

Photo 1



Photo 2



The basement floor is non-original concrete slab which dishes towards central low point and floor gulley.

Another floor gulley is present in the rear corner.

Photo 3



The floor was covered with concrete and a cementitious screed, but localised excavation revealed an earlier brick floor beneath.

Photo 4



Basement accessed via a set of existing stone steps from the street.

The basement appears to have been disused for a prolonged period.

Timber enclosures around steps up to the ground floor encroach into the basement at ceiling level.

The rear wall and far corner of the basement are particularly saturated. Two waste pipes in the far corner are damaged and leaking. These are cast into the basement slab.

Film-forming paint finishes applied over the brickwork had failed. These finishes were inappropriate as they inhibited advantageous moisture equilibration and drying.



Photo 5

There are two low level former hatches present in the front elevation.



Photo 6

Significant and prolonged moisture ingress into the basement has occurred. The moisture appears to be penetrating both the walls of the basement as well as from high level.

Brickwork has been inappropriately repointed with a hard cementitious mortar which had encouraged some spalling in the bricks below ground level.

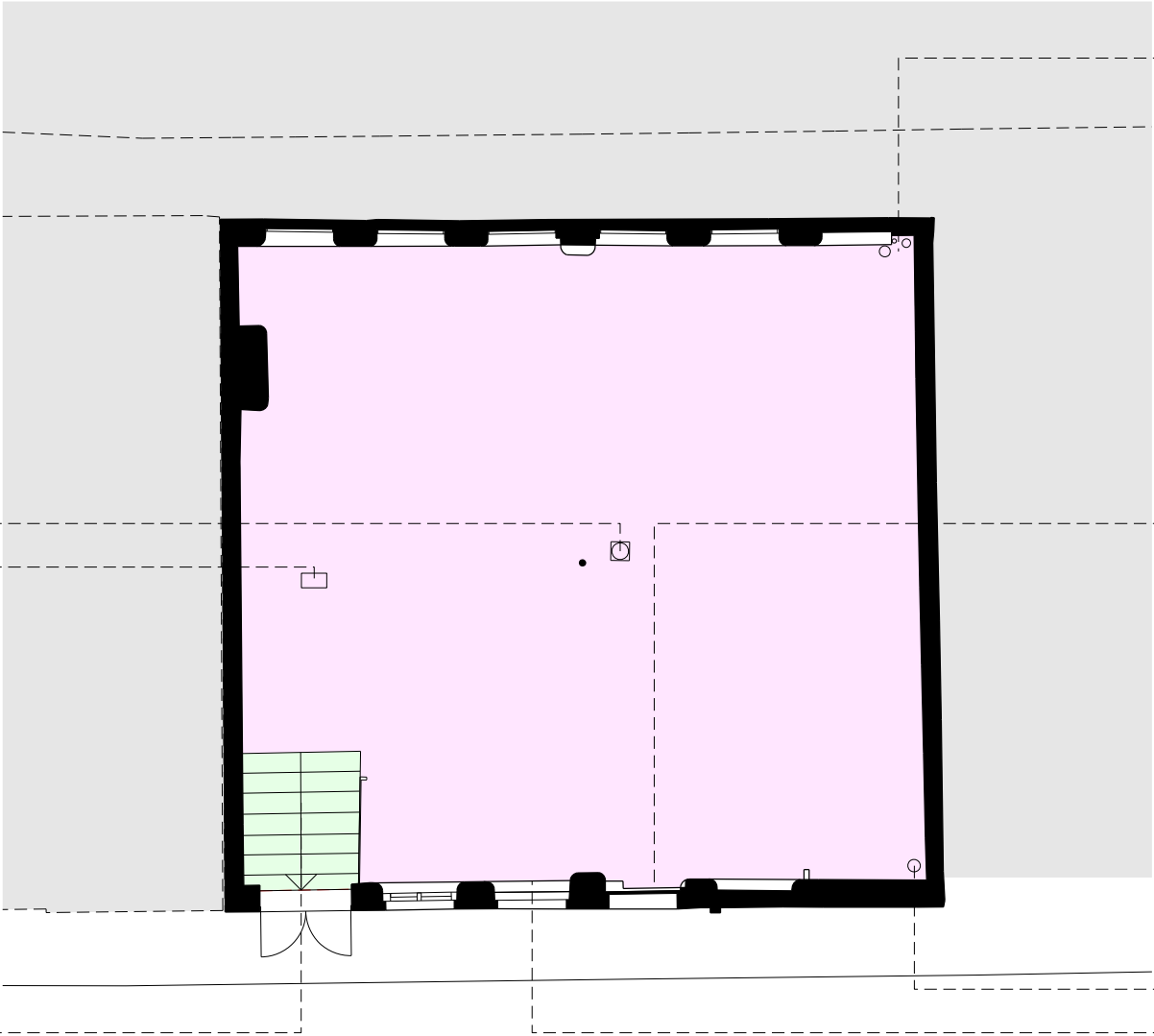


Photo 7

Partially infilled windows to the front elevation and entirely infilled windows to the rear.



Photo 8



revision: date: note:
P01 20221223 preliminary first issue
P02 20230210 general planning update

	Existing non-original concrete slab dishes towards central low point and floor gulley
	Existing brick and stone steps down to lower ground floor level
	Existing non-original floorboards replaced following basement fire
	Existing original floorboards
	Existing original timber staircase

	Original timber panel boxing out to lower ground floor entrance head room
	Non-original chipboard panels fixed to existing floor along high traffic routes
	Non-original timber capping on top of original timber stair treads
	Non-original chipboard panels fixed to existing floor with contemporary carpet tiles
	Non-original chipboard panels fixed to existing floor with timber effect linoleum

	Solid timber planks fixed to existing floor boards. Assumed for strengthening floor below heavy machinery
--	---



project
51-53 richmond st, manchester
job no.
7593
title
Warehouse Existing Lower Ground Floor Finish Plan
scale
1:100 @ A3
drawing no.
al(05)0080

stephenson hamilton risley
STUDIO

3 riverside mews
4 commercial street
manchester, M15 4RQ
www.shr.studio
email@shr.studio
0161 832 0244