

London Road Fire Station

Manchester

Internal Repairs – Basement Level

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 – Basement Level

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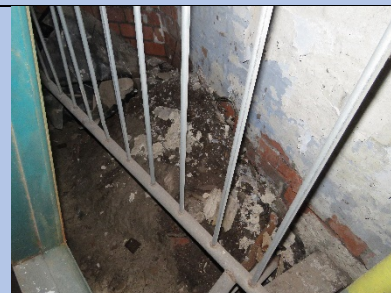
1. SCHEDULE OF WORKS

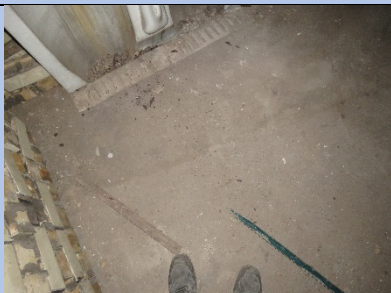
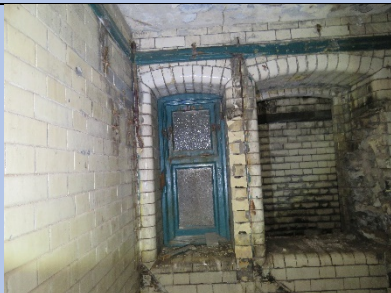
1.1 Basement Level

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
S01	Walls	Glazed brick.	Good	Proposed Works Install cavity wall tanking and drainage system (NBS tbc) with plasterboard finish, skimmed ready for decoration.			
	Ceiling	Painted stone. Plaster on concrete with paint finish. Exposed steel beams.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - De-rust steel beams. Proposed works - Existing exposed stone & concrete soffit to be retained, repaired to SE details. - Steel beams to receive intumescent paint NBS:M61/120. - Install new suspended ceiling to areas without stairs above, on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).			
	Floor	Stone steps. Exposed concrete.	Fair	- Remove all debris. - Clean steps. Proposed works - Install cavity floor tanking system (NBS tbc) over existing concrete floor with tiled finish. Architect to advise on specification of tiled floor.			
	Joinery	Timber handrail Timber and glazed partition. 1no. door		Proposed works - Handrail pattresses to be removed and replaced with new. - Sand and treat timber handrail. Architect to confirm treatment specification. - Refurbish glazed timber partition and reinstate door.			
	Misc.	Remnant of now removed timber partition at ceiling level.		Remove timber and store with door frame. Mag goof a connection junction with existing wall /ceiling.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.01a	Walls	Paint on brick. Glazed brick.	Fair	- Remove all flaking paint. Proposed Works - Install cavity wall tanking and drainage system (NBS tbc) with plasterboard finish, skimmed ready for decoration.			
	Ceiling	Painted stone. Plaster on concrete with paint finish. Exposed steel beams.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - De-rust steel beams. Proposed works - Existing exposed stone & concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211 - Steel beams to receive intumescent paint to NBS:M61/120.			
	Floor	Exposed concrete.	Fair	- Remove all debris. Proposed works - Install cavity floor tanking system (NBS tbc) over existing concrete floor with tiled finish. Architect to advise on specification of tiled floor.			
	Joinery			N/A			
	Misc.	Coal shoot. Redundant pipe.		- Remove all debris from coal shoot & clean brickwork/stonework to opening. - Remove redundant pipe & fill holes in brickwork.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.01b	Walls	Paint on brick.	Fair	- Remove all flaking paint. Proposed Works - Install cavity wall tanking and drainage system to external walls (NBS tbc) with plasterboard finish, skimmed ready for decoration. - Other walls to remain bare masonry. Allow for brush down and clean.			
	Ceiling	Plaster on concrete with paint finish. Exposed concrete and steel beams.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - De-rust steel beams. (Relating to inspection of slab) CURTINS COMMENT: Slab already due to be supported with new steels for new riser infill. Proposed works - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211 - Steel beams to receive intumescent paint NBS:M61/120.			
	Floor	Exposed concrete.	Fair	- Remove all debris. Proposed works - Install cavity floor tanking system (NBS tbc) over existing concrete floor with tiled finish. Architect to advise on specification of tiled floor.			
	Joinery	Timber to riser. Timber doorframe and laylight frame.		Proposed works - Existing door, frame, fanlight and architrave refurbished and retained. - Allow for paintwork to all elements in colour to match existing.			
	Misc.	Demolition waste. Pile of salvaged glazed bricks.		- Remove all waste. - Relocate salvaged bricks to ground floor site store.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.03	Walls	Paint on brick.	Fair	- Remove all flaking paint. - Remove nails to bricks & fill holes in brickwork left. Proposed Works - Install cavity wall tanking and drainage system to external walls (NBS tbc) with plasterboard finish, skimmed ready for decoration. - Install 140mm blockwork enclosure within room as per drawing 2433. - Other walls to remain bare brickwork & brushed/cleaned.			
	Ceiling	Plaster on concrete with paint finish. Exposed steel beams.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - De-rust steel beams. Proposed works - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211 - Steel beams to receive intumescent paint NBS:M61/120.			
	Floor	Exposed concrete.	Fair	- Remove all debris. Proposed works - Install cavity floor tanking system (NBS tbc) over existing concrete floor with tiled finish.			
	Joinery	Glazed timber partition. Door.		Glazed timber screen to be removed.			
	Misc.	Demolition waste. Pile of salvaged glazed bricks. Concrete gulley		- Remove all waste. - Relocate salvaged brick to site store on ground floor.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.04b	Walls	Glazed brick.	Fair	- Remove all nails, fill holes following nail removal and clean walls. Proposed Works - Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration. - Install 140mm blockwork enclosure within room as per drawing 2433. - Exposed glazed brickwork to be cleaned and protected.			
	Ceiling	Plaster on concrete with paint finish. Exposed steel beams.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - De-rust steel beams. Proposed works - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211 - Steel beams to receive intumescent paint NBS:M61/120.			
	Floor	Exposed concrete.	Fair	- Remove all debris. - Remove toilet bases and waste pipes and fill holes remaining to floor. Proposed works - Install cavity floor tanking system (NBS tbc) over existing concrete floor with tiled finish.			
	Joinery	Lightwell window. Cubicles and doors.		Proposed works - Light well window to be reinstated to close opening. - Cubicles and doors to be removed & make good wall/ceiling connection junction following removal.			
	Misc.	Redundant M&E pipework. 2no. urinals. Salvaged glazed bricks.		- Remove all redundant pipework & fill holes. - Carefully remove 2no. urinals and relocate to the heritage store. - Quantify bricks and relocate to site store on ground floor.			

Room Ref.	Element	Description / Item	Condition	Action	Photographs		
B.08, B.08a, B.08b, B.08c	Walls	Paint on brick. Glazed brick.	Fair	- Remove all flaking paint. - Clean glazed bricks. Proposed Works - Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration. - Install stud partitions to form cubicles as indicated on drawing 2433 with ply and tile board ready for tiling.			
	Ceiling	Plaster on concrete with paint finish. Exposed steel beams. Pavement light.	Fair	- Hammer test remaining plaster and remove any bossed plaster. - Remove flaking paint. - De-rust steel beams. (pavement light inspection) CURTINS COMMENT: Pavement light due to be propped with permanent column to replace to-be demolished furnace wall. Proposed works - Existing exposed concrete soffit to be retained & repaired to SE details. - Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211 - Steel beams to receive intumescent paint NBS:M61/120.			
	Floor	Exposed concrete.	Fair	- Remove all debris. - Break out steel support set in floor & infill scar following removal. Proposed works - Install cavity floor tanking system (NBS tbc) over existing concrete floor with tiled finish.			
	Joinery	Timber board to wall. Stack of doors.		- Timber boarding to be removed. - Loose doors to be removed, set aside for reuse elsewhere.			
	Misc.	Musgrave boiler and associated items. Demolition waste. 2no. internal downpipes. Salvaged brick.		- Remove boiler and salvage face plate to be put into Heritage Store. - Remove all waste. - Check if internal downpipes are still required. If not required, remove and infill holes in wall/ceiling. - Quantify bricks and relocate to site store on ground floor.			