

London Road Fire Station

Manchester

Internal Repairs – Second Floor

Prepared by



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Prepared for:

Allied London

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**CURTINS, PURCELL &
AL UPDATE 08.03.22**



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

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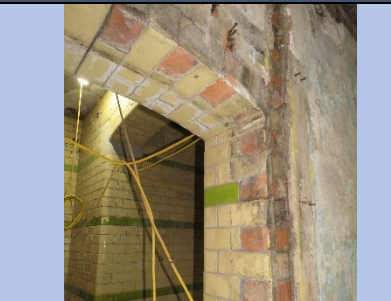
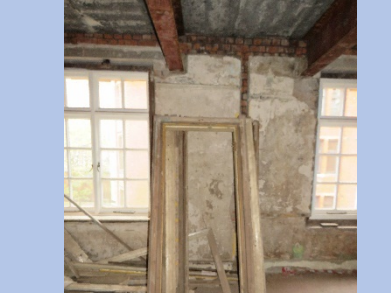
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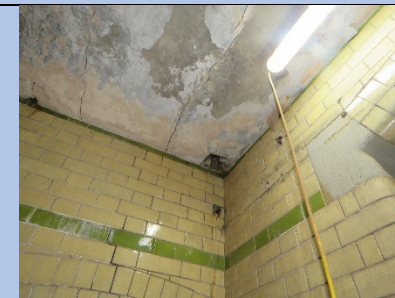
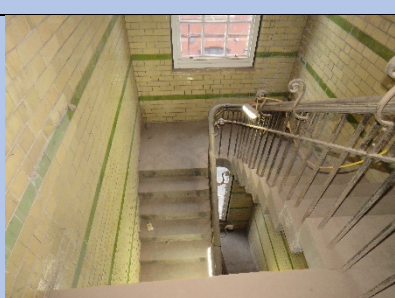
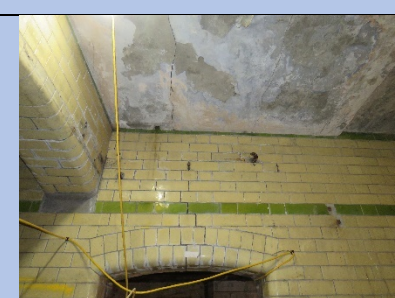
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1.1 Second Floor

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
201a	Walls	Plaster on brickwork with paint and wallpaper finish.	Fair	- Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). - Brush down areas of flaking paint (except where walls to be stripped to bare masonry). - Remove all peeling wallpaper (except where walls to be stripped to bare masonry). - De-nail walls and remove timber noggins. - Fill 2no. brickwork holes with salvaged red brick. 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	- De-rust steel beams ready for re-decoration. Proposed works - Existing exposed concrete soffit retained, repaired to SE details. - Steel beams to receive intumescent paint NBS:M61/120. - Install new suspended ceiling on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).				
	Floor	Red quarry tile, wood block and glazed tile to hearth.	Good / fair	- Remove all debris. - Clean red quarry tile and protect. - Record quantity of wood block, lift and store on pallet in room. - Remove brick to now removed partition and all debris. 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. - Provide resin threshold between quarry tiles and screed.				
	Joinery	Skirting Picture Rail Pile of door frames and 1no. door.		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. - Doors to be set aside for reuse elsewhere.				
	Misc.	Plyboard stored in room. Section of plaster cornice.		- Remove plyboard to site storage. - Record plaster cornice and relocate to site store.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
S01	Walls	Glazed brick with minor no. of bricks missing.	Fair	- Fill holes with salvaged glazed brick to match. - Install protection. Proposed works - Existing glazed brick cleaned and protected.				007
	Ceiling	Painted plaster on concrete or exposed concrete.	Fair	- Remove flaking paint. Proposed works - Existing exposed concrete soffit to be retained, repaired to SE details. - Steel beams to receive intumescent paint NBS:M61/120. - Install new suspended ceiling on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc). - NOTE: Section of staircore ceiling is to be removed to form new staircase to 3rd floor level. Treatment not required where slab is to be demolished.				
	Floor	Exposed concrete floor with minor holes.	Fair	- Remove all debris and undertake concrete repair to holes. Proposed works - Carry out repairs to cracks and holes in concrete floors (NBS:M10/121) - Clean and polish existing concrete floor following repairs.				
	Joinery	Timber to riser cupboard.		Proposed works N/A				
	Misc.	Curtins to inspect and specify repair to cracked brickwork. Timber handrail with steel balusters. Redundant pipework.	Fair	- CURTINS COMMENT: Helifix crack stitching to standard detail CS05. Repoint. - Clean balusters / handrail and protect. - Paint to handrail metalwork TBC by Architect. - Sand and treat handrail timber (Architect to confirm treatment). - Remove redundant pipework.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
202	Walls	Plaster on brickwork with paint finish.	Fair	• Hammer test remaining plaster and remove any bossed plaster (except where walls to be stripped to bare masonry). • Brush down areas of flaking paint (except where walls to be stripped to bare masonry). • Fill minor holes with mortar or / and brick. • De-nail walls. • Cut stub end of internal brick partition to make flush. 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.				003
	Ceiling	Exposed concrete slab and steel beams.	Fair	• De-rust steel beams ready for re-decoration. Proposed works • Existing exposed concrete soffit to be retained, repaired to SE details. • Steel beams to receive intumescent paint NBS:M61/120. • Install new suspended ceiling on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).				
	Floor	Red quarry tile, wood block (partially lifted) and glazed tile to hearth. Floor screed to over earlier floor finishes. Remnant of toilet base.	Good / fair	• Remove floor screed. • Clean red quarry tile and protect. • Record quantity of wood block, lift remaining area and store on pallet in room. • Remove toilet base. Proposed works • Install reclaimed parquet floor on resilient layer NBS:M10/295A • Existing quarry floor tiles cleaned and retained. • Provide new resin Thresholds.				
	Joinery	Skirting Picture Rail Door Architrave Glazed laylight Pile of joinery in room.		Proposed works • Reinstate render skirtings to bare masonry walls. • External walls (WWS & MSS) to have skirting and picture rails repaired & reinstated following completion of plaster repairs. • Door Architrave to be removed • Misc. joinery to be used for repairs where possible, otherwise scrapped.				
	Misc.	Curtins to inspect and specify repair to cracked brickwork.	Fair	• As per S01 above. • CURTINS COMMENT: Helifix crack stitching to standard detail CS05. Repoint.				