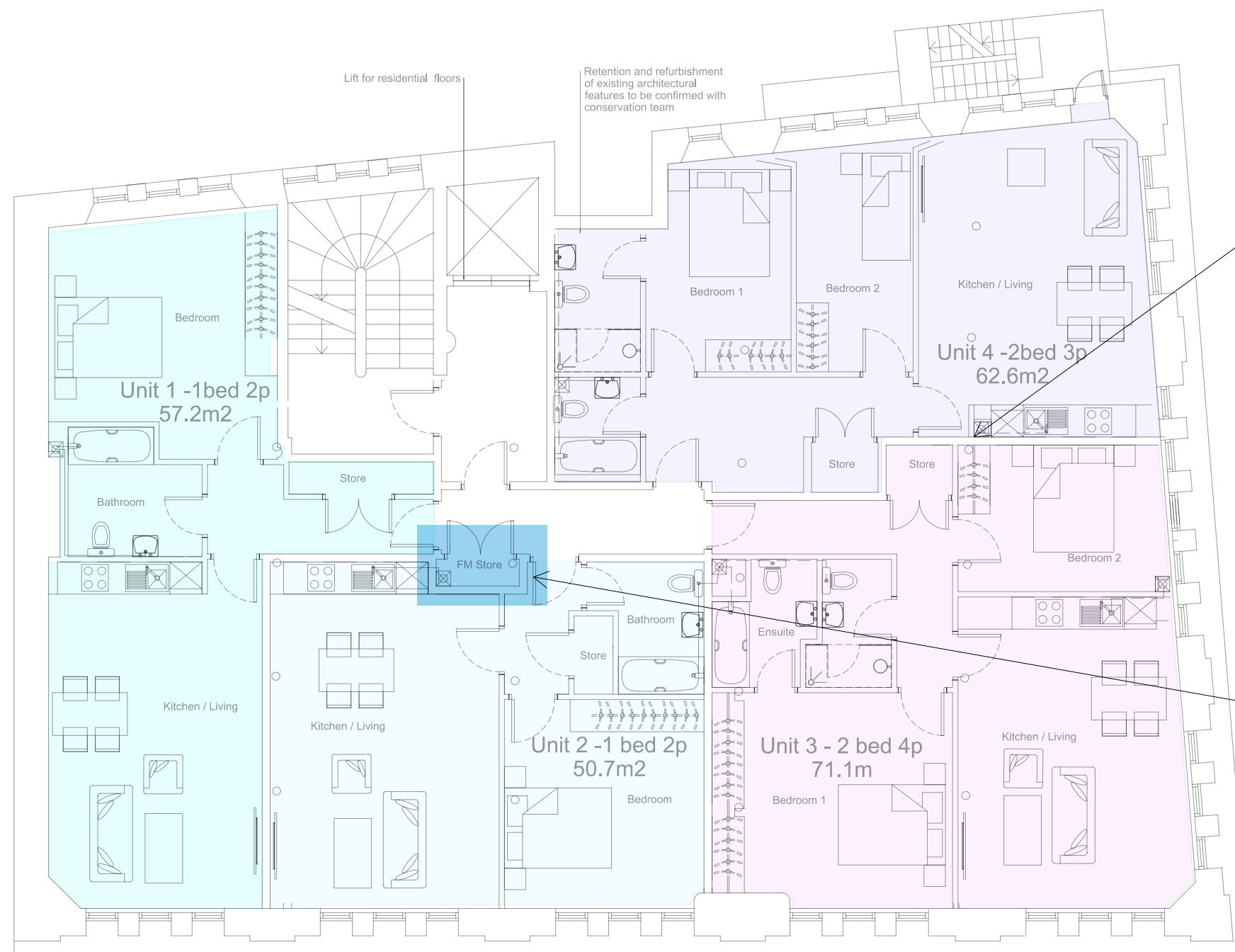




- General Notes**
1. Do not scale from these drawings.
 2. Structural interventions are based on the proposed architectural layouts received on 31/08/2022.
 3. These sketches should be reviewed in conjunction with DYSE feasibility report RP-S-0001.

Third Floor Layout Indicating Structure Over

Scale: 1:100

Project:	Fraser House	Eng:	MWS
Title:	Third Floor Layout	Date:	Sep '22
No:	LM21346-DYSE-XX-ZZ-SK-S-0014	Rev:	P01



- General Notes**
1. Do not scale from these drawings.
 2. Structural interventions are based on the proposed architectural layouts received on 31/08/2022.
 3. These sketches should be reviewed in conjunction with DYSE feasibility report RP-S-0001.

Fourth Floor Layout

Scale: 1:100

Project:	Fraser House	Eng:	MWS
Title:	Fourth Floor Layout	Date:	Sep '22
No:	LM21346-DYSE-XX-ZZ-SK-S-0015	Rev:	P01

Appendix C - Load appraisal calculations

LM21346-DYSE-XX-ZZ-CA-S-0001 P01 Load appraisal calculations



Fraser House Calculations 0001 Preliminary load appraisal

Ref: LM21346-DYSE-XX-ZZ-CA-S-0001

Rev: P01

Date: 31/08/2022

Client: The Space Studio

Fraser House
Calculations 0001

Ref: LM21346-DYSE-XX-ZZ-CA-S-0001
Rev: P01

Document Control

Originator: J Billington MEng (Hons)

Date: 31/08/2022

Checker: M Saville MEng (Hons)

Date: 31/08/2022

Approver: Jonny Yusuf MEng CEng MISTuctE

Date: 31/08/2022

Rev	Issue	Date	Originator	Checker	Approver
P01	First Issue	31/08/2022	JB	MS	JDY

DYSE Ltd
studio@dyse.com
www.dyse.com

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Table of Contents

1 Introduction 1

2 Building..... 1

3 Structural approach 1

4 Design Standards and References 1

5 Structural analysis and design 2

6 Design loading..... 2

7 Structural Analysis and Design..... 3

1 Introduction

1.1 Overview

The following calculations have been completed with respect to a preliminary load appraisal of Fraser house.

The structural arrangement is indicated on the working drawings produced by DYSE. These should be referred to when reading this document.

1.2 Important notes

Due care and attention has been given in the production of this document, however, any discrepancies should be clarified prior to commencing works.

We have not information regarding setting out and levels. Do not use these calculations to order or fabricate structural elements.

2 Building

2.1 Existing building overview

The existing structural form of the structure comprises of load bearing masonry walls, with internal wide span timber boards, spanning between primary timber beams which in turn span between metal columns.

3 Structural approach

A preliminary load appraisal will be undertaken for the vertical loading of the historical, existing and the proposed condition to confirm the suitability of the building for reuse.

4 Design Standards and References

The following calculations have been completed such that the proposed calculations are in compliance with the below documents and references where applicable.

4.1 British Standards

BS 6399 – 1:1996 Loading for buildings

4.2 Eurocodes

EN 1990 Eurocode: Basis of structural design

EN 1991 Eurocode 1: Actions on structures

5 Structural analysis and design

The following load appraisal will be for that of the assumed historic use and build up.

5.1 Historic preliminary load appraisal

The permanent load variable loads assumed for the historical use of the structure are detailed below.

From the preliminary heritage statement, the structure is a former textile warehouse. Assumptions on variable loading are factory/workshop and taken from BS 6399 – 1:1996

6 Design loading

6.1 Variable load: Partitions

In accordance with 6.3.1.2, ‘provided that a floor allows a lateral distribution of loads, the self weight of movable partitions may be taken into account by a uniformly distributed loads q_k .

Given the likelihood of internal alterations due to the operational changes of the client, it is proposed to consider partitions as variable loads.

6.1.1 Existing case

In accordance with BS 6399-1 Assuming a floor to ceiling height, $h = 3.7\text{m}$ and a partition load of $w = 0.69\text{kN/m}^2$, $W = w \times h = 2.55\text{kN/m}$. This may be taken as a uniformly distributed load of not less than one third of the load per meter run of the finished partitions.

$1/3 \times 2.55\text{kN/m} = 0.85\text{kN/m}$

There for this additional uniformly distributed partition load should be taken as $q_k = 1.0\text{kN/m}^2$.

6.1.2 Proposed case

Assuming a floor to ceiling height, $h = 3.7\text{m}$ and a partition load of $w = 0.69\text{kN/m}^2$, $W = w \times h = 2.55\text{kN/m}$.

In accordance with 6.3.1.2 (8), for $> 2 \leq 3.0$, $q_k = 1.2\text{kN/m}^2$.

7 Structural Analysis and Design

Part	Part	Page
1	A – Load Appraisals	
	Existing Loadings	
	Proposed Loadings	
	Comparison	



Project Name: Fraser House

Project Number: LM21346

Calculation: Load Appraisal - Existing loading

Eng: JB

Date: Sep-22

Ch'k by:

Sheet:

Rev: P01

Load Appraisal - Existing loading

Existing timber floor	Thickness (m)	Load (kN/m	Area loa kN/m ²
Overboards	0.02	7	0.14
Floor boards	0.07	4	0.28
Services			0.05
Ceiling			0.25
Total			0.72

Variable Loading BS 6399 - 1

Partitians - 1.0kN/m²

Useage	qk (kN/m ²)	Qk (kN)
B - Factories, workshops (general industrial)	4	4.5



Project Name: Fraser House

Project Number: LM21346

Calculation: Load Appraisal - Proposed Loading

Eng: JB

Date: Sep-22

Ch'k by:

Sheet:

Rev:

Load Appraisal - Proposed Loading

Existing timber floor	Thickness (m)	Load (kN/m	Area loa kN/m ²
Finishes			0.25
Floor boards	0.07	4	0.28
Services			0.05
Ceiling			0.12
Acoustic build up			1.2
Total			1.9

Variable Loading BS EN 1991 - 1

Partitians - 1.2kN/m²

Useage	qk (kN/m ²)	Qk (kN)
A1 - All usage in single dwellings	1.5	2.0
C11 - Public cafes/restaurants	2.0	3.0



Project Name: Fraser House

Project Number: LM21346

Calculation: Load Appraisal - Comparison of floors

Eng: JB

Date: Sep-22

Ch'k by:

Sheet: A

Rev:

Load Appraisal - Comparison of floors

Table 1.0 Lower Ground, Upper Ground and First Floor

	gk	qk	qk Partitians	Σ
Existing	0.72	4.0	1.0	5.72
Proposed	1.9	2.0	1.2	5.1
Net	1.18	-2.0	0.2	-0.62
% Change	164	-50.0	20	-11

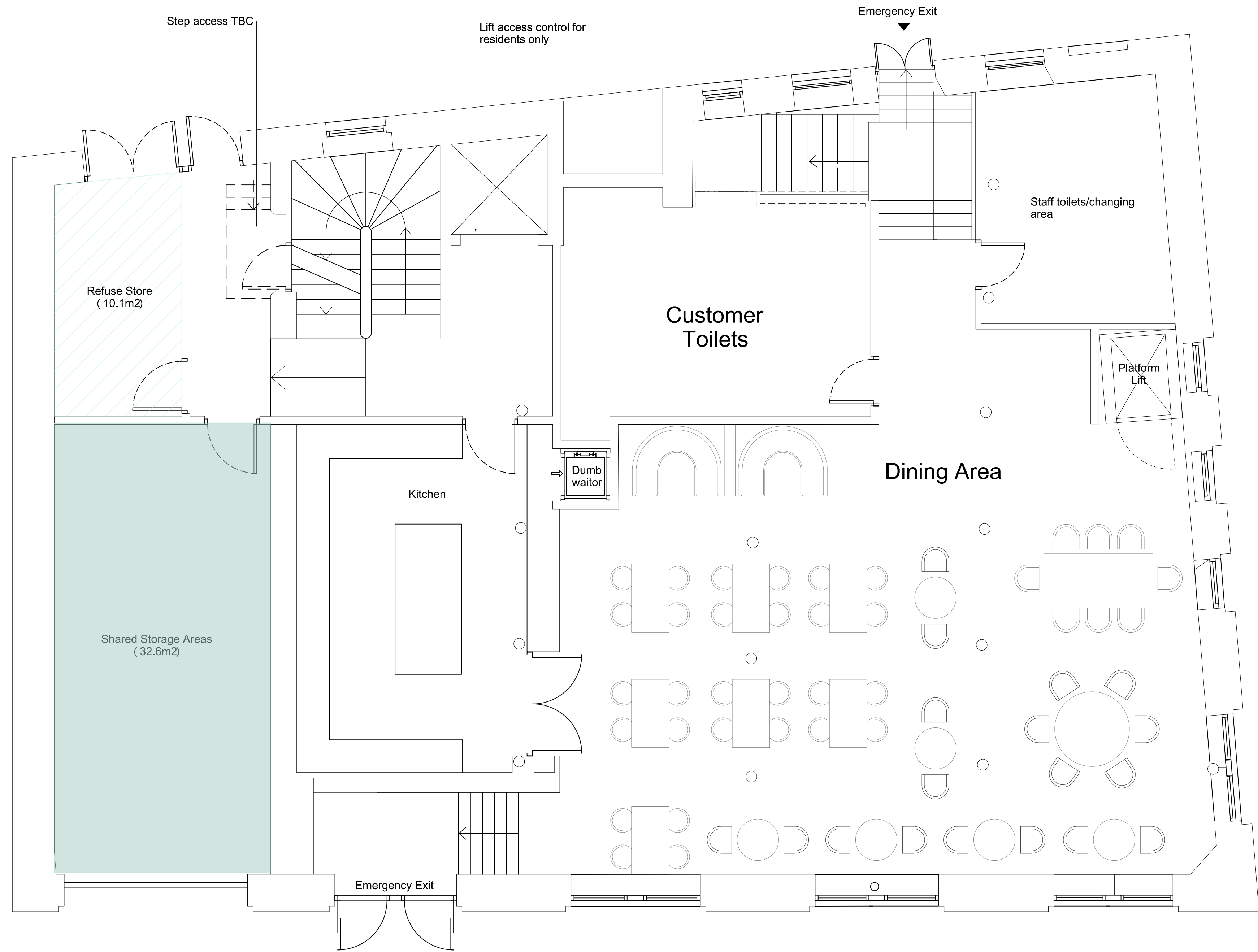
Table 2.0 Second, Third and Fourth Floor

	gk	qk	qk Partitians	Σ
Existing	0.72	4.0	1.0	5.72
Proposed	1.9	1.5	1.2	4.6
Net	1.18	-2.5	0.2	-1.12
% Change	164	-62.5	20	-20

Table 1.0 shows an increase in permanent loading by 164%, but a reduction liveloading by that of 50%. There is an increse in the partition loading by 20%. However the overall loading between that of the proposed and existion shows a reduction by 11%.

Table 2.0 shows an increase in permanent loading by 164%, but a reduction in liveloading by that of 70%. There is an increse in the partition loading by 20%. However the overall loading between that of the proposed and existing shows a reduction by 20%.

Appendix D - Architectural drawings



Lower Ground Floor Plan - F&B (Seats 62 persons)

the spacestudio[™]
architects & designers

Paul Peck
Paul Peck Architects
36 Charlotte Street
Manchester M1 4FD
Tel: 0161 232 2814
Fax: 0161 232 2815
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revisions

A	Revised scheme released	01.08.2022
B	Revised scheme and scheme revised	01.08.2022
C	Revised scheme and scheme revised	01.08.2022
D	Revised scheme and scheme revised	01.08.2022
E	Revised scheme and scheme revised	01.08.2022

project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M-05

drawing title

GA LAYOUT PROPOSAL

Lower Ground Floor Plans

drawing number / revision

P2

scale

1:50 @ A1

date

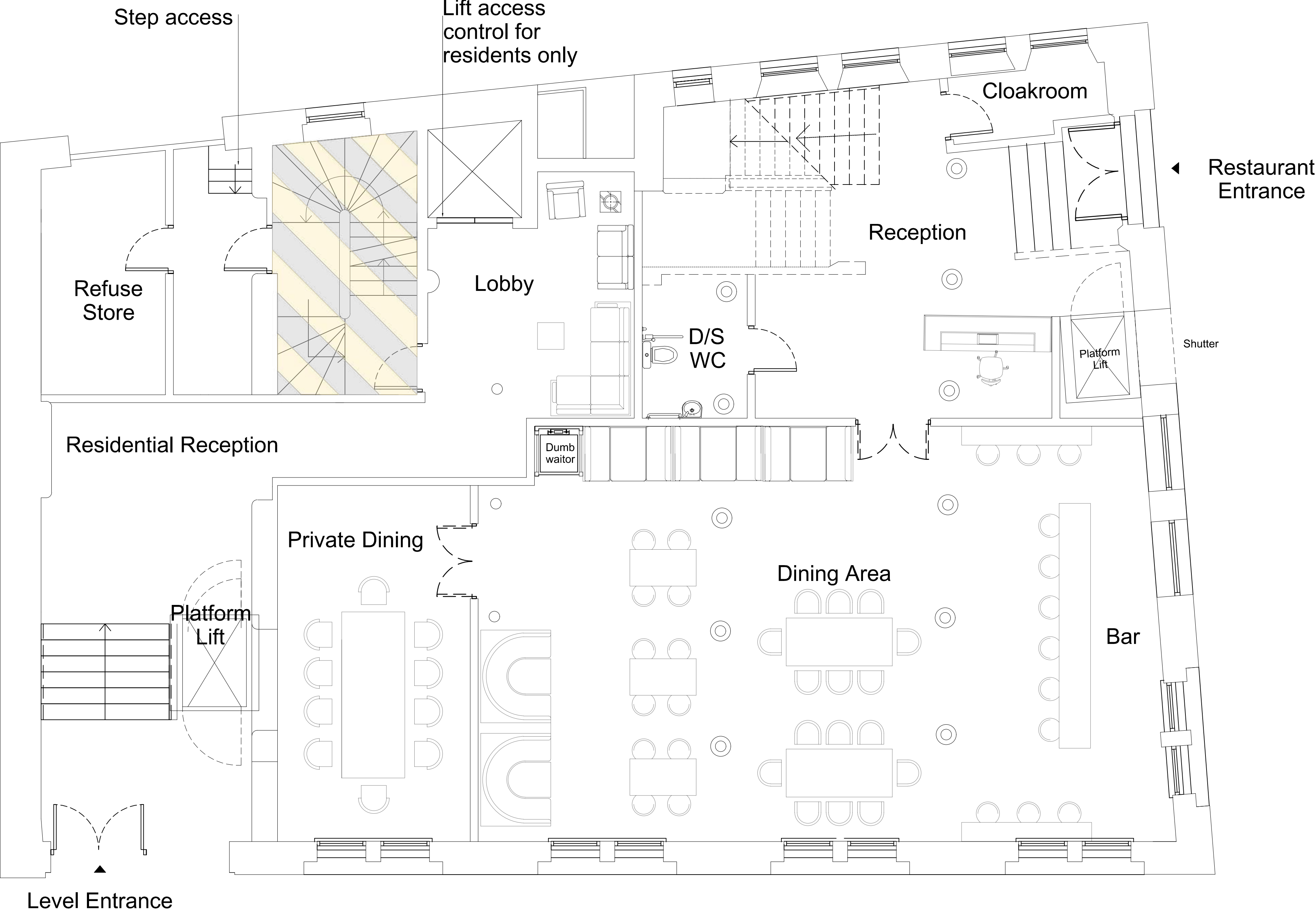
24.08.2022

drawn / checked

LS / KS

0 0.5 1 2

Meters



Upper Ground Floor Plan - F&B (Seats 70 persons, seats 252 persons across 3 floors)

the spacestudio[™]
architects & designers

Paul Fenn
Paul Fenn
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www.spacestudio.co.uk

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revisions

A.	Revised layout plan	20.08.2022
B.	Revised layout plan	20.08.2022
C.	Revised layout plan	20.08.2022
D.	Revised layout plan	20.08.2022
E.	Revised layout plan	20.08.2022

project and code

Fraser House
36 Charlotte Street
Manchester M1 4FD
2022-1008M-05

drawing title

GA LAYOUT PROPOSAL
Upper Ground Floor Plans

drawing number / revision

P2

scale

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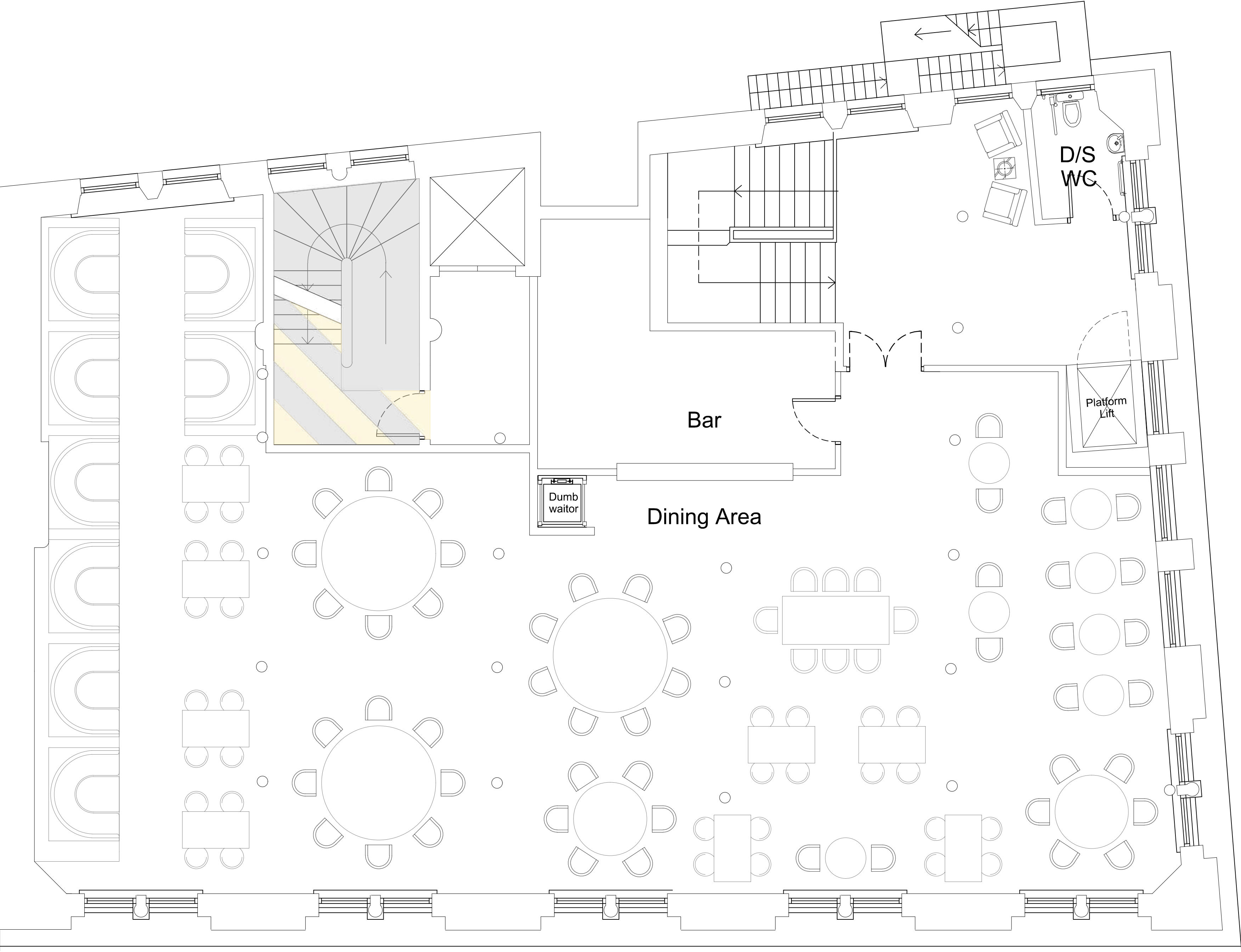
date

24.08.2022

drawn / checked

LS / KS

0 0.5 1 2
Metres



First Floor Plan - F&B (Seats 122 persons)

the spacestudio architects & designers

First Floor
The Fraser House
36 Charlotte Street
Manchester M1 4FD
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GA LAYOUT PROPOSAL
Typical Intermediate Floor Plans
First Floor Plan

0 0.5 1 2
Metres

revisions

A.	Revised drawing number	20.08.2022
B.	Revised drawing number and date	20.08.2022
C.	Revised drawing number and date	20.08.2022
D.	Revised drawing number and date	20.08.2022
E.	Revised drawing number and date	20.08.2022

project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M-05

drawing title

drawing number / revision

P2

scale

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date

24.08.2022

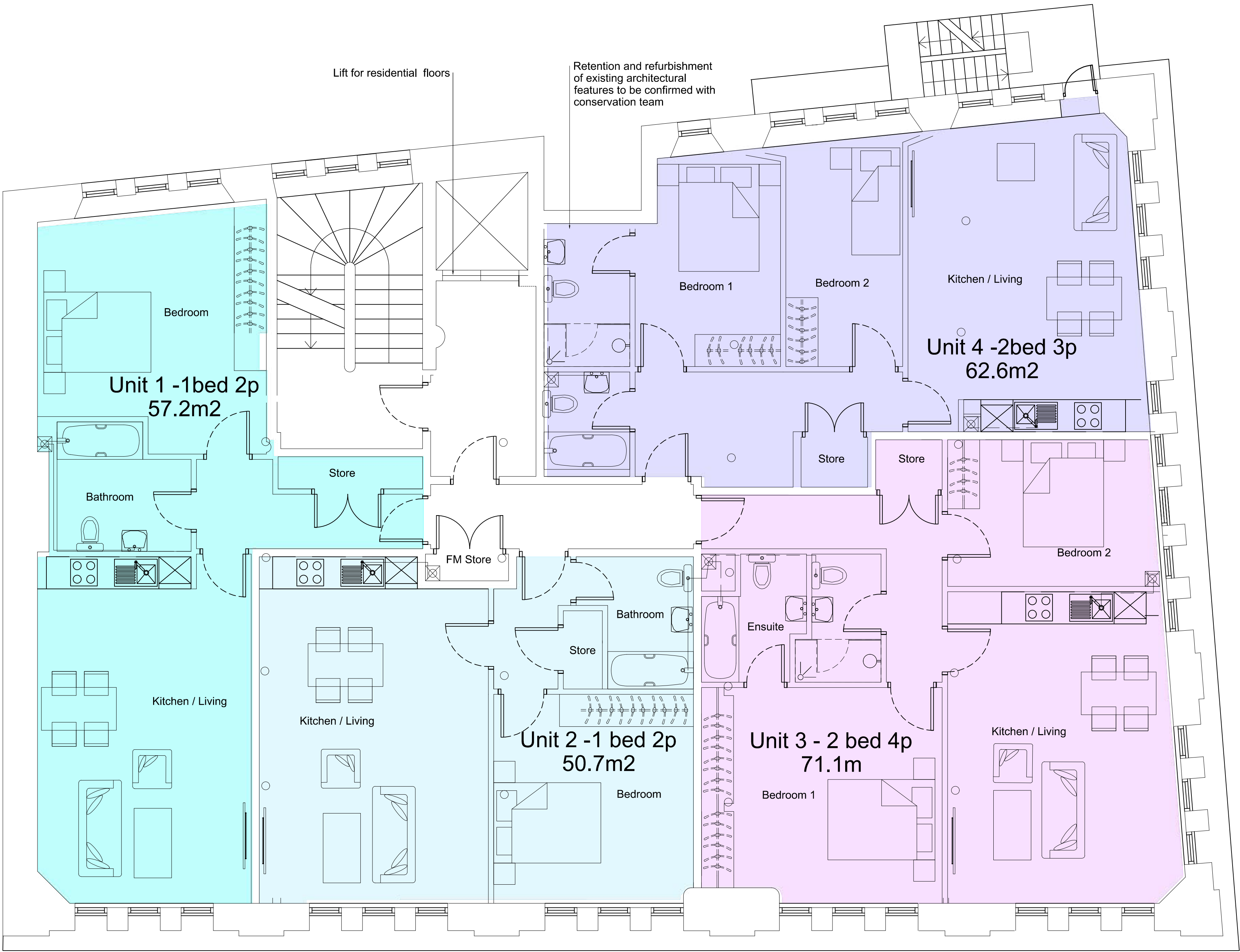
drawn / checked

LS / KS



	Description	Area	Floor
	Loft Apt 1 (1Bed 2 Person)	53.8m2	4
	Loft Apt 2 (1Bed 2 Person)	50.0m2	4
	Loft Apt 3 (2 bed 3p)	68.5m	4
	Loft Apt 4 (2 bed 3p)	50.2m2	4
	Residential Unit 1 (1Bed 2 Person)	57.7m2 *	3
	Residential Unit 2 (1Bed 2 Person)	50.5m2 *	3
	Residential Unit 3 (2Bed 4 Person)	77.3m2 *	3
	Residential Unit 4 (2 bed 3p)	55.5m2 *	3
	Residential Unit 1 (1Bed 2 Person)	57.7m2 *	2
	Residential Unit 2 (1Bed 2 Person)	50.5m2 *	2
	Residential Unit 3 (2Bed 4 Person)	77.3m2 *	2
	Residential Unit 4 (2 bed 3p)	55.5m2 *	2

[illegible]



Third Floor Plan

Area Schedule - Fraser House, Manchester

	Description	Area	Floor
	Loft Apt 1 (1Bed 2 Person)	53.8m2	4
	Loft Apt 2 (1Bed 2 Person)	50.0m2	4
	Loft Apt 3 (2 bed 3p)	68.5m	4
	Loft Apt 4 (2 bed 3p)	50.2m2	4
	Residential Unit 1 (1Bed 2 Person)	57.7m2 *	3
	Residential Unit 2 (1Bed 2 Person)	50.5m2 *	3
	Residential Unit 3 (2Bed 4 Person)	77.3m2 *	3
	Residential Unit 4 (2 bed 3p)	55.5m2 *	3
	Residential Unit 1 (1Bed 2 Person)	57.7m2 *	2
	Residential Unit 2 (1Bed 2 Person)	50.5m2 *	2
	Residential Unit 3 (2Bed 4 Person)	77.3m2 *	2
	Residential Unit 4 (2 bed 3p)	55.5m2 *	2

the spacestudio[™]
architects & designers

Paul Fenn
Total Floor Area
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0161 232 2015
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revisions

1	Revised to include 3rd floor plans	13.07.2022
2	Revised to include 3rd floor plans	13.07.2022
3	Revised to include 3rd floor plans	13.07.2022

project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M-05

drawing title

GA LAYOUT PROPOSAL
Typical Intermediate Floor Plans
Third Floor Plans

drawing number / revision

014-C

scale

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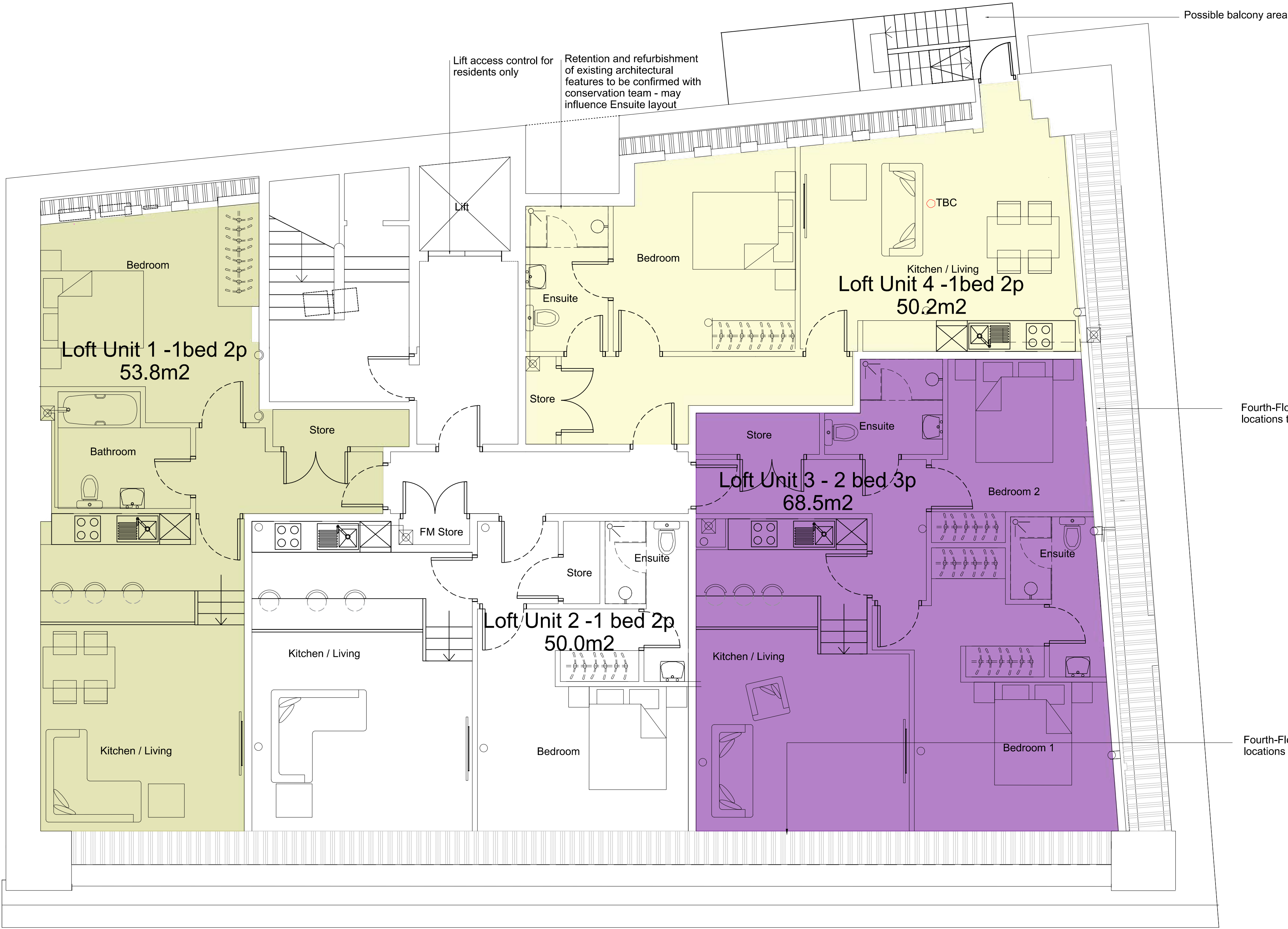
date

29.06.2022

drawn / checked

CT / KS

0 0.5 1 2
Metres



Fourth Floor Plan

Area Schedule - Fraser House, Manchester

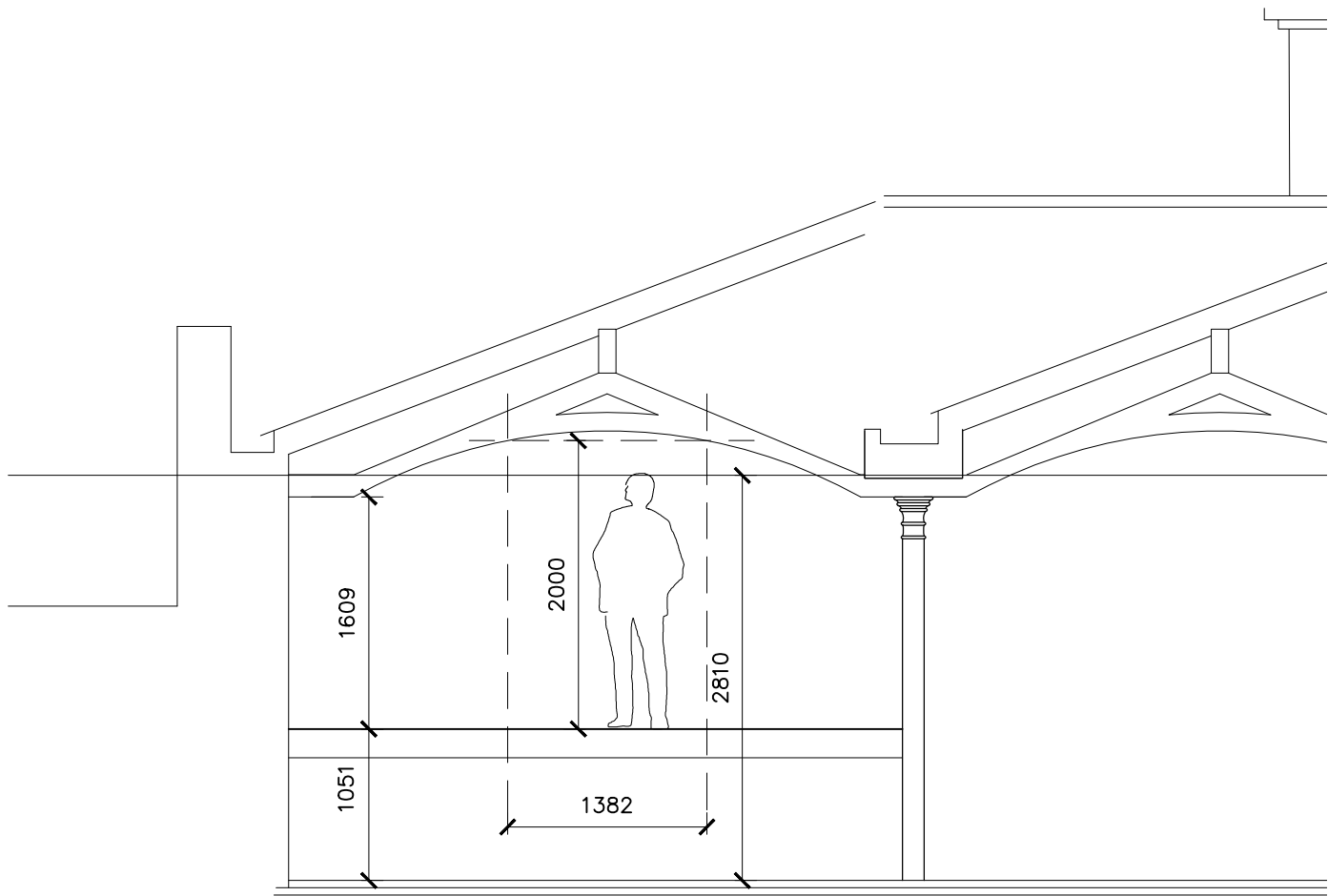
	Description	Area	Floor
	Loft Apt 1 (1Bed 2 Person)	53.8m2	4
	Loft Apt 2 (1Bed 2 Person)	50.0m2	4
	Loft Apt 3 (2 bed 3p)	68.5m	4
	Loft Apt 4 (2 bed 3p)	50.2m2	4

Fourth-Floor fenestration-Exact locations to be confirmed

Fourth-Floor fenestration-Exact locations to be confirmed



Section B-B



Section A-A

the spacestudio architects & designers

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revisions

1	Revised drawing	29.06.2022
2	Revised drawing	29.06.2022
3	Revised drawing	29.06.2022
4	Revised drawing	29.06.2022

project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M-05

drawing title

GA LAYOUT PROPOSAL

Fourth Floor Plans

drawing number / revision

015-E

scale

1:50 @ A1

date

29.06.2022

drawn / checked

CT / KS

0 0.5 1 2
Metres



Appendix E - Timberwise investigation report

Report Mr Chris McDermott
Sinns Ltd
Eastgate
2 Castle Street
Castlefield, Manchester
M3 4LZ

Suite 35
275 Deansgate
Manchester
M3 4EL

Tel 0161 969 1526
Fax 0870 225 7978
Email nw@timberwise.co.uk
www.timberwise.co.uk

Property Fraser House
Charlotte Street
Manchester M1 4

Inspected By Joe Holt – Senior Surveyor

Date of Survey 31 January 2012

Date of Report 10 February 2012

**In Accordance with
Instructions Dated** 23 January 2012

Our Ref G45031\JH\JS

Dear Mr McDermott

Thank you for your enquiry and instructions to inspect the above property to determine the presence and extent of problems associated with wood rot.

By using Timberwise, the largest privately owned British national preservation company, you automatically benefit from the high quality service and value associated with past four decades of Timberwise work.

Our report is attached. Please read it carefully to ensure that it meets with your requirements. If not, our Inspector, Joe Holt on 07970 602060, will be pleased to answer any questions you may have.

Weather conditions at the time of our inspection were cold but dry.

At the time of our Inspection the property was empty.

The above mentioned property is four empty floors above a fully functioning Chinese restaurant.

The building has two external elevations situated on the corner of Portland Street and Charlotte Street.

4TH FLOOR **PORTLAND STREET ELEVATION**

Evidence of attacks by the true dry rot *Serpula Lacryman* is evident on the sprayed vertical boarding adjacent the 2nd rain water disposal pipe counting from the left hand party wall.

There are four further rainwater pipes on this elevation which are hidden by the panelling.

IMPORTANT

This report is issued subject to our standard terms and conditions, which shall form part of any contract to carry our work based on the report. Please read them carefully.



Your own contractor should be instructed to remove the vertical boarding for 1 metre either side of the 2nd rainwater disposal pipe.

They should also remove the boarding from the front of all other rainwater disposal pipes in order that we can inspect for problems.

There is also evidence of attacks by the true dry rot *Serpula Lacryman* on the rear elevation ceiling and adjacent timber beam adjacent the lift.

Your own contractor should be instructed to remove the lath and plaster ceiling and wall plaster around the end of the timber beam for further inspection.

3RD FLOOR PORTLAND STREET ELEVATION

Continuing attacks by the true dry rot *Serpula Lacryman* are evident in the perimeter timber beams, boarding and the beam bearing into the perimeter beam. Your own contractor should be instructed to open up as previously described for the area above on the 4th floor. The screed above the floor may have to be removed above the beams to expose the floorboards which may be affected.

CHARLOTTE ST ELEVATION

Attacks by the true dry rot *Serpula Lacryman* are evident in the ends of beams, 1, 2 and 4 counting from the Portland Street elevation.

There are a total of 6 beams entering this elevation wall.

Your own contractor should be instructed to remove all wall plaster from the ceiling down for 600mm. Also to remove any linings and architraves from around the window frames.

The screed should be lined along the elevation for its full length for approximately 300mm from the wall.

2ND FLOOR CHARLOTTE STREET ELEVATION

The beams run parallel with Portland Street into the Charlotte Street elevation.

Beam number 2 counting from Portland Street is physically broken down by the true dry rot *Serpula Lacryman*. It appears that the attacks by the true dry rot *Serpula Lacryman* are running down from the 4th floor down through the remaining floors.

Your own contractor should be instructed to open up the areas where the rainwater disposal pipes are situated.

Wall plaster and floor screed should be removed from the Charlotte Street elevation as previously described.

1ST FLOOR PORTLAND STREET ELEVATION

This elevation appears to be dry lined on timber battens. Continuing attacks by the true dry rot *Serpula Lacryman* are evident on the battens and skirting board between the 1st and 2nd window frame counting from the left.

Your own contractor should be instructed to remove all battens, dryling for the full height between the window frames. Architraves and linings should also be removed from the two adjacent window frames.

CHARLOTTE STREET ELEVATION

Continuing attacks by the true dry rot *Serpula Lacryman* are evident between beams 1 and 2 counting from Portland Street.

Your own contractor should be instructed to expose beam ends and window frames as previously described. Once all beams, lintels, window frames, rainwater disposal pipes and floor boards have been exposed we will return to site to prepare a report, specification and costs for eradication of the decay.

Dry rot can in certain circumstances cause serious damage by its rapid growth and we would recommend that treatment is carried out as soon as possible.

In a building of this nature there may be concealed and/or inaccessible timbers. We are not able to comment of the condition of any such timbers nor have we allowed for any form of treatment to them in our quotation.

At this stage we have restricted our specification to the area detailed above. It is possible that dry rot is affecting adjacent areas. If these require further inspection during the course of our works, a supplementary report and quotation may be submitted if applicable.

Dry rot spores are considered omnipresent and no environment is considered free from them. The spores will germinate and grow in timber with a moisture content of between 20% and 30%. The fine fungal thread (hypha) digests the cellulose and hemi-cellulose fraction of the wood, but does not attack the structural lignin.

These remain as a brittle matrix which cracks into cubes and differential stresses. Cuboidal cracking which is also characteristic of many wet rots and does not automatically indicate the presence of dry rot. Fungal hyphae may clump together into a variety of structures known as mycelia which takes various forms depending on the surrounding conditions. They may fill a humus cavity as a cotton wool like mass or grow across the surface of the timber as a grey/white skin. Active dry rot (*Serpula Lacrymans*) has a fresh white or greyish appearance. Some hyphae grouped together to form conducting strands. Their main function is the conduction of nutrients through inert non-nutrient material i.e. brickwork, to permit eventual colonization of the timbers.

The relatively impervious outer layer, together with an unusually alkaline tolerance, allows them to survive in the mortar layers of the masonry and walls in an infested area may be full of dry rot strands.

The dry rot fungus may tolerate relatively lower moisture content and, through this and other facets of its biology, it is potentially capable of considerable destruction.

The above report is based upon our instructions as we understand them. If any part of this report and/or the attached quotation requires clarification or fails to address your expectation please contact the office/surveyor and let us know of your concern immediately.

Although our report may refer to certain parts of the structure, we are not chartered or structural surveyors and our report must not be interpreted as such. If you have any concerns about the structure of the property you should contact a qualified structural surveyor or engineer.

If we can be of any further assistance regarding the above report, please do not hesitate to telephone our Inspector.

Yours sincerely

Joe Holt

For and on behalf of TIMBERWISE (UK) LIMITED

Timberwise (UK) Ltd ("the Company")

This report has been prepared for the person, company, partnership or other legal entity named overleaf. It may not be disclosed to or relied upon by a third party without the express prior written consent of a director of the Company. If this report is disclosed to and/or relied upon by a third party then such disclosure, reliance or use is made entirely at the risk of those parties involved and without liability on the part of the Company.

Details of the date and scope of our inspection and the premises (or part thereof) to which it relates are set out overleaf. We have not investigated, considered or reported upon any other matter including, without limitation:

- the future state of the property
- adjoining or adjacent properties
- the general structure of the property
- in the case of timber inspections, timbers exposed to the outside or timbers not visible at the time of inspection
- furniture, doors and gates

Our inspection was not and, should not be relied upon as, a substitute for a structural survey.

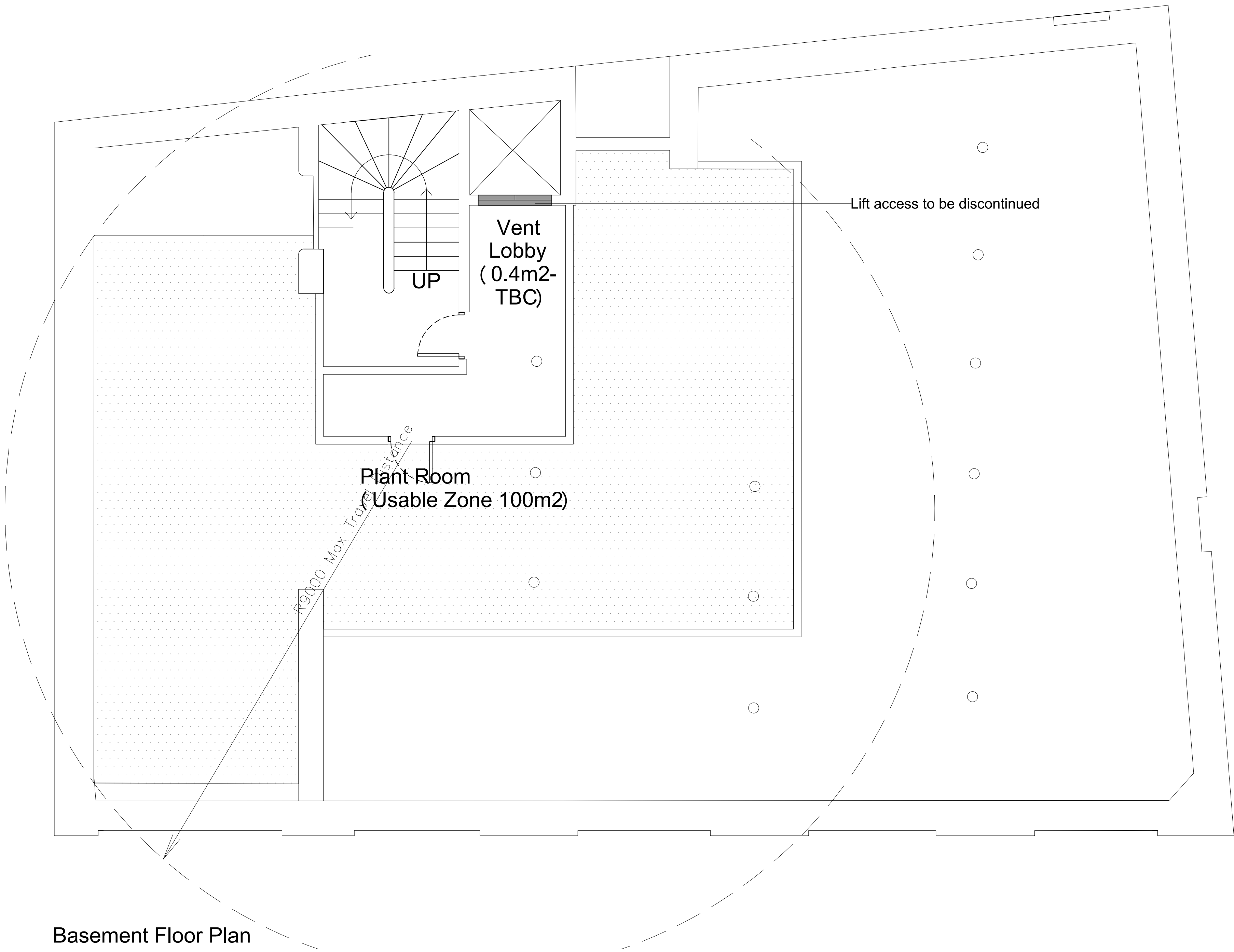
Our investigation and this report are limited to those areas of the property that our inspector might reasonably be expected to have accessed at the time of his inspection bearing in mind the safety, state of occupation and furnishing of the property and whether any parts of the property were locked, obscured from view or otherwise inaccessible.

This report and all copyright, trade marks, design rights and other intellectual property rights herein are owned by the Company. This report may not be copied in whole or in part without the express prior written consent of a director of the Company.

This report and the Company's inspection services are subject to the Company's standard terms and conditions of supply, a copy of which is available upon request.

Appendix F - Architect's drawings

2022-1008M-011-B Proposed GA Basement Floor Plan
2022-1008M-012-E Proposed GA Lower Ground Floor Plans
2022-1008M-013-E Proposed GA Upper Ground Floor Plans
2022-1008M-014-D Proposed GA First Floor Plan
2022-1008M-015-C Proposed GA Second Floor Plan
2022-1008M-016-C Proposed GA Third Floor Plan
2022-1008M-017-D Proposed GA Fourth Floor Plan & Cross-Sections
2022-1008M-018-C Proposed GA Roof Plan
2022-1008M-019-C Disabled Access Drawing
2022-1008M-021 Removed Elements Basement Plan
2022-1008M-022 Removed Elements Lower GF Plan
2022-1008M-023 Removed Elements Upper GF Plan
2022-1008M-024 Removed Elements First Floor Plan
2022-1008M-025 Removed Elements Second Floor Plan
2022-1008M-026 Removed Elements Third Floor Plan
2022-1008M-027 Removed Elements Fourth Floor Plan



Basement Floor Plan

the spacestudio[®]
architects & designers

Project Name
36 Charlotte Street
115,000 sqm
2022-1008M
011 B
011 B
011 B

revisions

1	Update area indicated	24-10-2022
2	Update area indicated	04-11-2022

project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M

drawing title

Proposed GA Basement Floor Plan

drawing number / revision

2022-1008M - 011 B

scale

1:50 @ A1

date

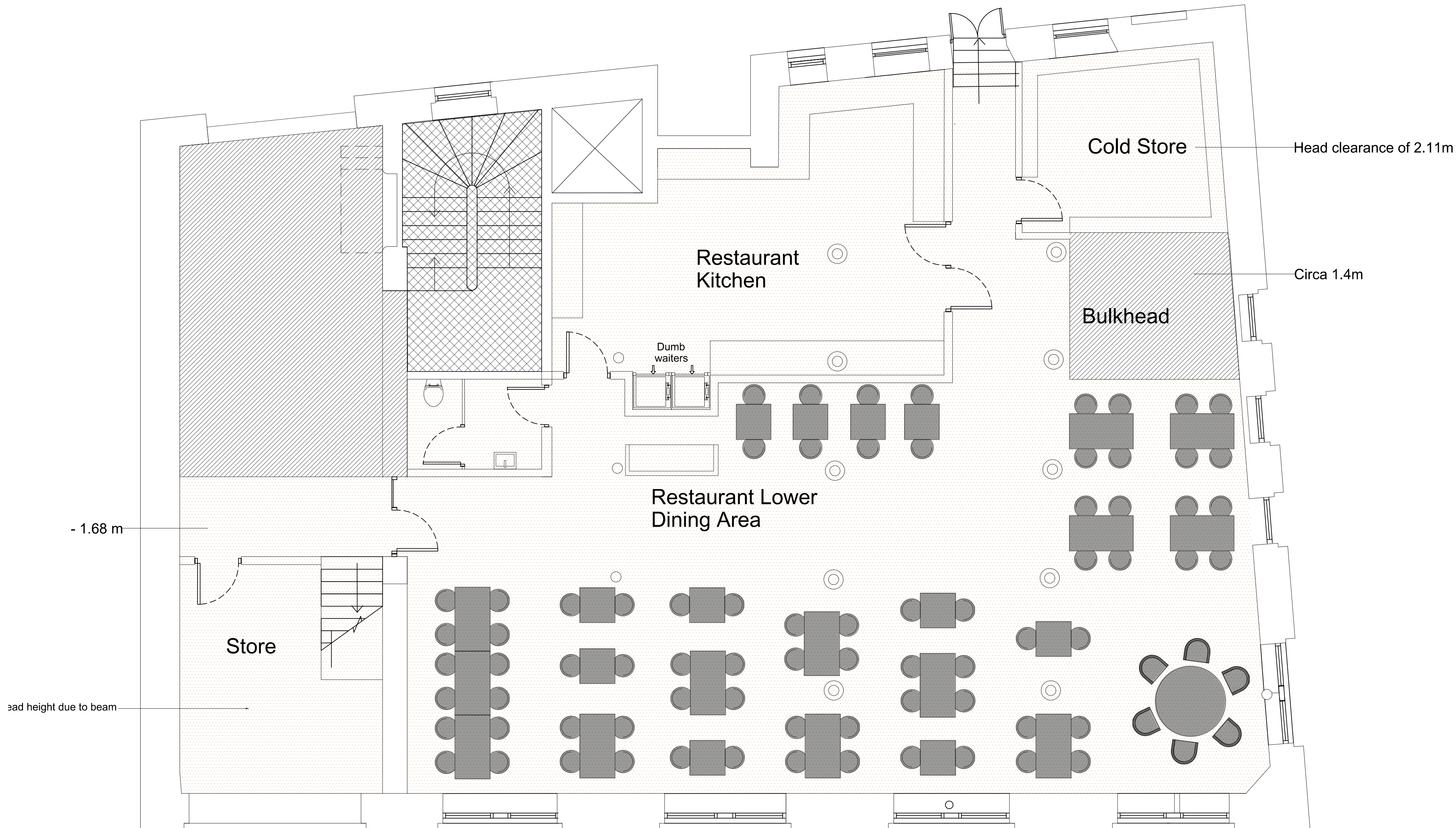
26.09.2022

drawn / checked

CO/ KS

Project Name
36 Charlotte Street
115,000 sqm
2022-1008M
011 B
011 B
011 B

the spacestudio[®]
architects & designers



Area Schedule - Fraser House, Manchester		
Description / Type	Area	Floor
Restaurant Entry Lobby (Inc Access WC 4.4)	29.9m2	Upper Ground Floor
Restaurant Upper Dining Area	153.3m2	Upper Ground Floor
Restaurant Lower Dining Area (157.2) + Kitchen (31.7) + WCs (32)	220.2m2	Lower Ground Floor
Plant Room Usable Area	100m2 (maximum area)	Basement

- * Note
- Exact areas may marginally vary between 1st, 2nd & 3rd residential floors due to variations in existing external wall profile.
 - No area reduction allowance for internal thermal insulation bulk-up

Restaurant - Lower Ground Floor Plan (80 Covers)

the space studio architects & designers

Project Name
Fraser House
36 Charlotte Street
Manchester M1 4FD
Tel: 0161 232 4400
Email: info@thespacestudio.com
www.thespacestudio.com

revisions

A	1	Initial & Final Plans issued	04-10-2022
B	2	Final Plans issued	04-10-2022
C	3	Final Plans issued	04-10-2022
D	4	Final Plans issued	04-10-2022
E	5	Final Plans issued	04-10-2022

project and code

Fraser House
36 Charlotte Street
Manchester M1 4FD
2022-1008M

drawing title

Proposed GA Lower
Ground Floor Plans

drawing number / revision

2022-1008M - 012-E

scale

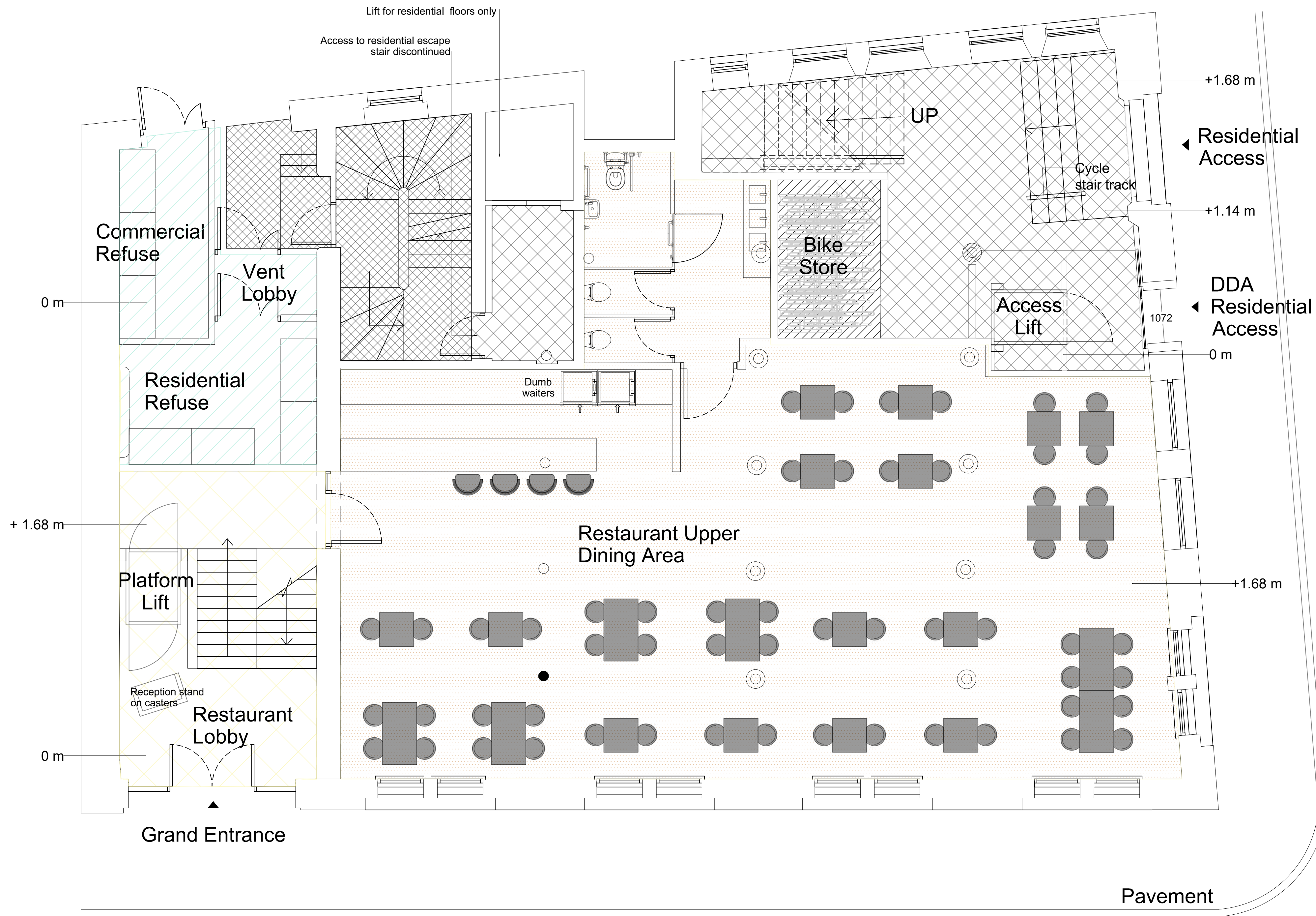
1:50 @ A1

date

29.06.2022

drawn / checked

CQ / KS



Restaurant - Upper Ground Floor Plan (56 Covers + 4 Bar Stools)

Area Schedule - Fraser House, Manchester			
Description / Type	Area	Floor	
Residential Reception Space (Entry level)	36.0m2	Upper Ground Floor	RESTAURANT
Residential Stair (12.8) + Lift (3.0) + Lobbys (4.8+5.4)	26.0m2	Upper Ground Floor	
Cycle Store (Residential)	6.5m2	Upper Ground Floor	
Refuse Store	16.0m2	Upper Ground Floor	
Restaurant Entry Lobby (Inc Access WC 4.4)	29.9m2	Upper Ground Floor	
Restaurant Upper Dining Area	153.3m2	Upper Ground Floor	
Restaurant Lower Dining Area (157.2) + Kitchen (31.7) + WCs (32)	220.2m2	Lower Ground Floor	
Plant Room Usable Area	100m2 (maximum area)	Basement	

the spacestudio[™]
architects & designers

Project Name
Fraser House
36 Charlotte Street,
Manchester M1 4FD
Tel: 0161 232 2815
Fax: 0161 232 2890
Email: info@spacestudio.co.uk
www.spacestudio.co.uk

Revisions

Rev	Description	Date
1	Approved & issued for construction	03-10-2022
2	Approved & issued for construction	10-10-2022
3	Approved & issued for construction	04-10-2022
4	Approved & issued for construction	01-11-2022
5	Approved & issued for construction	14-11-2022

Project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M

Drawing title

Proposed GA Upper
Ground Floor Plans

Drawing number / revision

2022-1008M - 013 E

Scale

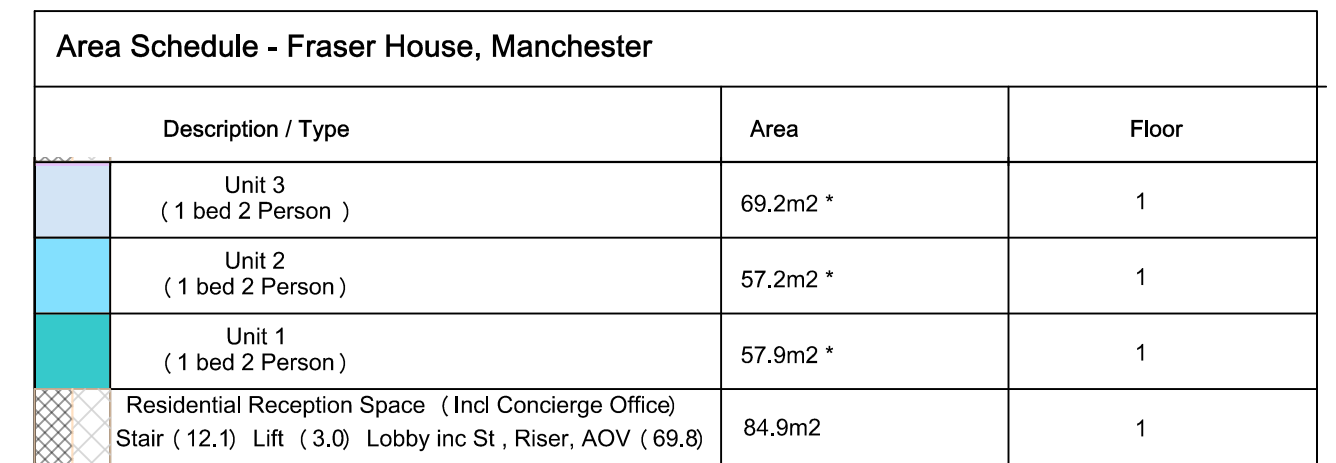
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Date

29.06.2022

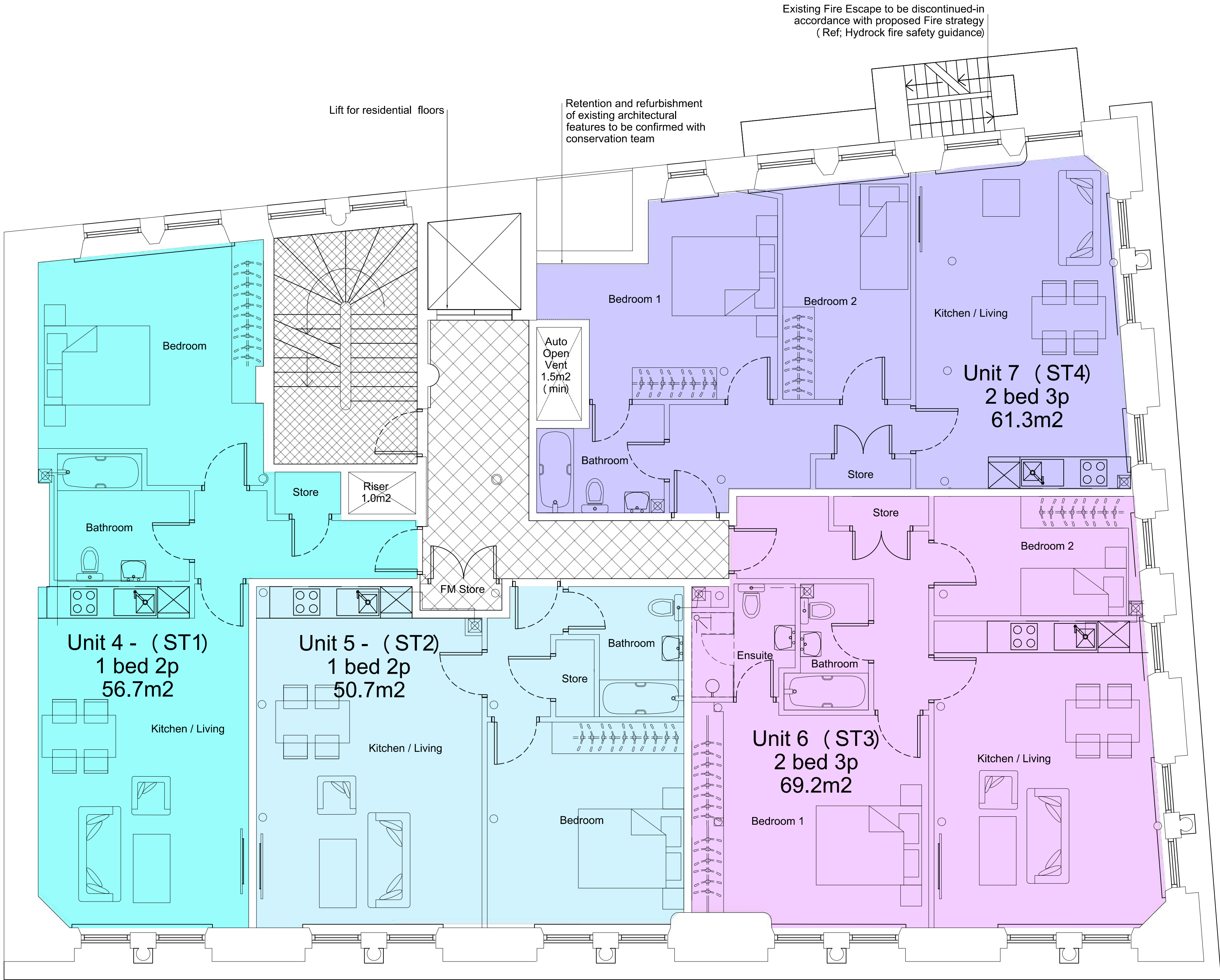
Drawn / checked

CQ / KS



- * Note
 1. Exact areas may marginally vary between 1st, 2nd & 3rd residential floors due to variations in existing external wall profile.
 2. No area reduction allowance for internal thermal insulation build-up

[illegible]



Area Schedule - Fraser House, Manchester				
Description / Type			Area	Floor
Unit 10 (2Bed 3 Person)	Standard Type 3		69.2m2 *	3
Unit 9 (1Bed 2 Person)	Standard Type 2		50.7m2 *	3
Unit 8 (1 bed 2 Person)	Standard Type 1		56.7m2 *	3
Common Area - 3rd Floor			32m2	3
Stair (12.1) Lift (3.0) Lobby inc St, Riser, AOV (16.9)				

- * Note
- Exact areas may marginally vary between 1st, 2nd & 3rd residential floors due to variations in existing external wall profile.
 - No area reduction allowance for internal thermal insulation build-up

Second Floor Plan

the spacestudio[™]
architects & designers

Full Floor
Total Floorplate
36 Charlotte Street
Manchester M1 4FD
0161 232 1010
www.spacestudio.com

revisions

A	1	ADD notes and draft completed	10-07-2022
B	1	ADD notes and draft completed	24-10-2022
C	1	Space Plan released	04-11-2022

project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M

drawing title

Proposed GA Second Floor Plan

drawing number / revision

2022-1008M - 015 C

scale

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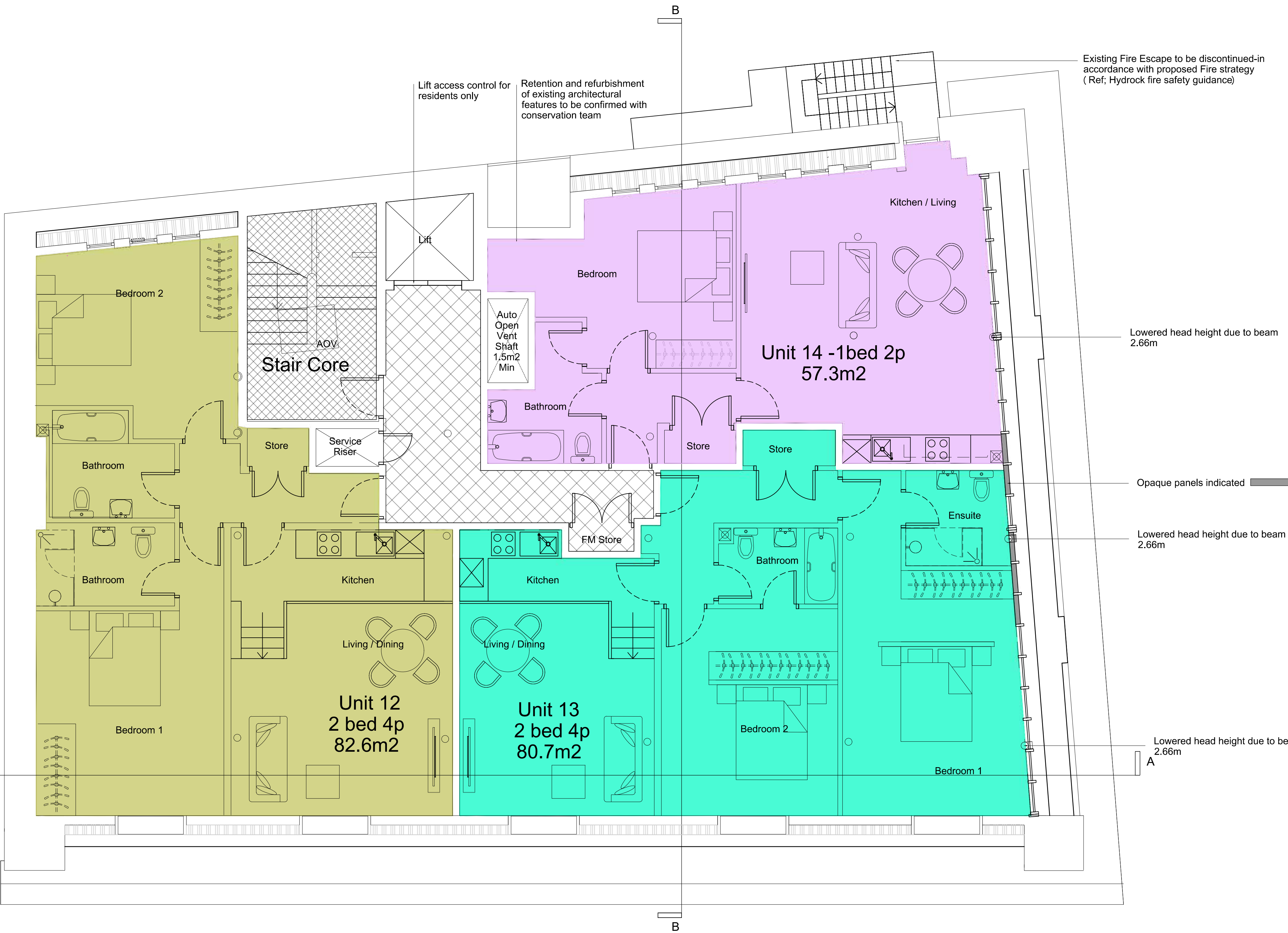
date

29.06.2022

drawn / checked

CT / KS

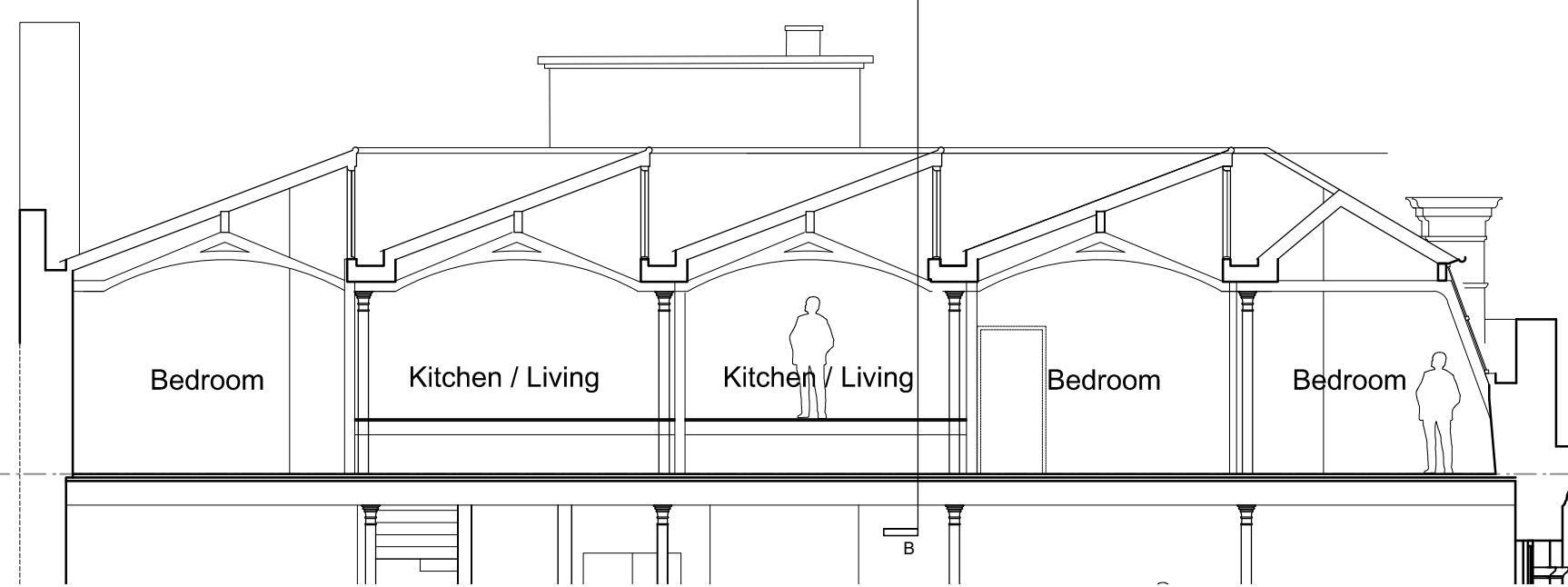
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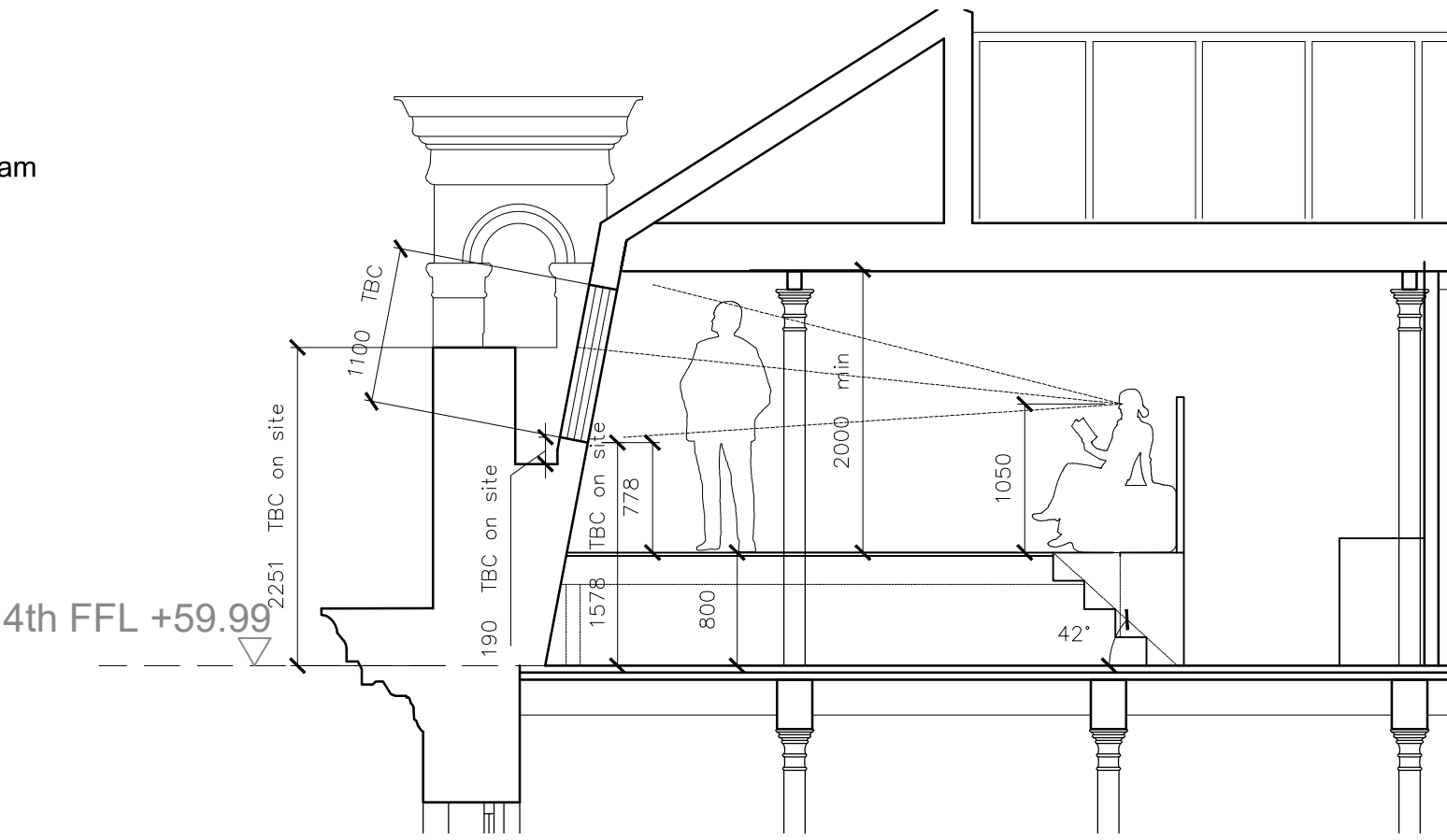
Fourth Floor Plan

Area Schedule - Fraser House, Manchester		
Description / Type	Area	Floor
Unit 14 Loft Apartment (1 bed 2 Person)	57.3m2	4
Unit 13 Loft Apartment (2Bed 4 Person)	80.7m2	4
Unit 12 Loft Apartment (2Bed 4 Person)	82.6m2	4
Common Area - 4th Floor Stair (12.0) Lift (3.0) AOV (1.5) Lobby, Store (14.8)	31.3m2	4

- * Note
1. Exact areas may marginally vary between 1st, 2nd & 3rd residential floors due to variations in existing external wall profile.
 2. No area reduction allowance for internal thermal insulation build-up



Section A-A
1:100



Section B-B
1:50

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Project and code
Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M

Drawing title
Proposed GA Fourth Floor Plan & Cross-Sections

Drawing number / revision
2022-1008M - 017 D

Scale
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Date
29.06.2022

Drawn / checked
CT / KS

Revisions

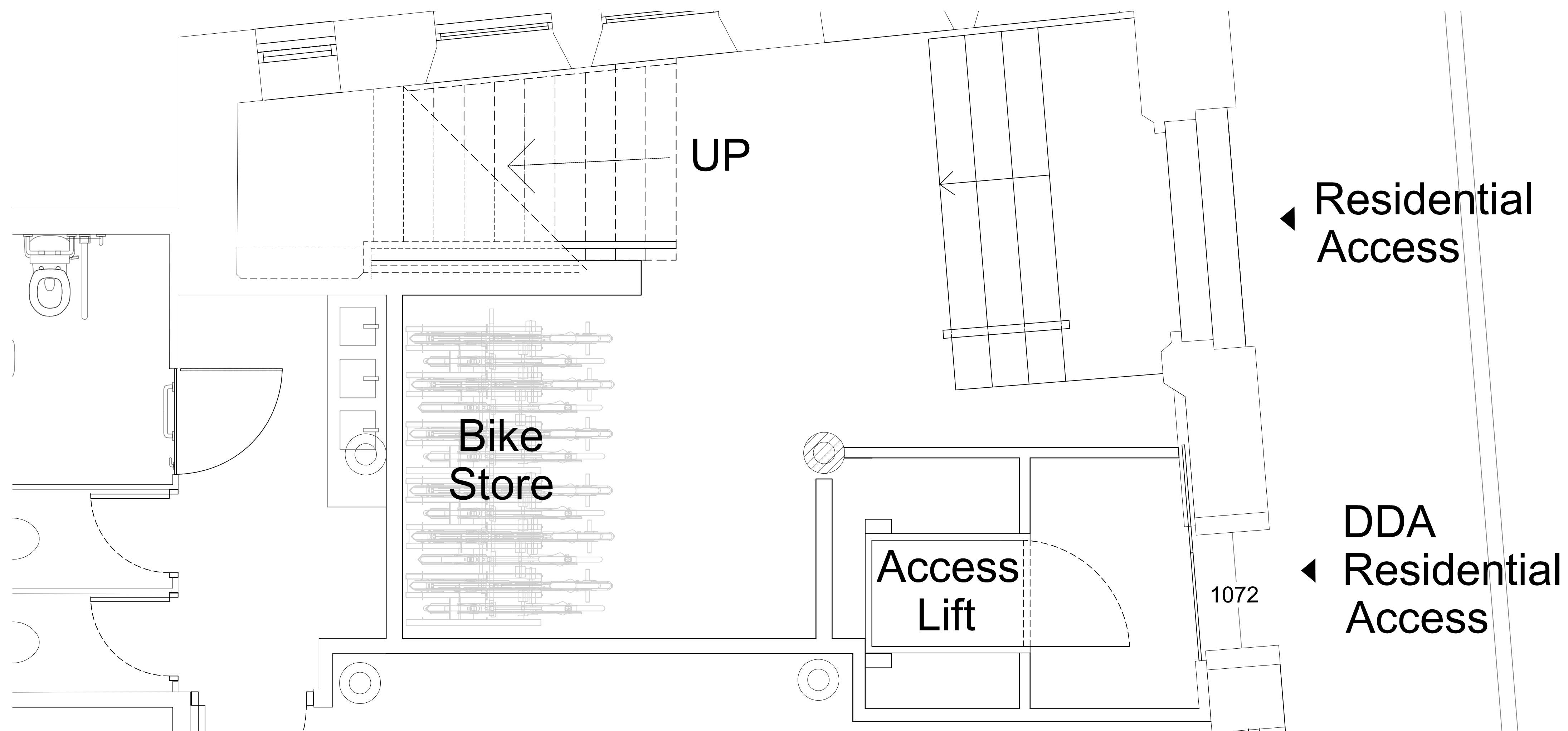
Rev	Description	Date
1	Issue for client review	01.10.2022
2	Issue for client review	10.10.2022
3	Issue for client review	24.10.2022
4	Issue for client review	14.11.2022

4th Floor
100 Charlotte Street
112-114 Charlotte Street
Manchester
M1 4FD
Tel: 0161 232 8811
Fax: 0161 232 8812
www.spacestudio.co.uk

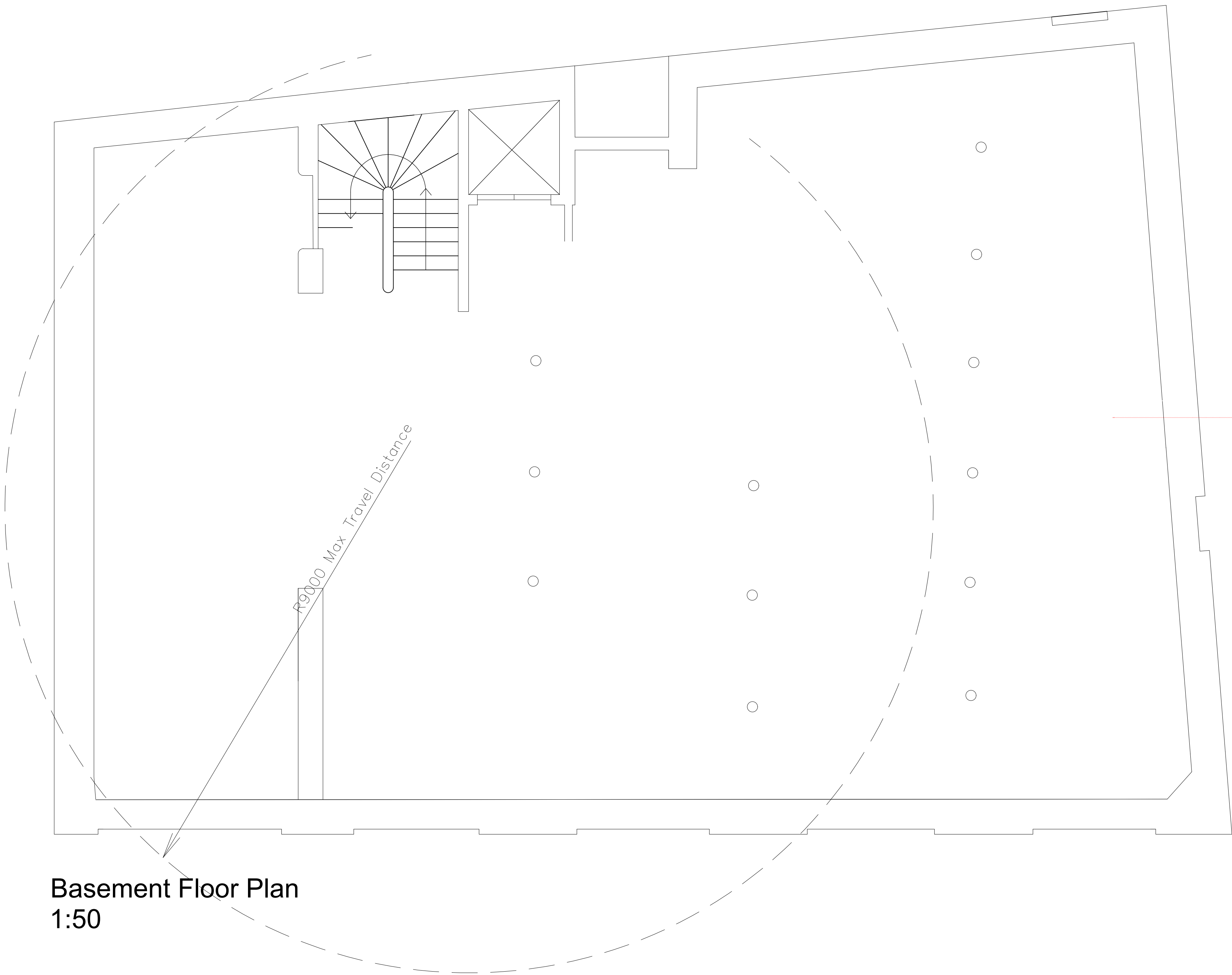




Elevation - Proposed Disabled Access from Charlotte Street



Plan - Proposed Disabled Access from Charlotte Street



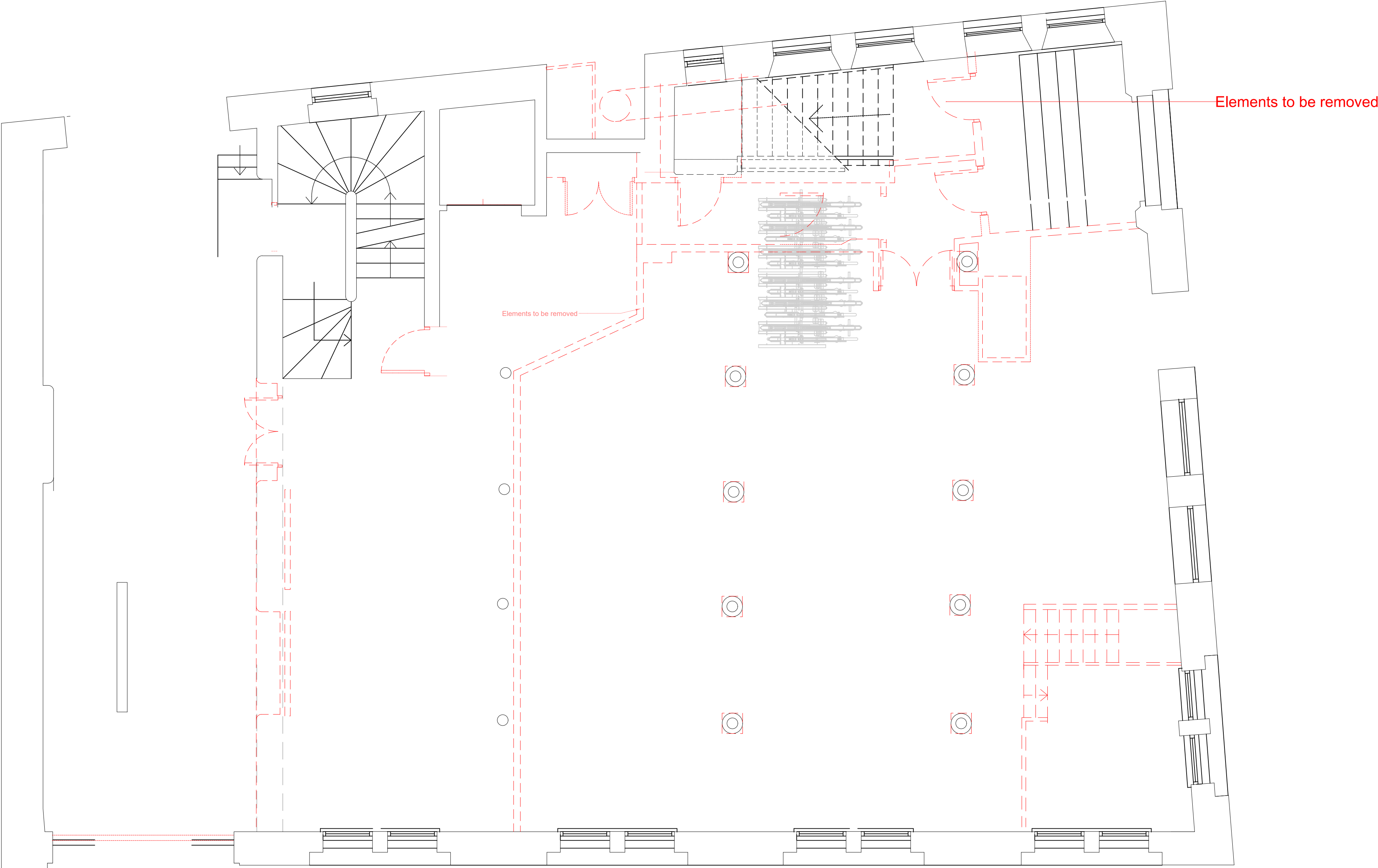
Basement Floor Plan
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the spacestudio[™] architects & designers the spacestudio[™] architects & designers	revisions
	project and code
	Fraser House 36 Charlotte Street, Manchester M1 4FD 2022-1008M
	drawing title
Removed Elements Basement Plan	
	drawing number / revision
	2022-1008M – 021
	scale
	1:50 @ A1
	date
	26.09.2022
	drawn / checked
	CQ/ KS
Plot Number The Laureates City of Norwich Works Market Square Norwich, Norfolk NR1 1PL UK Tel: 01203 612 961 Fax: 01203 612 960 www.the-spacestudio.com www.the-spacestudio.com	



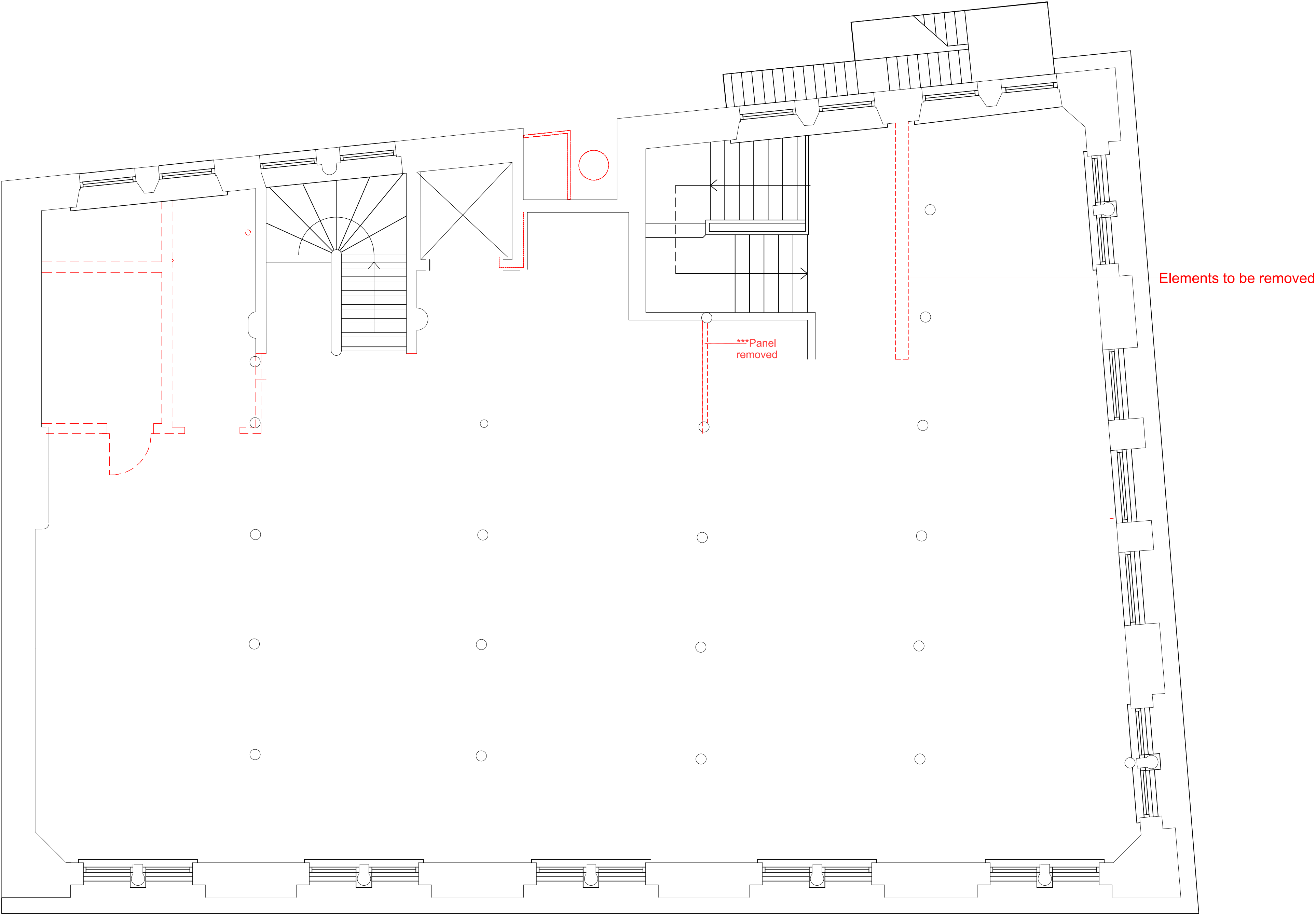
Lower Ground Floor Plan

1:50



Upper Ground Floor Plan
1:50

the spacestudio[™] architects & designers Full Floor The Fraser House 36 Charlotte Street Manchester M1 4FD UK Tel: 0161 232 2815 Fax: 0161 232 2390 www.spacestudio.co.uk info@spacestudio.co.uk	all drawings and designs remain the copyright of the spacestudio and must be used in accordance with the terms of the license agreement. Any use of the drawings or designs for any other purpose without the written consent of the spacestudio is strictly prohibited. The spacestudio accepts no liability for any errors or omissions in the drawings or designs.	revisions

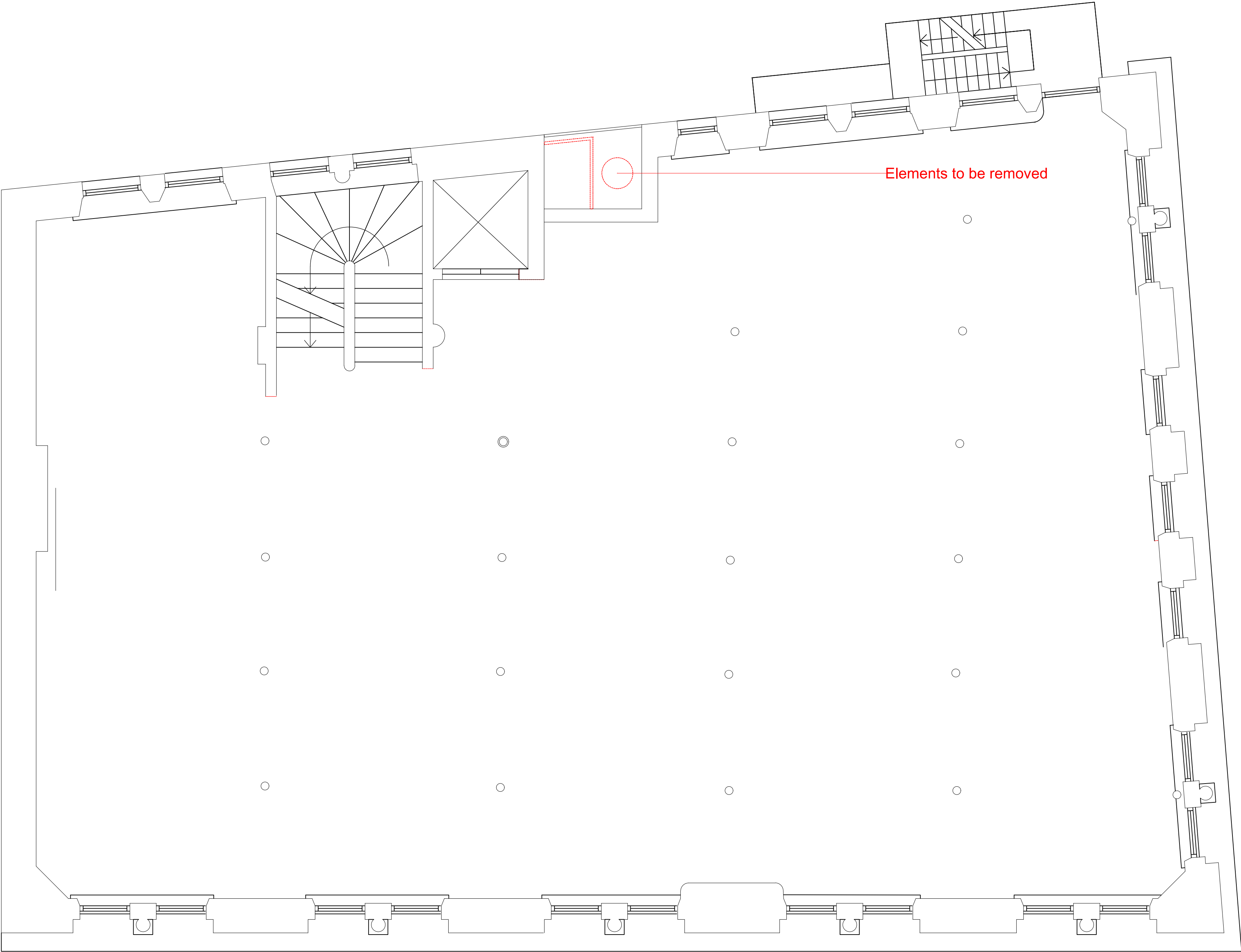


First Floor Plan
1:50

the spacestudio^{architects & designers} First Floor The Fraser House 36 Charlotte Street Manchester M1 4FD 0161 232 8812 www.spacestudio.co.uk	revisions	
	project and code	
	drawing title	
	drawing number / revision	
	scale	
	date	
	drawn / checked	
	CT / KS	



	revisions
	project and code
	Fraser House 36 Charlotte Street, Manchester M1 4FD 2022-1008M
	drawing title
	Removed Elements Second Floor Plan
drawing number / revision	2022-1008M - 025
scale	1:50 @ A1
date	14.11.2022
drawn / checked	CT / KS
Project Manager Design Development 100 Queen Elizabeth Drive London E16 7JH Tel: +44 (0) 20 323 9616 Fax: +44 (0) 20 323 9880 www.thespacestudio.co.uk	



Third Floor Plan
1:50

the spacestudio[™]
architects & designers

Full Plan
Third Floor Plan
Original Design
Architectural Drawing
Scale: 1:50
Date: 14.11.2022
www.spacestudio.co.uk

revisions

project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD
2022-1008M

drawing title

Removed Elements
Third Floor Plan

drawing number / revision

2022-1008M - 026

scale

1:50 @ A1

date

14.11.2022

drawn / checked

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project and code

Fraser House
36 Charlotte Street,
Manchester M1 4FD

2022-1008M

drawing title

Removed Elements
Fourth Floor Plan

drawing number / revision
2022-1008M - 026

scale
1:50 @ A1

date
29.06.2022

drawn / checked
CT / KS

First Floor
The Lambourne
Great Hampton Works
174 Great Hampton Row
Birmingham
B15 2JF
Tel: 0121 212 9618
Fax: 0121 233 4090

design@thespaceshuttle.com
www.thespaceshuttle.com

Appendix G - M&E Drawings

4193-1-SK105-P1 Mechanical and Electrical Services – First Floor

4193-1-SK110-P1 Electrical Services – Typical Apartments

4193-2-SK106-P1 Mechanical and Electrical Services – Second Floor

4193-3-SK107-P1 Mechanical and Electrical Services – Third Floor

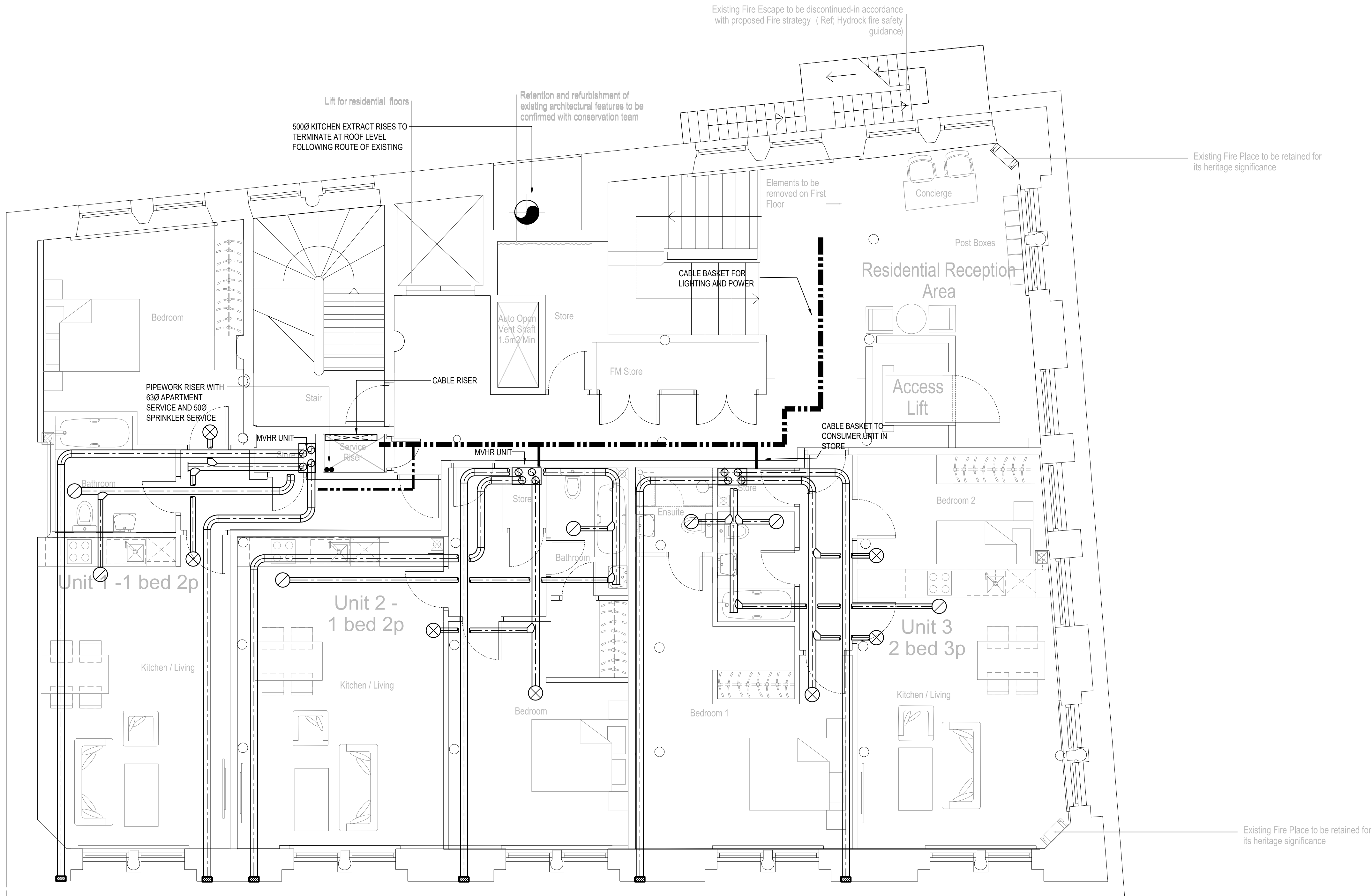
4193-4-SK108-P1 Mechanical and Electrical Services – Fourth Floor

4193-B-SK102-P1 Mechanical and Electrical Services – Basement Level

4193-LG-SK103-P1 Mechanical and Electrical Services – Lower Ground Level

4193-R-SK109-P1 Mechanical and Electrical Services – Roof Level

4193-UG-SK104-P1 Mechanical and Electrical Services – Upper Ground Level

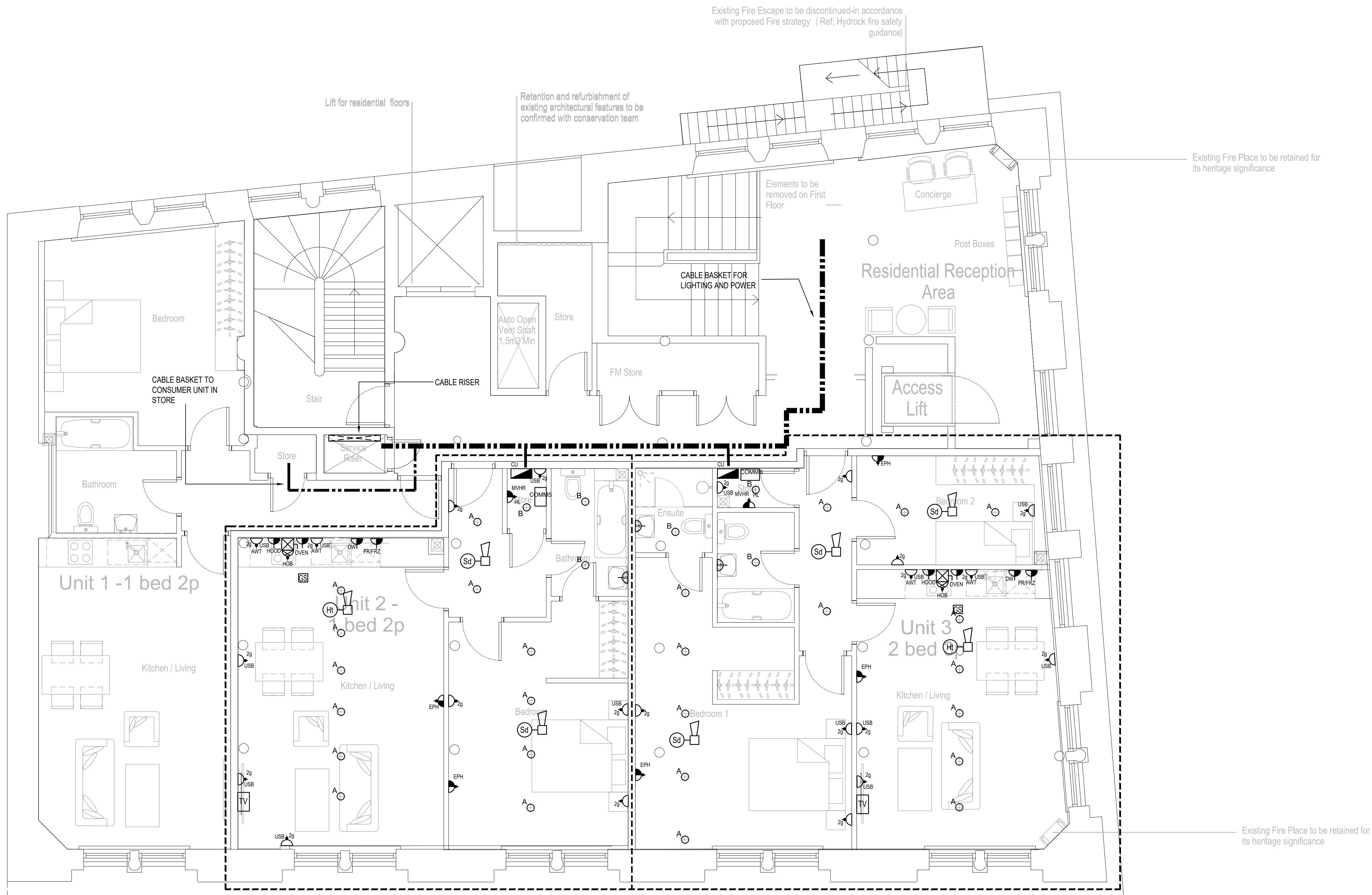


- NOTES
1. ALL SERVICE ROUTES DETAILED ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTES AND POSITIONS OF ALL INSTALLED SERVICES AND EQUIPMENT.
 2. THE EXACT POSITION OF ALL SERVICES AND EQUIPMENT SHALL BE AGREED BY THE CONTRACT ADMINISTRATOR.
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 7. DO NOT SCALE FROM THIS DRAWING.
 8. EXISTING SERVICES SHOWN FAINT.

P1	29-11-22	ISSUED FOR INFORMATION
REV	DATE	REVISION DESCRIPTION
CLIENT		
THE SPACE STUDIO		
PROJECT		
FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
TITLE		
MECHANICAL AND ELECTRICAL SERVICES - FIRST FLOOR		
		
■ Burnham House, 373 Bury New Road, Manchester, M25 1AW T: 0161 773 1177 F: 0161 773 9977 manchester@parker-wilson.co.uk □ 2nd Floor, 72, Cannon Street, London EC4N 6AE T: 0207 251 4500 london@parker-wilson.co.uk www.parker-wilson.co.uk		
DRAWN BY J.F.	CHECKED B.P.	APPROVED BY P.G.
SCALE 1:50	SIZE A1	DATE November 2022
DRAWING No 4193-1-SK105	REV P1	

WORK IN PROGRESS

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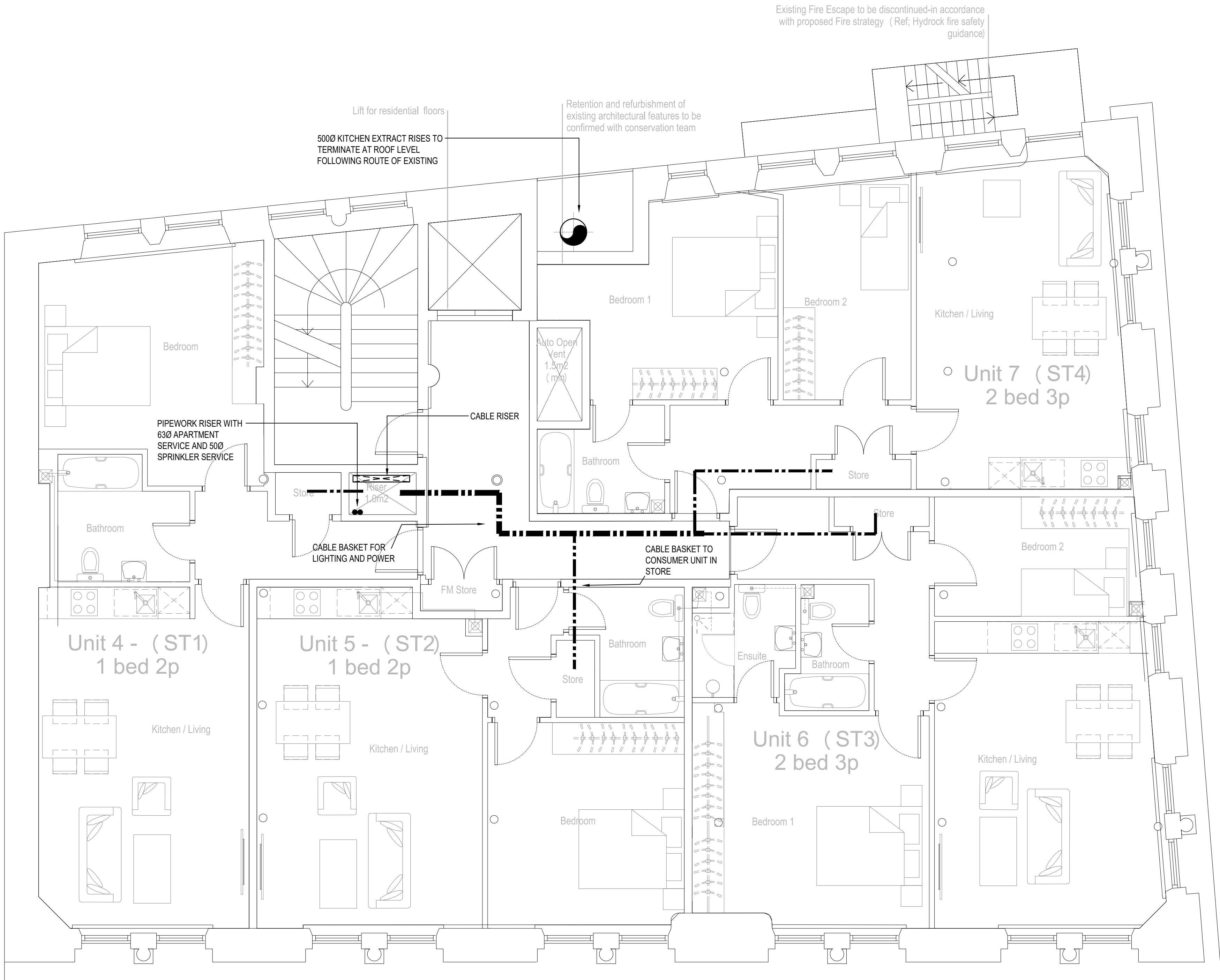
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- LEGEND
- A KOS ROUND 140 LED TRAY MOUNTED DOWNLIGHT
 - B MASHIKO 400 ROUND - IP44 CEILING MOUNTED DOWNLIGHT
 - Sd SMOKE DETECTOR WITH INTEGRAL SOUNDER
 - Ht HEAT DETECTOR WITH INTEGRAL SOUNDER
 - Xg 13A SWITCHED SOCKET OUTLET. Xg = No. OF GANGS
 - SWITCHED FUSED CONNECTION UNIT
 - UN-SWITCHED FUSED CONNECTION UNIT
 - SHAVER SOCKET
 - HOB COOKER CONTROL UNIT
 - TV TELEVISION POINT
 - GS GRID SWITCH FOT FUSED SPURS: FRIDGE/FREEZER, DISHWASHER, OVEN, HOB, RECIRC. HOOD
 - CONSUMER UNIT

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CLIENT		
THE SPACE STUDIO		
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FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
TITLE		
ELECTRICAL SERVICES - TYPICAL APARTMENTS		
		
■ Burnham House, 373 Bury New Road, Manchester, M25 1AW T: 0161 773 1177 F: 0161 773 9977 manchester@parker-wilson.co.uk □ 2nd Floor, 72, Cannon Street. London EC4N 6AE. T: 0207 251 4500 london@parker-wilson.co.uk www.parker-wilson.co.uk		
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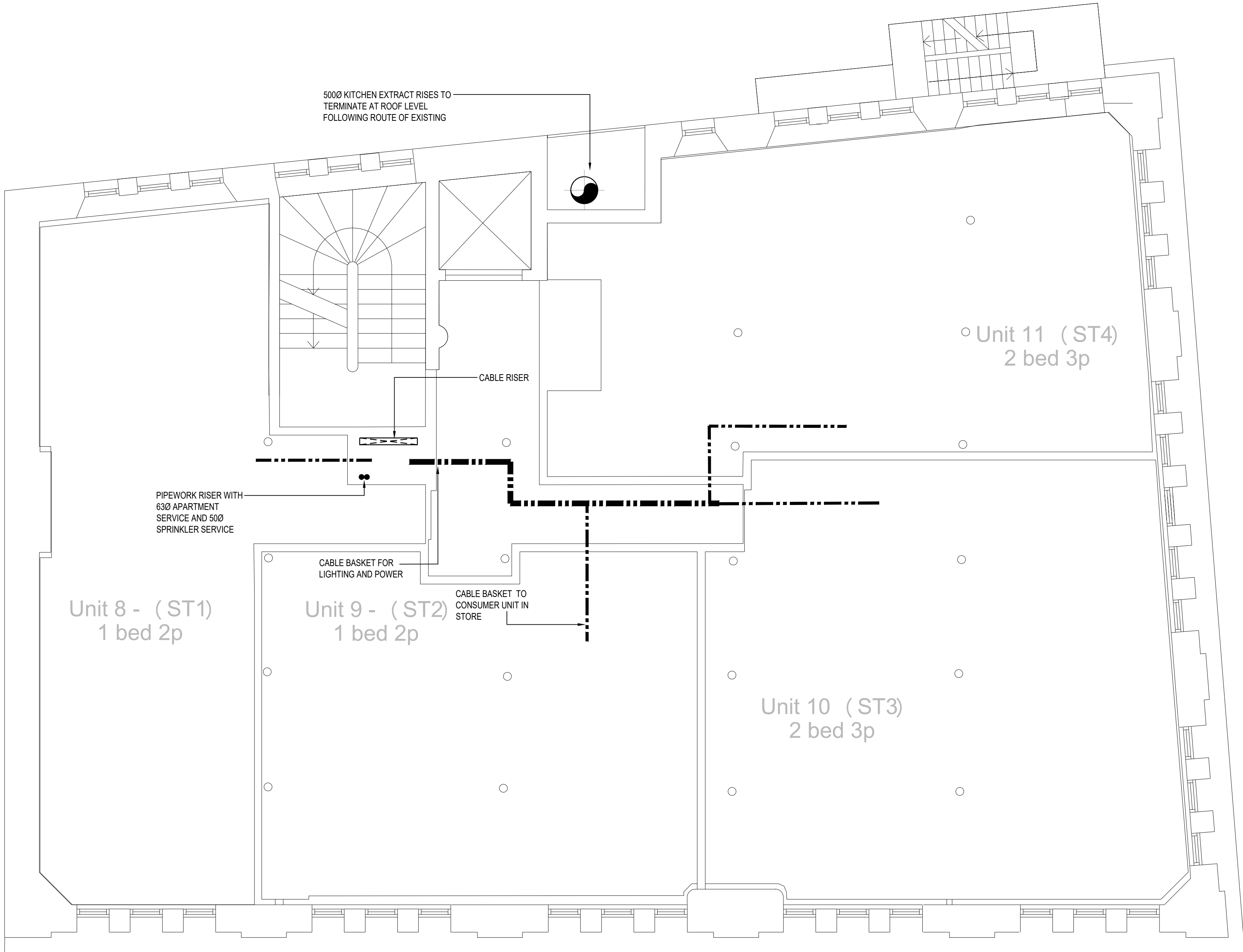


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THE SPACE STUDIO		
PROJECT		
FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
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MECHANICAL AND ELECTRICAL SERVICES - SECOND FLOOR		
		
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DRAWING No 4193-2-SK106	REV P1	

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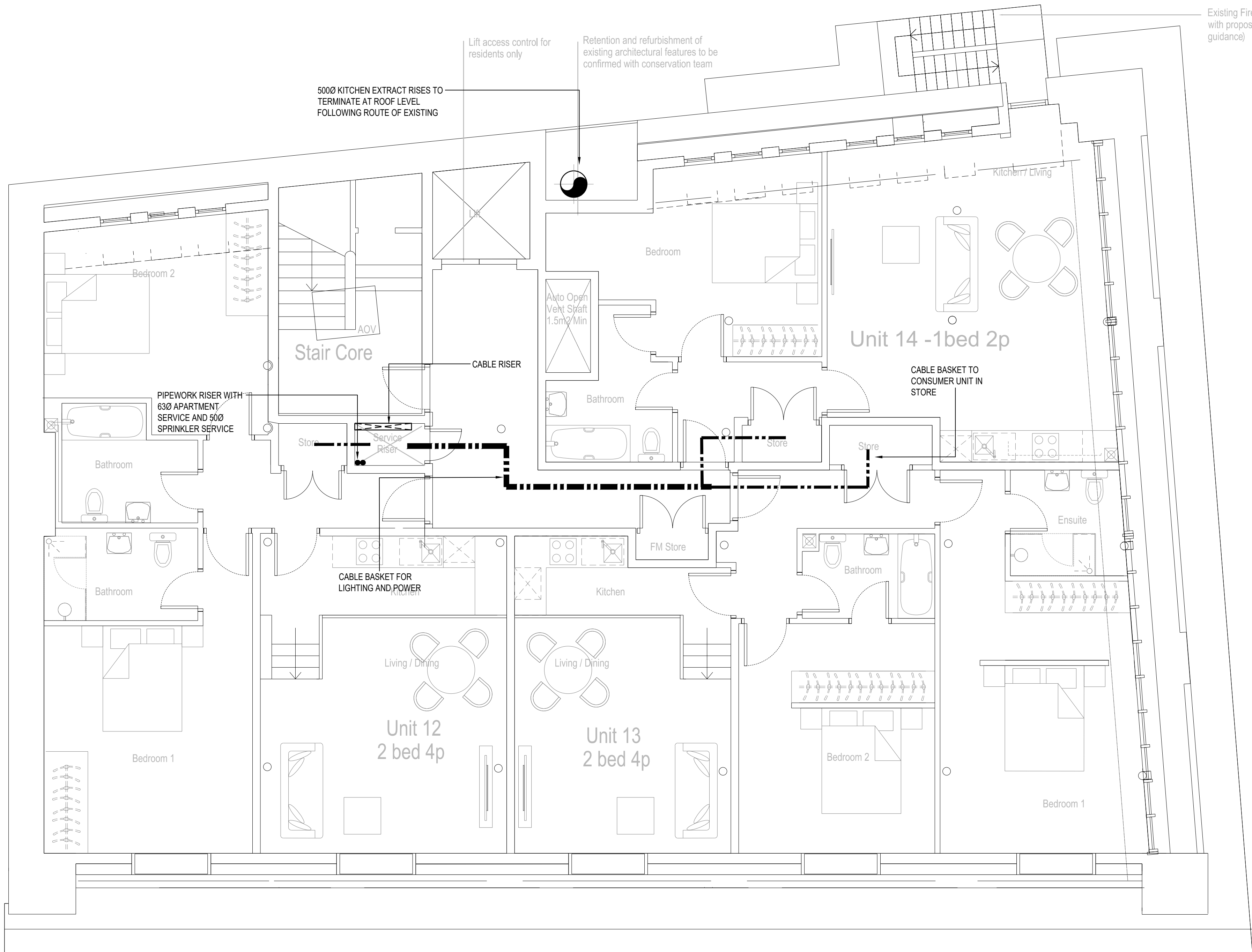


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CLIENT		
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PROJECT		
FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
TITLE		
MECHANICAL AND ELECTRICAL SERVICES - THIRD FLOOR		
		
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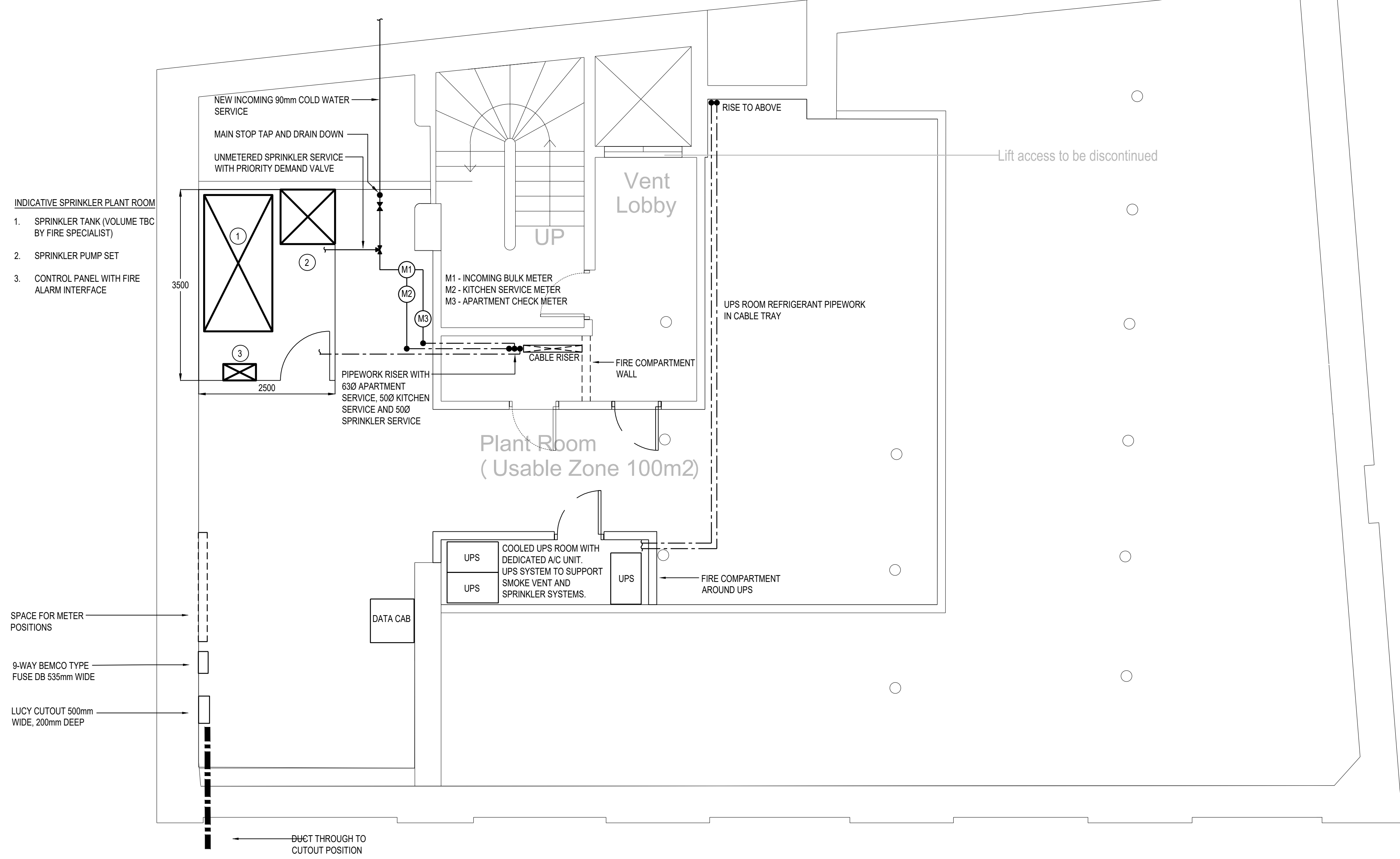


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REV	DATE	REVISION DESCRIPTION
CLIENT THE SPACE STUDIO		
PROJECT FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
TITLE MECHANICAL AND ELECTRICAL SERVICES - FOURTH FLOOR		
		
■ Burnham House, 373 Bury New Road, Manchester, M25 1AW T: 0161 773 1177 F: 0161 773 9977 manchester@parker-wilson.co.uk □ 2nd Floor, 72, Cannon Street. London EC4N 6AE T: 0207 251 4500 london@parker-wilson.co.uk www.parker-wilson.co.uk		
DRAWN BY J.F.	CHECKED B.P.	APPROVED BY P.G.
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DRAWING No 4193-4-SK108	REV P1	

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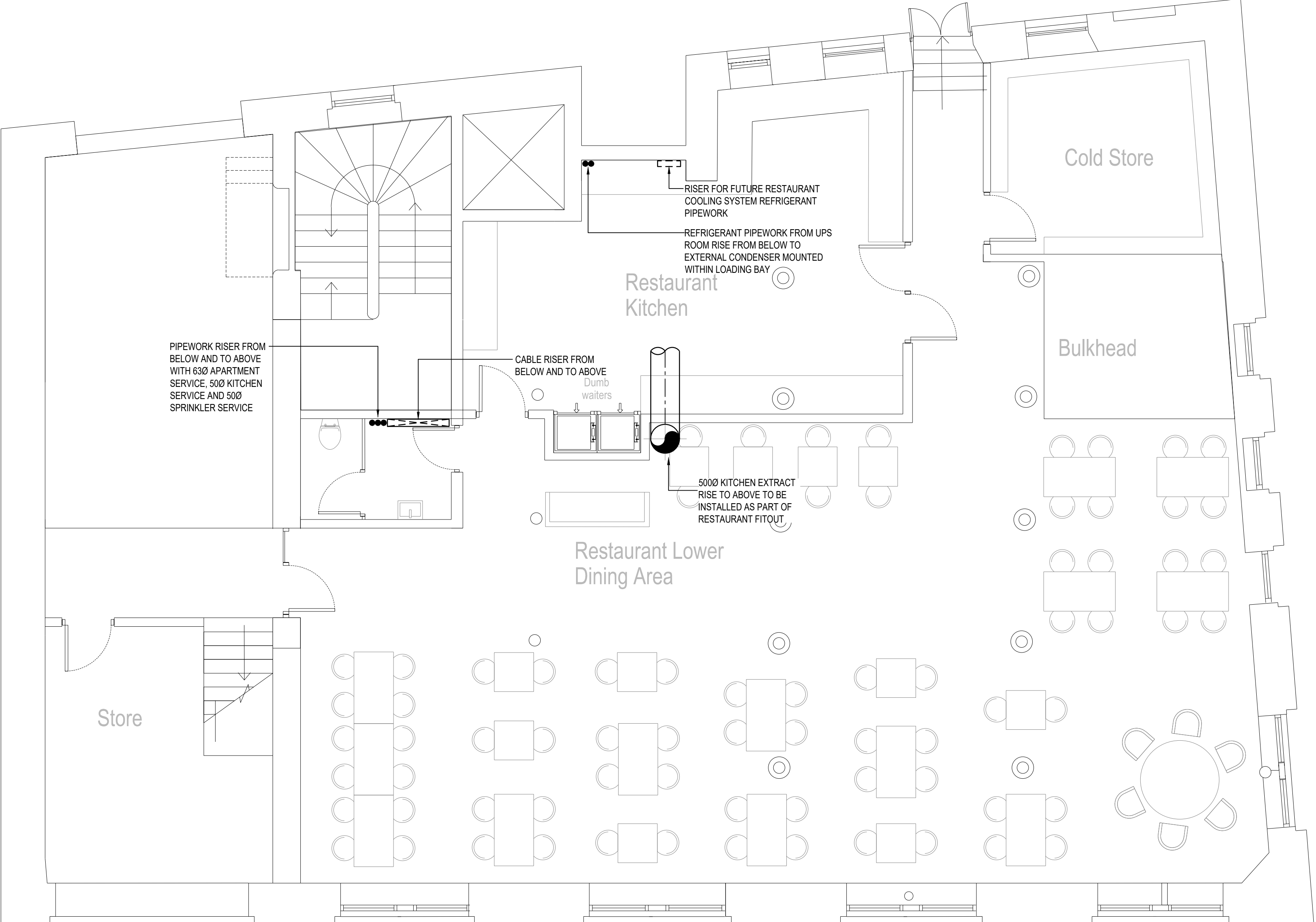


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CLIENT		
THE SPACE STUDIO		
PROJECT		
FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
TITLE		
MECHANICAL AND ELECTRICAL SERVICES - BASEMENT LEVEL		
		
■ Burnham House, 373 Bury New Road, Manchester, M25 1AW T: 0161 773 1177 F: 0161 773 9977 manchester@parker-wilson.co.uk □ 2nd Floor, 72, Cannon Street, London EC4N 6AE T: 0207 251 4500 london@parker-wilson.co.uk www.parker-wilson.co.uk		
DRAWN BY J.F.	CHECKED B.P.	APPROVED BY P.G.
SCALE 1:50	SIZE A1	DATE November 2022
DRAWING No 4193-B-SK102	REV P1	

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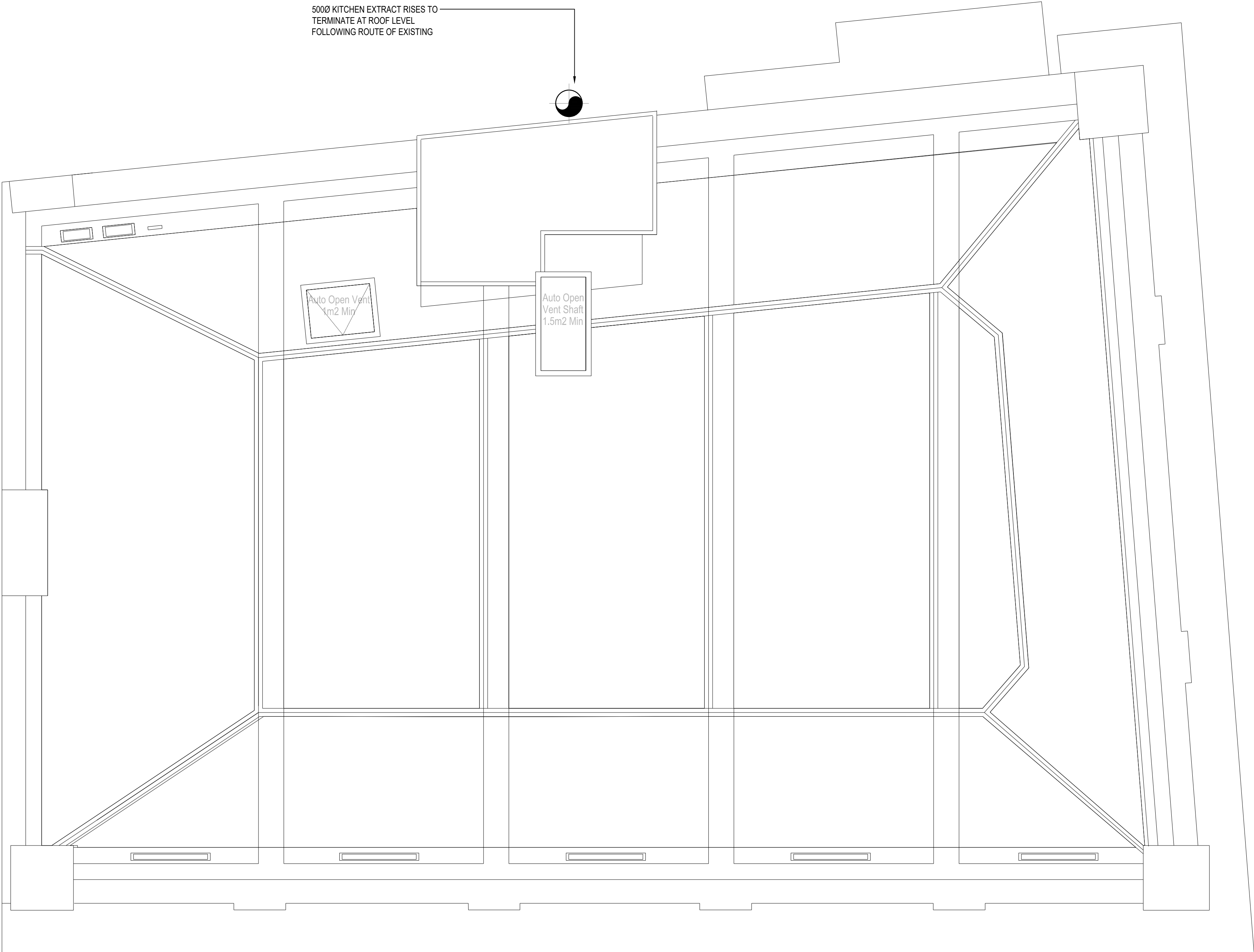


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THE SPACE STUDIO		
PROJECT		
FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
TITLE		
MECHANICAL AND ELECTRICAL SERVICES - LOWER GROUND LEVEL		
		
■ Burnham House, 373 Bury New Road, Manchester, M25 1AW T: 0161 773 1177 F: 0161 773 9977 manchester@parker-wilson.co.uk □ 2nd Floor, 72, Cannon Street. London EC4N 6AE T: 0207 251 4500 london@parker-wilson.co.uk www.parker-wilson.co.uk		
DRAWN BY J.F.	CHECKED B.P.	APPROVED BY P.G.
SCALE 1:50	SIZE A1	DATE November 2022
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WORK IN PROGRESS

PRELIMINARY

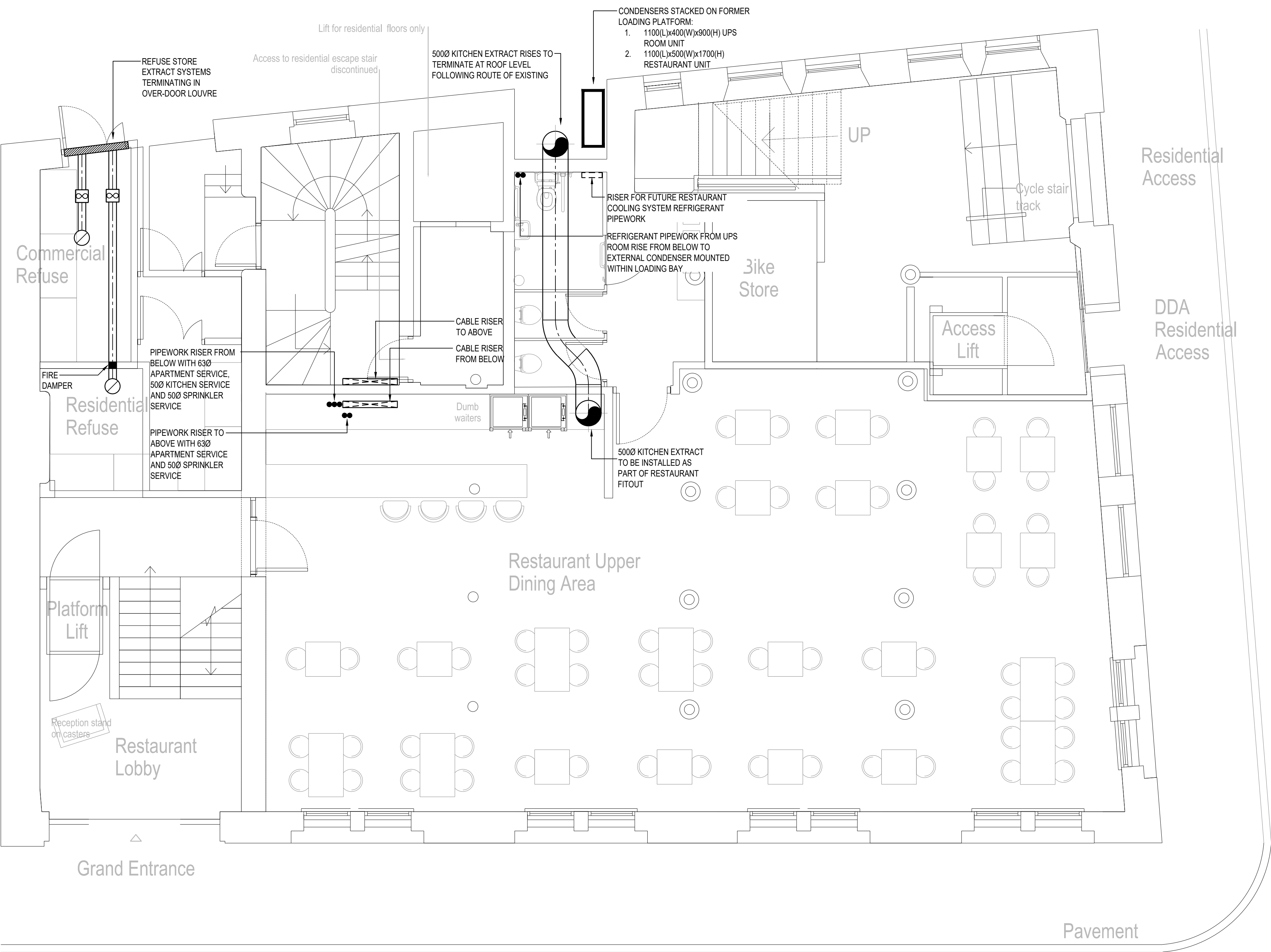


- NOTES
1. ALL SERVICE ROUTES DETAILED ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTES AND POSITIONS OF ALL INSTALLED SERVICES AND EQUIPMENT.
 2. THE EXACT POSITION OF ALL SERVICES AND EQUIPMENT SHALL BE AGREED BY THE CONTRACT ADMINISTRATOR.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY CO-ORDINATING ANY SERVICES INSTALLED WITH THE BUILDING FABRIC AND SERVICES INSTALLED BY OTHERS.
 4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL DRAWINGS, CONTRACT DOCUMENTATION AND SPECIFICATION FOR THE WORKS.
 5. THIS DRAWING FORMS PART OF THE SPECIFICATION FOR THE WORKS.
 6. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.
 7. DO NOT SCALE FROM THIS DRAWING.
 8. EXISTING SERVICES SHOWN FAINT.

P1	29-11-22	ISSUED FOR INFORMATION
REV	DATE	REVISION DESCRIPTION
CLIENT		
THE SPACE STUDIO		
PROJECT		
FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
TITLE		
MECHANICAL AND ELECTRICAL SERVICES - ROOF LEVEL		
		
■ Burnham House, 373 Bury New Road, Manchester, M25 1AW T: 0161 773 1177 F: 0161 773 9977 manchester@parker-wilson.co.uk □ 2nd Floor, 72, Cannon Street. London EC4N 6AE T: 0207 251 4500 london@parker-wilson.co.uk www.parker-wilson.co.uk		
DRAWN BY J.F.	CHECKED B.P.	APPROVED BY P.G.
SCALE 1:50	SIZE A1	DATE November 2022
DRAWING No 4193-R-SK109		REV P1

WORK IN PROGRESS

PRELIMINARY



- NOTES
1. ALL SERVICE ROUTES DETAILED ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTES AND POSITIONS OF ALL INSTALLED SERVICES AND EQUIPMENT.
 2. THE EXACT POSITION OF ALL SERVICES AND EQUIPMENT SHALL BE AGREED BY THE CONTRACT ADMINISTRATOR.
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 5. THIS DRAWING FORMS PART OF THE SPECIFICATION FOR THE WORKS.
 6. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.
 7. DO NOT SCALE FROM THIS DRAWING.
 8. EXISTING SERVICES SHOWN FAINT.

P1	29-11-22	ISSUED FOR INFORMATION
REV	DATE	REVISION DESCRIPTION
CLIENT THE SPACE STUDIO		
PROJECT FRASER HOUSE 36 CHARLOTTE STREET MANCHESTER		
TITLE MECHANICAL AND ELECTRICAL SERVICES - UPPER GROUND LEVEL		
		
■ Burnham House, 373 Bury New Road, Manchester, M25 1AW T: 0161 773 1177 F: 0161 773 9977 manchester@parker-wilson.co.uk □ 2nd Floor, 72, Cannon Street, London EC4N 6AE T: 0207 251 4500 london@parker-wilson.co.uk www.parker-wilson.co.uk		
DRAWN BY J.F.	CHECKED B.P.	APPROVED BY P.G.
SCALE 1:50	SIZE A1	DATE November 2022
DRAWING No 4193-UG-SK104		REV P1

WORK IN PROGRESS

PRELIMINARY

Appendix H - Timber Survey

Report Mr Chris McDermott
Sinns Ltd
Eastgate
2 Castle Street
Castlefield, Manchester
M3 4LZ

Suite 35
275 Deansgate
Manchester
M3 4EL

Tel 0161 969 1526
Fax 0870 225 7978
Email nw@timberwise.co.uk
www.timberwise.co.uk

Property Fraser House
Charlotte Street
Manchester M1 4

Inspected By Joe Holt – Senior Surveyor

Date of Survey 31 January 2012

Date of Report 10 February 2012

**In Accordance with
Instructions Dated** 23 January 2012

Our Ref G45031\JH\JS

Dear Mr McDermott

Thank you for your enquiry and instructions to inspect the above property to determine the presence and extent of problems associated with wood rot.

By using Timberwise, the largest privately owned British national preservation company, you automatically benefit from the high quality service and value associated with past four decades of Timberwise work.

Our report is attached. Please read it carefully to ensure that it meets with your requirements. If not, our Inspector, Joe Holt on 07970 602060, will be pleased to answer any questions you may have.

Weather conditions at the time of our inspection were cold but dry.

At the time of our Inspection the property was empty.

The above mentioned property is four empty floors above a fully functioning Chinese restaurant.

The building has two external elevations situated on the corner of Portland Street and Charlotte Street.

4TH FLOOR PORTLAND STREET ELEVATION

Evidence of attacks by the true dry rot *Serpula Lacryman* is evident on the sprayed vertical boarding adjacent the 2nd rain water disposal pipe counting from the left hand party wall.

There are four further rainwater pipes on this elevation which are hidden by the panelling.

IMPORTANT

This report is issued subject to our standard terms and conditions, which shall form part of any contract to carry our work based on the report. Please read them carefully.



Your own contractor should be instructed to remove the vertical boarding for 1 metre either side of the 2nd rainwater disposal pipe.

They should also remove the boarding from the front of all other rainwater disposal pipes in order that we can inspect for problems.

There is also evidence of attacks by the true dry rot *Serpula Lacryman* on the rear elevation ceiling and adjacent timber beam adjacent the lift.

Your own contractor should be instructed to remove the lath and plaster ceiling and wall plaster around the end of the timber beam for further inspection.

3RD FLOOR PORTLAND STREET ELEVATION

Continuing attacks by the true dry rot *Serpula Lacryman* are evident in the perimeter timber beams, boarding and the beam bearing into the perimeter beam. Your own contractor should be instructed to open up as previously described for the area above on the 4th floor. The screed above the floor may have to be removed above the beams to expose the floorboards which may be affected.

CHARLOTTE ST ELEVATION

Attacks by the true dry rot *Serpula Lacryman* are evident in the ends of beams, 1, 2 and 4 counting from the Portland Street elevation.

There are a total of 6 beams entering this elevation wall.

Your own contractor should be instructed to remove all wall plaster from the ceiling down for 600mm. Also to remove any linings and architraves from around the window frames.

The screed should be lined along the elevation for its full length for approximately 300mm from the wall.

2ND FLOOR CHARLOTTE STREET ELEVATION

The beams run parallel with Portland Street into the Charlotte Street elevation.

Beam number 2 counting from Portland Street is physically broken down by the true dry rot *Serpula Lacryman*. It appears that the attacks by the true dry rot *Serpula Lacryman* are running down from the 4th floor down through the remaining floors.

Your own contractor should be instructed to open up the areas where the rainwater disposal pipes are situated.

Wall plaster and floor screed should be removed from the Charlotte Street elevation as previously described.

1ST FLOOR PORTLAND STREET ELEVATION

This elevation appears to be dry lined on timber battens. Continuing attacks by the true dry rot *Serpula Lacryman* are evident on the battens and skirting board between the 1st and 2nd window frame counting from the left.

Your own contractor should be instructed to remove all battens, drying for the full height between the window frames. Architraves and linings should also be removed from the two adjacent window frames.

CHARLOTTE STREET ELEVATION

Continuing attacks by the true dry rot *Serpula Lacryman* are evident between beams 1 and 2 counting from Portland Street.

Your own contractor should be instructed to expose beam ends and window frames as previously described. Once all beams, lintels, window frames, rainwater disposal pipes and floor boards have been exposed we will return to site to prepare a report, specification and costs for eradication of the decay.

Dry rot can in certain circumstances cause serious damage by its rapid growth and we would recommend that treatment is carried out as soon as possible.

In a building of this nature there may be concealed and/or inaccessible timbers. We are not able to comment of the condition of any such timbers nor have we allowed for any form of treatment to them in our quotation.

At this stage we have restricted our specification to the area detailed above. It is possible that dry rot is affecting adjacent areas. If these require further inspection during the course of our works, a supplementary report and quotation may be submitted if applicable.

Dry rot spores are considered omnipresent and no environment is considered free from them. The spores will germinate and grow in timber with a moisture content of between 20% and 30%. The fine fungal thread (hypha) digests the cellulose and hemi-cellulose fraction of the wood, but does not attack the structural lignin.

These remain as a brittle matrix which cracks into cubes and differential stresses. Cuboidal cracking which is also characteristic of many wet rots and does not automatically indicate the presence of dry rot. Fungal hyphae may clump together into a variety of structures known as mycelia which takes various forms depending on the surrounding conditions. They may fill a humus cavity as a cotton wool like mass or grow across the surface of the timber as a grey/white skin. Active dry rot (*Serpula Lacrymans*) has a fresh white or greyish appearance. Some hyphae grouped together to form conducting strands. Their main function is the conduction of nutrients through inert non-nutrient material i.e. brickwork, to permit eventual colonization of the timbers.

The relatively impervious outer layer, together with an unusually alkaline tolerance, allows them to survive in the mortar layers of the masonry and walls in an infested area may be full of dry rot strands.

The dry rot fungus may tolerate relatively lower moisture content and, through this and other facets of its biology, it is potentially capable of considerable destruction.

The above report is based upon our instructions as we understand them. If any part of this report and/or the attached quotation requires clarification or fails to address your expectation please contact the office/surveyor and let us know of your concern immediately.

Although our report may refer to certain parts of the structure, we are not chartered or structural surveyors and our report must not be interpreted as such. If you have any concerns about the structure of the property you should contact a qualified structural surveyor or engineer.

If we can be of any further assistance regarding the above report, please do not hesitate to telephone our Inspector.

Yours sincerely

Joe Holt

For and on behalf of TIMBERWISE (UK) LIMITED

Timberwise (UK) Ltd ("the Company")

This report has been prepared for the person, company, partner or other agent who caused overleaf to be prepared or be disclosed to the agent or to the public without the express or written consent of a director of the Company. If this report is disclosed to and/or is obtained by a third party then such a disclosure of information is made entirely of the facts of those parties' disclosure and without liability on the part of the Company.

Details of the state and condition of the vegetation and the premises and the results of the visual survey are set out overleaf. We have not investigated any of the issues reported upon any other means, if available, without first obtaining

- the following information:
- an outline of the premises
- the general state of the property

and the state of the vegetation, in order to assess the extent and nature of the vegetation problem at the time of inspection. Information is given overleaf.

Our vegetation survey report should not be relied upon as a statement of what is a *perfect* property.

Our investigation and report is limited to those areas of the vegetation that have been brought to our notice by the existence of the vegetation and the condition of the vegetation. It is not intended to be exhaustive and we do not accept any liability for any damage or loss of any kind arising from the use of the report and we do not accept any liability for any damage or loss of any kind arising from the use of the report and we do not accept any liability for any damage or loss of any kind arising from the use of the report.

This report and all its contents, including marks, design rights and other intellectual property rights herein are owned by the Company. No part of this report may be copied in whole or in part without the express or written consent of a director of the Company.

This report and the Company's inspection services are subject to the Company's standard terms and conditions of service, a copy of which will be made available.

Appendix I - Drainage Technical Note

LM21346-DYSE-XX-ZZ-TN-S-0003 P01 Sustainable Urban Drainage



Technical Note 3

Project Name:	Fraser House
Document No:	LM21346-DYSE-XX-ZZ-TN-S-0003
Revision:	P01
Date:	13/12/2022
Distributed to:	Client, Architect & Planning Consultant
Originated by:	Mark Saville MEng (Hons)
Client:	ARE Assets
Content:	Sustainable Urban Drainage Strategy

1 Overview

This technical note has been prepared to provide an overview of the assessment of the site for the use of SuDS within the proposed development works at Fraser House. This technical note should be read in conjunction with the Outline Structural Engineering Proposals report, LM21346-DYSE-XX-ZZ-RP-S-0002.

2 Use of SuDS

The SuDS philosophy for any development site is the promotion of prevention, source control (if possible) and site control techniques. The use of SuDS is not applicable on all sites and should be assessed for each site.

The following design philosophy is typically followed:

- Restrict, where possible, all development run off.
- Source control by the use of permeable paving and infiltration trenches where possible are to be included.
- Site control features in the form of below ground attenuation. Swales, ponds and wet/dry basins to retain excess surface water runoff will also be required. These are to be incorporated into the landscaping design.
- Aim to limit, where possible, the impermeable fraction of the development.
- Encouragement of prevention measures such as water butts and rainwater harvesting.

2.1 Site assessment for discharge

New developments are currently required to utilise sustainable urban drainage systems (SuDS) to manage surface water runoff. Options for managing surface water are considered below in order of preference until a viable solution is found.

1. **into the ground (infiltration);** As the existing building occupies the entire site, there is no viable option to utilise infiltration to discharge surface water. **Infiltration is not a suitable means of discharging surface water.**
2. **to a surface water body;** There are no surface water bodies within the vicinity of the site. **Discharge to a surface water body is not a viable means of discharging surface water.**
3. **to a surface water sewer;** There is no surface water sewer within close proximity to the site. **Discharge to a surface water sewer is not a viable means of discharging surface water sewer.**
4. **to another drainage system;** No alternative drainage systems or highway carrier drains are available for use at the development site. **Discharge to another drainage system is not a viable means of discharging surface water.**
5. **to a combined sewer;** An existing combined sewer runs along Reyner Street where the current surface water from the site discharges to. **Discharge to a combined sewer is a viable means of discharging surface water.**

Given the constraints of the site, it would not be reasonably viable to provide SuDS in the context of this project as outlined above.

3 Below ground drainage

The statutory undertaker for the area is United Utilities (UU). It is anticipated that foul water is routed via a private drainage network to a combined sewer within the adjacent highway to the rear of the building in Reyner Street. Surface water also currently discharges into this system.

3.1 Surface water

The change of use of the existing building will not change the hard surface area which is currently drained. As such, providing the existing gullies, downpipes and drains are in good working order, no changes to the surface water below ground drainage is envisaged. However, it is noted that some of the drainage is in poor condition and for a building of this age we would anticipate repair to and/or replacement of some of the existing below ground drainage will be required. A CCTV condition survey has been undertaken to identify defects within the system. These defects should be repaired as part of the proposed development works.

3.2 Foul water

The proposed change of use will increase the number of bathrooms within the building significantly. However, subject to detailed assessment, it is likely that owing to the previous

use, the foul drainage network has previously been subjected to similar discharges to the proposed use. As such providing the existing below ground drainage outlet to the sewerage undertakers network is in good working order, no changes to the foul below ground drainage network are envisaged.

Given the age of the existing building we would anticipate the existing below ground drainage may not be in good working order. A CCTV condition survey has been undertaken to identify the location and arrangement of the system as well as identify defects to be repaired as part of the proposed works.

A new network of above ground, underslung, foul drainage will be required. This will route drainage to the rear of the building and into the existing drainage connection.

Appendix A - CCTV Drainage survey results

CCTV Drainage Survey

DYSE
Fraser House
Manchester

CCTV DRAINAGE SURVEY REPORT



Table of Contents

Project Name	Project Number	Project Date
DYSE FRASER HOUSDE		26/11/2022
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Section Item 3: NODE 2 > RE 2 (NODE2X)		4
Section Item 4: RE 2 > MAIN (RE2X)		5
Section Item 5: MH 01 > MAIN (MH01X)		6
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Section Pictures - 09/11/2022 - RE 1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	RE 1X	DYSE	22/674



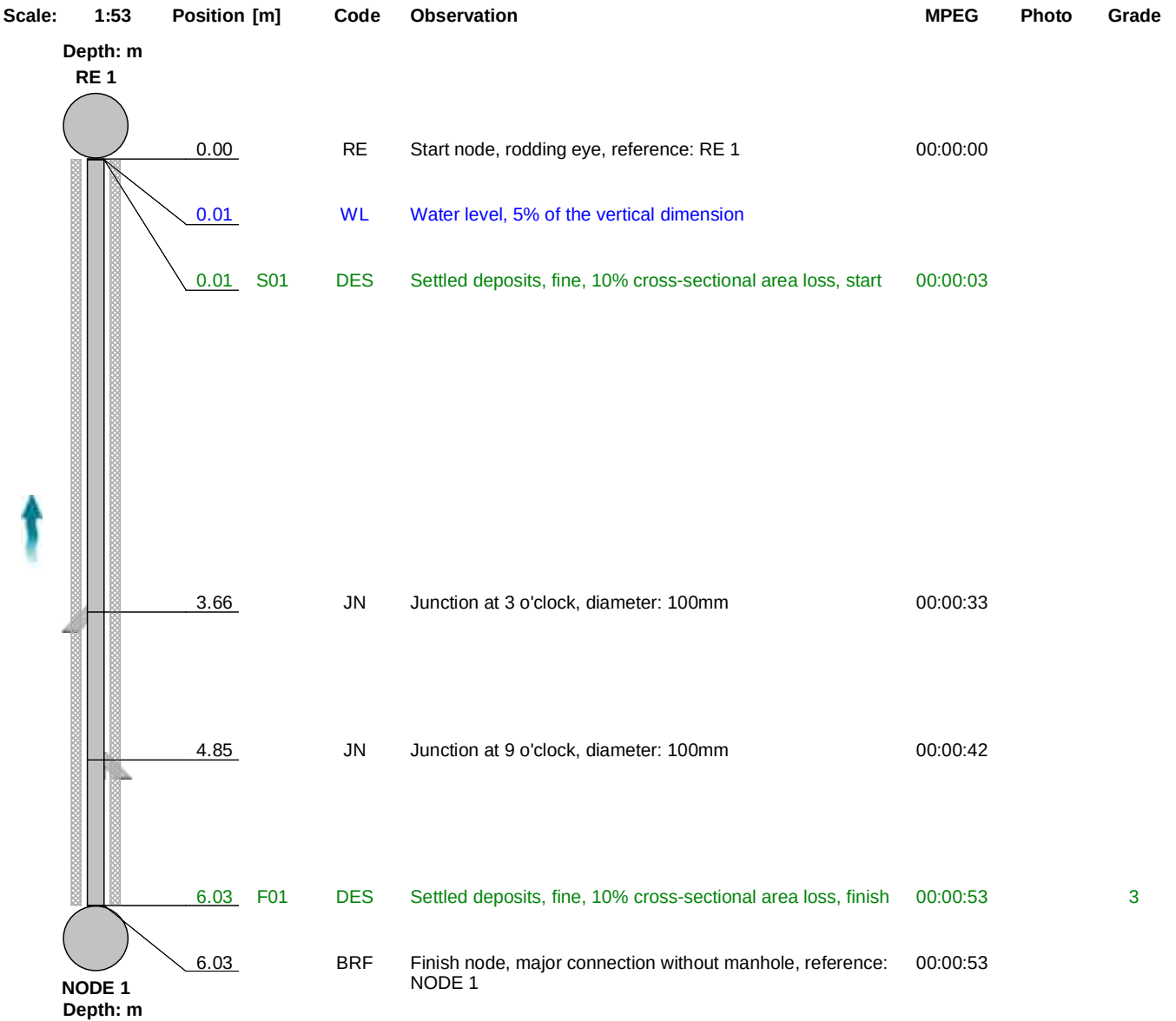
RE
1X_529feaf0-5f7e-4972-b3bc-b78d09d2556a_20221126_103453_712.jpg, 00:00:38, 5.32 m
Settled deposits, fine, 10% cross-sectional area loss

Section Inspection - 09/11/2022 - NODE 1X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
2	1	09/11/22	10:37	DYSE	No Rain Or Snow	No	NODE 1X
Operator KB		Vehicle YR15THK		Camera Prod	Preset Length Not Specified	Criticality Grade Category C	Alternative ID Not Specified

Town or Village:	Manchester	Inspection Direction:	Upstream	Upstream Node:	NODE 1
Road:	Charlotte Street	Inspected Length:	6.03 m	Upstream Pipe Depth:	
Location:	Property with buildings	Total Length:	6.03 m	Downstream Node:	RE 1
Surface Type:		Joint Length:	1.00 m	Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	100 mm		
Flow Control:	No flow control	Pipe Material:	Polyvinyl chloride		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition		Lining Material:	No Lining	

Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	2.0	2.3	14.0	3.0

Section Inspection - 09/11/2022 - NODE 2X

Item No. 3	Insp. No. 1	Date 09/11/22	Time 10:43	Client's Job Ref DYSE	Weather No Rain Or Snow	Pre Cleaned No	PLR NODE 2X
Operator KB		Vehicle YR15THK		Camera Prod	Preset Length Not Specified	Criticality Grade Category C	Alternative ID Not Specified

Town or Village:	Manchester	Inspection Direction:	Upstream	Upstream Node:	NODE 2
Road:	Charlotte Street	Inspected Length:	3.20 m	Upstream Pipe Depth:	
Location:	Property with buildings	Total Length:	3.20 m	Downstream Node:	RE 2
Surface Type:		Joint Length:	1.00 m	Downstream Pipe Depth:	
Use:	Foul			Pipe Shape:	Circular
Type of Pipe:				Dia/Height:	100 mm
Flow Control:	No flow control			Pipe Material:	Polyvinyl chloride
Year Constructed:	Not Specified			Lining Type:	No Lining
Inspection Purpose:	Sample survey to determine asset condition			Lining Material:	No Lining

Comments:
Recommendations:

Scale: 1:50 Position [m] Code Observation MPEG Photo Grade

The diagram shows a vertical shaft with a scale of 1:50. The shaft is represented by a vertical line with circular nodes at the top and bottom. A blue arrow on the left points upwards, indicating the direction of travel. Depth markers are shown on the left side of the shaft, with corresponding observation codes and times on the right.

Depth: m	Code	Observation	MPEG	Photo	Grade
RE 2					
0.00	RE	Start node, rodding eye, reference: RE 2	00:00:00		
0.02	WL	Water level, 5% of the vertical dimension			
0.60	MCCI	Material changes to cast iron	00:00:18		
0.60	SR	Sealing ring intruding, intruding but not hanging at 1 o'clock	00:00:18		2
2.49	LU	Line deviates up	00:00:29		
3.20	OCF	Finish node, other special chamber, reference: NODE 2: SVP	00:00:38		
NODE 2					
Depth: m					

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	1.0	0.3	1.0	2.0

Section Inspection - 09/11/2022 - RE 2X

Item No. 4	Insp. No. 1	Date 09/11/22	Time 10:46	Client's Job Ref DYSE	Weather No Rain Or Snow	Pre Cleaned No	PLR RE 2X
Operator KB		Vehicle YR15THK		Camera Prod	Preset Length Not Specified	Criticality Grade Category C	Alternative ID Not Specified

Town or Village:	Manchester	Inspection Direction:	Downstream	Upstream Node:	RE 2
Road:	Charlotte Street	Inspected Length:	4.85 m	Upstream Pipe Depth:	
Location:	Property with buildings	Total Length:	4.85 m	Downstream Node:	MAIN
Surface Type:		Joint Length:	1.00 m	Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	100 mm		
Flow Control:	No flow control	Pipe Material:	Polyvinyl chloride		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition	Lining Material:	No Lining		

Comments:
Recommendations:

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m RE 2							
	0.00	RE	Start node, rodding eye, reference: RE 2	00:00:00			
	0.01	WL	Water level, 5% of the vertical dimension				
	0.60	MCCI	Material changes to cast iron	00:00:22			
	2.02	CN	Connection other than junction at 9 o'clock, diameter: 100mm	00:00:39			
	4.85	LD	Line deviates down	00:01:03			
	4.85	BRF	Finish node, major connection without manhole, reference: MAIN	00:01:03			

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

WinCan

Sewer Surveys UK Ltd

14B Orgreave Close, Sheffield

Tel. 0114 251 3481

info@sewersurveysuk.co.uk

Section Inspection - 09/11/2022 - MH 01X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
5	1	09/11/22	11:36	DYSE	No Rain Or Snow	No	MH 01X
Operator		Vehicle		Camera	Preset Length	Criticality Grade	Alternative ID
KB		YR15THK		Prod	Not Specified	Category C	Not Specified

Town or Village:	Manchester	Inspection Direction:	Downstream	Upstream Node:	MH 01
Road:	Charlotte Street	Inspected Length:	1.07 m	Upstream Pipe Depth:	
Location:	Property with buildings	Total Length:	1.07 m	Downstream Node:	MAIN
Surface Type:		Joint Length:	1.20 m	Downstream Pipe Depth:	
Use:	Combined	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	150 mm		
Flow Control:	No flow control	Pipe Material:	Vitrified clay pipe (i.e. all clayware)		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition		Lining Material:	No Lining	
Comments:					
Recommendations:					

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m							
MH 01							
	0.00	MH		Start node, manhole, reference: MH 01	00:00:00		
	0.01	WL		Water level, 5% of the vertical dimension			
	0.01	B		Broken pipe from 2 o'clock to 6 o'clock	00:00:05	MH 01X_9495 520f-13f5-	4
	1.07	B		Broken pipe from 12 o'clock to 12 o'clock	00:00:47	MH 01X_801b d1fc-71e2-	4
	1.07	BRF		Finish node, major connection without manhole, reference: MAIN	00:00:47		
Depth: m							

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
2	80.0	16000.0	160.0	4.0	0	0.0	0.0	0.0	1.0

DYSE FRASER HOUSDE

6

WinCan

Sewer Surveys UK Ltd

14B Orgreave Close, Sheffield

Tel. 0114 251 3481

info@sewersurveysuk.co.uk

Section Pictures - 09/11/2022 - MH 01X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
5	Downstream	MH 01X	DYSE	22/674

11:36:04 09-11-2022

FRASER HOUSE, MANCHESTER

MH01 D/S MAIN 150MM VC FW

0.00m

Press Enter to edit

MH

01X_9495520f-13f5-4970-9f07-6edb2390ad7b_20221126_105153_408.jpg, 00:00:05, 0.01 m

Broken pipe from 2 o'clock to 6 o'clock

11:36:46 09-11-2022

1.07m

MH

01X_801bd1fc-71e2-480f-a4d8-c5f6b2f04110_20221126_105307_415.jpg, 00:00:47, 1.07 m

Broken pipe from 12 o'clock to 12 o'clock

DYSE FRASER HOUSDE

7

WinCan

Sewer Surveys UK Ltd

14B Orgreave Close, Sheffield

Tel. 0114 251 3481

info@sewersurveysuk.co.uk

Section Inspection - 09/11/2022 - MH 02X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
6	1	09/11/22	11:41	DYSE	No Rain Or Snow	No	MH 02X
Operator KB		Vehicle YR15THK		Camera Prod	Preset Length Not Specified	Criticality Grade Category C	Alternative ID Not Specified

Town or Village:	Manchester	Inspection Direction:	Downstream	Upstream Node:	MH 02
Road:	Charlotte Street	Inspected Length:	0.36 m	Upstream Pipe Depth:	
Location:	Property with buildings	Total Length:	0.36 m	Downstream Node:	MAIN
Surface Type:		Joint Length:	1.00 m	Downstream Pipe Depth:	
Use:	Combined	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	150 mm		
Flow Control:	No flow control	Pipe Material:	Vitrified clay pipe (i.e. all clayware)		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition		Lining Material:	No Lining	
Comments:					
Recommendations:					

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m MH 02 0.00 MH Start node, manhole, reference: MH 02 00:00:00 0.01 WL Water level, 5% of the vertical dimension 0.01 REM General remark: TRAP 00:00:20 0.36 BRF Finish node, major connection without manhole, reference: MAIN 00:01:01 Depth: m							

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

DYSE FRASER HOUSDE

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Tel. 0114 251 3481

info@sewersurveysuk.co.uk

Section Inspection - 09/11/2022 - C PIPEX

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
7	1	09/11/22	11:42	DYSE	No Rain Or Snow	No	C PIPEX
Operator KB		Vehicle YR15THK		Camera Prod	Preset Length Not Specified	Criticality Grade Category C	Alternative ID Not Specified

Town or Village:	Manchester	Inspection Direction:	Upstream	Upstream Node:	C PIPE
Road:	Charlotte Street	Inspected Length:	0.83 m	Upstream Pipe Depth:	
Location:	Property with buildings	Total Length:	0.83 m	Downstream Node:	MH 02
Surface Type:		Joint Length:	1.00 m	Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	100 mm		
Flow Control:	No flow control	Pipe Material:	Vitrified clay pipe (i.e. all clayware)		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition		Lining Material:	No Lining	
Comments:					
Recommendations:					

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m MH 02 0.00 MH Start node, manhole, reference: MH 02 00:00:00 0.01 WL Water level, 5% of the vertical dimension 0.71 DES Settled deposits, fine, 40% cross-sectional area loss 00:00:12 4 0.83 SA Survey abandoned: DEBRIS 00:00:22							

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	5.0	6.0	5.0	5.0

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Section Inspection - 09/11/2022 - A PIPEX

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
8	1	09/11/22	11:44	DYSE	No Rain Or Snow	No	A PIPEX
Operator		Vehicle		Camera	Preset Length	Criticality Grade	Alternative ID
KB		YR15THK		Prod	Not Specified	Category C	Not Specified

Town or Village:	Manchester	Inspection Direction:	Upstream	Upstream Node:	A PIPE
Road:	Charlotte Street	Inspected Length:	0.50 m	Upstream Pipe Depth:	
Location:	Property with buildings	Total Length:	0.50 m	Downstream Node:	MH 02
Surface Type:		Joint Length:	1.00 m	Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	100 mm		
Flow Control:	No flow control	Pipe Material:	Vitrified clay pipe (i.e. all clayware)		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition		Lining Material:	No Lining	
Comments:					
Recommendations:					

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m							
MH 02							
	0.00	MH		Start node, manhole, reference: MH 02	00:00:00		
	0.01	WL		Water level, 5% of the vertical dimension			
	0.01	DES		Settled deposits, fine, 70% cross-sectional area loss	00:00:01		4
	0.50	SA		Survey abandoned: DEBRIS	00:00:18	A PIPEX_64 e917a8-70	

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	8.0	16.0	8.0	5.0

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Section Pictures - 09/11/2022 - A PIPEX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
8	Upstream	A PIPEX	DYSE	22/674

11:44:02 09-11-2022

0.00m

A

PIPEX_64e917a8-7065-458f-a29d-cb9614f4c08a_20221126_105820_790.jpg, 00:00:18, 0.50 m

Survey abandoned, DEBRIS

DYSE FRASER HOUSDE

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Section Profile

Project Name

DYSE FRASER HOUSDE

Project Number

Project Date

26/11/2022

Circular, 100 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Pipe Material	Total Length	Inspected Length
1	RE 1	MAIN	09/11/2022	CHARLOTTE STREET	Polyvinyl chloride	6.03 m	6.03 m
2	NODE 1	RE 1	09/11/2022	CHARLOTTE STREET	Polyvinyl chloride	6.03 m	6.03 m
3	NODE 2	RE 2	09/11/2022	CHARLOTTE STREET	Polyvinyl chloride	3.20 m	3.20 m
4	RE 2	MAIN	09/11/2022	CHARLOTTE STREET	Polyvinyl chloride	4.85 m	4.85 m
7	C PIPE	MH 02	09/11/2022	CHARLOTTE STREET	Vitrified clay pipe (i.e. all clayware)	0.83 m	0.83 m
8	A PIPE	MH 02	09/11/2022	CHARLOTTE STREET	Vitrified clay pipe (i.e. all clayware)	0.50 m	0.50 m

Total: 6 Inspections x Circular 100 mm = 21.44 m Total Length and 21.44 m Inspected Length

Circular, 150 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Pipe Material	Total Length	Inspected Length
5	MH 01	MAIN	09/11/2022	CHARLOTTE STREET	Vitrified clay pipe (i.e. all clayware)	1.07 m	1.07 m
6	MH 02	MAIN	09/11/2022	CHARLOTTE STREET	Vitrified clay pipe (i.e. all clayware)	0.36 m	0.36 m

Total: 2 Inspections x Circular 150 mm = 1.43 m Total Length and 1.43 m Inspected Length

Total: 8 Inspections = 22.87 m Total Length and 22.87 m Inspected Length



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Scoring Summary

Project Name

DYSE FRASER HOUSDE

Project Number

Project Date

26/11/2022

Structural Defects

Grade 3:

Best practice suggests consideration should be given to repairs in the medium term.

Grade 4:

Best practice suggests consideration should be given to repairs to avoid a potential collapse.

Grade 5:

Best practice suggests that this pipe is at risk of collapse at any time. Urgent consideration should be given to repairs to avoid total failure.

Section	PLR	Grade	Description
5	MH 01X	4	Multiple defects

Service / Operational Condition

Grade 3:

Best practice suggests consideration should be given to maintenance activities in the medium term.

Grade 4:

Best practice suggests consideration should be given to maintenance activity to avoid potential blockages.

Grade 5:

Best practice suggests that this pipe is at a high risk of backing up or causing flooding.

Section	PLR	Grade	Description
1	RE 1X	3	Settled deposits, fine, 10% cross-sectional area loss
2	NODE 1X	3	Settled deposits, fine, 10% cross-sectional area loss, finish
7	C PIPEX	4	Settled deposits, fine, 40% cross-sectional area loss
8	A PIPEX	4	Settled deposits, fine, 70% cross-sectional area loss

Abandoned Surveys

Section	PLR	Description
7	C PIPEX	Survey abandoned
8	A PIPEX	Survey abandoned

Information

These scoring summaries are based on the SRM grading from the WRc.

Job Number:		Survey By: AF	
Grid Ref:	Node Number: MH01	Cover Level:	
Location: RIGHT SIDE OF PROPERTY			
Year Laid: ?	Status: PR	Function: CW	Node Type: MH
Manufacturer:		Grating:NO	
COVER	Shape: REC	Hinged:N	Lockable: N
	Duty: L	Size:620/470	Toxic atmos: N
SHAFT	Side Entry:N	Regulating Courses:30 +	Depth:3.23M
	Size:540/480	Vermin: Y	
CHAMBER	Soffit Type:N/A	No. of Step Irons: 11	No. of Ladders:
	No. of Landings:		
Size: ?	Const'n Code: BR	Depth of Flow:	Depth of Silt:200
H of S:			

INCOMING PIPES	Pipe	U/S D/S node Reference	Shape	Pipe Size		Backdrop Diameter	Pipe Material	Lining Material	Depth from Cover (M)	Invert Level (M)
	A	FOUL DRAIN-AGE FROM SIDE OF BUILDING	C	100		100	CI		4.50	
	B	? Possibly RWPS	C	100			?		4.48	
	C									
	D									
	E									
	F									
OUTGOING PIPES	X								4.57	
	Y									

CONDITION INFORMATION Enter Y if attention required. Use Remarks to clarify

Cover	Y	Irons/Ladders		Shaft		Chamber		Benching		Other	
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Remarks: Cover broken Step irons poor
Chamber full of debris– requires cleaning



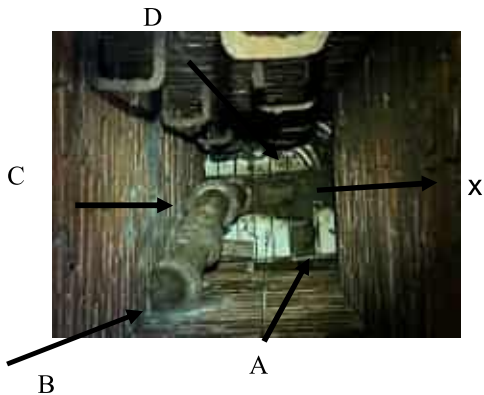
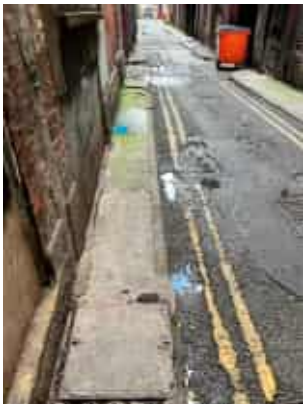
Job Number:		Survey By: AF	
Grid Ref:	Node Number: MH02	Cover Level:	
Location: RIGHT SIDE OF PROPERTY			
Year Laid: ?	Status: PR	Function: CW	Node Type: MH
Manufacturer:		Grating:NO	
COVER	Shape: SQ	Hinged:N	Lockable: N
	Duty: H	Size:560/560	Toxic atmos: N
SHAFT	Side Entry:N	Regulating Courses:30+	Depth:2.96
	Size:550/450	Vermin: Y	
CHAMBER	Soffit Type:N/A	No. of Step Irons: 9	No. of Ladders:
	No. of Landings:		
Size: ?	Const'n Code: BR	Depth of Flow:	Depth of Silt:50
H of S:			

INCOMING PIPES	Pipe	U/S D/S node Reference	Shape	Pipe Size		Backdrop Diameter	Pipe Material	Lining Material	Depth from Cover (M)	Invert Level (M)
	A	? Possibly RWPS	C	100			VC		4.54	
	B	BASE-MENT SUMP	C	100			CI		2.75	
	C	?	C	100			VC		4.54	
	D	?	C	100			VC		4.54	
	E									
	F									
OUTGOING PIPES	X	MAIN SEWER	C	150			VC		4.55	
	Y									

CONDITION INFORMATION Enter Y if attention required. Use Remarks to clarify

Cover		Irons/Ladders		Shaft		Chamber		Benching		Other	
-------	--	---------------	--	-------	--	---------	--	----------	--	-------	--

Remarks: NO CONFINED SPACE ENTRY DUE TO ACCESS SPACE 350X450mm



Fraser House
Manchester

Photo 1, A number of external pipes located to the side of the building, ultimately end up in MH01 and MH02



Photo 2, A number of rainwater pipes have been exposed in the wall - assumed to discharge to MH02 and MH01



Fraser House
Manchester

Photo 3, All foul water drainage from upper floor levels is located on the external walls.



Photo 4, Drainage located in basement - RE1 and RE2 from the CCTV Drainage Survey



Photo 5, Drainage located in basement - RE2



Photo 6, Drainage located in basement - this picture shows the main outfall pipe heading towards MH01



Photo 7, Drainage pipes under the Lower Ground Floor - previously served the existing toilets



Photo 8, Picture shows the point where the basement sump connects to the main pipe leaving site



Photo 9, Public sewer manhole location



Photo 10, Rainwater pipe hoppers located on the top floor of the building, all discharge directly down to below ground drainage. No access points to rainwater pipes.



Photo 11, RE1 (rodding point 1) view heading up towards existing toilets



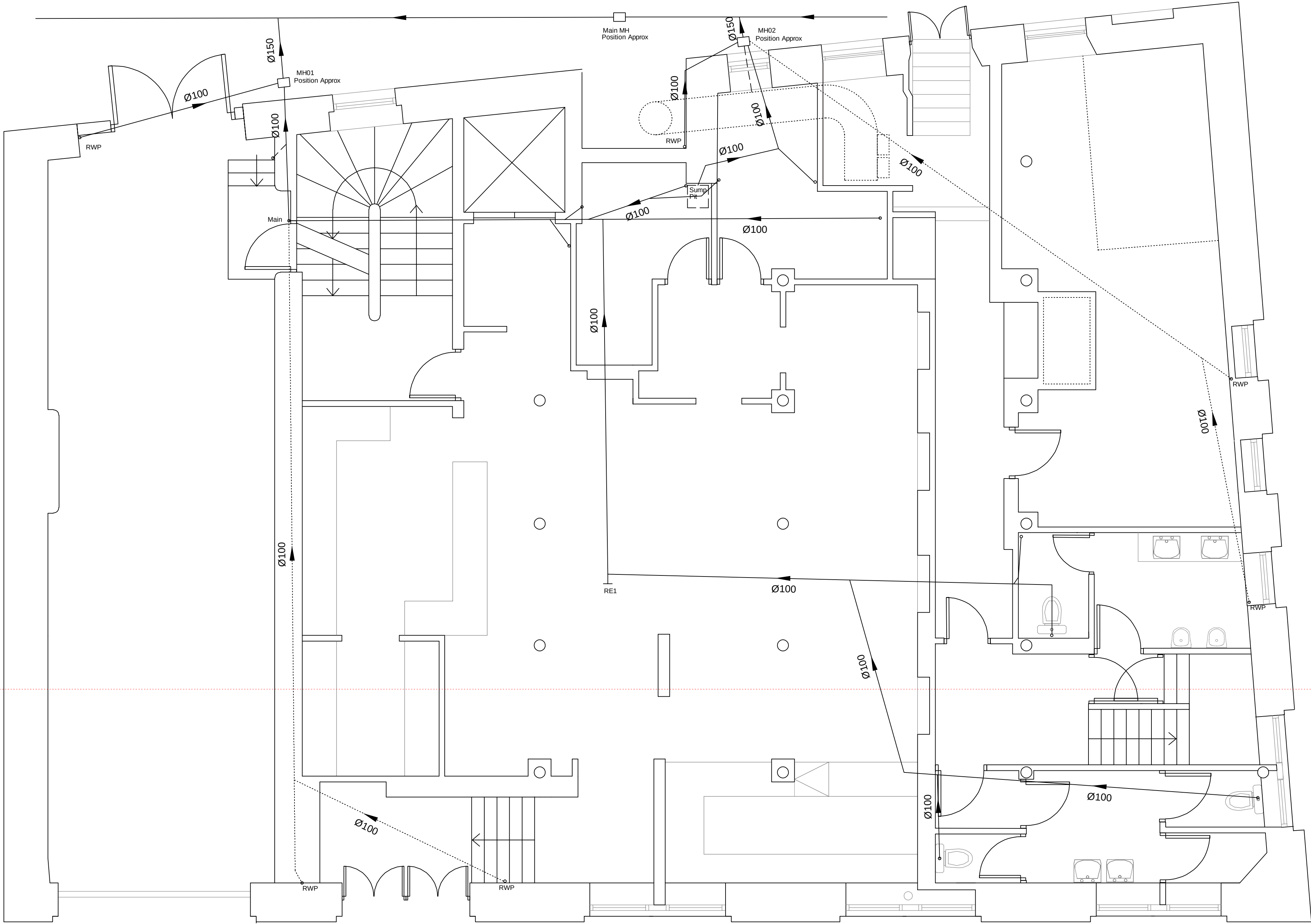
Photo 12, Sump pit located in basement - pumps out to MH2. Believed to be abandoned and disconnected.



Photo 13, View down public sewer manhole - depth of manhole is 5.18m



Fraser House
Existing Lower Gnd Floor



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- Surface Water
— Assumed Surface Water
— Foul Water
— Assumed Foul Water
— Combined Water
— Assumed Combined Water

ABBREVIATIONS

- B Sewer broken at this point
BJ Broken joint
CC Circumferential crack
CCJ Circumferential crack on joint
CIPR Cured in place repair
CIPP Cured in place pipe
CM Multiple cracks
CMJ Cracks multiple on joint
CN Connection
CUD Loss of vision (silt)
CUW Camera underwater
CUZ Loss of vision (Camera under water)
CW Combined water
CXD Connection defective
CXI Connection intruding
DC Diameter of pipe changes
DEC Settled desposits hard or compacted
DEE Encrustation scale light
DEEJ Encrustation light at joint
DEF Debris foulings
DER Debris rubble
DES Debris silt
DEX Othersettled deposits
DEZ Other attached deposits
FC Fracture circumferential
FCJ Fracture circumferential on joint
FL Fracture longitudinal
FM, FMJ Fracture multiple
FW Foul water
GY Gully
H Hole
HJ Hole at joint
HPWJ High pressure water jetting
IR Infiltration running
IS Infiltration seeping
JD Joint displaced medium
JN Junction
JXD Junction defective
LD Line down
LL Line left
LR Line right
LU Line up
NCA No camera access
MH Manhole
OJ Open joint medium
DBP Obstruction (external pipe or cable)
REM General observation at this point with explanation
RFJ Roots fine at joint
RMJ Roots mass at joint
RE Rodding eye
RT Root tap
SW Surface Water
SA Survey Abandoned
UTL Unable to locate
UTR Unable to raise
UTS Unable to survey
WL Water level
XP Collapse to pipe

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by AB	Checked by AF	Approved by - date AB - 06/12/2022	Filename	Date 06/12/2022	Scale N.T.S.	
Sewer Surveys UK				Fraser House, 34 Charlotte St		
Manchester				Edition 0	Sheet 1/1	