

report

structural engineering

WATCHES OF SWITZERLAND

17 - 21 ST ANNS SQUARE

MANCHESTER

M2 7PW

25 JUNE 2024

: client

: site

: date

milk

architecture & design

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revisions:	First Issue

contents:

1.0	INTRODUCTION	1
2.0	OPENING UP WORKS FINDINGS	2

APPENDIX A

opening up works drawings:

basement opening up works	1920/S/509
GF opening up works	1920/S/510
basement opening up works - photo sheet	1920/S/519
GF opening up works - photo sheet 1 of 3	1920/S/520
GF opening up works - photo sheet 2 of 3	1920/S/521
GF opening up works - photo sheet 3 of 3	1920/S/522

1 INTRODUCTION

Milk have been requested to report on the findings from opening up works carried out at 17-21 St Anns Square.

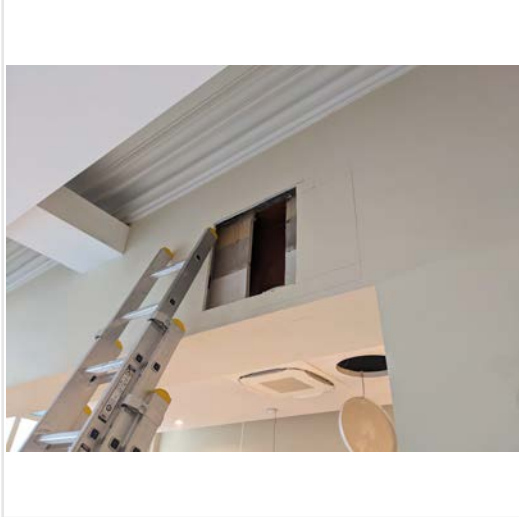
Following the approval of opening up works drawings, work was carried out in February 2024 to create the openings in line with the approved drawings. This work was undertaken to learn more about the existing building, with a view to informing the proposed scheme.

Milk attended site on 4th and 7th March to inspect the openings, with the openings closed up shortly after. A photographic record from these visits have been included in section 2 of this report.

All openings, specified within the opening up works drawings, that are not included within this report were not deemed necessary on site due to observations made through other openings.

The opening up works drawings, referenced throughout this report, can be found in Appendix A.

2 OPENING UP WORKS FINDINGS



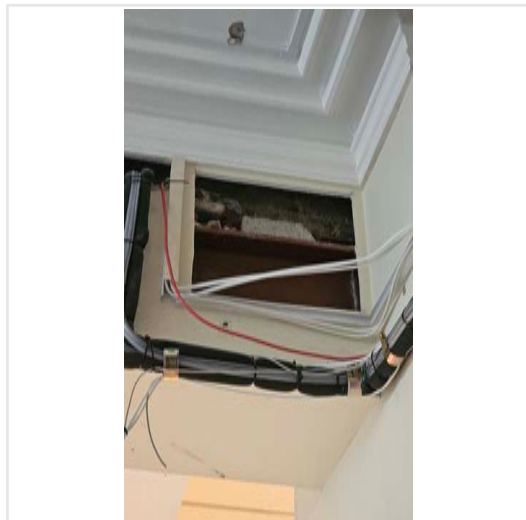
Location A2 (reference drawing 1920/S/520)

Steel beam found, providing support to the first floor.



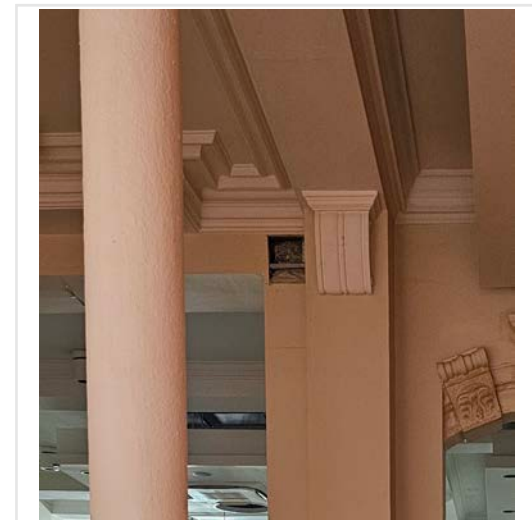
Location A3 (reference drawing 1920/S/520)

Pair of back to back steel beams found, providing support to the first floor.



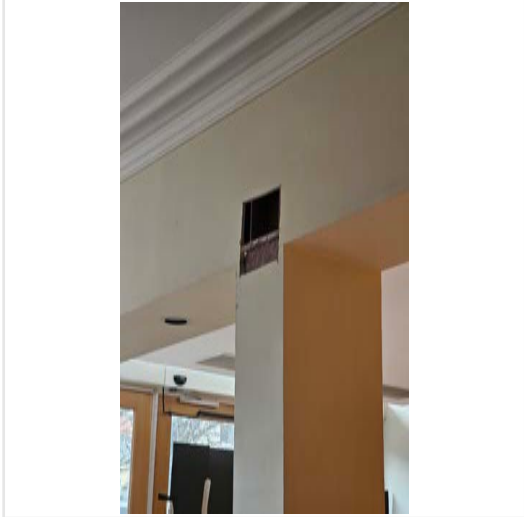
Location A4 (reference drawing 1920/S/520)

Pair of back to back steel beams found, providing support to the first floor. Findings consistent with location A3.



Location A5 (reference drawing 1920/S/520)

Beam found, providing support to the first floor.



Location A6 (reference drawing 1920/S/520)

Steel column found within plasterboard boxing out, providing intermediate support to the back to back steel beams above.



Location B1 (reference drawing 1920/S/520)

Timber floor found with soft insulation between floor joists. Non-original light gauge steel channels found to support the plasterboard ceiling.



Location D1 (reference drawing 1920/S/520)

Timber beam found, to trim out the floor opening for the existing staircase.



Location D2 (reference drawing 1920/S/520)

Non-original timber beam found, supported on a metal joist hanger at one end. Beam trims out the floor opening for the existing staircase.



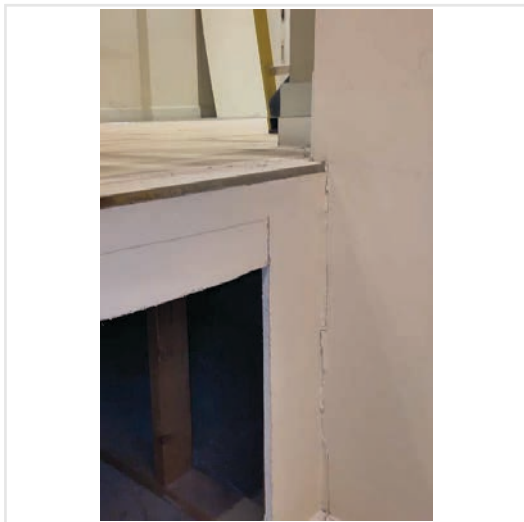
Location D3 (reference drawing 1920/S/520)

Non-original timber beam found, to trim out the floor opening for the existing staircase.



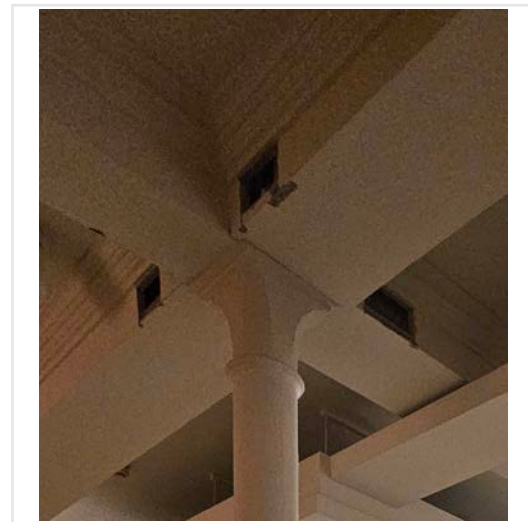
Location E1 (reference drawing 1920/S/520)

Non-original blockwork wall found. Large void between opening and wall.



Location E2 (reference drawing 1920/S/520)

Timber joists found to support stair landing. Landing joists supported on timber stud dwarf walls.



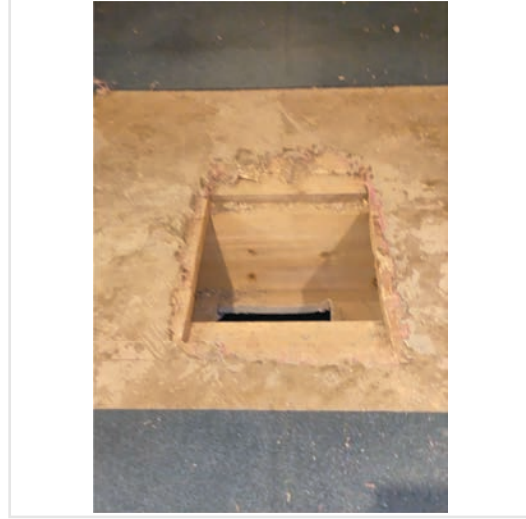
Locations F2, F3 and F4 (reference drawings 1920/S/520 and 1920/S/521)

Timber beams found, supported on original cast iron columns below through historic connections.



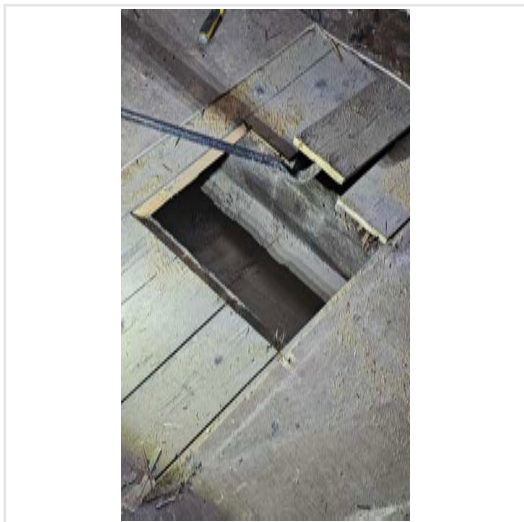
Location G1 (reference drawing 1920/S/521)

Non-original timber floor found.



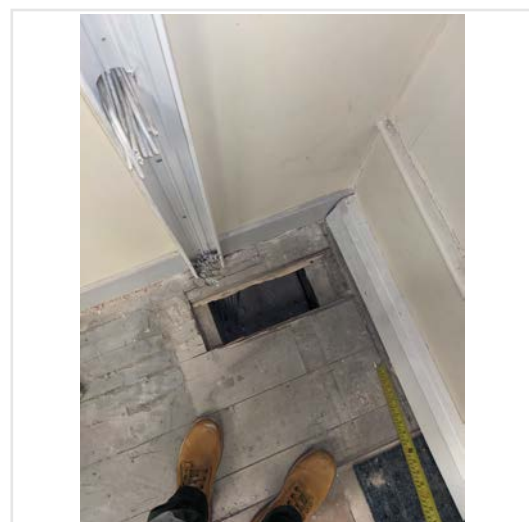
Location H2 (reference drawing 1920/S/521)

Non-original timber floor found, non-original reinforced concrete slab located below timber floor.



Location H3 (reference drawing 1920/S/521)

Timber floor found, appearance and condition of the joists suggest they may be original.



Location H7 (reference drawing 1920/S/521)

Timber floor found, appearance and condition of the floor joists suggest they may be original.



Location I2 (reference drawing 1920/S/520)

Non-original timber stud wall found, concealing modern ductwork and cabling.



Location I3 (reference drawing 1920/S/521)

Blockwork wall located behind the plasterboard. Void present between plasterboard and face of the blockwork.



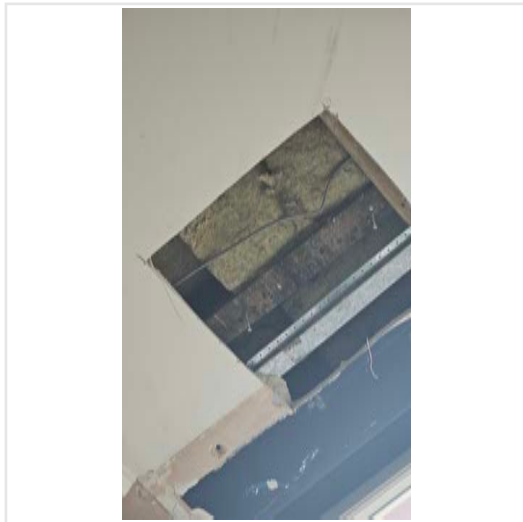
Location J1 (reference drawing 1920/S/521)

Timber floor above found. Non-original light gauge steel channels found to support the plasterboard ceiling.



Location J2 (reference drawing 1920/S/521)

Timber floor above found. Non-original light gauge steel channels found to support the plasterboard ceiling.



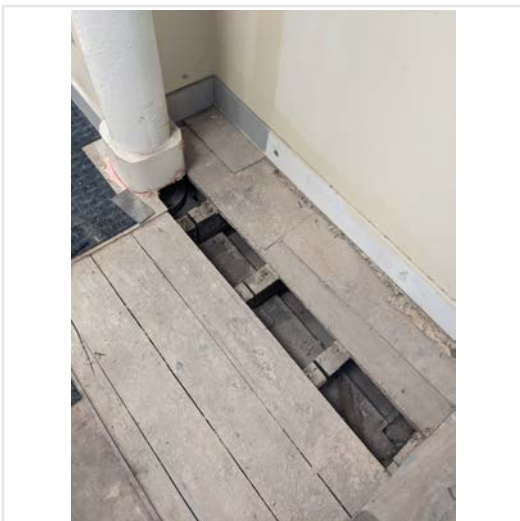
Location M1 (reference drawing 1920/S/521)

Timber floor found with soft insulation between floor joists. Non-original light gauge steel channels found to support the plasterboard ceiling.



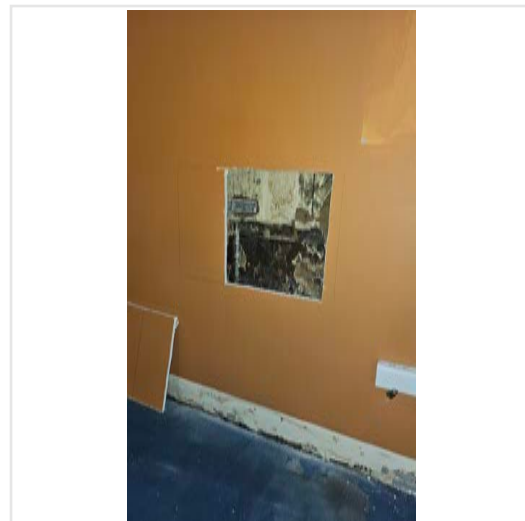
Location N2 (reference drawing 1920/S/522)

Timber floor found, appearance and condition suggest it may be original.



Location N4 (reference drawing 1920/S/522)

Timber floor found, appearance and condition suggest it may be original.



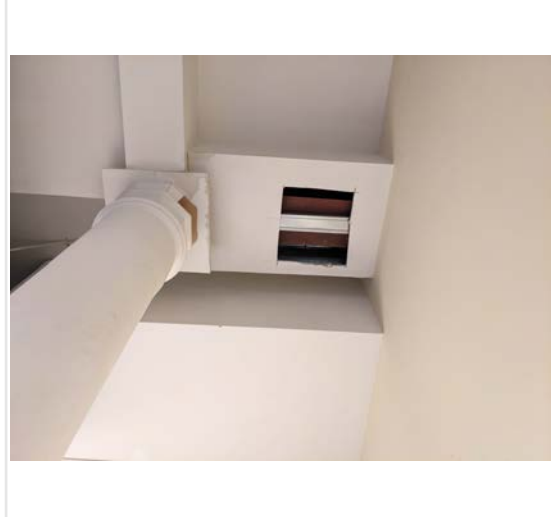
Location O1 (reference drawing 1920/S/522)

Masonry wall found, presence of damp and mould suggests historic water ingress in this location.



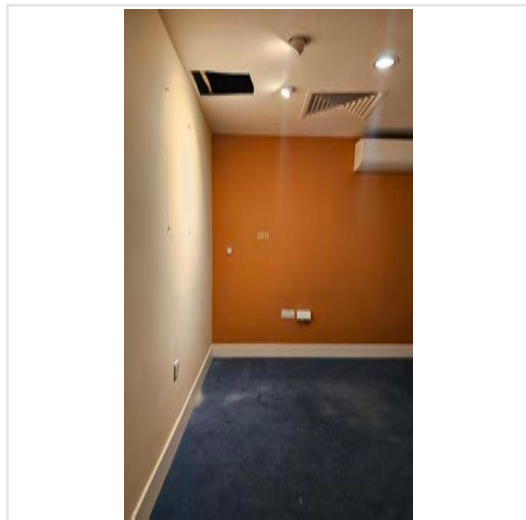
Locations A1 & A3 (reference drawing 1920/S/519)

Non-original steel beams found in both openings.
Non-original light gauge steel channels used to support plasterboard finish.



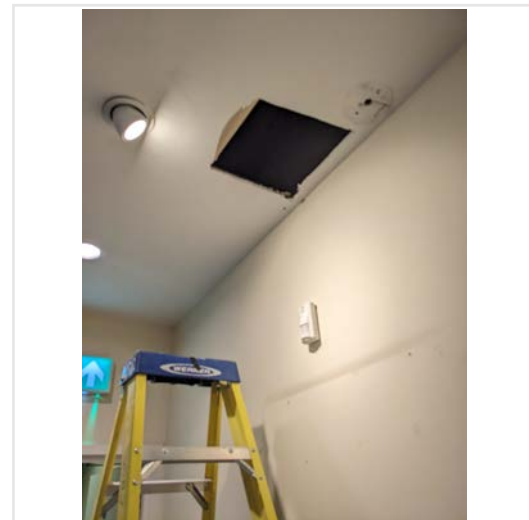
Location A5 (reference drawing 1920/S/519)

Non-original steel beam found. Non-original light gauge steel channels used to support plasterboard finish.



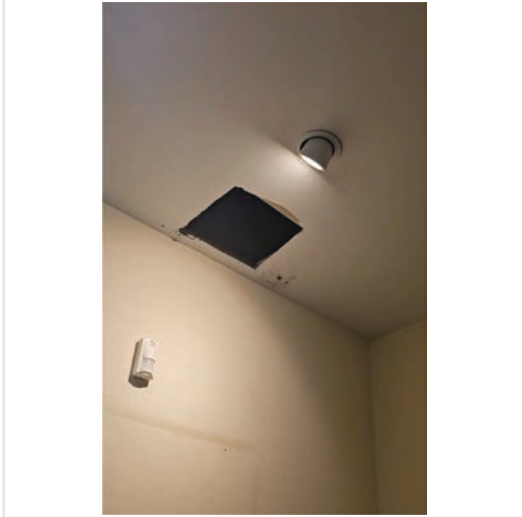
Location B1 (reference drawing 1920/S/519)

Large void found above ceiling, edge of concrete slab visible from within the ceiling void.



Location B2 (reference drawing 1920/S/519)

Large void found above ceiling, containing services and a dropped ceiling support system.



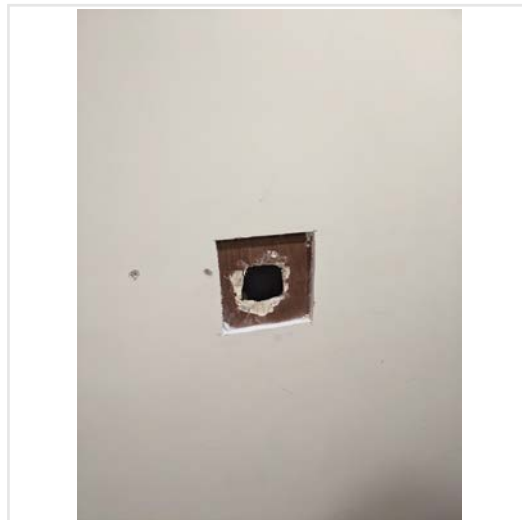
Location B3 (reference drawing 1920/S/519)

Large void found above ceiling, containing services and a dropped ceiling support system.



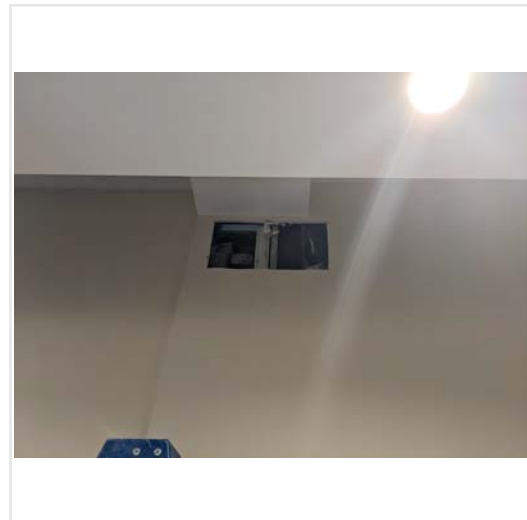
Location B5 (reference drawing 1920/S/519)

Large void found above ceiling, containing services and a dropped ceiling support system.



Location C2 (reference drawing 1920/S/519)

Non-original timber stud wall found.



Location D1 (reference drawing 1920/S/519)

Non-original vertical steel channel, acting as a supporting column, found. Channel assumed to support incoming downstand beam above.



Location D2 (reference drawing 1920/S/519)

Large void found above ceiling, edge of concrete slab visible from within the ceiling void.

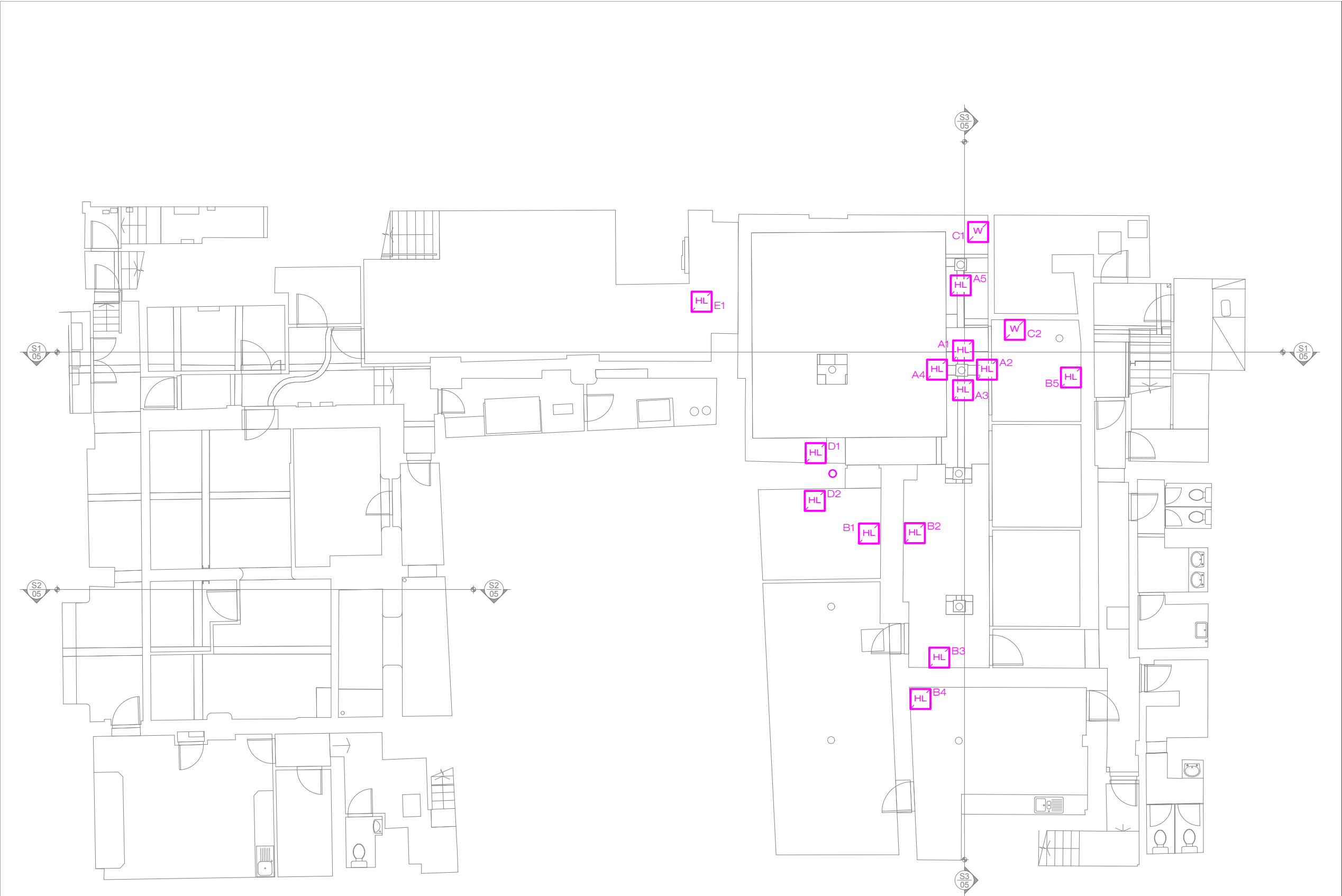
appendix a

opening up works drawings

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Opening Up Items (continued)

- A. Carefully open up min 500 x 500 section of downstand plasterboard on assumed beam line. Confirm size of existing beam and connection details to the adjacent column.
- B. Carefully open up min 500 x 500 section of basement ceiling. Confirm ground floor construction, span direction, adjacent wall construction and connection details to adjacent wall.
- C. Carefully open up min 500 x 500 section of internal wall. Confirm construction and thickness where possible.

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General Investigation Notes

Drawings are to be read in conjunction with the Architect's information.

Listed Structure

The building structure is Grade II listed and of great historical importance. All works are subject to Conservation Officer approval. All investigation works must be carried out carefully, with a minimum of disturbance and damage to the existing fabric.

Safety

It is the responsibility of the contractor to provide safe access for the formation and inspection of all opening up works.

Reinstatement

The contractor should allow for the careful reinstatement of all building fabric elements disturbed during the works once opening up works have been inspected. Such reinstatement to the approval of the Conservation Officer. All works to be made good on a like-for-like basis. Where floorboards are to be lifted, they must be lifted in whole pieces and should not be cut. Once the floor has been inspected they should be replaced in their original positions and fixed using screws.

Services

No investigation into the location of existing services has been made. The contractor is fully responsible for probing and testing for any services locations before forming holes & openings. If necessary the contractor should advise of the need to re-position the holes and openings to avoid services.

Location of Opening Up Items

Proposed locations for opening up to achieve the aim stated in the notes shown on the plan indicatively only. Locations to be agreed on site with Engineer prior to works. Engineer to be kept fully informed of the progress of the works by the contractor.

Asbestos

Opening up works to be carried out after asbestos samples have been obtained and testing has taken place. Any asbestos found is to be removed from building prior to opening up works by an approved Contractor. Contractor to review asbestos survey report prior to commencement.

Opening up items:

- HL** x Opening up works to be carried out overhead to ceiling or downstand as indicated.
- W** x Opening up works to be carried out to an internal wall as indicated.
- LL** x Opening up works to be carried out at low level as indicated.
- X** x Samples to be obtained for asbestos testing.

Opening Up Items

- D. Carefully open up min 500 x 500 section of basement ceiling. Confirm ground floor construction, span direction, adjacent wall construction, connection details to adjacent wall and presence of existing column (assumed position indicated on plan).
- E. Carefully open up min 500 x 500 section of basement ceiling. Confirm ground floor construction, span direction and possible change in construction type.
- F. Throughout the basement open up removable floor tiles /ceiling tiles where possible to allow floor to ceiling heights to be measured.

scale 1:100 @ A3

0cm	1m	2m	4m	6m
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Revisions:

03.01.24 - Revision B
Background survey updated.

25.01.24 - Revision C
Locations B6, B7 and B8 omitted.

drawing title
job name
job number
scale
date
drawing number
revision

Basement Opening Up Works
Mappin & Webb Manchester
1920
NTS
January 2024
1920/S/509
C

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Location A1	Location A2	Location A3	Location A4	Location A5
Location B1	Location B2	Location B3	Location B4	Location B5
Location C1	Location C2	Location D1	Location D2	Location E1

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Opening up items:



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Opening up works to be carried out to an internal wall as indicated.



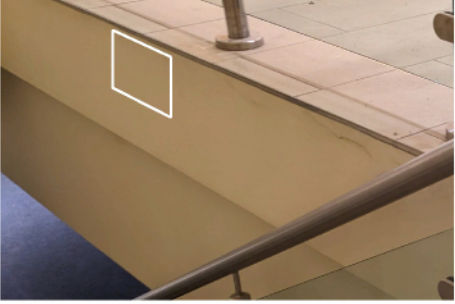
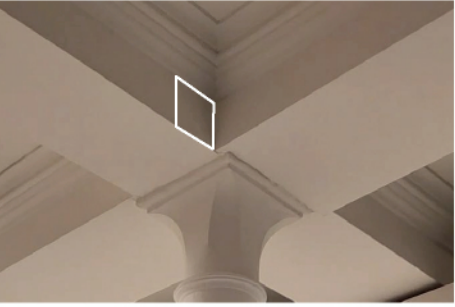
Opening up works to be carried out at low level as indicated.



Samples to be obtained for asbestos testing.

Opening Up Items

Refer to drawing 1920/S/509 for details.

Location A1	Location A2	Location A3	Location A4	Location A5
				
Location A6	Location B1	Location D1	Location D2	Location D3
				
Location E1	Location E2	Location F1	Location F2	
				

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Opening up items:



x Opening up works to be carried out overhead to ceiling or downstand as indicated.



x Opening up works to be carried out to an internal wall as indicated.



x Opening up works to be carried out at low level as indicated.



x Samples to be obtained for asbestos testing.

Opening Up Items

Refer to drawing 1920/S/510 for details.



scale 1:100 @ A3



Revisions:

03.01.24 - Revision A
Locations A5 and A6 added.

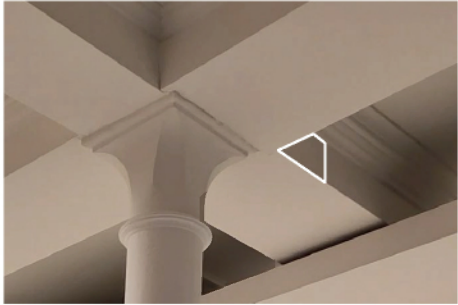
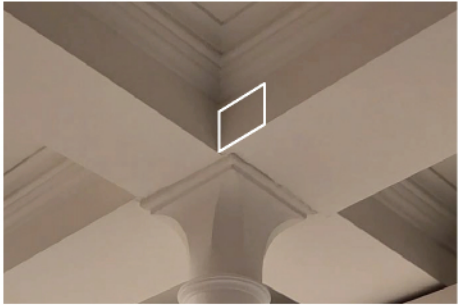
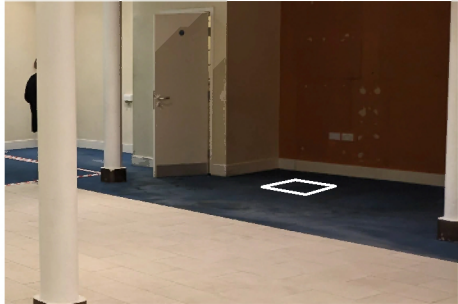
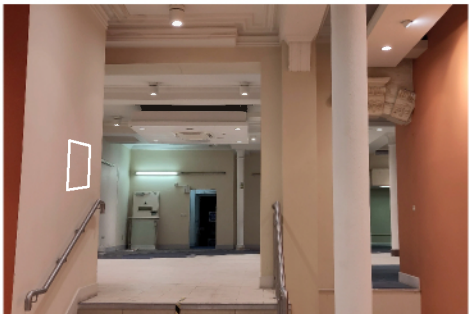
25.01.24 - Revision B
Opening up locations 'C' omitted and D3 added.

drawing title
job name
job number
scale
date
drawing number
revision

GF Opening Up Works - Photo Sheet 1 of 3
Mappin & Webb Manchester
1919
NTS
January 2024
1920/S/520
B

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Location F3	Location F4	Location F5	Location F6	Location G1
				
Location H1	Location H2	Location H3	Location H4	Location H5
				
Location H6	Location H7	Location I1	Location I2	Location I3
				
Location J1	Location J2	Location K1	Location M1	
				

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-  Opening up works to be carried out at low level as indicated.
-  Samples to be obtained for asbestos testing.

Opening Up Items

Refer to drawing 1920/S/510 for details.



scale 1:100 @ A3

0cm	1m	2m	4m	6m
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Revisions:

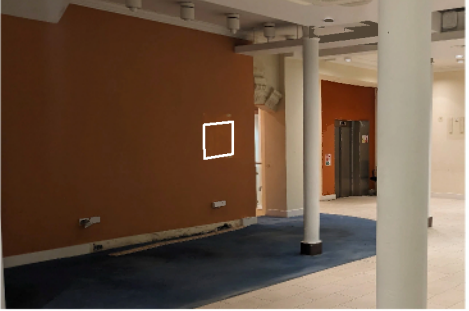
03.01.24 - Revision A
Locations I3 and M1 added.

drawing title
job name
job number
scale
date
drawing number
revision

GF Opening Up Works - Photo Sheet 2 of 3
Mappin & Webb Manchester
1919
NTS
January 2024
1920/S/521
A

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Location N1	Location N2	Location N3	Location N4	Location O1
				

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Opening up items:

HL

x

Opening up works to be carried out overhead to ceiling or downstand as indicated.

W

x

Opening up works to be carried out to an internal wall as indicated.

LL

x

Opening up works to be carried out at low level as indicated.

X

x

Samples to be obtained for asbestos testing.

Opening Up Items

Refer to drawing 1920/S/510 for details.