Oldham Street and Swan Street, in the Northern Quarter in Manchester.

The building currently stands vacant and is falling into a state of disrepair.

The proposal will look to refurbish the external envelope of the building, first floor level and above.

External Works

Existing painted brick facade to be sandblasted to remove all peeling paintwork and expose original brickwork. All brickwork joints to be re-pointed with an approved natural coloured mortar.

Feature stone keystones, arches, cills, quoins brackets and string course to receive specialist cleaning, repair any cracked sub cills and heads with a resin and appropriate stone dust mix.

All original sash windows to receive isolated repair/redecorated/replacement as necessary; to include re-balance window sash, replace weights, strings and catches. Replace all glazing with circular fans, and replace with clear glass within existing rebated stiles. Upper floor windows to be repaired with new double glazed units set within existing frame sections.

Existing roof to be checked and patched repaired where applicable; to include re-pointing ridge, hip and verge tiles/slate. Clean out; repair/replace all guttering to existing roof area.

All brickwork joints to existing chimney stacks to be re-pointed with an approved natural coloured mortar, all lead flashings, soakers and clips to be checked and replaced where necessary.

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Internal Works

Locate, check and upgrade any electrical/mechanical services requirements.

Prepare floors to receive new floor finishes where necessary.

Prepare all walls to receive new wall finishes where necessary.

Repair/replace ceilings where necessary with new MF suspended ceiling grid supported from existing floor structure, these areas to include the bar, glass wash and disabled toilet facilities.