

London Road Fire Station

Manchester

Internal Repairs – Third Floor

Prepared by



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**CURTINS, PURCELL &
AL UPDATE 08.03.22**

A black and white photograph of a spiral staircase. The wall is made of brick with a decorative pattern of dark bricks. A wooden handrail curves around the staircase. The lighting is dramatic, with strong shadows.

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

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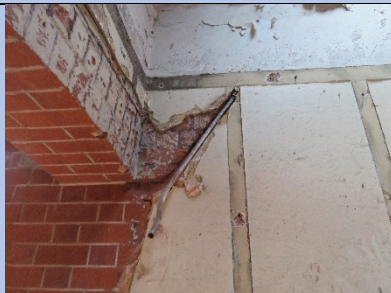
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1. SCHEDULE OF WORKS

1.1 Third Floor

Room Ref.	Element	Description / Item	Condition	Action	Photographs				
302	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). - 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. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					006
	Ceiling	Exposed roof truss and rafters, not painted. Plaster to underside of rafters	Good / fair	- Remove nails and screws from timberwork. - Clean roof truss. - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Floor	Exposed concrete floor (previously wood block with glazed tile hearth, now removed and stacked in room).	Good	- Remove all debris. - Quantify wood block and put on pallet in room. Proposed works - Provide new polished screed (NBS:E41/112) finish. - Provide resin thresholds. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Joinery	Skirting board in situ.		Proposed works - Repair/reinstate render skirtings to north, south, and east walls (allowance). - 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. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					
	Misc.	2no. radiators hung on wall with support brackets / fixings. Electrical conduit to wall.	Fair / poor	- Remove radiator from wall and store in room (fill holes in wall). - Remove fixings and wall bracket and dispose (fill holes in wall). - Remove electrical conduit (fill holes in wall). <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>					

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
S01	Walls	Glazed brick partially painted. Holes to brickwork.	Good / poor	- Remove flaking paint with hand tools. - Remove remaining paint using peelaway. - Repair holes with salvaged glazed brick. - Existing glazed brick cleaned and protected. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				007
	Ceiling	No ceiling, exposed roof structure.	N/A	- Clean down roof timbers and de-nail. Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Floor	Exposed concrete floor with minor holes.	N/A	- 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. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Joinery	Timber cornice in-situ.	Fair	Proposed works Make allowance for repairs to cornice. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Misc.	Curtins to inspect and specify repair to cracked brickwork.		CURTINS COMMENT: Helifix crack stitching to standard detail CS05. Repoint.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
303	Walls	Plaster on brickwork with paint and wallpaper finish. Holes to red brick walls.	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). • Fix salvaged red brick to holes. Proposed works • Patch in new lime plaster to north (MMS & WWS) walls NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				003
	Ceiling	Exposed roof truss and rafters, partially painted. Plaster to underside of rafters, paint finish.	Good / fair	• Remove flaking paint, nails and screws from timberwork. • Clean roof truss. Proposed works • All existing ceilings to be removed • Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Floor	Exposed concrete floor.	Good	• Remove all debris. 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 board and fixtures rail in-situ. Timber conduit. Timber bead to wall and ceiling junction		Proposed works • Repair/reinstate timber picture rail, skirting, conduit and beading to repaired lime plaster on north & west walls (MSS/WWS). • Repair/reinstate render skirtings to bare masonry walls. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Misc.	Curtins to inspect and specify repair to cracked brickwork above door to S01. 4no. radiators in room. Miscellaneous debris / waste.		• CURTINS COMMENT: Helifix crack stitching to standard detail CS05. Repoint. Note doorway proposed to be infilled so could be cheaper to infill in masonry so lintel repair no longer required. • Record and store radiators in heritage store room. • Remove all other waste.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
304a + 306a	Walls	Plaster on brickwork with paint and wallpaper finish. Holes to red brick walls. Misc. screws and M&E fixings.	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). - Fix salvaged red brick to holes. - Remove all screws and fixings from walls. Proposed works - Patch in new lime plaster to north (WWS) wall and courtyard wall NBS:M20/210A ready for decoration. - All other walls to be stripped back to masonry. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				004
	Ceiling	Exposed roof truss and rafters, partially painted. Plaster to underside of rafters, paint finish.	Good / fair	- Remove flaking paint, nails and screws from timberwork. - Clean roof truss. - Retain iron hangers to trusses (check fixings are sufficient & replace with new if required). Proposed works - All existing ceilings to be removed - Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Floor	Exposed concrete floor with remnants of carpet underlay. Area of terrazzo tiles.	Good	- Remove underlay and adhesive back to exposed concrete. - Remove all debris. 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 board in-situ. Timber bead to wall and ceiling junction		Proposed works - Repair/reinstate timber picture rail, skirting, conduit and beading to repaired lime plaster on north & south walls (WWS). - Repair/reinstate render skirtings to bare masonry walls. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Misc.			N/A				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
310a + 310b	Walls	Plaster on brickwork with paint and wallpaper finish. Holes to red brick walls. Misc. screws and M&E fixings.	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). • Fix salvaged red brick to holes. • Remove all screws and fixings from walls. Proposed works • Patch in new lime plaster to north (WWS) wall and courtyard wall NBS:M20/210A ready for decoration. • All other walls to be stripped back to masonry. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				004
	Ceiling	Exposed roof truss and rafters, partially painted. Plaster to underside of rafters, paint finish. Misc. M&E fixings and nails.	Good / fair	• Remove flaking paint, nails and screws from timberwork. • Clean roof truss. • Remove any redundant fixings. Proposed works • All existing ceilings to be removed • Provide new insulated plasterboard ceiling below rafters (to be read in conjunction with roof type drawing 3501) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Floor	Exposed concrete floor with remnants of carpet underlay and floor screed. Area of terrazzo tiles.	Good	• Remove screed, underlay and adhesive back to exposed concrete. • Remove all debris. • Remove terrazzo tiles. 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 board in-situ. Timber bead to wall and ceiling junction. 4no. cubicle doors and frames. Piles of misc. timber.		Proposed works • Repair/reinstate timber picture rail, skirting, conduit and beading to repaired lime plaster on north (WWS) & south (courtyard) walls. • Repair/reinstate render skirtings to bare masonry walls. • Cubicle doors and frames to be removed. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Misc.	Timber and steel shelf. Soil pipe to wall. 4no. radiators.	N/A	• Clean down timber shelf and remove flaking paint (review fixings with Structural Engineer and replace fixings if necessary). • Remove soil pipe to wall. • Record and store radiators on pallet in heritage store room.				

Room Ref.	Element	Description / Item	Condition	Action	Photographs			
312	Walls	Paint to brickwork. Holes to red brick walls. Misc. screws and M&E fixings.	Fair	- Fix salvaged red brick to holes. - Remove all screws and fixings from walls. Proposed works - All walls stripped back to masonry and all loose material removed (brush down all walls) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				014
	Ceiling	Exposed roof truss and rafters, partially painted. Misc. nails.	Good / fair	- Remove flaking paint, nails and screws from timberwork. - Clean roof truss. Proposed works - Prepare and decorate existing trusses (colour TBC by architect) - Provide new insulated plasterboard ceiling below rafters where roof windows are not present (to be read in conjunction with roof type drawing 3501) <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Floor	Red quarry tile or exposed concrete.	Good	- Clean floor to remove all debris. - Install protection to area of red quarry tile. Proposed works - Existing concrete and tiled floor cleaned and protected <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Joinery	Timber bead to wall and ceiling junction. Pile of misc. timber windows.		Proposed works - Timber picture rail, skirting and beads to be removed - Misc. joinery to be used for repairs where possible, otherwise scrapped. <i>NOTE: Access not available at time of survey, details provisional for pricing purposes only</i>				
	Misc.	Concrete plinth. for redundant cleaning equipment. Original cloths washer and drying racks. Redundant steel angles to wall. Redundant conduit / pipe to ceiling.		- Remove concrete plinth (except where adjacent/ interfacing with the heritage drying rack). - Clean heritage drying rack equipment before installing protection. Remove any flaking paint. - Remove redundant angles and conduit / pipe (and fill holes following removal).				