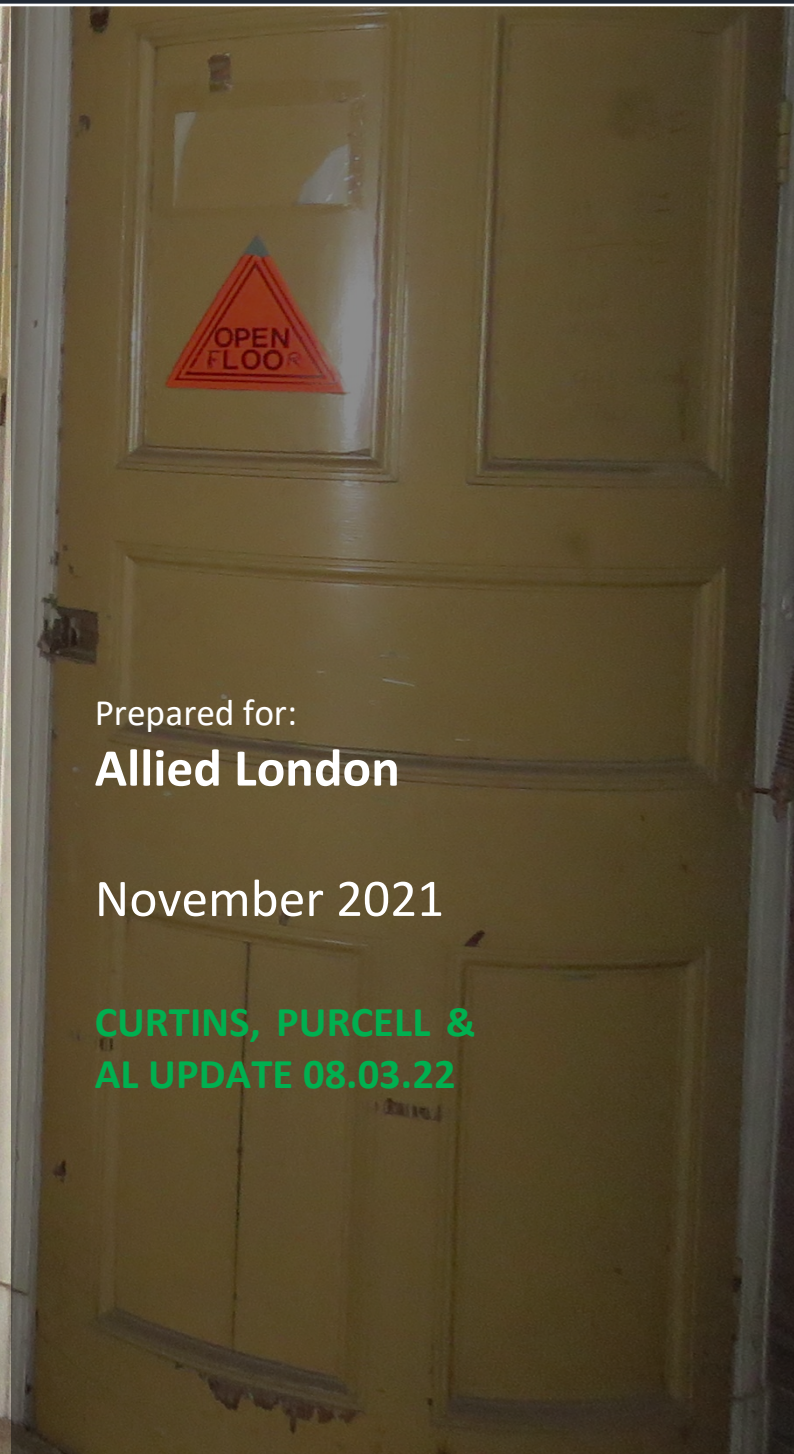




Internal Repairs – First Floor



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**CURTINS, PURCELL &
AL UPDATE 08.03.22**



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

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1. SCHEDULE OF WORKS

1.1 First Floor

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
101	Walls	Plaster on brickwork with paint and paint finish. Holes to fireplaces.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry) - Brush down areas of flaking paint. - De-nail walls. Proposed works - Existing north, south & east walls stripped back to bare masonry - Patch in new lime plaster to Minshull Street wall NBS:M20/210A ready for decoration.				006
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works - De-rust steel beams ready for re-decoration. Proposed works - Existing exposed concrete soffit retained, repaired to SE details, and decorated in intumescent paint NBS:Z12/211 applied to manufacturers recommendations. - Steel beams to receive intumescent paint NBS:M61/120.				
	Floor	Red quarry tile, wood block and glazed tile to hearth. Floor screed partially covering red quarry tile.	Fair	Enabling works - Remove screed from floor and all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store on pallet in room. Proposed works - Provide new polished screed (NBS:E41/112) finish to whole space except area containing existing quarry tiles. - Quarry tiles to be retained in-situ and cleaned.				
	Joinery	Skirtings: Sections in render and in timber remain in-situ. Picture rail Pile of misc. joinery.	Poor	Proposed works - Repair/reinstate render skirtings to north, south, and east walls. - Remove failed and rotten sections of timber skirting against MMS wall and repair/reinstate in full along repaired lime plaster. - Reinstate picture rail to MMS wall only. - Pile of timber to be reused where condition is acceptable, otherwise to be scrapped.				
	Misc.	Redundant pipe coming through ceiling.		Remove pipe and undertake concrete repair to SE details.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
S01 and 111	Walls	Glazed brick. Holes to brickwork and protruding brick. Misc. fixings. Glazed timber screen.	Good / Fair	Enabling works - Remove all redundant fixings. - Re-fix protruding brickwork and fix salvaged brick to any holes. - Clean brickwork and install protection. - Remove broken glass and redundant hinges. Proposed works - Existing glazed brick cleaned and protected.				007
	Ceiling	Painted plaster on concrete. Painted lath and plaster or exposed concrete.	Fair	Enabling works - Hammer test remaining plaster and remove any bossed plaster. - Brush down areas of flaking paint. Proposed works - Undertake repairs to lath and plaster ceiling (NBS:M20/340). and timber frame substrate where present - Elsewhere, existing exposed concrete soffit to be retained, repaired to SE details and painted in intumescent paint to NBS:Z12/211.				
	Floor	Exposed concrete floor with minor holes.	Fair	Enabling works - Remove all debris and undertake concrete repair to any holes. Proposed works - Clean and polish existing concrete floor following repairs.				
	Joinery	Timber to riser. Door frame to 103a.	Fair	Enabling works - Remove timber to riser. - Remove door frame and block up opening with salvaged glazed brick. Proposed works - N/A				
	Misc.	Stair handrail. Glazed timber laylight.	Fair	Enabling works - Clean timber handrail and record all defects. - Remove flaking paint from balusters. - Protect handrail. - Remove laylight and block opening with salvaged glazed brick. Proposed works - Piece in missing section of timber handrail to match existing. - Allied London Comment: Sand and treat timber to balustrade to refurbish. - Allied London comment: Paint metalwork to balustrade (specification TBC by architect)				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
103a	Walls	Painted plaster on brick.	Fair	Enabling works • Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Brush down areas of flaking paint. • Remove embedded timber and de-nail walls. • Remove soil pipe and fill all holes in wall with salvaged red brick. • Build up top section of stub wall. Proposed works • Patch in new lime plaster to north (WWS) and east (MSS) walls NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry.				004
	Ceiling	Exposed concrete slab and steel beams.	Fair	Enabling works • De-rust steel beam ready for decoration. Proposed works • Existing exposed concrete soffit retained, repaired to SE details and decorated in intumescent paint NBS:Z12/211 applied to manufacturers recommendations. • Steel beams to receive intumescent paint NBS:M61/120.				
	Floor	Red quarry tile, wood block (already lifted) and glazed tile to hearth.	Good / Fair	Enabling works • Quantify woodblock and store on pallet. • Remove underlay and adhesive from red quarry tile, clean and protect. • Remove toilet base. • Remove all debris. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained NBS:M10/295A • Provide new resin Thresholds.				
	Joinery	2no. doors Skirting Picture Rail Architrave Pile of misc. joinery		Proposals • Reinstate render skirtings to bare masonry walls. • External walls (WWS & MSS) to have skirting and picture rails repaired & reinstated following completion of plaster repairs. • Architrave to FFD02 to be retained and repaired. • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.			Proposals • Infill masonry wall at high level with reclaimed bricks to SE approval.				