C. OWENS BUILDERS & CONTRACTORS LTD.

F.A.O:

Mr Ataiq Chaudry

Sweetwalk Properties
Manor House
Manor Street
Manchester
M12 6HE

Reference: Fairfield Street Building:

The above building is currently unoccupied and we (C. Owens (B&C) Ltd) have been asked to provide a complete refurbishment of the above building.

On assessment of the building, the majority is structurally in sound condition although the following areas were of concern as a matter of health & safety:

- The stone sills on which the windows are sat on are "blown" and lose concrete is falling on to the public highway in some case. These are illustrated in the photographic evidence below. (the steel "re-bars" are exposed and will corrode further)





- On the "clock face" side of the building, the brickwork has been rendered. The render has become lose due to either inadequate bonding or water has got between the brickwork and render causing cracks to form and lose debris to fall.

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- The copings on the roof which form the parapets, some have worked lose over time.

- The roof requires a completely stripping back and re-asphalting as water is now leaking into the top floor. A new rainwater drainage system is required and will be installed preventing any further water damage.

- The “northern lights” which are fixed on the roof are in poor condition and leaking. This is causing internal damaged to the top floor of the building. There are 4 rows of the “northern lights” spanning the width of the building approx. 22 meters.

- The windows which total 65 are also in a poor state. Some glass is broken and others do not close. All the windows are made out of iron and corrosion has set in on many of them.

- To the rear of the building, the vast majority of the Drainage Pipework is “cast iron”. This pipe work has perished and the fixings have come away from the brickwork again causing a potential hazard. This will be replaced using new purposed made plastic piping.

Rear of building showing cast iron pipe work:



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Proposed Schedule of Works:

1. Erect scaffolding to all elevations of the building eliminating any potential risks to the public and surrounding area. It will also provide a safe working environment for the roof works/ replacement windows and concrete sills etc.

   Scaffolding required for a minimum period of 52 weeks

It is proposed that initially the roof work is undertaken to make the building water tight and prevent any further water damage. And make good to the exterior of the building before work commences internally.

Roof:

(Shute's to be attached to scaffolding and into skips in car park area at the rear of the building to take all waste from the roof repairs)

a) Remove and re-bed all copings on the parapets. (This will help secure any lose copings)

b) To break up and remove existing asphalt and make good area ready to receive new asphalt. Provide & lay 2 coats 20mm thick roofing grade asphalt laid on and including a layer of sheathing felt isolating membrane, to a sand rubbed finish including and installing 4 no. breather vents.

Northern Lights: (4 of @ 22 metres in length)

a) Supply and fix plastisol coated sheets to each side of the northern light roofs fixing them to timber bearers.

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b) Supply and fit flashing to the ridge point and to the verge ends.

Parapets:

a) Remove are re-bed all copings on sand and cement.

b) Supply and fit new purpose formed plastisol coated cap flashing to the perimeter wall and copings. This will encapsulate all the brickwork and copings ensuring it is secured and water tight.

Drainage: (From roof)

a) Remove existing 100mm plastic pipe work running from the roof through the top floor at ceiling height horizontally to external walls.

b) Supply and fit new 100mm plastic pipe work. Each outlet going horizontal to the external wall and taken to drain at ground level. This will eliminate some of the amount of pipe work currently seen.

Concrete Sills.

a) Workings from the top floor replace all damaged sills.

Windows:

a) Remove all existing windows to building and dispose of all waste from site. (We proposed to replace the windows from the top floor down)

b) Making good to the brick work at the rear of the building which is currently missing.

c) Fit 65 new UPVC, Double Glazed Windows including all necessary fittings and fixtures. (Design to similar design as existing)

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Broken glass and lose debris above.

Lose Rendering To Side of Building & Re-render:

(Shute's to be attached to scaffolding and into skips to take all waste from the removed render)

a) Remove render to brickwork and remove waste from site.

b) Make good to brick (point up brickwork)

c) Re-render brickwork.

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Note this is a public right of way.

Once the above works are completed all scaffolding can be taken down and internal refurbishment can take place making the building habitable for commercial use.

If you need to discuss in any further detail please do not hesitate call and we will be happy to assist.

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