

London Road Fire Station

Manchester

Internal Repairs – Ground Floor

Prepared by



Stephen Levrant Heritage Architecture Ltd

Canada House, Chepstow Street, Manchester, M1 5FW

www.heritagearchitecture.co.uk

Prepared for:

Allied London

November 2021

**CURTINS, PURCELL &
AL UPDATE 08.03.22**



London Road Fire Station, Manchester – Schedule of Enabling Works for Internal Repairs – Ground Floor

All Rights reserved.

Copyright © Stephen Levrant Heritage Architecture Ltd.

While Copyright in this volume document report as a whole is vested in Stephen Levrant Heritage Architecture Ltd., copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Stephen Levrant Heritage Architecture Ltd.

Document production © Stephen Levrant Heritage Architecture Ltd 2021.

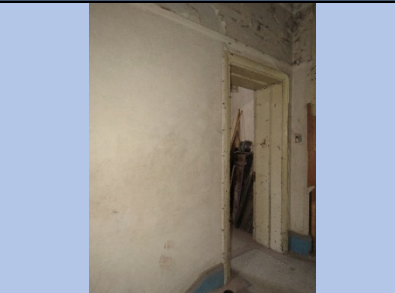
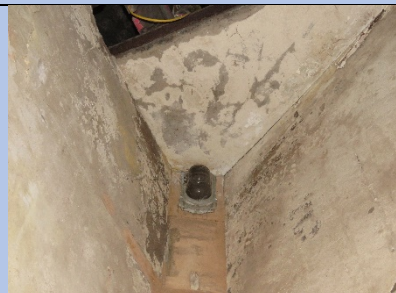
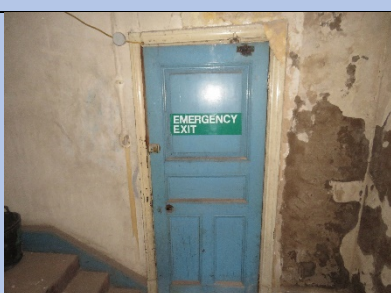
ISSUED as Draft: 29th November 2021

Stephen Levrant Heritage Architecture Ltd is a Limited Liability Partnership Registered in England 3053944 • VAT GB656883581.

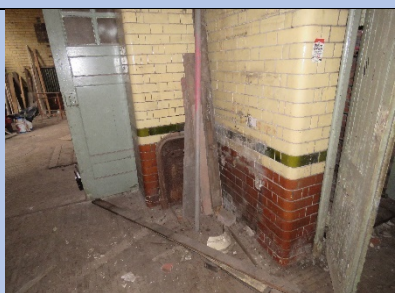
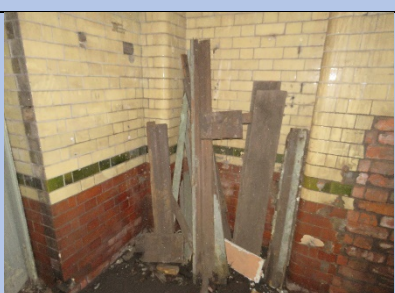
REGISTERED OFFICE: 5 TECHNOLOGY PARK, COLINDEEP LANE, COLINDALE, NW9 6BX

1. SCHEDULE OF WORKS

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
Unit A	Walls	Glazed brick painted.	Good / fair	- Remove flaking paint with hand tools. - Remove remaining blue paint using peel away. - Paint is to be removed from both all existing walls and all columns - Glazed bricks to then be cleaned and protected. Any holes to be infilled using reclaimed glazed bricks. Small holes to be reviewed by design team on-site to decide on which scars are acceptable and which scars require replacement brick insertion. Please state prov. number of brick replacements allowed for within contractor price. - Final TC5 works to bi-folding doors to be completed.			
	Ceiling	Painted timber board or exposed concrete and steel beams.	Fair	- Assess condition of all timber boards. - Remove all flaking paint. - De-rust corroded steel beam. - Exposed steel to be treated with intumescent treatment per NBS:M61/120. - All existing Timber boarding and steel encasement repaired and painted with intumescent paint NBS:Z12/213. All holes infilled and redundant services removed. - All missing areas of timber boarding to be replaced with like for like boarding and painted with intumescent paint NBS:Z12/213.			
	Floor	Herringbone brick	Fair	- Existing tile floor cleaned, and loose material removed - Remove all debris. - Clean bricks surface and infill any areas of missing brickwork. - Install protection.			
	Joinery	Pile of timber from staircase S06. 2no. doors, 1no is a fire pole door. Skirting		- Staircase timber and doors to be set aside for reuse elsewhere, fire pole cupboard door to be returned to its original location. - Skirting reused elsewhere for repairs, if possible, otherwise scrapped.			
	Misc.	Demolition waste from S06.		Remove all demolition waste (non-timber).			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
SO6	Walls	Plaster to brick with paint finish. Timber stud partition with chipboard. Crack above door.	Fair	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Remove stud partition and chipboard including all nails. • CURTINS COMMENT: Helifix crack stitching – standard detail CS05 (both sides of wall). Repoint (crack above door). • Lime plaster to be repaired/reinstated where missing to specification NBS:M20/210.			
	Ceiling	Plaster to lath with paint finish. Cornice survives.	Fair	• Hammer test remaining plaster and remove any bossed plaster. • Remove flaking paint. • Lime plaster ceiling to be repaired as NBS:M20/587 and treated with intumescent paint as NBS:Z12/212. • Cornice repaired and reinstated where missing.			
	Floor	Terrazzo. Rubber entrance matt. Stone stairs.	Fair	• Remove all debris. • Remove rubber entrance mat and infill temporarily with plyboard. • Clean and protect terrazzo. • Install protection. • Existing terrazzo flooring cleaned and protected.			
	Joinery	1no. original door Skirting Picture rail Door architrave Timber board to wall of stair.		• Existing door and architrave removed and set aside for re-use. New fire doors installed as per door schedule. • Skirting and picture rail repaired/reinstated to plaster walls. • Timber boarding to walls removed.			
	Misc.	Redundant door and frame to staircase. Doorstop. Redundant M&E including pipe and stair light. Modern pendant.		• Remove redundant door and frame. Door to be stored in heritage store. • Remove door stop. • Remove redundant M&E & fill holes in walls. • Remove pendant to ceiling.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.46 Switch Room	Walls	Plaster to brick with wallpaper finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Lime plaster to be repaired/reinstated as per M20/210.			
	Ceiling	Plaster to lath with paint finish. Cornice survives.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - Plaster ceiling to be repaired as M20/587 and treated with intumescent paint as per Z12/212			
	Floor	Wood block with presumed glazed tile hearth.	Fair	- Record quantity of wood block, lift and store on pallet in room. - Existing woodblock floor reinstated (Purcell to advise if resilient layer is required).			
	Joinery	1no. original door Skirting Window surround partly survives. Misc. pile of timber. Timber cupboard.		- Existing doors to be removed and set aside for reuse elsewhere. - Skirting, picture rails and window surrounds to be reinstated/replaced to repaired plaster - Misc. joinery to be used for repairs where possible, otherwise scrapped.			
	Misc.	Fireplaces. Cast steel stair balusters.		- Clean, catalogue and record all fireplaces. Allowance for the cleaning of all fireplaces and redistribution across the building and fixing to relevant rooms (to be dictated by Architect – Room locations TBC). - Record all other metalwork and items stored in the room. - Relocate all items to the heritage store.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
0.47 + 0.47a	Walls	Glazed brick. Red brick.	Good / fair	Existing glazed bricks cleaned and protected, any holes to be infilled with matching reclaimed bricks. Small holes to be reviewed by design team on-site to decide on which scars are acceptable and which scars require replacement brick insertion. Please state prov. number of brick replacements allowed for within contractor price.			
	Ceiling	Painted timber board or exposed concrete and steel beams. Timber cornice.	Fair	- Assess condition of all timber boards. - Remove all flaking paint. - De-rust corroded steel beam. - Steel beams to be treated with intumescent paint per NBS:M61/120. - Existing timber boarding to be repaired/ reinstated where missing and to received intumescent treatment per NBS:Z12/213			
	Floor	Brick. Cast steel drainage grille.	Fair	- Remove all debris. - Clean bricks. - Install protection. - Brick floor to be cleaned and protected, any holes to be infilled with reclaimed brick to match.			
	Joinery	Large timber doors. Misc. joinery. Timber doors and architrave to cupboard.		- Large timber doors to be removed and relocated within the building (architect to advise). - Misc. joinery to be reused where possible for repairs, otherwise scrapped. - Timber doors to be removed and set aside for reuse. - Cupboard to be removed.			
	Misc.	Windows. Radiator. Misc. M&E. Builders waste.		- Record windows and relocate to heritage store. - Remove radiator and bracket and relocate to heritage store. - Remove all redundant M&E (and fill holes). - Remove all debris and building waste.		