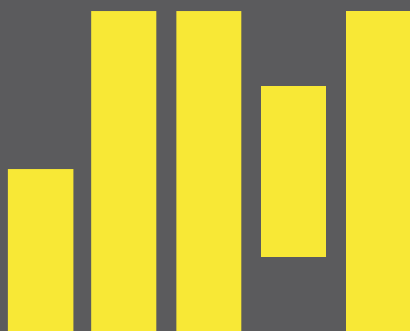




Photographic Strip Out Schedule

52 Princess St, Manchester M1 6JX

February 2025





Jones Hargreaves

Jones Hargreaves

Bonded Warehouse
18 Lower Byrom Street
MANCHESTER
M3 4AP

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Prepared by	Authorised	Report Ref
David Alty MRICS	Matthew Jones MRICS	N/A
david.alty@joneshargreaves.co.uk	matt@joneshargreaves.co.uk	
07552 531 519	07500 962542	



Contents

1. Proposed Methodology4

2. Schedule of Photographs6

3. Strip Out Plan18

Appendices

- Appendix 1. Location Plan
- Appendix 2. Terms of Appointment



1. Proposed Methodology

The strip out works proposed for 4th Floor 52 Princess Street are required to facilitate the office redevelopment of incoming tenants.

It is proposed that the strip out works will be undertaken sympathetically, considering the historic nature of the building and by using methods that in no way compromise the historic building fabric. An outline of the strip out methodologies have been outlined below.

All existing floors will be protected prior to the commencement of strip out work within floor 4 to mitigate damage.

Method 1 - Strip Out Methodology – Floor Coverings (Carpet Tiles)

1. Carry out work to carefully unscrew and remove all accessories and threshold strips. Clear all debris and leave all fixing apertures in situ.
2. Carry out works to carefully lift carpet tile and backing in one operation using a blunt implement taking care not to damage the floor
3. Remove carpet tile adhesive using a low temperature heat gun to contract and peel the adhesive from the wooden substrate.

Method 2 - Strip Out Methodology – Floor Coverings (Vinyl Sheet)

1. Carry out works to carefully lift vinyl sheet and backing in one operation using a blunt implement taking care not to damage the floor substrate
2. Remove vinyl adhesive using a low temperature heat gun to contract and peel the adhesive from the wooden substrate.

Method 3 - Strip Out Methodology – Floor Coverings (Ceramic Tiles)

1. Carry out works to carefully degROUT and lift ceramic tile in one operation using a blunt implement taking care not to damage the floor substrate.
2. Clear off all tile adhesive and prepare floor substrate to receive new ceramic tiles floor coverings.

Method 4 - Strip Out Methodology – Kitchens

1. Isolate water supply. Strip out all plumbing installations and cut back pipework to source. Pipework removal to include all pipework clips and fixings.
2. Carefully unscrew and strip out all cupboard doors and clear all waste from site.
3. Carefully rake out all sealant, unscrew and remove work top from carcassing and clear all waste from site.
4. Carefully rake out all sealant using a blunt implement. Carefully unscrew and dismantle kitchen carcassing including all pelmets and kick boards and clear all waste from site.

Method 5 - Strip Out Methodology – Partitions

1. Prior to the removal of all partitions. Doors, skirtings, worktops, pegboards and accessories affixed to the existing partitions will be removed and disposed of off-site.
2. Carefully rake out sealants to the head and perimeter of all partition walls using a blunt filler knife.
3. Carefully remove existing plasterboard from the centre of the plasterboard working upwards and downwards from the centre to prevent pry bar damage against the existing flooring and soffit timbers. Clear all waste from site.
4. Carry out works to carefully saw through and remove studs from head and base tracks and clear all waste from site.
5. Using a manual method, carry out works to carefully remove nails from head and base tracks and clear all waste from site.
6. Clear all debris from resultant apertures and leave all apertures in situ unfilled.



Method 6 - Strip Out Methodology – MF Ceilings

1. Carefully rake out sealants to the ceiling / soffit junction using a blunt filler knife.
2. Carefully remove existing plasterboard from the centre of the plasterboard working upwards from the base to prevent pry bar damage against the existing soffit timbers. Clear all waste from site.
3. Carefully dismantle metal ceiling grid and unscrew fixings from soffit timbers to prevent damage.
4. Clear all debris from resultant fixing apertures and leave all apertures in situ unfilled.

Method 7 – Strip Out Methodology – Floor Fixed Display Furniture

1. Carefully dismantle furniture down to base track and clear all waste from site.
2. Carefully unscrew base track and clear all waste from site.
3. Clear all debris from resultant fixing apertures and leave all apertures in situ unfilled.

Method 8 – Strip Out Methodology – Reception Desk

1. Carefully dismantle reception desk down to base track and clear all waste from site.
2. Carefully unscrew base track and clear all waste from site.
3. Clear all debris from resultant fixing apertures and leave all apertures in situ unfilled.

Method 9 – Strip Out Methodology – Fixed Wall Shelving

1. Carefully unscrew all existing metal wall tracks from masonry walls and clear from site.
2. Carefully unscrew all fixings and clear from site.
3. Clear all debris from resultant apertures and leave all apertures in situ unfilled.

Method 10 – Strip Out Methodology – Mechanical and Electrical Installations

1. Isolate building services. Carefully disconnect all flow / return pipework, air handling units, lighting and smoke detection including all cabling and cut back to source.
2. Carefully remove mechanical and electrical equipment, ductwork and cable trays from Unistrut and clear from site.
3. Carefully unscrew and dismantle Unistrut installations in their entirety and clear from site.
4. Carefully unscrew all fixings.
5. Clear all debris from resultant apertures and leave all apertures in situ unfilled.

Method 11 – Strip Out Methodology – Mechanical and Electrical Installations (Perimeter Metal Conduit)

4. Isolate building services. Carefully all cabling and cut back to source and clear from site.
5. Carefully unscrew all existing metal conduits from masonry walls, including all sockets and backboxes and clear from site.
6. Carefully unscrew all fixings and clear from site.
7. Clear all debris from resultant apertures and leave all apertures in situ unfilled.



2. Schedule of Photographs

Photograph Number	Photograph Description	Photograph
1.	Glass doors adjacent to reception within existing partition to be removed prior to removal of partition wall. Please see method 5 above for removal methodology.	
2.	Stud partition to be removed adjacent to the main reception. Please see method 5 above for removal methodology.	
3.	Stud partition to be removed adjacent to the main reception. Please see method 5 above for removal methodology.	

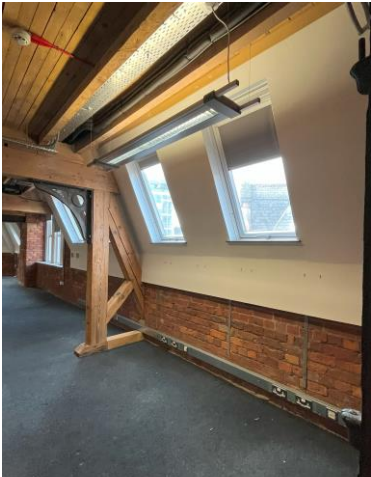


Photograph Number	Photograph Description	Photograph
4.	Stud partition and kitchen adjacent main reception to be removed. Please see method 4 and 5 above for removal methodology.	A photograph showing a bright red, modular stud partition wall in a kitchen area. To the left of the partition are white kitchen cabinets and a sink. To the right, a glass-walled reception area is visible. The floor is made of light-colored wood.
5.	Stud partition and kitchen adjacent main reception to be removed. Please see method 4 and 5 above for removal methodology.	A photograph taken from a doorway looking into a kitchen area. A red stud partition wall is visible on the right side of the frame. The kitchen has white cabinets and a wooden floor. A black bag is hanging on the wall to the right.
6.	Stud partition and reception desk to be removed. Please see method 5 and 8 above for removal methodology.	A photograph of a white reception desk with the 'UNDER ARMOUR' logo printed on its front. The desk is situated in a modern interior space with a dark floor and a white ceiling. A long wooden plank lies on the floor in front of the desk.



Photograph Number	Photograph Description	Photograph
7.	Stud partition to be removed behind the main reception. Please see method 5 above for removal methodology.	
8.	Stud partition to be removed behind the main reception. Please see method 5 above for removal methodology.	
9.	Stud partition to be removed behind the main reception. Please see method 5 above for removal methodology.	



Photograph Number	Photograph Description	Photograph
10.	Stud partition to be removed behind the main reception. Please see method 5 above for removal methodology.	
11.	M&E installations, pipework and cable management are to be removed. Please see method 9 above for removal methodology.	
12.	Smoke heads, cabling and cable management to be removed. Please see method 9 and 10 above for removal methodology.	



Photograph Number	Photograph Description	Photograph
13.	Stud partition to the main office space. Please see method 5 above for removal methodology.	
14.	Stud partition to former storage area. Please see method 5 above for removal methodology.	
15.	Stud partition to former storage area. Please see method 5 above for removal methodology.	



Photograph Number	Photograph Description	Photograph
16.	M&E installations, pipework and cable management are to be removed. Please see method 9 above for removal methodology.	A photograph showing a ceiling area with various mechanical and electrical (M&E) installations. Large silver ducts, black pipes, and bundles of cables are visible against a wooden ceiling structure. A small skylight is visible on the wall below.
17.	Stud partition to former office area. Please see method 5 above for removal methodology.	A photograph of a long, narrow corridor or room. On the right side, there is a wall made of light-colored horizontal slats, which is a stud partition. A dark grey shelf or bench is attached to the wall. The floor is covered in dark carpeting.
18.	Stud partition to former office area. Please see method 5 above for removal methodology.	A photograph of a white wall in a room. On the wall, there is a large mural with red text that reads: "WE EXIST TO MAKE ATHLETES BETTER. WE BELIEVE BETTER MATTERS. TO BE GREATER THAN." The wall is part of a stud partition.



Photograph Number	Photograph Description	Photograph
19.	Stud partition to former storage area. Please see method 5 above for removal methodology.	
20.	Fixed furniture to display room to be removed. Please see method 7 above for removal methodology.	
21.	Stud partition to former office area. Please see method 5 above for removal methodology.	

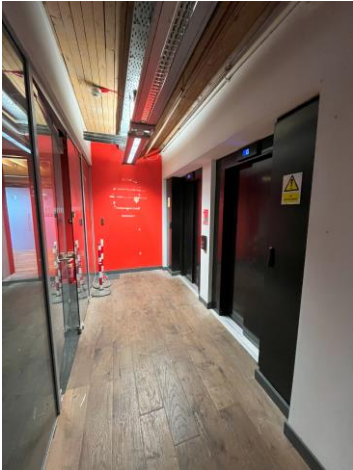


Photograph Number	Photograph Description	Photograph
22.	Stud partition to former office area. Please see method 5 above for removal methodology.	
23.	Stud partition to former office area. Please see method 5 above for removal methodology.	
24.	Stud partition to former office area. Please see method 5 above for removal methodology.	



Photograph Number	Photograph Description	Photograph
25.	Stud partition to former display area. Please see method 5 above for removal methodology.	
26.	Stud partition to former office area. Please see method 5 above for removal methodology.	
27.	Remove fixed wall shelving from former display area. Please see method 9 above for removal methodology.	



Photograph Number	Photograph Description	Photograph
28.	Remove fixed wall shelving from former display area. Please see method 9 above for removal methodology.	 A photograph showing a section of a brick wall. Two white metal shelves are mounted on the wall with silver brackets. The wall is made of red bricks, and the ceiling above has exposed wooden beams. The floor is dark grey.
29.	Remove glass partitioning to lift lobby including studwork at partition head to lift lobby. Please see method 5 above for removal methodology.	 A photograph of a narrow hallway. On the left, there is a glass partition wall supported by metal frames. The floor is made of light-colored wooden planks. At the end of the hallway, there is a bright red wall. To the right, there is a black door with a yellow warning sign.
30.		 A photograph of a red wall in a hallway. The wall has some white markings or graffiti. To the left, there is a fire extinguisher and a red and white striped safety pole. To the right, there is a black door with a yellow warning sign. The floor is made of light-colored wooden planks.



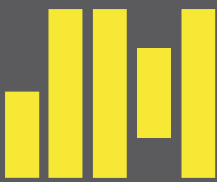
Photograph Number	Photograph Description	Photograph
31.	Stud and glass partition to lift lobby / corridor . Please see method 5 above for removal methodology.	
32.	Stud partition to former office area. Please see method 5 above for removal methodology.	
33.	Stud partition to former office area. Please see method 5 above for removal methodology.	



Photograph Number	Photograph Description	Photograph
34.	There are several instances throughout the floorplate where the existing timbers have been haphazardly notched for building services.	
35.	Ceramic floor tiles to WC to be removed. Please see method 3 above for removal methodology.	



3. Strip Out Plan



Jones Hargreaves

Bonded Warehouse
18 Lower Byrom Street
MANCHESTER
M3 4AP

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