

Albion Works
Manchester

Condition Discharge
3161 / August 2022 / Rev P03

Introduction

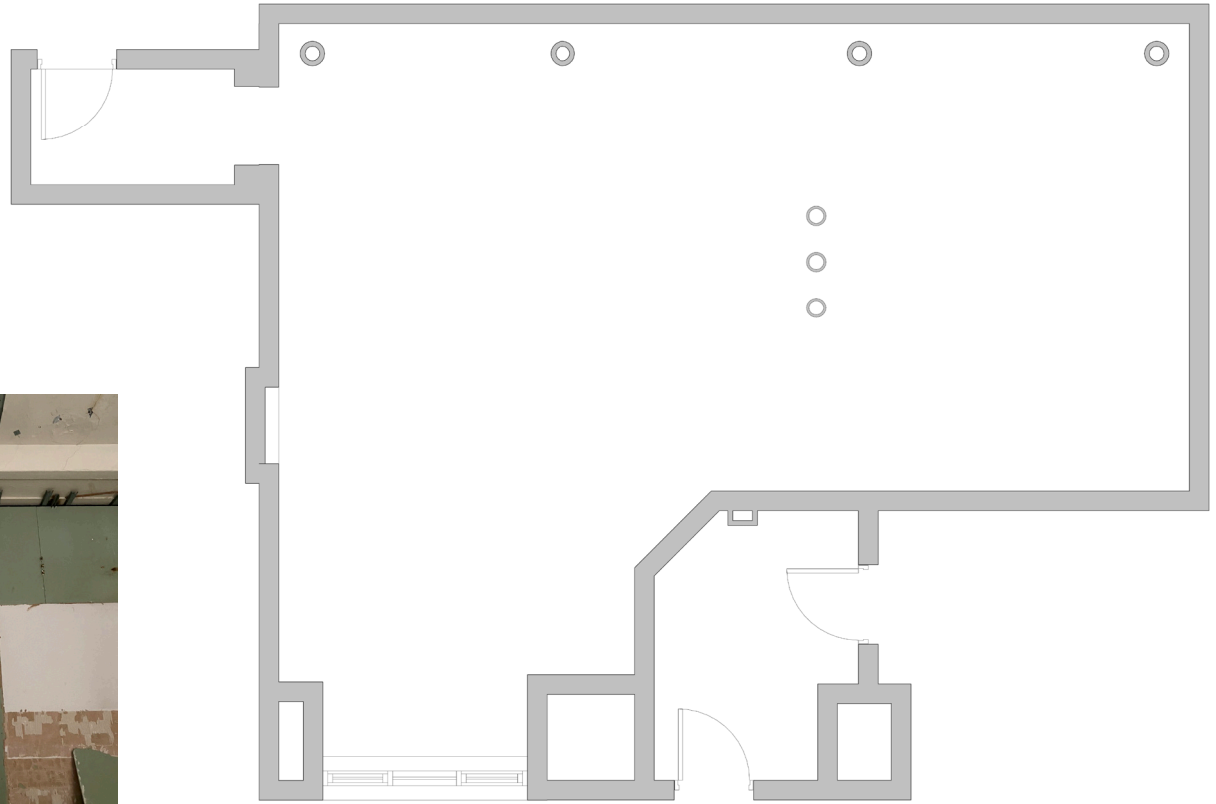
Condition Discharge Document has been prepared by Coda Architecture.

The purpose of the report is to catalogue existing and proposed internal features of apartment in Albion Works on 6 Pollard Street as a part of condition 3., 4., 5., 6., 7. and 8. discharge as per 129657/LO/2021 approval. Alongside the strip out methodology and demolition plans, this document allows for a clear understanding of where existing and proposed fabric and features within the apartment are proposed to be retained, removed or repaired.

This report has been prepared following a site visit on 16th of August 2022. Photographs presented in this document represent state of the apartment at the time of survey, when all internal features such as doorways, windows, skirtings etc. were photographed and documented. The catalogue of photographs is supported by a floor plans and drawings to show how each condition will be addressed which provides reference to each feature.



Aerial view of the site in context



00 - Existing Ground Floor Level

Scale: 1:25

Key:
Existing at the time of survey

Condition 3. - Soft Strip Out Methodology

Soft Strip Out Methodology

1.1 An internal soft strip of the unit will be carried out by an approved demolition contractor in order to expose elements of the existing structure, and locate existing services.

1.2 Materials that are to be removed by the internal soft strip will include doors, door frames, fixed and non-fixed furniture, floor coverings, plasterboard ceilings, services units and other materials.

1.3 Operatives will strip out all doors, frames, plasterboard, metal studding, timber of any description, (not appertaining to the main structure) toilets, pipe work, ducting, electrical items and any debris

1.4 Any clean, unpainted constructional timber will be segregated from the general waste. Where this material is free of nails, screws, hinges etc it will be segregated for recycling by a specialist company. Any materials deemed as not suitable for recycling will be removed from site in skips as controlled waste to an appropriately licensed landfill site.

1.5 Where possible the materials will be loaded by hand method into skips and removed from the site. Where access for skips is not available the materials will be segregated and stored within the building where they will be removed at a later stage.

1.6 Once access for skips is available the materials will be loaded into the skips by use of the excavator and by hand method.

1.7 At no times shall operatives gain access to partially demolished or unsafe buildings to recover soft stripped materials, these materials will be removed by mechanical means and when safe to do so by hand method.

1.8 All soft stripped materials will be processed and segregated into individual waste/recycling streams, and transferred from the site to a suitable recycling venue.

1.9 All waste materials unsuitable for recycling will be transported from the site where it will be taken to landfill facilities.

1.10 During the soft strip process the Local Authority Urban Design & Conservation Officer, will be invited to site to inspect progress and approve any detailing etc to be retained.

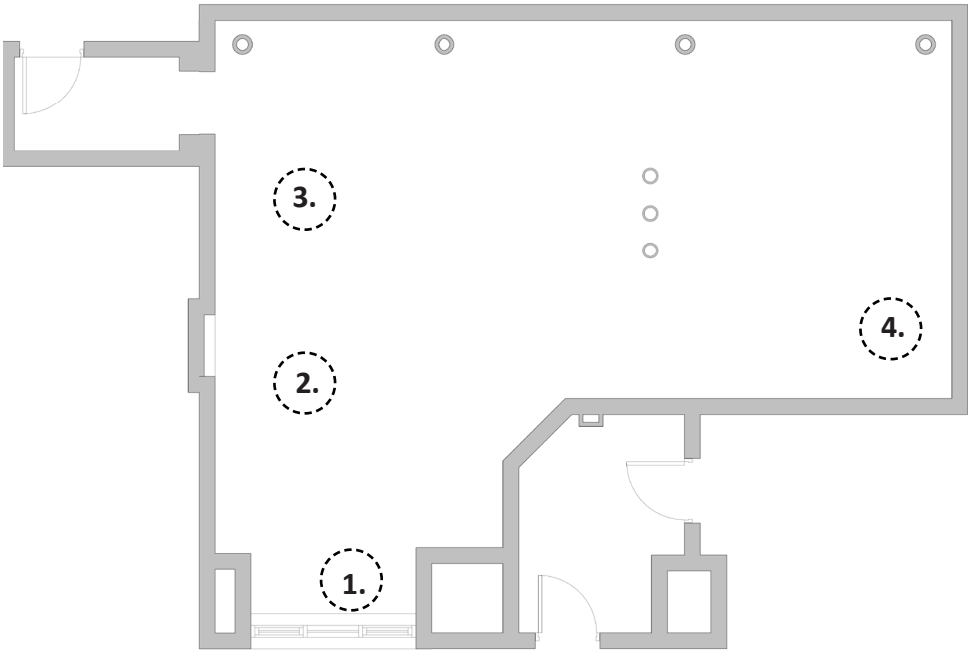
2.1 Floor to receive levelling compound prior to finish.

2.2 Form new partitions in metal studding with plasterboard and skim finish with acoustic properties as necessary as shown on proposed floorplans.

2.3 Form new bathroom and toilet facilities as shown on drawings and connect to existing and new drainage, provide new soil pipes internally.

2.4 Provide new electrical and water supplies throughout apartment with containment above new plaster ceiling panels and raised deck floor construction.

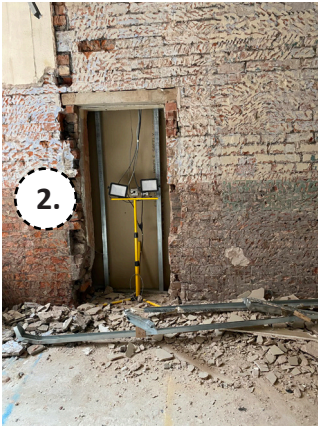
Condition 4. - Walls & Columns Schedule of Repairs



30 - Existing Ground Floor Level
Scale: 1:20



1. Existing South East Wall



2. Existing Wall



3. Existing Wall

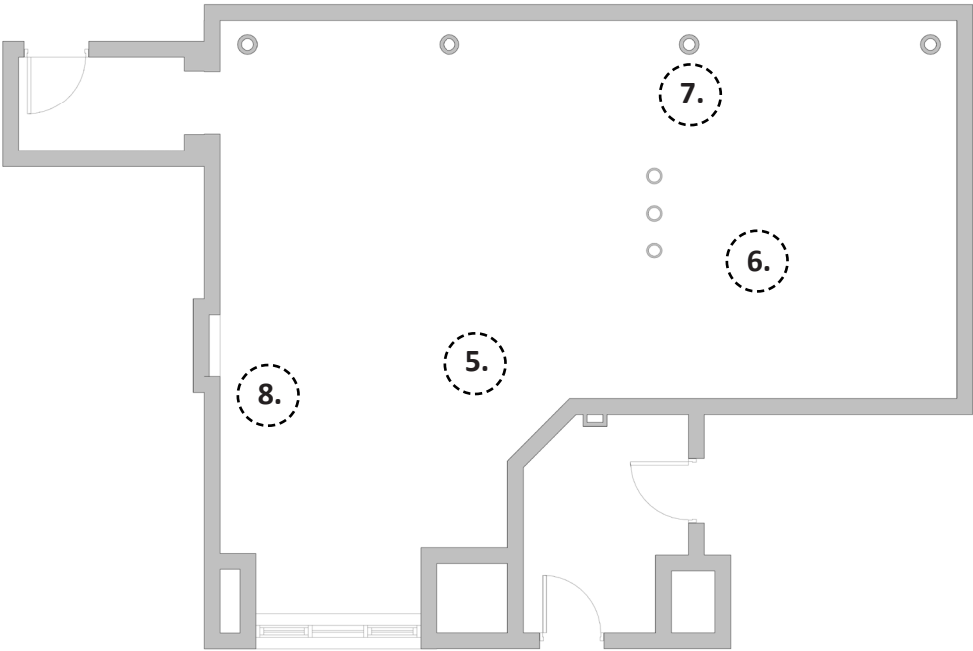


4. Existing Columns

Condition 4. - Walls & Columns Schedule of Repairs

Item:	Description:	Method of Repair / Refurbishment:
1., 2. & 3.	Existing Brick Walls Refurbishment Existing Brick Wall stripped down as per Soft Strip Out Methodology. <u>Comments:</u> <i>Original feature</i>	In addition to Soft Strip Out Method Statement existing walls which are left to be exposed require following treatment: - Carefully remove any redundant plaster, tile, associated adhesive, pipework and service cables etc. from all walls and make good brickwork pointing in lime mortar with no cement. - Carefully remove all redundant remaining fixtures and fittings . - Carefully cut back existing services to main incoming supply points. - Shallow metal stud wall lining installed to cover existing brick to be fixed back to wall with GTEC dryliner system and GTEC SR system, all to be finished with heritage lime plaster skim with regency lime plaster the finest lime skim finish to plaster board, all to specialist detail and colour to client's spec. is to be applied to all existing brick walls.
4.	Existing Columns Refurbishment Existing Brick Wall stripped down as per Soft Strip Out Methodology. <u>Comments:</u> <i>Original feature</i>	In addition to Soft Strip Out Method Statement existing columns which are left to be exposed require following treatment: - Carefully remove any remaining casement material. - Existing steel columns to be cleaned and prepared for application of intumescent paint. - All existing paint to be carefully removed in order to prepare column for intumescent paint application to achieve required 60FR. - Nullifire SC802 basecoat intumescent paint in thin smooth layer providing 60 FR to be applied. - Topseal TS816 Water seal to be applied on top of basecoat, all to manufacturer's spec. - Smooth thin Valspar premium v700 Wood and metal Eggshell top coat in off white shade such as Bridal Veil or similar to suit intumescent paint properties to be applied.

Condition 5. & 6. - Ceiling and Bulhead Schedule of Repairs



00 - Existing Ground Floor Level
Scale: 1:25



5. Existing Bulkhead



6. Existing Ceiling



7. Existing Beam

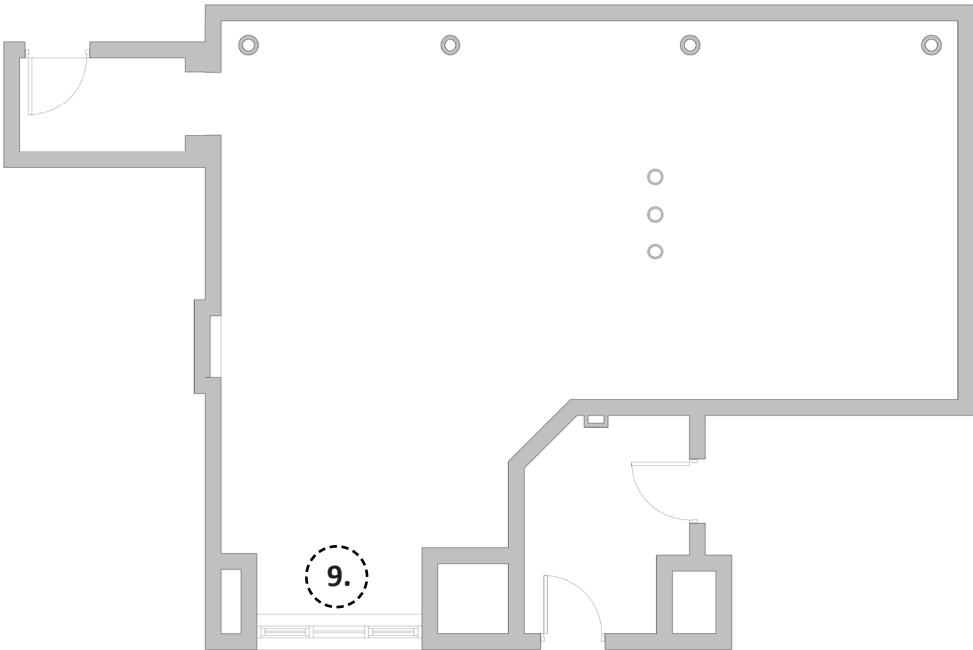


8. Services Capping

Condition 5. & 6. - Ceiling and Bulhead Schedule of Repairs

Item:	Description:	Method of Repair / Refurbishment:
5., 6. & 7.	Bulkhead Removal & Ceiling Treatment Existing non original bulkhead to be removed. <u>Comments:</u> <i>Non original feature</i>	In addition to Soft Strip Out Method Statement existing ceiling which is to be left exposed and painted require following treatment: - Carefully remove all redundant remaining fixtures, fittings and finishes from previous tenants. - Carefully cut back existing services to main incoming supply points. - Make good any holes through existing bulkhead formed by service penetrations with matching plugs glued and pinned in place, carefully sand flush with soffit. - Carefully remove any damaged non original plaster ceilings. - Carefully remove all paint finishes to existing soffits. - Carefully strip out the ceiling to expose the original features (no original features found at time of survey). - Install new suspended ceiling to underside of existing soffit to manufacturer's specification in hallway and leave existing soffit exposed as per Soft Strip Out Methodology (ref. drawing num.: 3161-CDA-XX-XX-DR-1902-A-Reflected Ceiling Plan & 3161-CDA-XX-XX-DR-1901-A-Proposed Wall Treatment- Details)
8.	Existing Services Capping Services to be capped. <u>Comments:</u> <i>Non original feature</i>	In addition to Soft Strip Out Method Statement capping of services which are not in use require following treatment: - Carefully remove all redundant remaining fixtures, fittings and finishes from previous tenants. - Carefully cut back existing services to main incoming supply points. - Make good any holes through existing bulkhead formed by service penetrations with matching plugs glued and pinned in place, carefully sand flush with soffit. - New capping surrounds to be installed as per manufacturer's spec. in order to achieve 60min fire rating.

Condition 7. - Window Schedule of Repairs



00 - Existing Ground Floor Level
Scale: 1/20

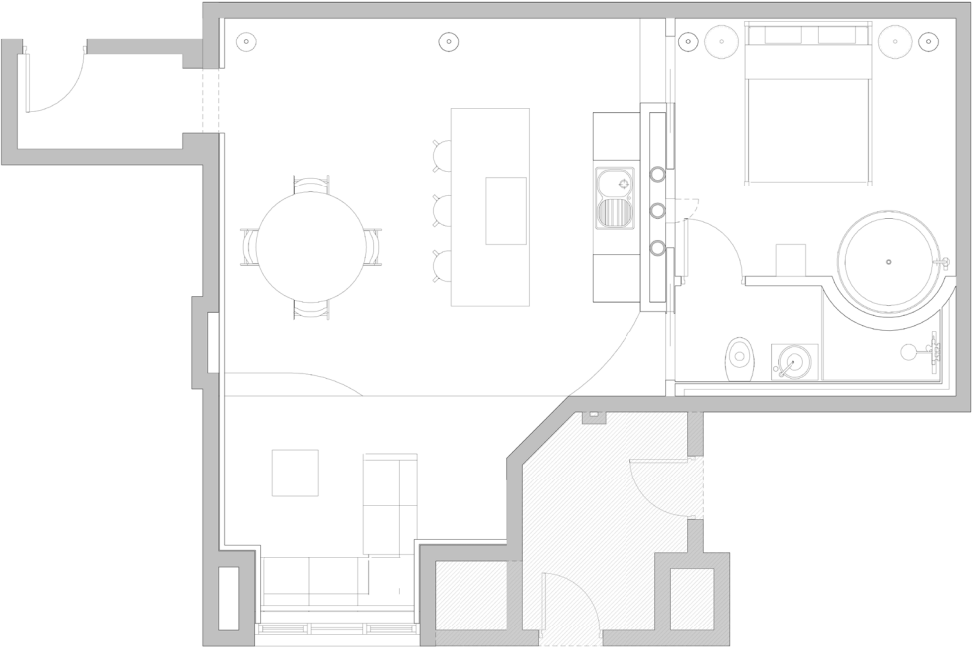


9. Existing Window

Condition 7. - Window Schedule of Repairs

Item:	Description:	Method of Repair / Refurbishment:
9.	Existing Window Refurbishment Existing window to be repaired and refurbished. <u>Comments:</u> <i>Non original feature</i>	In addition to Soft Strip Out Method Statement window require following treatment: • Examine window frame and determine if any part is defective. • Check and replace as necessary existing handles. Any replacements are to match existing. • Check and replace any defective putty or glazing beads and any broken glass. • Glass should be a match in thickness and quality to existing. • Carefully sand down all exposed surfaces to remove any loose or defective paint finishes • Spot prime as necessary on to dry frame and apply new paint system to the approval of the Local Planning Authority. Avoid any paint adhering to draught strips. Ensure paint system covers all exposed structure and do not allow excessive paint overlap from putty on to glass. • Remove all mastic pointing to inside of frames and replace with suitable two pack mastic pointing including any necessary priming of brickwork jambs. Keep new mastic to within limits of original pointing. • Remove any previous over painting on to existing brickwork. • Ensure paint system covers all exposed frame and do not allow excessive paint overlap from putty on to glass.

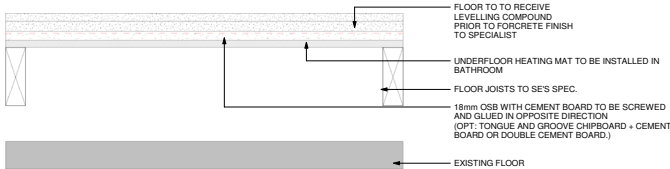
Proposed Plans



00 - Proposed Ground Floor Level
Scale: 1:25



FLOOR UPGRADE
SCALE: 1:5
FIRE RATING: NA

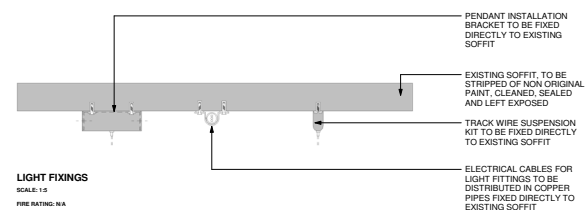
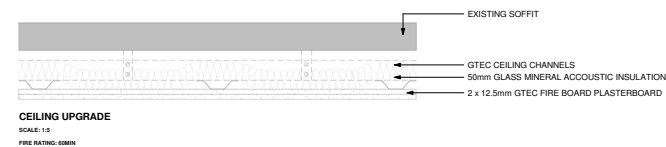
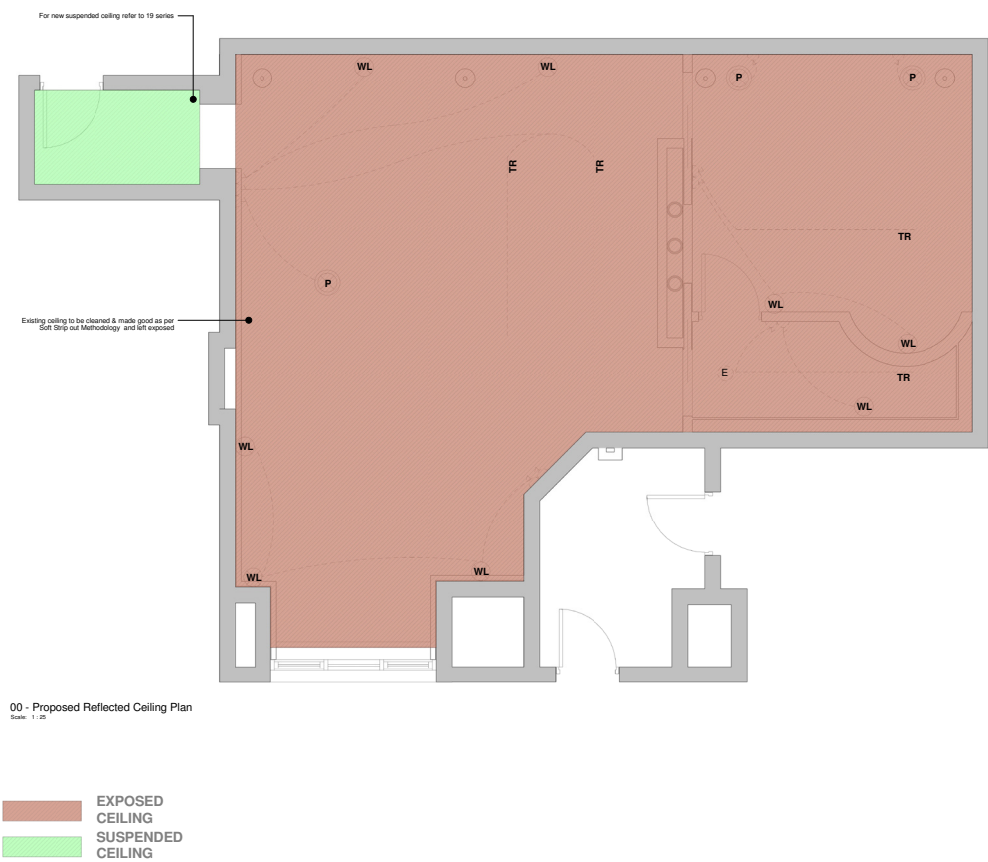


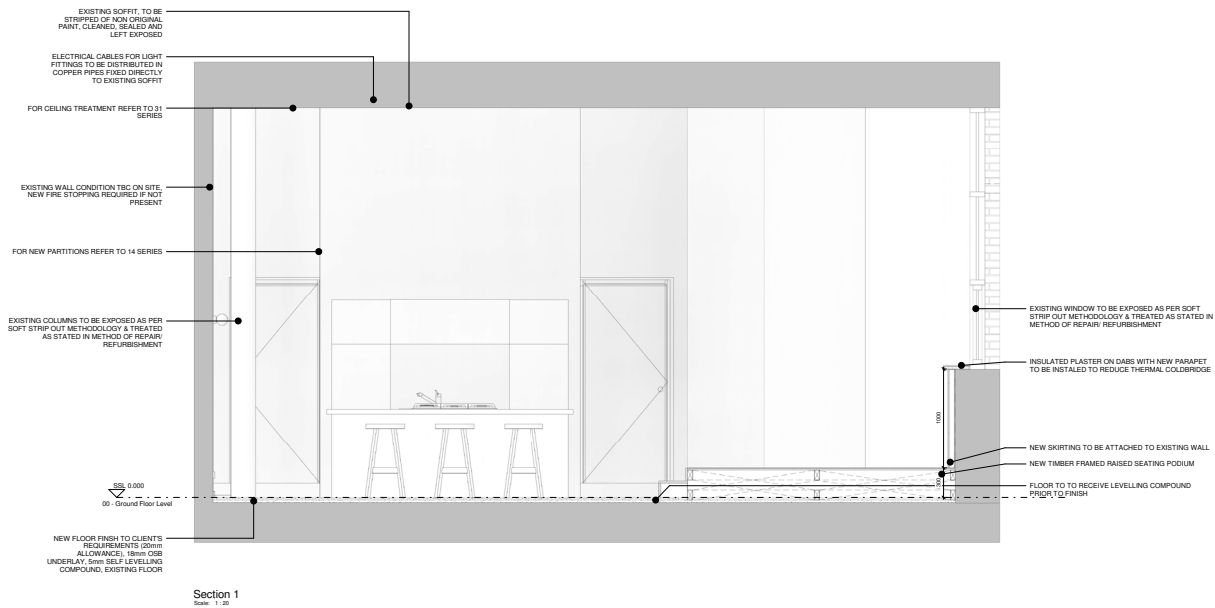
BATHROOM FLOOR
SCALE: 1:5
FIRE RATING: NA

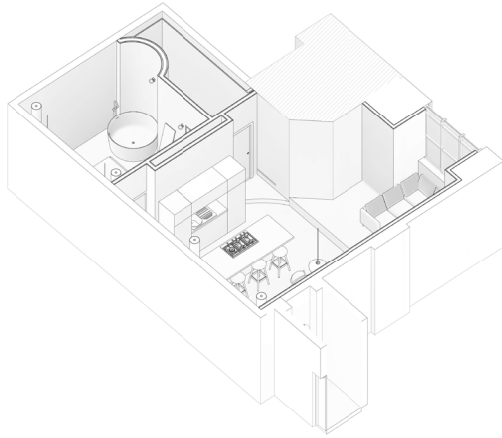
Floor & Ceiling Truss



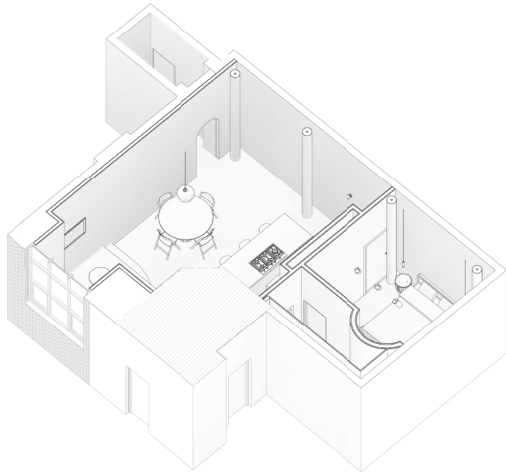
Proposed Plans







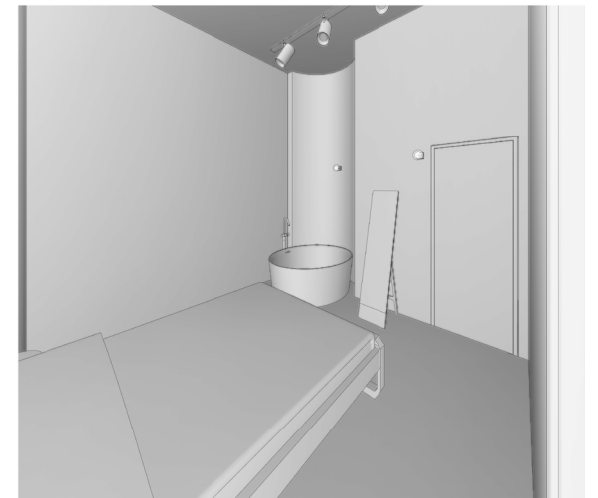
Axonometric View



Axonometric View 2
Scale



Kitchen
Scale



Bathroom
Scale

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Jacksonheim Property Group.

Jacksonheim Property Group

West Tower
Deansgate Square
371 Deansgate
Manchester
M15 4US
Email: hello@jacksonheim.co.uk

CODA Architecture

Lloyd House
18 Lloyd Street
Manchester
M2 5WA
Telephone: 0161 660 2542
Web: www.codastudios.co.uk
Email: info@codastudios.co.uk