

DRAFT

Royal London House, 196 Deansgate

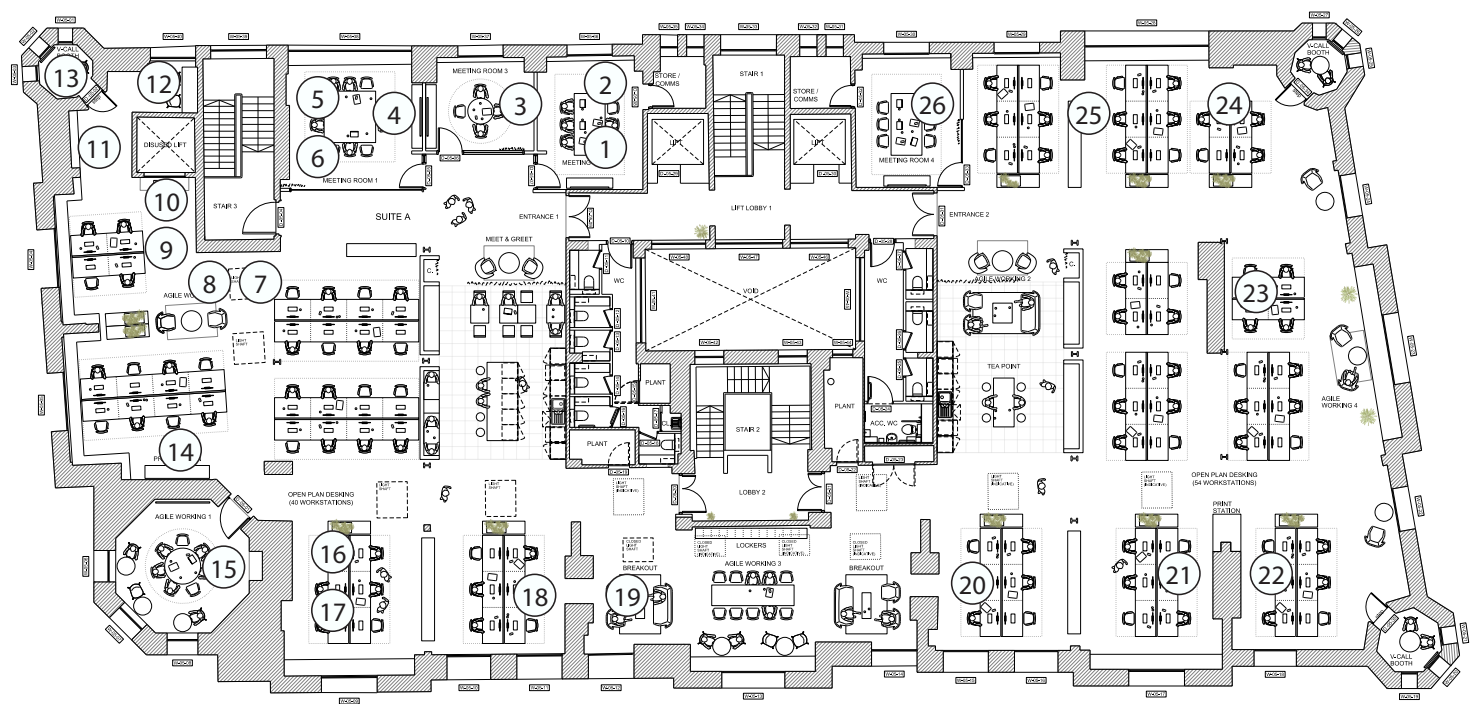
For AM Alpha

Level 05 Exposed Brickwork

August 2024

JB+CO

To support the ongoing refurbishment of Level 05 at Royal London House, Deansgate, Manchester, this report documents a record of the brickwork which has been exposed during the works and areas to be exposed. Where appropriate a proposal and specification is described.



Location No.	1
Description	Original brick masonry lift shaft. Non original infill to original lift door location. Non original plaster removed under HPA.
Proposal	Brush clean loose debris. Apply breathable masonry paint
Specification	Refer to JB+CO finishes drawing AL(05) 5200



Location No.	2
Description	Brick masonry pier to Little Quay Street Elevation.
Proposal	Non original plaster to be removed under HPA. Brush clean loose debris and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200



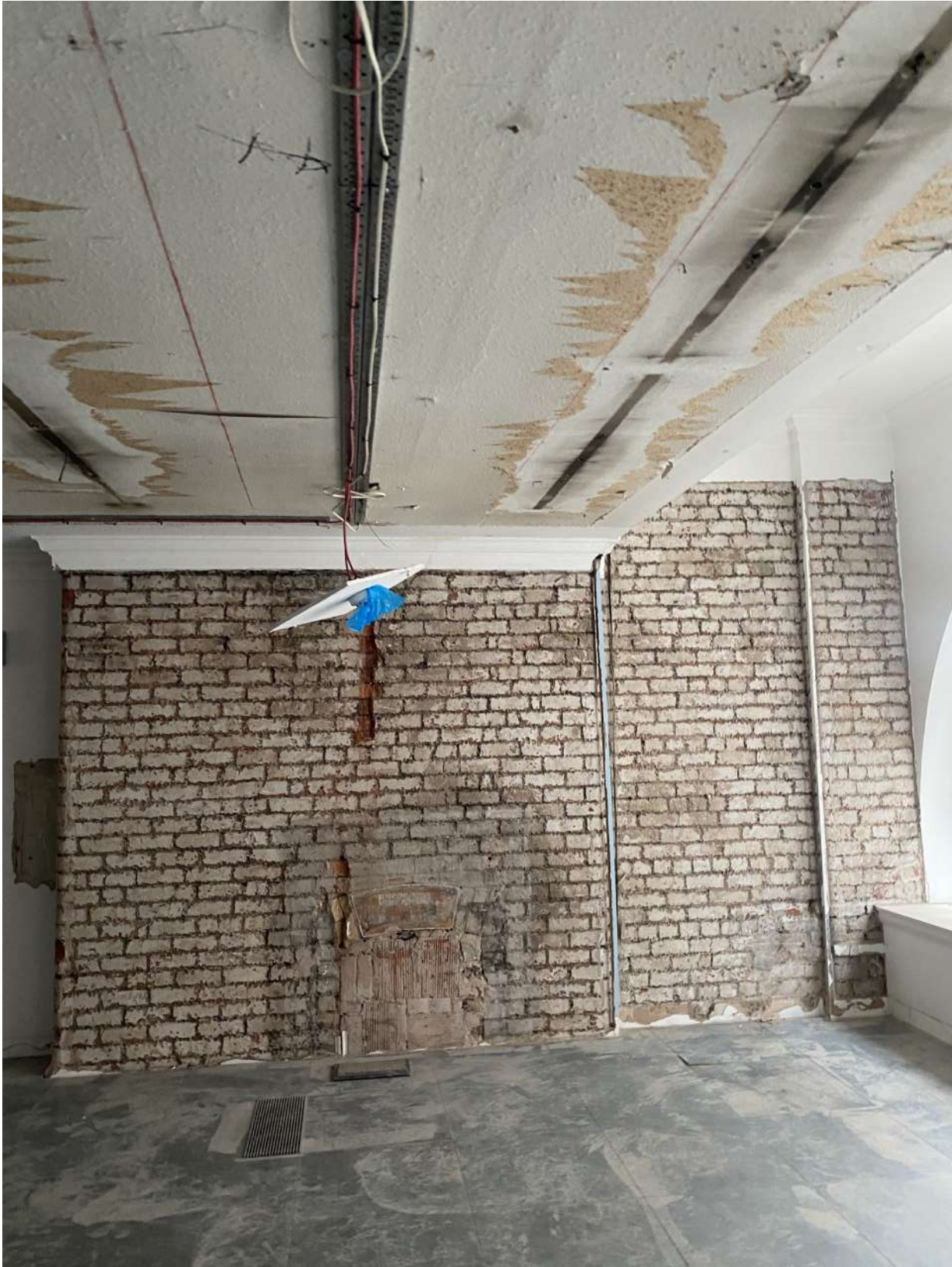
Location No.	3
Description	Brick masonry pier to Little Quay Street Elevation. Non original plaster has been removed under HPA.
Proposal	Brush clean loose debris and apply breathable masonry paint
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	4
Description	Brick masonry pier to Little Quay Street Elevation. Non original plaster has been removed under HPA. Evidence of earlier paint finish.
Proposal	Brush clean loose debris and apply breathable masonry paint
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	5
Description	Brick masonry pier to Escape Stair. Original fireplace silhouette. Non original plaster has been removed under HPA. Evidence of earlier paint finish.
Proposal	Brush clean loose debris and apply breathable masonry paint
Specification	Refer to JB+CO finishes drawing AL(05)5200



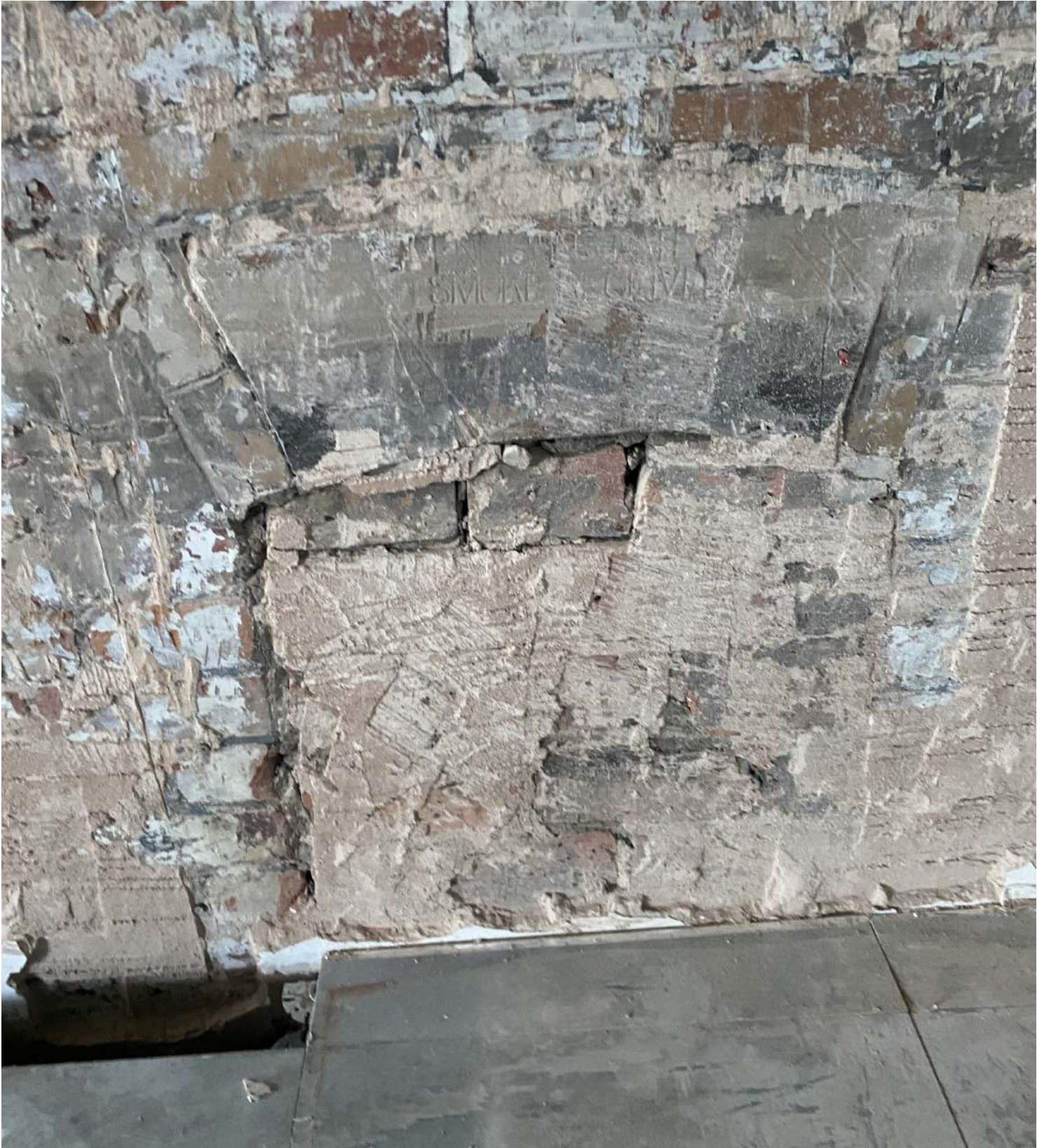
Location No.	6
Description	Fireplace silhouette detail
Proposal	Brush clean loose debris. Retain silhouette as found.
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	7
Description	Brick masonry to Escape Stair. Original fireplace silhouette. Non original plaster has been removed under HPA. Significant pockmarking. Evidence of earlier paint finish.
Proposal	Brush clean loose debris and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	8
Description	Fireplace silhouette detail
Proposal	Brush clean loose debris. Retain silhouette as found.
Specification	Refer to JB+CO finishes drawing AL(05)5200



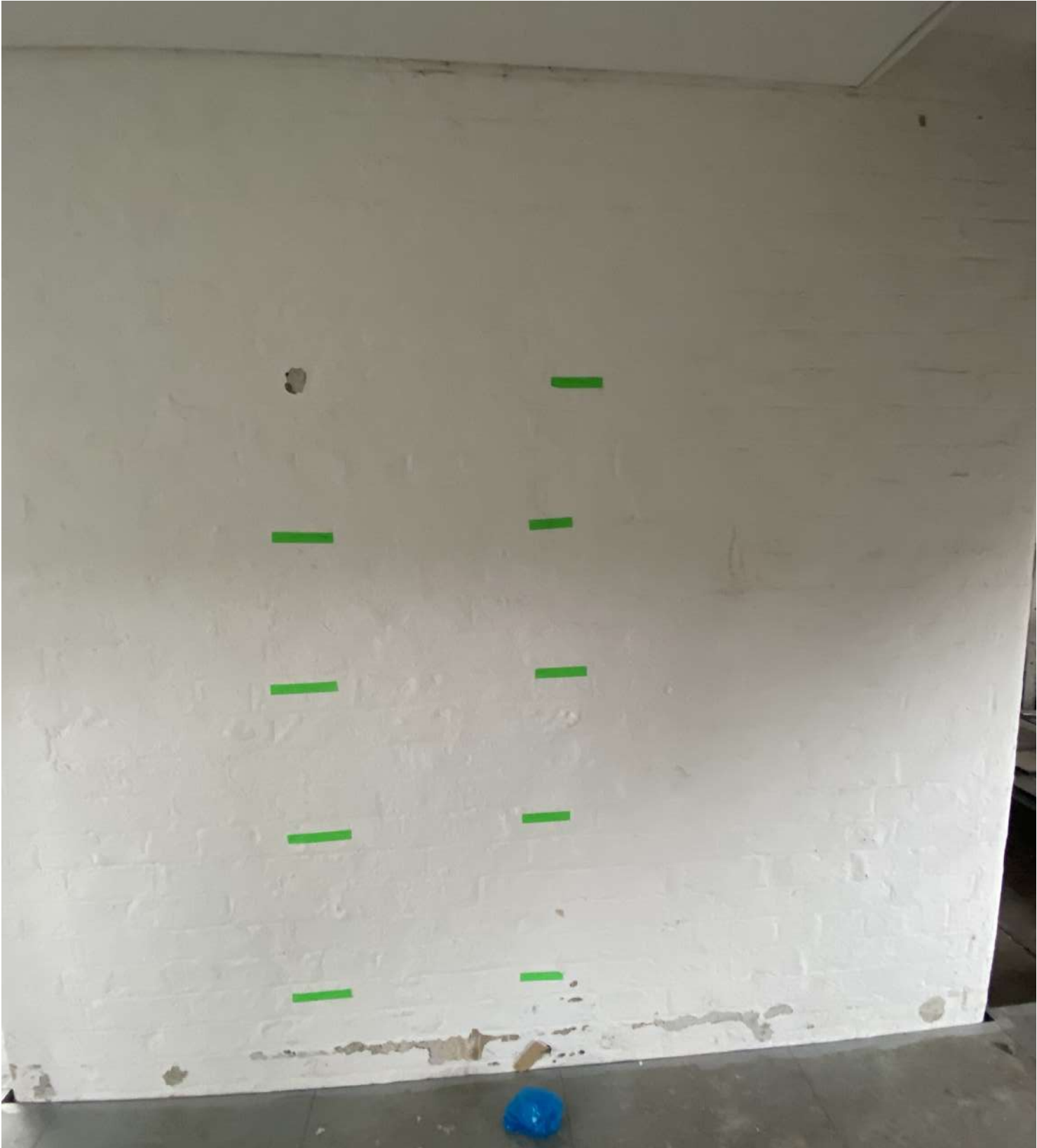
Location No.	9
Description	Brick masonry to Escape Stair. Existing paint finish. Existing redundant sealed door opening. Note - Door lined with Asbestos.
Proposal	Brush clean loose debris and apply breathable masonry paint. Door to be removed for safe disposal in accordance with Asbestos requirements. Door infill to comprise plasterboard metal stud partition with painted softwood lining
Specification	Refer to JB+CO finishes drawing AL(05)5200 and door infill drawing. AL(05)5150



Location No.	10
Description	Brick masonry to Escape Stair. Original metal lift doors with existing paint finish.
Proposal	Brush clean and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	11
Description	Brick masonry to Lift Core. Existing paint finish.
Proposal	Brush clean and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	12
Description	Brick masonry to Stair Core Wall. Existing paint finish.
Proposal	Brush clean and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	13
Description	Brick masonry to Stair Core Wall. Existing paint finish.
Proposal	Brush clean and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	14
Description	Non original plaster has been removed under HPA. Existing paint finish.
Proposal	Brush Clean. Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	15
Description	Deansgate/ Quay Street Corner chimney breast.
Proposal	Brush Clean. Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



Location No.	16
Description	Deansgate/ Quay Street Corner chimney breast. Plaster removed consistant with approach document- ed in HPA Review.
Proposal	Brush Clean. Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	17
Description	Deansgate/ Quay Street Corner chimney breast. Plaster removed consistant with approach documented in HPA Review.
Proposal	Brush Clean. Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	18
Description	Deansgate/ Quay Street Corner Chimney Breast. Plaster removed consistantwith approach document- ed in HPA Review. Non original concrete lintel.
Proposal	Brush Clean, Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	19
Description	Deansgate Chimney Breast. Plaster removed consistant with approach documented in HPA Review. Non original concrete lintel.
Proposal	Brush Clean, Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	20
Description	Chimney Breast.
Proposal	Non original plaster to be removed consistant with approach documented in HPA Review . Brush Clean, Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	21
Description	Chimney Breast
Proposal	Non original plaster to be removed consistant with approach documented in HPA Review . Brush Clean, Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	22
Description	
Proposal	Non original plaster to be removed consistant with approach documented in HPA Review . Brush Clean, Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	23
Description	
Proposal	Non original plaster to be removed consistant with approach documented in HPA Review . Brush Clean, Apply sealer
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	24
Description	Brick masonry pier
Proposal	Non original plaster to be removed under HPA. Brush clean loose debris and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	25
Description	Brick masonry pier
Proposal	Non original plaster to be removed under HPA. Brush clean loose debris and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200



No. Location	26
Description	Brick masonry pier
Proposal	Non original plaster to be removed under HPA. Brush clean loose debris and apply breathable masonry paint.
Specification	Refer to JB+CO finishes drawing AL(05)5200

