

Investigative Works Findings

35 King Street

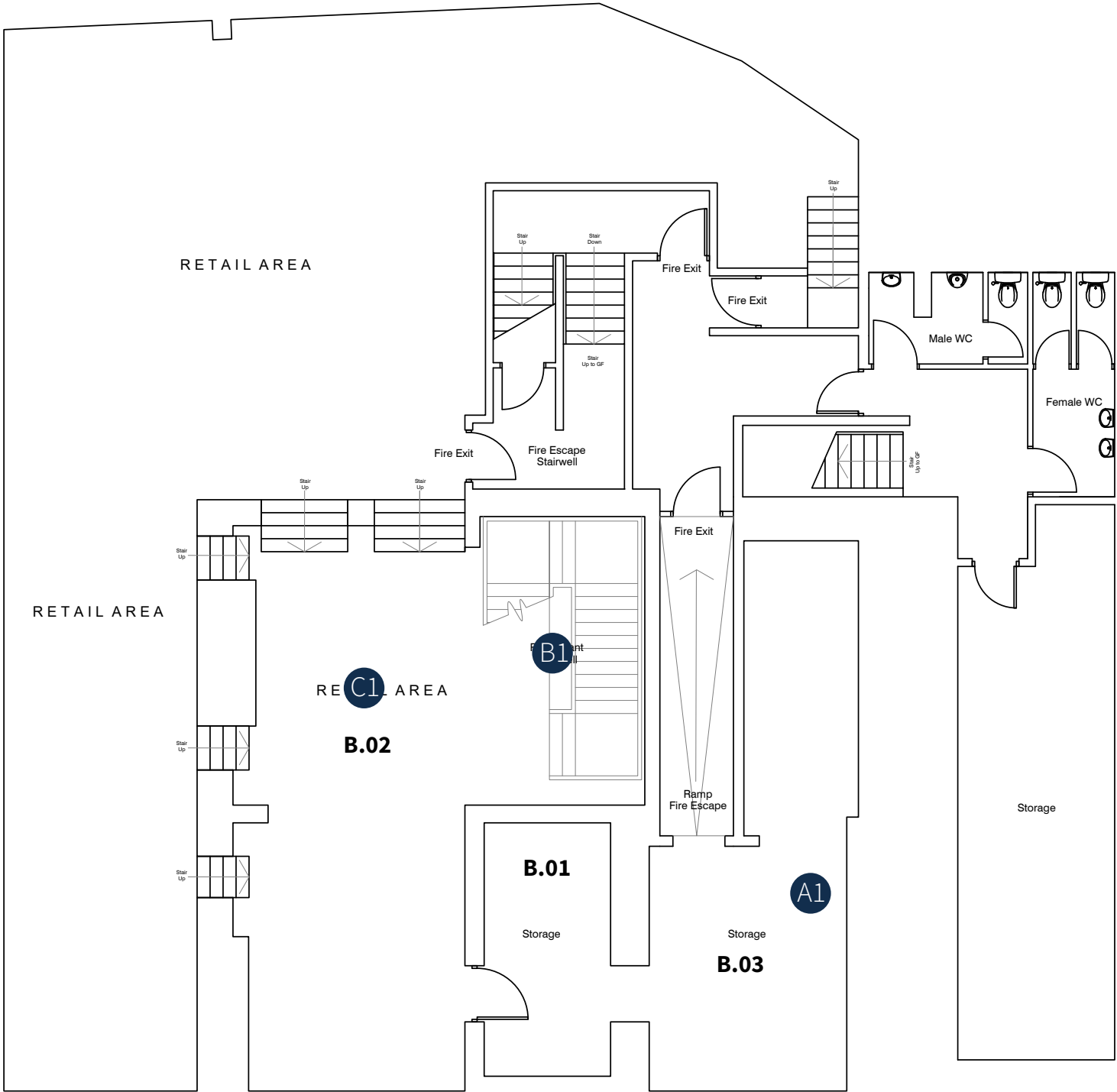
March 2024

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ASSOCIATES

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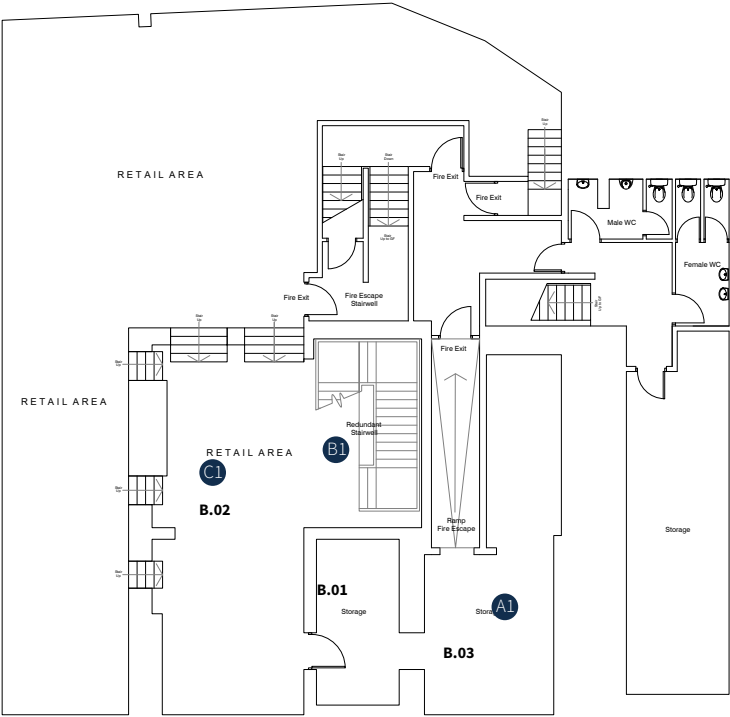
0.0 BASEMENT FLOOR INVESTIGATIONS



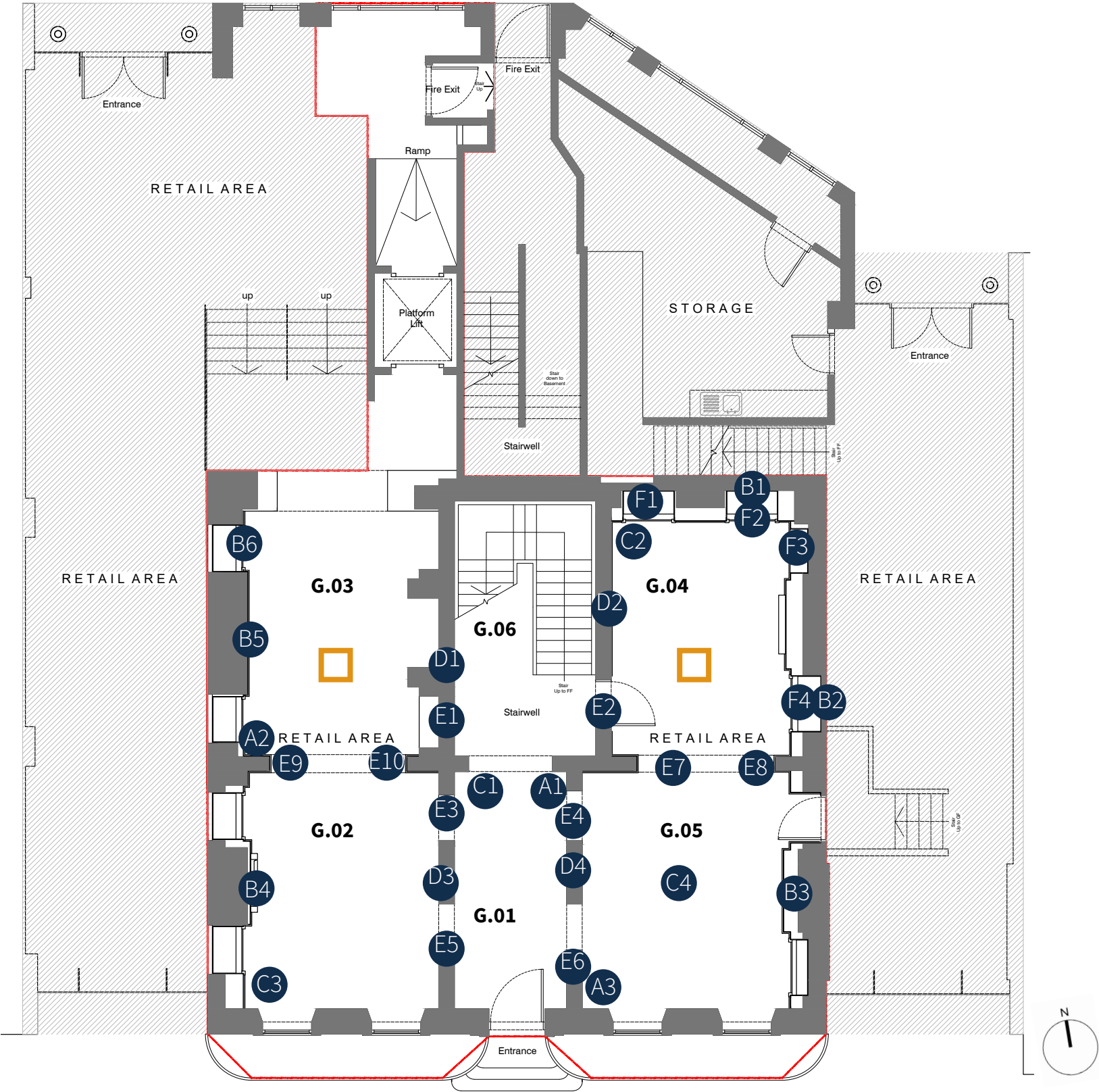
NOTE:
All opening up works to be undertaken with careful consideration for the heritage fabric.

0.0 BASEMENT FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
A1	Opening into the ceiling above	B.03 	To understand the ground floor build up. We are expecting to find a concrete deck.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the east side of the storage area.	Non-original concrete deck found.
B1	Opening into the ceiling above	Basement staircase area 	To understand how the floor has been filled. We are expecting to find either concrete or steel deck.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the centre above the stairs.	Non-original concrete deck found.
C1	Opening into the ceiling above	B.02 	To understand ground level floor build up. We are expecting to find a concrete deck.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the centre of the retail area.	Non-original concrete deck found.



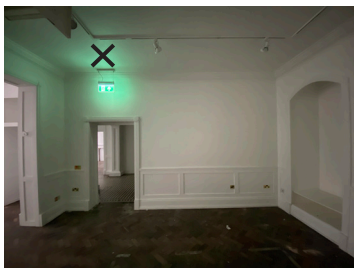
1.0 GROUND FLOOR INVESTIGATIONS

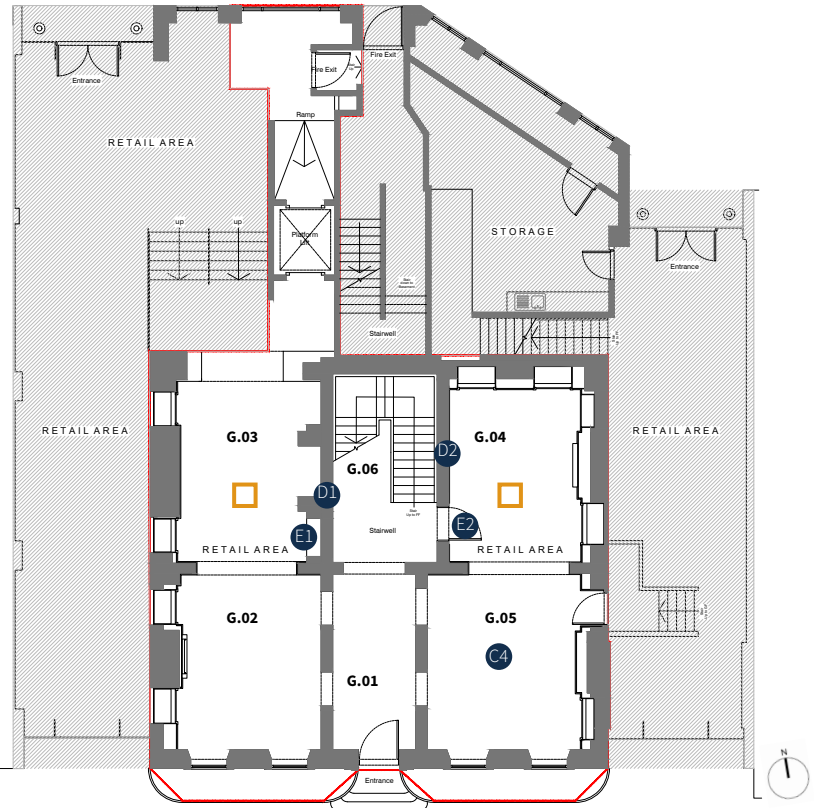


EXISTING CEILING HATCH

NOTE:
All opening up works to be undertaken with careful consideration for the heritage fabric.

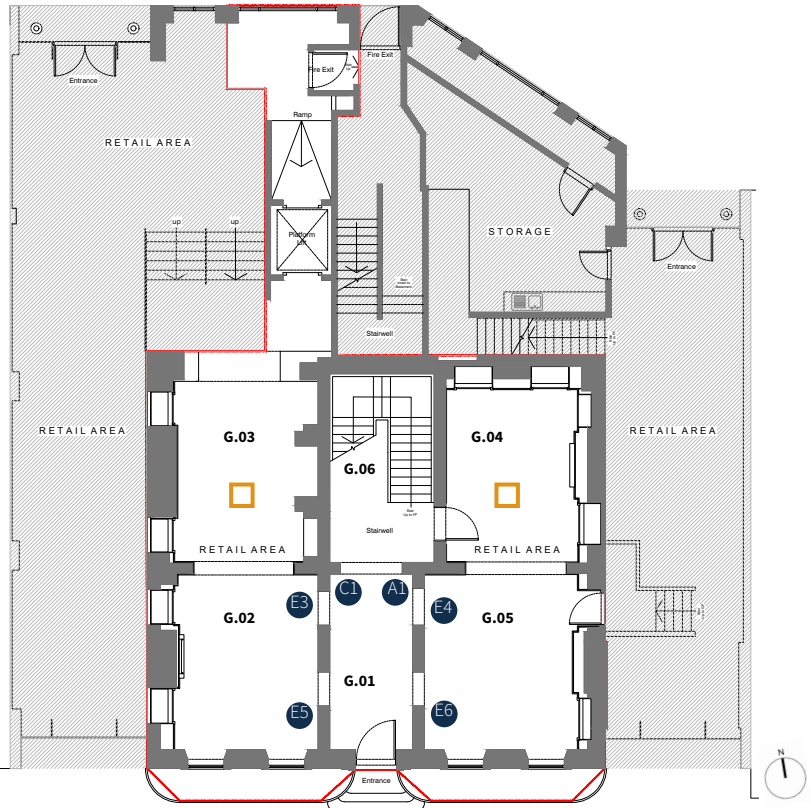
1.0 GROUND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
D1	Opening into the wall	G.03 	Determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find a brick wall or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
D2	Opening into the wall	G.04 	Determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find a brick wall or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
E1	Opening into the ceiling above	G.03 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation, we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening located in the corner at the south east end of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
E2	Opening into the ceiling above	G.04 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation, we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening located in the corner at the south west end of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
C4	Opening into the ceiling above	G.05 	To understand the build up of the floor above. We are expecting to find a concrete deck.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening located in the centre of the room.	Non-original plasterboard ceiling suspended under concrete slab found.



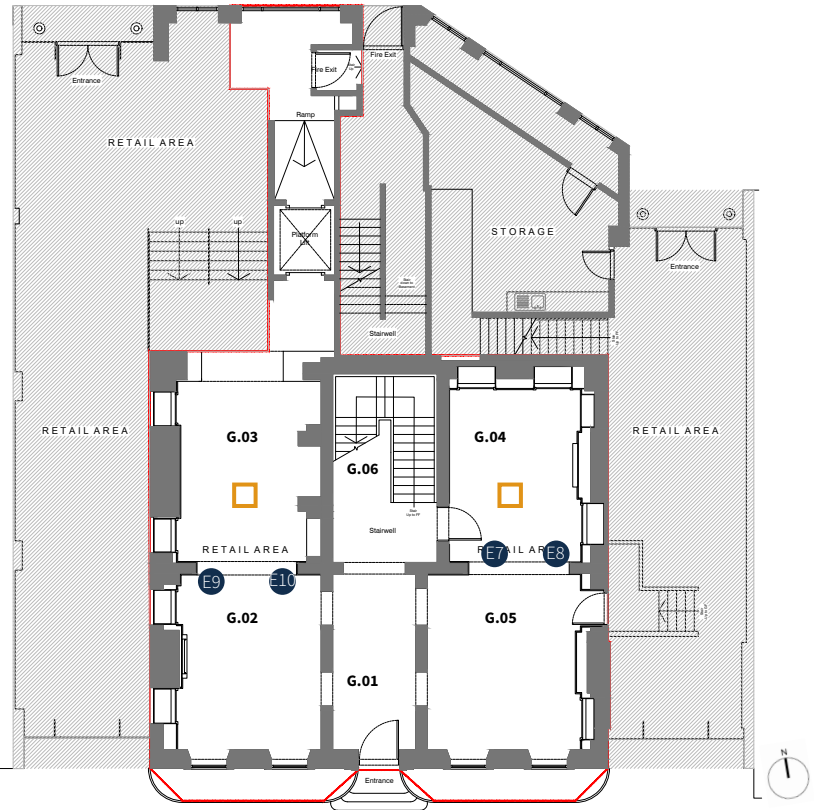
1.0 GROUND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
A1	Opening into the floor	G.01 	To understand the make up and thickness of the floor. Investigation to be done in three locations on ground floor to determine whether there is a consistent floor buildup. We are expecting to find a concrete deck.	In order to investigate beneath mosaic tiles without causing damage, it's necessary to first use a grout saw to delicately remove surrounding grout. Then, using a thin tool, apply gentle pressure to lift the tile, potentially utilizing a heat gun if needed to loosen adhesive. Finally, ensure each tile is cleaned of any leftover adhesive, taking care to maintain its condition for future reinstatement. Then we would use 60mm diameter core drilled hole to investigate the concrete in the north west corner of the room. We would the fill the hole and reinstate the tile.	Non-original modern floor tile on concrete slab found.
C1	Opening into the ceiling above	G.01 	To understand the level and structure of the slab and to see if there is any historic material above the ceiling.	Ceiling has potential to be lath and plaster build up. Recommended phased approach to testing existing ceiling to determine heritage significance through three steps: - If possible, look into the ceiling build up by removing existing elements chased in (light fixtures etc.) - If this does not work, or isn't possible, a small hole will be drilled in the ceiling to see if the ceiling build up can be seen. - If it is just suspended ceiling, the full opening up can be completed. If it is lath and plaster an agreement will be made with the CO on how to approach it.	Non-original plasterboard ceiling suspended under concrete slab found.
E3	Opening into the ceiling above	G.02 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. To understand if there is any historic material above the suspended ceiling. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located above the doorway at the north east end of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
E4	Opening into the ceiling above	G.05 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located above the doorway at the north west end of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
E5	Opening into the ceiling above	G.02 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located above the doorway at the south east end of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
E6	Opening into the ceiling above	G.05 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located above the doorway at the south west end of the room.	Non-original plasterboard ceiling suspended under concrete slab found.



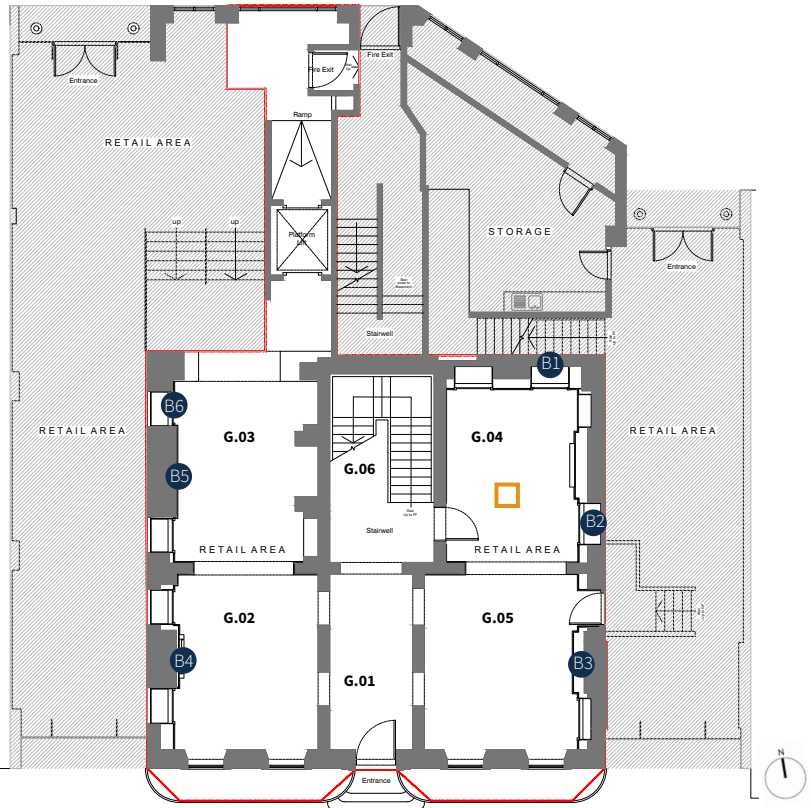
1.0 GROUND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
E7	Opening into the ceiling above	G.04 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening located in the corner at the south west end of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
E8	Opening into the ceiling above	G.04 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening located in the corner at the south east end of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
E9	Opening into the ceiling above	G.02 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the corner at the north west of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
E10	Opening into the ceiling above	G.02 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the corner at the north east of the room.	Non-original plasterboard ceiling suspended under concrete slab found.



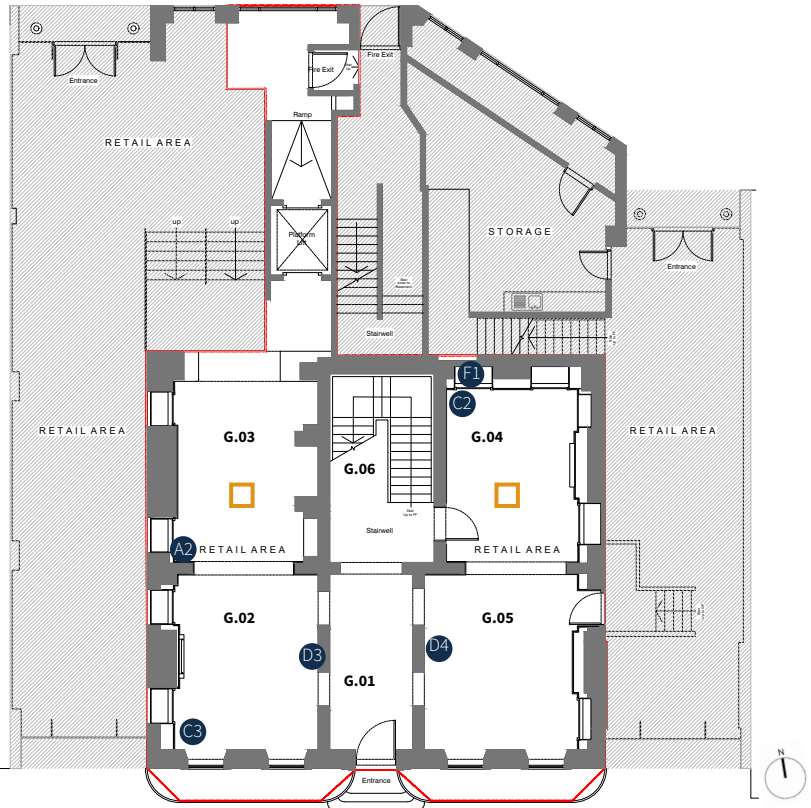
1.0 GROUND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
B1	Opening into the wall	G.04 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick-work.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
B2	Opening into the wall	G.04 	To examine the wall build up and wall finish. We are expecting to find brick-work.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
B3	Opening into the wall	G.05 	To examine the wall build up and wall finish. We are expecting to find brick-work or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
B4	Opening into the wall	G.02 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick-work.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
B5	Opening into the wall	G.03 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick-work.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
B6	Opening into the wall	G.03 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick-work.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.



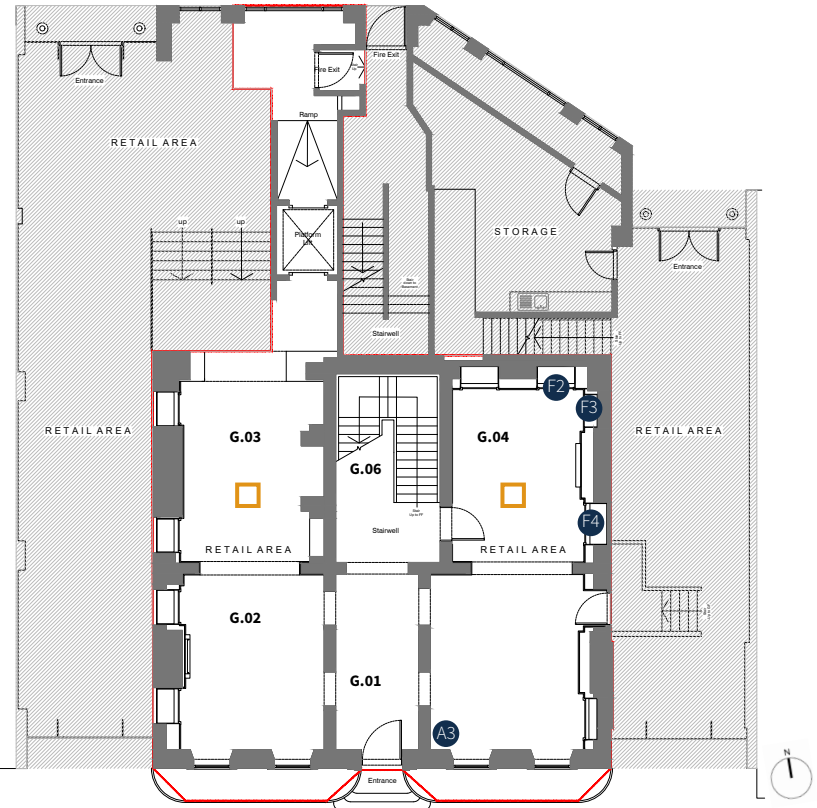
1.0 GROUND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
C2	Opening into the ceiling above	G.04 	To understand the level and structure of the slab and to see if there is any historic material above the suspended ceiling. We don't expect any historic fabric.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation, we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the north west of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
C3	Opening into the ceiling above	G.02 	To understand the level and structure of the slab and to see if there is any historic material above the suspended ceiling. We don't expect any historic fabric.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the corner at the south west of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
A2	Opening into the floor	G.03 	To understand the make up and thickness of the floor. Investigation to be done in three locations on ground floor to determine whether there is a consistent floor buildup. We are expecting to find a concrete slab.	Determine the installation method of the parquet flooring, whether glued or nailed. For glued parquet, use a heat gun to soften the adhesive and a putty knife to gently pry up the tiles. If nailed, employ a pry bar to carefully lever the tiles up. After removal, clean the backs of the tiles to eliminate any residual adhesive or wood. Then we would use 60mm diameter core drilled hole in the north west corner of the room to investigate the concrete. We would the fill the hole and reinstate the parquet.	Non-original modern timber floor on concrete slab found.
D3	Opening into the wall	G.02 	Determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find a brick wall or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
D4	Opening into the wall	G.05 	Determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find a brick wall or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Non-original wall lining to brick wall found.
F1	Opening into the ceiling above	G.04 	To understand if services can run to the floor above and to see if there is any historic material above the suspended ceiling. We are expecting to find a brick wall.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation, we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the north west of the room.	Non-original plasterboard ceiling suspended under concrete slab found.

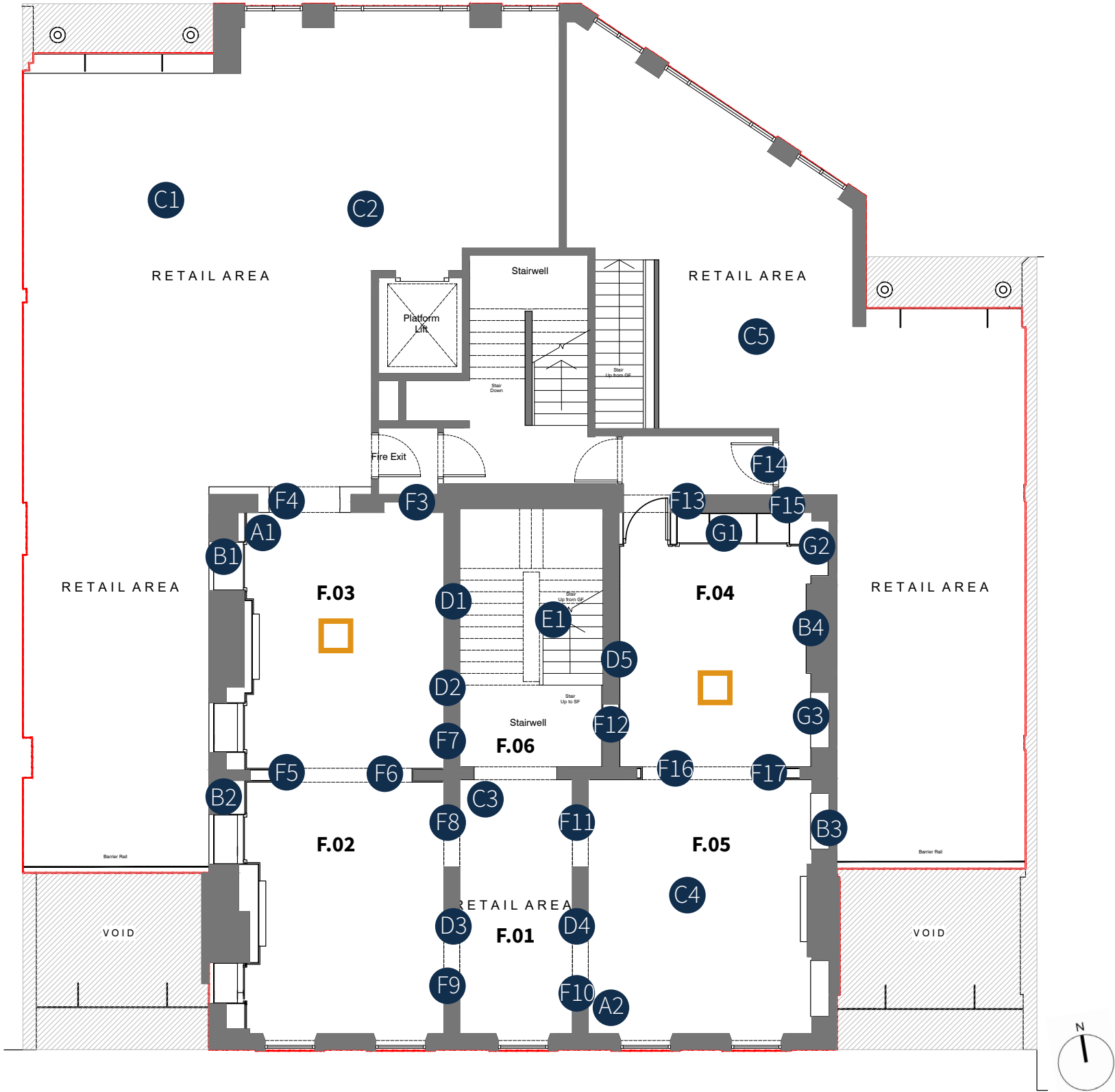


1.0 GROUND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
F2	Opening into the ceiling above	G.04 	To understand if services can run to the floor above and to see if there is any historic material above the suspended ceiling. We are expecting to find a brick wall.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the north east of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F3	Opening into the ceiling above	G.04 	To understand if services can run to the floor above and to see if there is any historic material above the suspended ceiling. We are expecting to find a brick wall and concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the north east of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F4	Opening into the ceiling above	G.04 	To understand if services can run to the floor above and to see if there is any historic material above the suspended ceiling. We are expecting to find a brick wall and concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the south east of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
A3	Opening into the floor	G.05 	To understand the structural makeup and thickness of the floor. Investigation to be done in multiple locations on ground floor to determine whether there is a consistent floor buildup. We are expecting to find a concrete slab.	Determine the installation method of the parquet flooring, whether glued or nailed. For glued parquet, use a heat gun to soften the adhesive and a putty knife to gently pry up the tiles. If nailed, employ a pry bar to carefully lever the tiles up. After removal, clean the backs of the tiles to eliminate any residual adhesive or wood. Then we would use 60mm diameter core drilled hole in the south east corner of the room to investigate the concrete. We would the fill the hole and reinstate the parquet.	Non-original modern timber floor on concrete slab found.



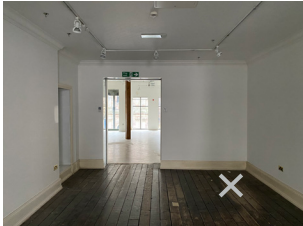
2.0 FIRST FLOOR INVESTIGATIONS

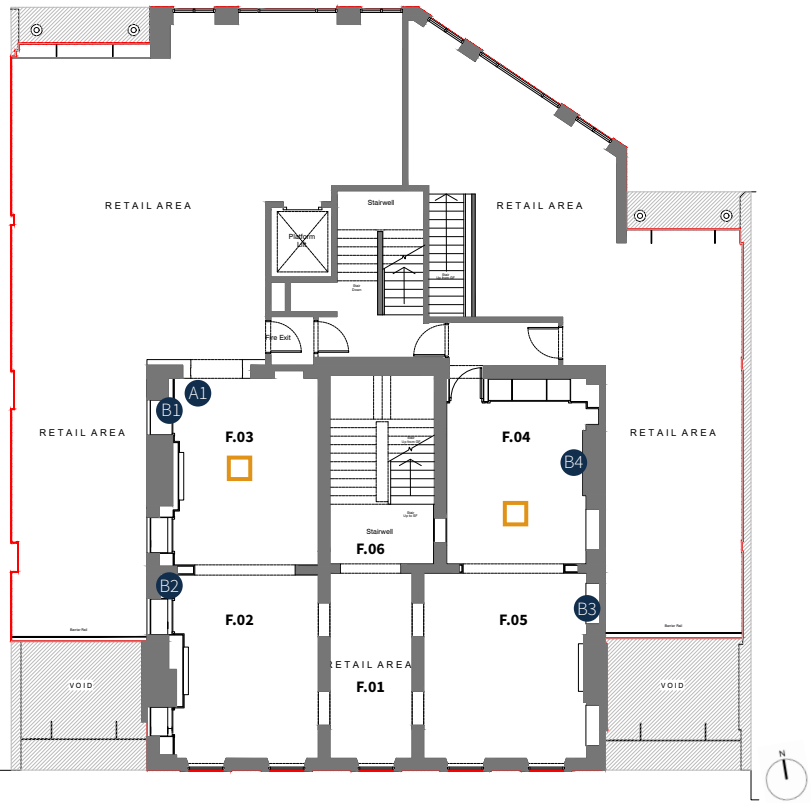


 EXISTING CEILING HATCH

NOTE:
All opening up works to be undertaken with careful consideration for the heritage fabric.

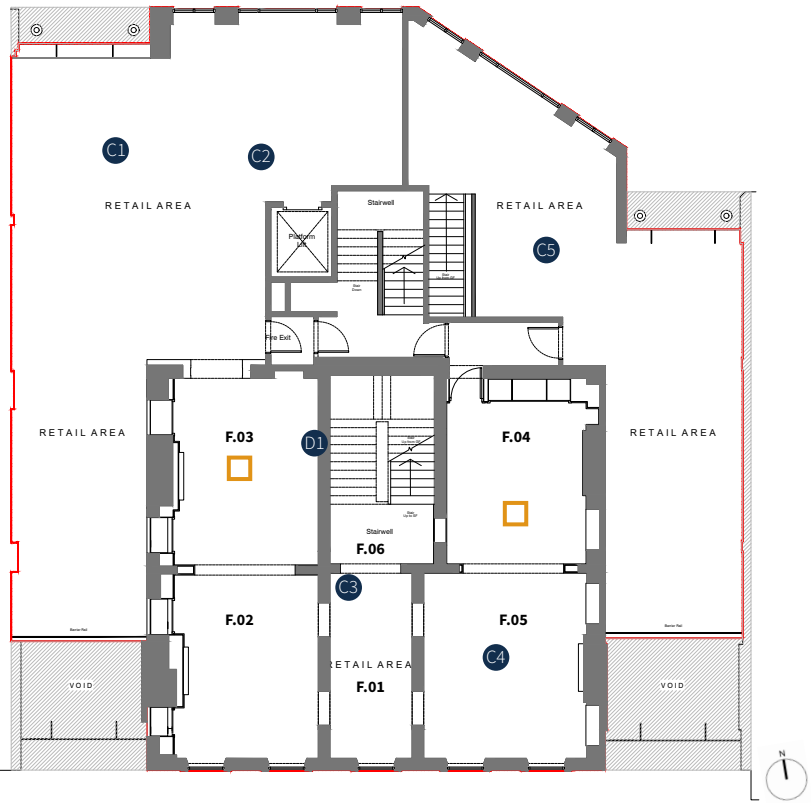
2.0 FIRST FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
A1	Opening into the floor	F.03 	Determine the floor buildup, floor thickness and its load bearing capacity. Investigation to be done in two locations on first floor to determine whether there is a consistent floor buildup. We expect to find concrete slab beneath the timber floor.	Floor board to be taken out, 60mm diameter hole in the north east corner of the room to be core drilled. After inspection has been carried out, hole to be refilled and floor board put back into place.	Non-original modern timber floor on concrete slab found.
B1	Opening into the wall	F.03 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick-work.	Recommended phased approach to testing existing plasterboard to determine heritage significance through three steps: - If possible, look into the wall build up by removing existing elements chased into the plasterboard (light switches etc.) - If this does not work, or isn't possible, a small hole will be drilled in the wall to see if the wall build up can be seen. - If it is just plasterboard, the full opening up can be completed. If it is historic plaster an agreement will be made with the CO on how to approach it.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
B2	Opening into the wall	F.02 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick-work.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
B3	Opening into the wall	F.05 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick-work.	Recommended phased approach to testing existing plasterboard to determine heritage significance through three steps: - If possible, look into the wall build up by removing existing elements chased into the plasterboard (light switches etc.) - If this does not work, or isn't possible, a small hole will be drilled in the wall to see if the wall build up can be seen. - If it is just plasterboard, the full opening up can be completed. If it is historic plaster an agreement will be made with the CO on how to approach it.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
B4	Opening into the wall	F.04 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick-work.	Recommended phased approach to testing existing wall to determine heritage significance through three steps: - If possible, look into the wall build up by removing existing elements chased into the tiles (light switches etc.) - If this does not work, or isn't possible, one glazed tile will be removed to see if the wall build up can be seen. - If it is just plasterboard, the full opening up can be completed. If it is historic plaster an agreement will be made with the CO on how to approach it.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.



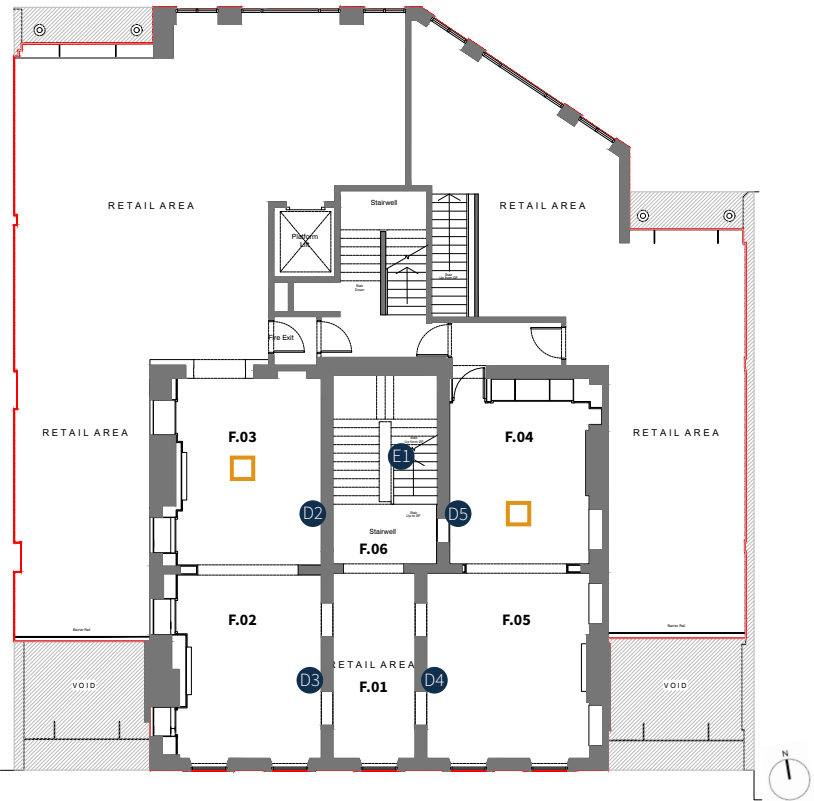
2.0 FIRST FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
C1	Opening into the ceiling above		To understand the construction of the roof deck. We are expecting to find concrete slab. We do not believe this is a suspended ceiling, investigative works necessary to understand structural soffit condition and buildup.	First we would use the existing ceiling panel for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the north west of the room.	Non-original composite flat roof profile found.
C2	Opening into the ceiling above		To understand the construction of the roof deck. We are expecting to find concrete slab. We do not believe this is a suspended ceiling, investigative works necessary to understand structural soffit condition and buildup.	First we would use the existing ceiling panel for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the south east of the room.	Non-original composite flat roof profile found.
C3	Opening into the ceiling above	F.01 	To understand the level and structure of the slab and to see if there is any historic material above the suspended ceiling. We don't expect any historic fabric.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the corner at the north west of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
C4	Opening into the ceiling above	F.05 	To understand the floor build up of the floor above. We are expecting to find a concrete slab.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the centre of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
C5	Opening into the ceiling above	East retail area 	To understand the construction of the roof deck. We are expecting to find concrete slab. We do not believe this is a suspended ceiling, investigative works necessary to understand structural soffit condition and buildup.	First we would use the existing ceiling panel for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the south west of the room.	Non-original composite flat roof profile found.
D1	Opening into the wall	F.03 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.

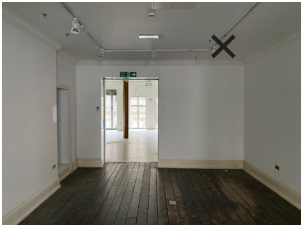
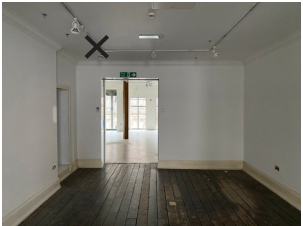


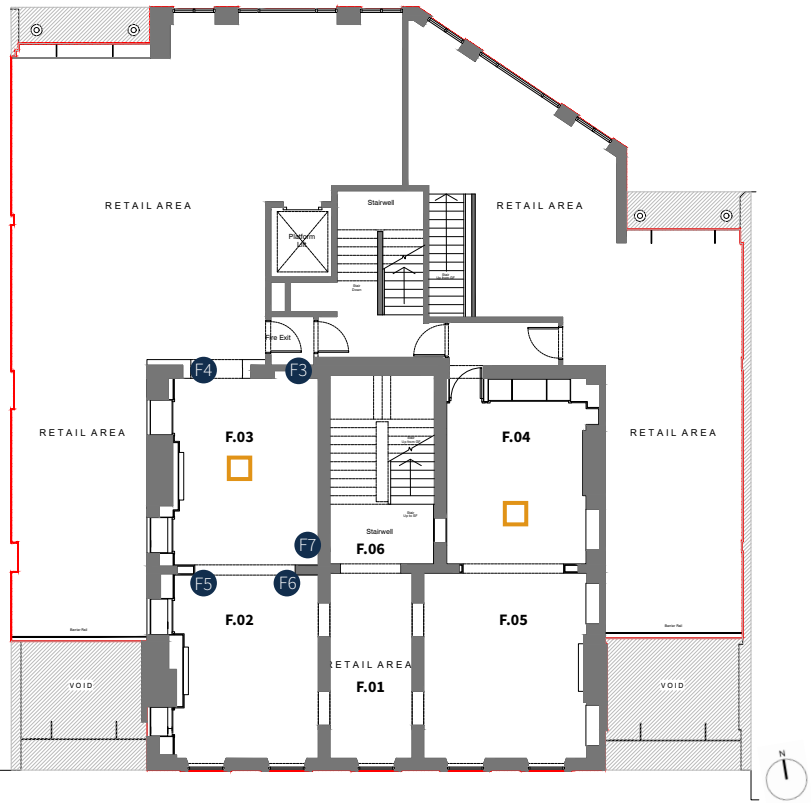
2.0 FIRST FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
D2	Opening into the wall	F.03 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
D3	Opening into the wall	F.02 	To determine whether the wall is made of brick and examine the condition of the brick. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
D4	Opening into the wall	F.05 	To examine the wall build up and wall finish. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
D5	Opening into the wall	F.04 	To examine the wall build up and wall finish. We are expecting to find brick or stud wall.	Firstly a single tile will be carefully removed and a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the tile and plasterboard will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
E1	Expose area of existing stair	F.06 	To understand how the stair has been constructed, its condition and load bearing capacity. We are expecting to find a steel staircase construction.	Carefully removing a tread board and a section of the perimeter string detail to expose the construction beneath and putting it back in place after the inspection.	Non-original metal staircase with timber finishes.



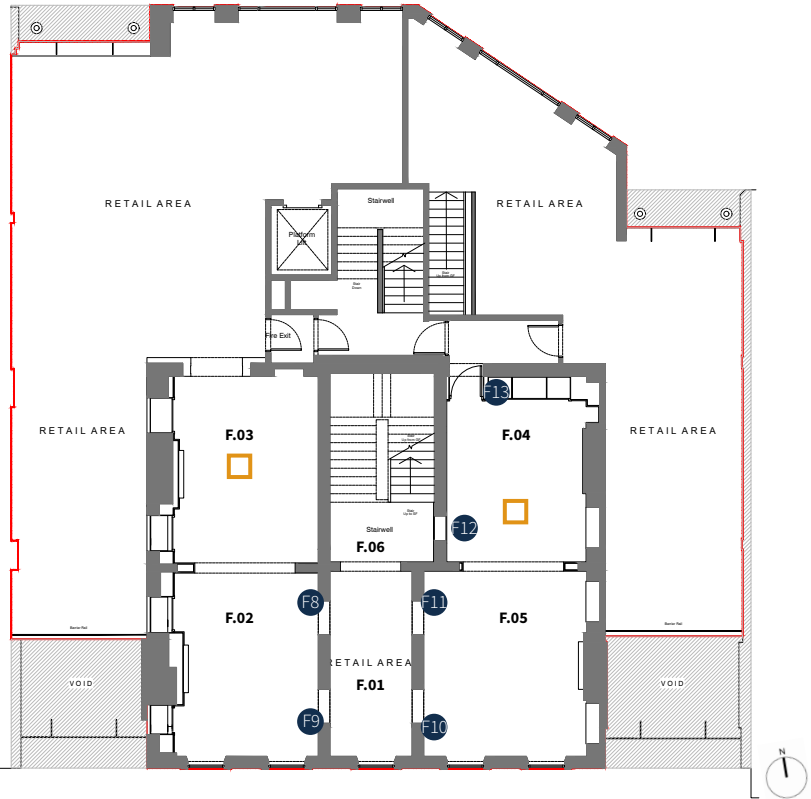
2.0 FIRST FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
F3	Opening into the ceiling above	F.03 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the north east of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F4	Opening into the ceiling above	F.03 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the north west of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F5	Opening into the ceiling above	F.02 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the corner at the north west of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F6	Opening into the ceiling above	F.02 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the corner at the north east of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F7	Opening into the ceiling above	F.03 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the corner at the south east of the room.	Non-original plasterboard ceiling suspended under concrete slab found.



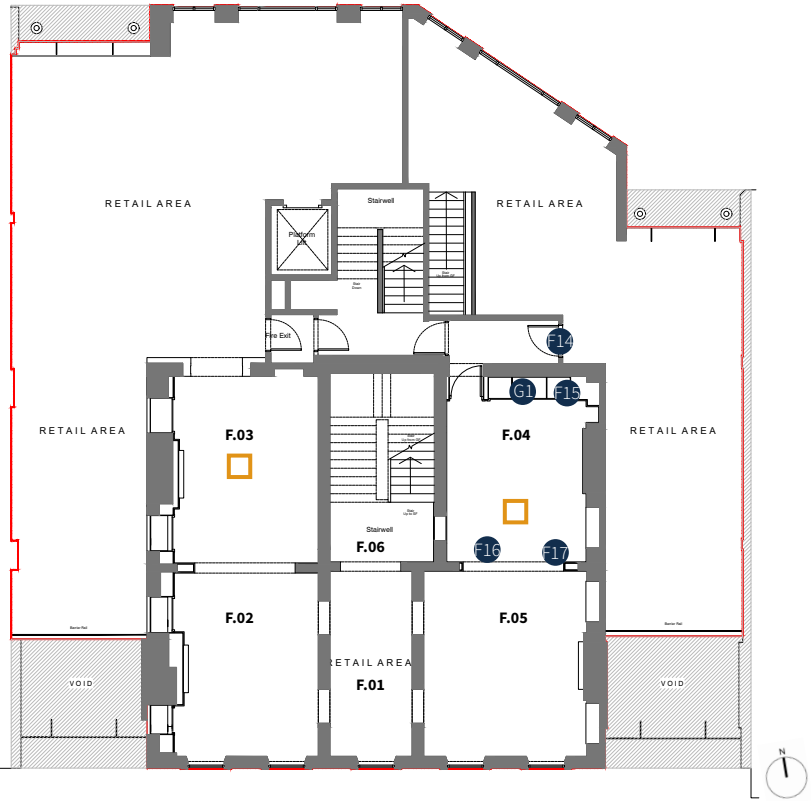
2.0 FIRST FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
F8	Opening into the ceiling above	F.02 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the north east corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F9	Opening into the ceiling above	F.02 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the south east corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F10	Opening into the ceiling above	F.05 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the south west corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F11	Opening into the ceiling above	F.05 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the north west corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F12	Opening into the ceiling above	F.04 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the south west corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F13	Opening into the ceiling above	F.04 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void and if the services can run to the floor above. We are expecting to find a concrete beam or brickwork.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the north west corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.



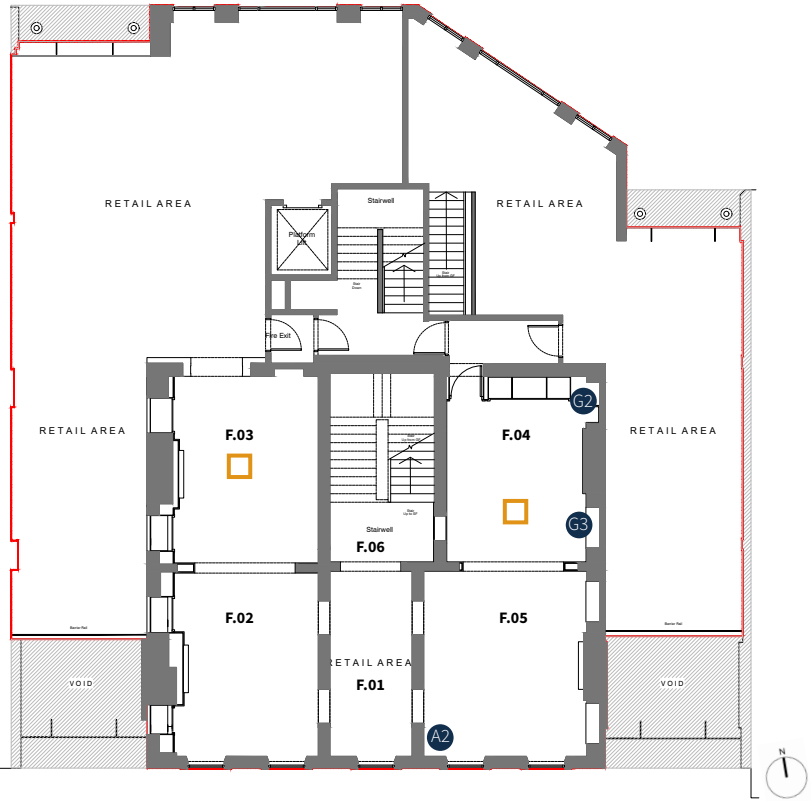
2.0 FIRST FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
F14	Opening into the ceiling above	East retail area 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a stud wall.	First we would use the existing ceiling panel for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the centre above the exit door into the retail area.	Non-original composite flat roof profile found.
F15	Opening into the ceiling above	F.04 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void and if the services can run to the floor above. We are expecting to find a concrete beam or brickwork.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the north east corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F16	Opening into the ceiling above	F.04 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the south west corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
F17	Opening into the ceiling above	F.04 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the south east corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
G1	Opening into the ceiling above	F.04 	To understand if services can run to the floor above or if there is structure that will cause issues. We are expecting to find concrete beam or brickwork.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation , we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the north side of the room.	Non-original plasterboard ceiling suspended under concrete slab found.

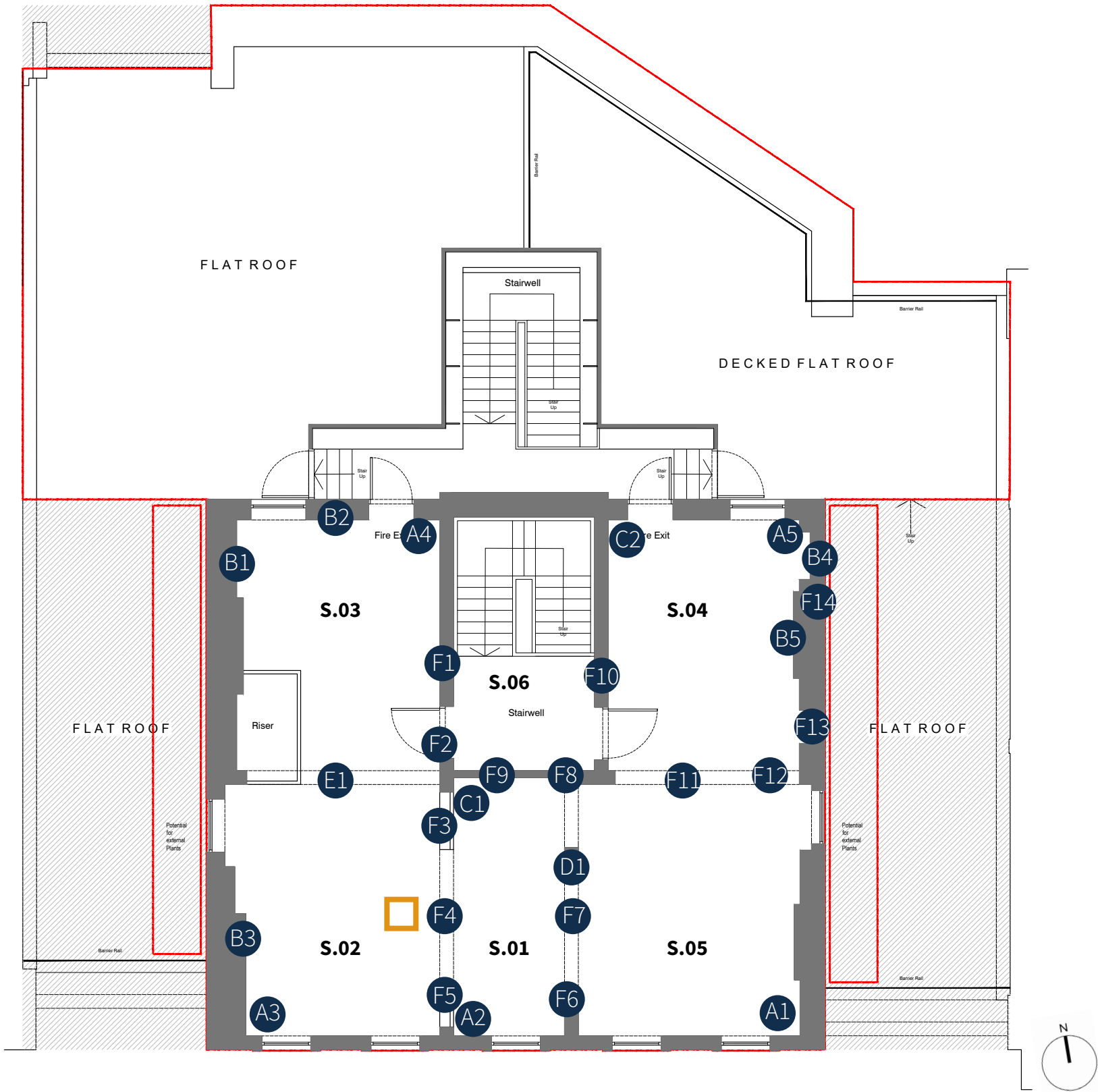


2.0 FIRST FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
G2	Opening into the floor	F.04 	To understand if services can run to the floor above or if there is structure in the way that will cause issues. Investigation to be done in multiple locations on first floor to determine whether there is a consistent floor buildup. We are expecting to find concrete beam or brickwork.	Floor board to be taken out, 60mm diameter hole in the north east corner of the room to be core drilled. After inspection has been carried out, hole to be refilled and floor board put back into place.	Non-original modern timber floor on concrete slab found.
G3	Opening into the ceiling above	F.04 	To understand if services can run to the floor above or if there is structure in the way that will cause issues. We are expecting to find concrete beam or brickwork.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation, we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the north east corner of the room.	Non-original plasterboard ceiling suspended under concrete slab found.
A2	Opening into the floor	F.05 	Determine the floor build up and thickness. Investigation to be done in two locations on first floor to determine whether there is a consistent floor buildup. We expect to find concrete slab beneath the timber floor.	Floor board to be taken out, 60mm diameter hole in the south east corner of the room to be core drilled. After inspection has been carried out, hole to be refilled and floor board put back into place.	Non-original modern timber floor on concrete slab found.



3.0 SECOND FLOOR INVESTIGATIONS

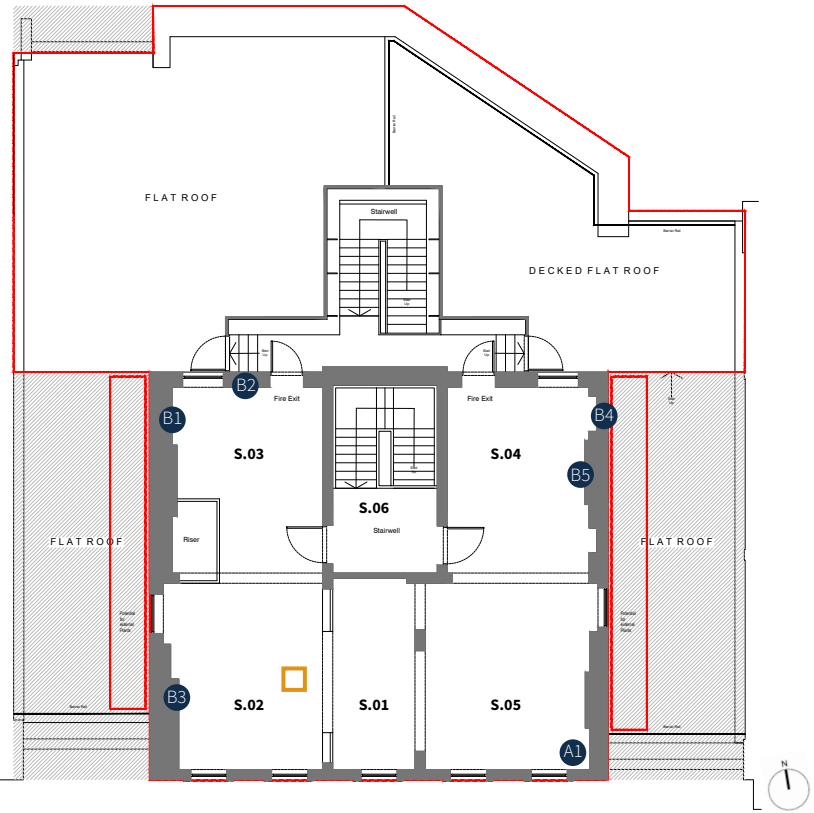


EXISTING CEILING HATCH

NOTE:
All opening up works to be undertaken with careful consideration for the heritage fabric.

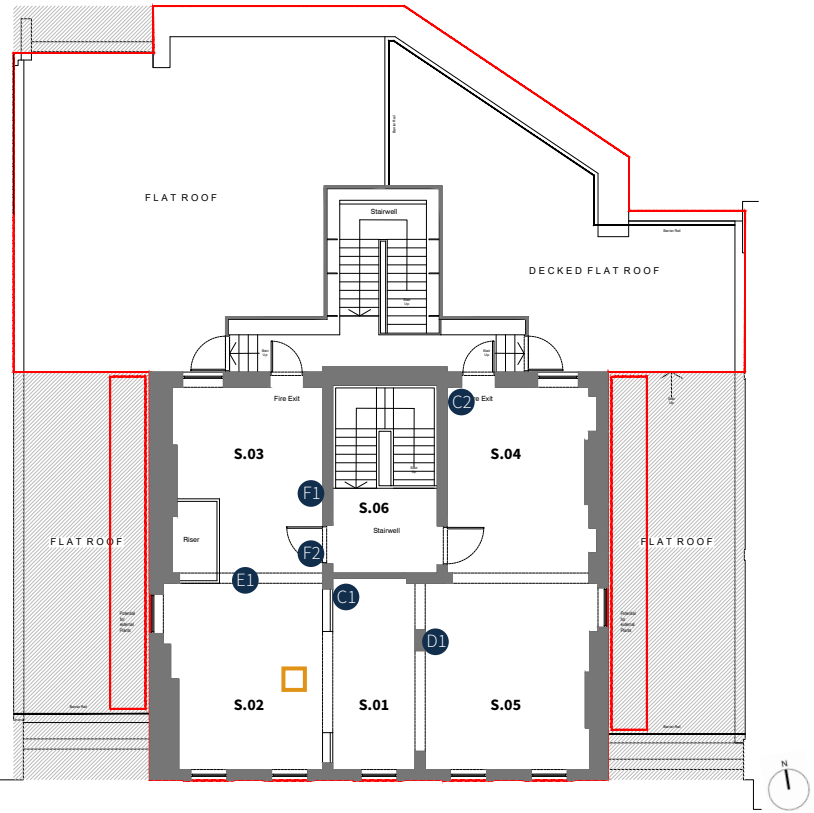
3.0 SECOND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
A1	Opening into the floor	S.05 	Determine the floor build up and thickness. We expect to find concrete slab beneath the carpet.	60mm diameter hole in the south east corner of the room to be core drilled. After inspection has been carried out, hole to be closed up.	Non-original modern floor on concrete slab found.
B1	Opening into the wall	S.03 	To examine the wall build up and wall finish. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
B2	Opening into the wall	S.03 	To examine the wall build up and wall finish. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
B3	Opening into the wall	S.02 	To examine the wall build up and wall finish. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
B4	Opening into the wall	S.04 	To examine the wall build up and wall finish. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
B5	Opening into the wall	S.04 	To examine the wall build up and wall finish. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.



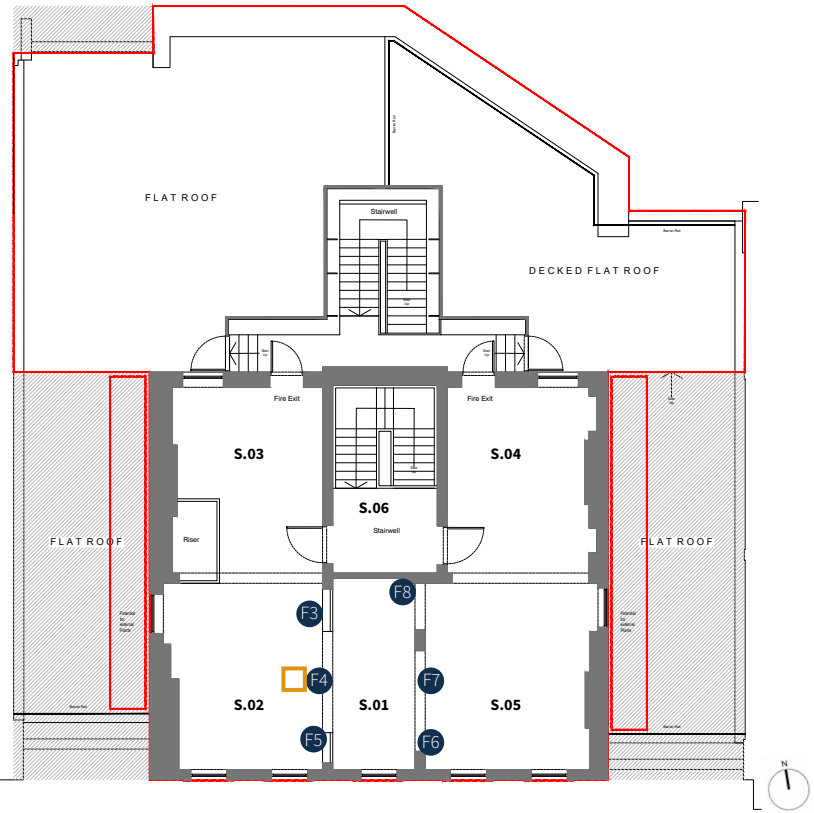
3.0 SECOND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE	METHOD	FINDINGS
C1	Opening into the ceiling above	S.01 	Determine whether the wall is made of brick and examine the condition of the brick	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the north west corner of the room.	Non-original plasterboard suspended ceiling found.
C2	Opening into the ceiling above	S.04 	Determine whether the wall is made of brick and examine the condition of the brick	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the north west corner of the room.	Non-original plasterboard suspended ceiling found.
D1	Opening into the wall	S.05 	To examine the wall build up and wall finish. We are expecting to find brick or stud wall.	Firstly a 10mm hole will be drilled in the wall to ascertain the wall build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed to reveal the wall construction behind and closed up after investigation.	Plastered brick wall found. Proposed works will line over existing plaster where wall lining not present.
E1	Exposing existing beams	S.02 	To determine the size of the beam and its load bearing capacity. We expect to find a steel beam.	Firstly a 10mm hole will be drilled in the side of the beam to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the plasterboard/panelling will be carefully removed from the side and underside to reveal the construction behind and closed up after investigation.	Concrete encased steel beam found.
F1	Opening into the ceiling above	S.03 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the east side of the room.	Non-original plasterboard suspended ceiling found.
F2	Opening into the ceiling above	S.03 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the south east corner of the room.	Non-original plasterboard suspended ceiling found.



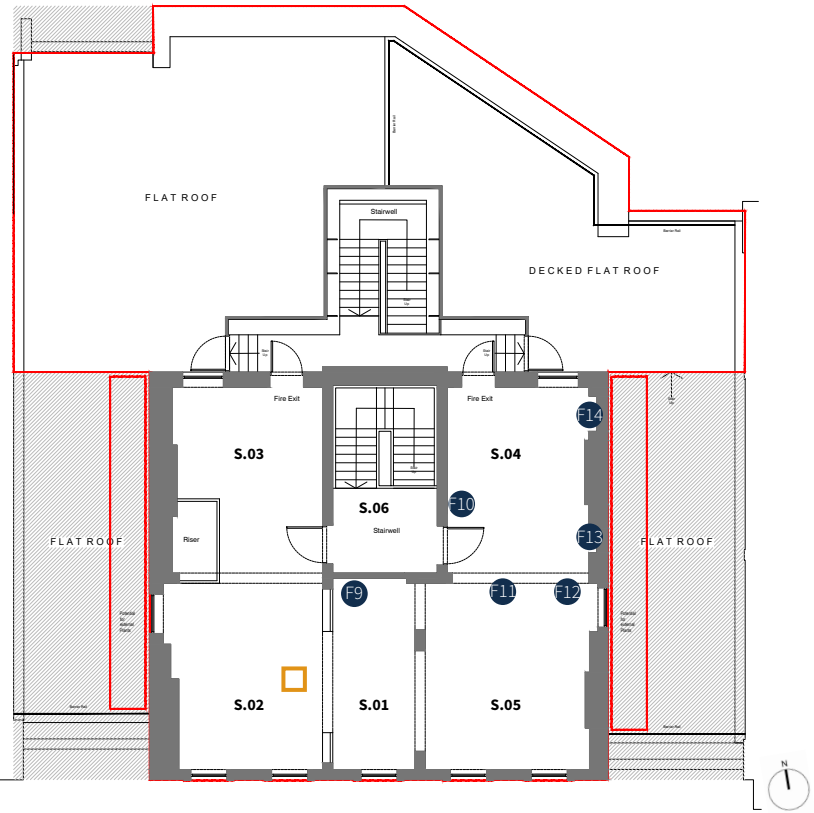
3.0 SECOND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
F3	Opening into the ceiling above	S.02 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation, we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the north east corner of the room.	Non-original plasterboard suspended ceiling found.
F4	Opening into the ceiling above	S.02 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation, we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the east side of the room.	Non-original plasterboard suspended ceiling found.
F5	Opening into the ceiling above	S.02 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	First we would use the existing ceiling hatch for our investigation. If the existing hatch isn't sufficient for the investigation, we would then drill a 10mm hole. If the build up cannot be ascertained from the hole, then we would open up a 300mmx300mm hole for visual structural survey that would be closed up after the investigation. Opening to be located in the south east corner of the room.	Non-original plasterboard suspended ceiling found.
F6	Opening into the ceiling above	S.05 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the south west corner of the room.	Non-original plasterboard suspended ceiling found.
F7	Opening into the ceiling above	S.05 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the west side of the room.	Non-original plasterboard suspended ceiling found.
F8	Opening into the ceiling above	S.01 	To understand if there is any steelwork or lintels in this area, their size and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the north east corner of the room.	Non-original plasterboard suspended ceiling found.



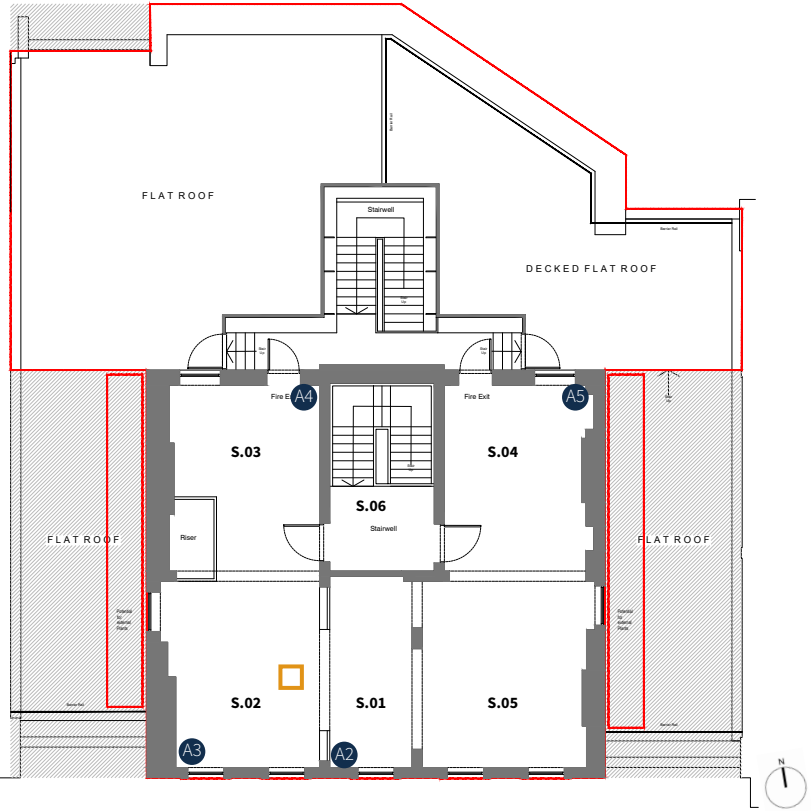
3.0 SECOND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
F9	Opening into the ceiling above	S.01 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the north west corner of the room.	Non-original plasterboard suspended ceiling found.
F10	Opening into the ceiling above	S.04 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the west side of the room.	Non-original plasterboard suspended ceiling found.
F11	Opening into the ceiling above	S.05 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the south side of the room.	Non-original plasterboard suspended ceiling found.
F12	Opening into the ceiling above	S.05 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the north east corner of the room.	Non-original plasterboard suspended ceiling found.
F13	Opening into the ceiling above	S.04 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the south east corner of the room.	Non-original plasterboard suspended ceiling found.
F14	Opening into the ceiling above	S.04 	To understand if there is any steelwork or lintels in this area and to find out if services can run horizontally within the ceiling void. We are expecting to find a concrete beam.	Firstly a 10mm hole will be drilled in the ceiling to ascertain the build up. If the build up cannot be ascertained from the hole then a 300x300mm section of the ceiling will be carefully removed to reveal the construction above and closed up after investigation. Opening to be located in the north east corner of the room.	Non-original plasterboard suspended ceiling found.



3.0 SECOND FLOOR INVESTIGATIONS

TAG	CATEGORY	LOCATION	PURPOSE AND EXPECTATION	METHOD	FINDINGS
A2	Opening into the floor	S.01 	Determine the floor build up and thickness. We expect to find concrete slab beneath the carpet.	60mm diameter hole in the south west corner of the room to be core drilled. After inspection has been carried out, hole to be closed up.	Non-original modern floor on concrete slab found.
A3	Opening into the floor	S.02 	Determine the floor build up and thickness. We expect to find concrete slab.	60mm diameter hole in the south west corner of the room to be core drilled. After inspection has been carried out, hole to be closed up.	Non-original modern floor on concrete slab found.
A4	Opening into the floor	S.03 	Determine the floor build up and thickness. We expect to find concrete slab.	60mm diameter hole in the north east corner of the room to be core drilled. After inspection has been carried out, hole to be closed up.	Non-original modern floor on concrete slab found.
A5	Opening into the floor	S.04 	Determine the floor build up and thickness. We expect to find concrete slab beneath the carpet.	60mm diameter hole in the north east corner of the room to be core drilled. After inspection has been carried out, hole to be closed up.	Non-original modern floor on concrete slab found.



4.0 Heritage Note

This pack outlines a series of investigative works planned for **35 King Street (Grade II)** to inform an upcoming application for a high-quality refurbishment of the building to bring it back into use and secure its conversation long-term. As outlined in the **Baseline Heritage Assessment**, there has been substantial alterations to the building over time and most finishes are modern including plasterboard walls and retail shelving, suspended ceilings, and later flooring (though the timber floorboards, parquet flooring and mosaic tiles have some intrinsic decorative value, and the timber boards potentially early 20th century though inserted from elsewhere). It is also suspected the sub-structure may be modern, with previous reference to insertion of concrete slabs. As such, the building’s special interest as a Georgian house, later evolved for banking and retail, lies through a combination of its:

- External architectural appearance. As the works are wholly internal, this will not be impacted.
- Legibility of the interior double-pile plan, though this has been altered. As works are confined to opening-up, this will not be impacted.
- Remnants of earlier fabric including the vaulted basement ceiling, wainscotting to the lobby area and window moulding to G.05 and F.05. No works are planned to these elements.
- The proposals broadly include opening works to ceilings, floors, and walls to determine the method of construction. This will, primarily, allow:
- Appropriate planning of rationalized services and other amenities to better enable future use and care of the building.
- Identify where, and if, historic structure or finishes (i.e., above suspended ceilings) remain to enable better understanding of the building’s evolution and inform a considered approach to the final design.

The method for the works is outlined below, but generally takes a minimal intervention approach and carefully considers the impact on existing fabric, such as lifting and reinstating whole floorboards, and will generally impact demonstrably modern surfaces such as suspended ceilings and plasterboard. However, there are elements of the building that are yet unknown, and there is some capacity (though minimal) for historic plasterwork to survive beneath modern plasterboard, and lath and plaster ceilings in places where ceilings are not demonstrably suspended (e.g., G.01). As such, there may be capacity for isolated impact on small sections of ceiling and wall fabric, though this is necessary to gain a greater understanding of the building. The results of investigations will be photographed, and form part of the main Listed Building Consent and Planning Application, having informed the design process.

5.0 Method Statement

Method Statement

Method Statement Details

Method Statement Number	921
Method Statement Date	28/11/2023
Method Statement Author	Danny Warner
Project/Contract	Watches Of Switzerland Group
Start Date	11/12/23
Expected job duration	5 Days
Client Contact	Martin Lee
Description	Investigation Works / Survey
Site Address	35 King Street Manchester M2 7AT

Signatures

	Name	Title	Signature	Date
Document Author	Danny Warner			28/11/2023

Data protection statement

The information and data provided herein applies only to the contract for which it was written, it shall not be duplicated, disclosed or disseminated by the recipient in whole or in part for any purpose whatsoever without the prior written permission from Macdonald Joinery and Construction Ltd.

It is the duty of all employees to observe the following Method Statement framed to provide a code of good practice and conduct with the object of preventing accidents. At all times employees must work in a safe manner both to prevent personal injury to themselves or to other personnel.

Emergency Contact Details

Name	Danny Warner	Danny Warner	...	...
Telephone Number		07920771157	...	...

General Precautions

To be observed by all staff at all times, any deviation from these control procedures must be authorised by the site manager or safety representative.

Tools and Electrical Equipment King Street

All tools and equipment will be visually inspected on a regular basis, defective or damaged equipment will be removed from service. Electrical tools will be 110V or battery operated where possible. Sub contractors will not be allowed to bring on to site any damaged or defective tools, the site supervisor is responsible for ensuring that all tools and equipment allowed on the site are fit for purpose. Any portable electrical equipment taken on to site must be PAT tested .

Tools to be used are listed below

Hammer & Chisel

Pad Saw

Battery Operated Multi Tool

110V Core Drill
110v Dust Extractor

Emergency Information Manchester

Trafford General Hospital
Moorside Road
Manchester
M41 5SL
Tel. 0161 748 4022

Working from Step Ladders

The majority of tasks carried out at height involve working below 2 metres from step ladders; all staff have been made aware of the dangers of working from step ladders and have been instructed on the safe use of ladders. All Staff are required to read and understand HSE leaflet INDG402 the Safe use of Ladders & Stepladders. Only competent members of staff will be allowed to work from step ladders and it is the responsibility of the site foreman to ensure conditions are safe before allowing any ladder work to take place.

Method Statements

Investigation Works - 35 King Street Manchester

Survey works to be undertaken to inform the designer of what is above/below/behind existing floor/wall/ceiling finishes.

Please refer to marked up drawing 'Investigation Works - 35 King Street 24/11/23 Mark Pinney Associates' which identifies specific locations of works

Survey the existing floors of 35 King Street Manchester as per document MPA Investigation Works.

Basement consists of 3 areas identified to open up

Ground floor consists of 35 areas identified to open up

First floor consists of 40 areas identified to open up

Second floor consists of 28 areas identified to open up

Holes in the walls & ceiling will be kept to a minimum, we will drill a 10mm hole with a battery hand held drill to ascertain depth & material beyond the plasterboard. In some areas we will have to cut an access hole up to 300mm x 300mm to do a visual survey, this will be cut with battery multi tool where possible, if the area is very sensitive we will revert to a hand pad saw. Holes & patches will be reinstated once the survey is carried out. Floors will be covered prior to cutting/drilling & vacuum dust extraction will be used at all times.

Where ever possible we will look to remove current panelling with hand tools to save from cutting holes in plasterboard walls / ceilings.

Holes into wooden floors, we will look to remove the timber floor finish in a full plank wherever possible to save drilling holes. The full plank will then be re instated complete. If this is not possible, where possible the floor finish will be removed & the hole then drilled, once the survey is done the hole will be filled & floor finish re instated.

Holes in the concrete floor will be drilled with a 110v core cutter, we will use a 60mm dry cutter, where possible the floor finish will be removed & the hole then drilled, once the survey is done the hole will be filled & floor finish re instated.

Use access equipment will be used to access the ceiling to facilitate survey

All areas of works to be barriered off and appropriate signage displayed throughout works.

Sign Off Sheet

I have read and understood the contents of this Method Statement.

I agree to follow the Method Statement and understand that any instructions are provided for my safety and the safety of others.

Date

2023-11-28 11:52:54

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Mark Pinney
ASSOCIATES