TMT Group, Watson House, 45 Waterloo Rd,
Stockport, SK1 3BJ

Commercial Build and
Refurbishment Specialists

Princess House – Phase 3 (Upper Ground and Lower Ground Floors)

Soft strip out and preparation works

The contractor and all operatives are to be inducted prior to commencement of works on site. The contractor and all operatives are to be made aware that Princess House is a listed building and that all fixtures and fittings in the building are to be retained and preserved with the exception of the items noted on the approved drawings.

All existing fixtures and fittings are to be retained and to be left on site in place undamaged. These include but are not limited to: Fireplaces and surrounds, skirtings, covings, architraves, doors, fanlights, ceiling details, windows, glazing and hard flooring, finishes to historic walls and ceilings. If there is any doubt, please report to the Architect and leave in place for inspection prior to proceeding further.

Scope

Refer to attached strip out drawings which indicate the extent of works to be carried out.

For avoidance of doubt this watching brief only relates to the removal of non-original fabric. Any discoveries of original fabric must be recorded and reported to the case officer at Manchester city council. In such instances we will pause works, report the findings to the project manager who will in turn contact both LSH and the case officer to report the findings. Detailed photographs of the findings will also be taken to record the findings.

Prior to Commencement

- Risk Assessments and Method Statements to be prepared by the strip out contractor and signed off by the Principal Designer prior to proceeding
- Ensure full Refurbishment and Demolition asbestos survey has been received and reviewed by relevant senior operatives. All asbestos to be removed or encapsulated in accordance with report recommendations by a licensed contractor, prior to proceeding.
- Removal all loose furniture and equipment not fixed to building fabric.
- Soft strip non-building services items which are not fixed to building fabric – i.e. carpets.
- Protect all historic fabric – particularly but not limited to: coving, skirting, plaster and lath walls, historic masonry walls, floor boards, columns and beams, finishes to historic masonry walls and historic stud partitions. Use rigid plywood or similar sheathing on timber stud framing to fully cover by not touch the historic fabric.
- An extensive and detailed photographic record of the areas will be produced prior to any strip out works commencing

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Existing Building Services

For the areas highlighted for strip out on the Bowker Sadler drawing package, the following must take place prior to opening up works commencing:

- Isolate, disconnect, drain down and cap off.
- Carefully strip-out redundant services in accordance with Clancy Consulting drawings
- Strip out must be done in a way as to cause minimal disturbance and damage to the historic building fabric.
- For the avoidance of doubt, this includes all materials other than contemporary plasterboard, metal studs, suspended ceiling frames and tiles, carpet and underlay, any finishes adhered to metal stud partitions, softwood enclosures to cast iron columns, softwood framing out of masonry/timber ceilings and walls. For other materials, seek advice before removing.
- Advise Bowker Sadler and Clancy Consulting if any services previously unidentified are discovered during the strip-out works. Stop works until advised how to proceed.

Building Services Strip-Out

Refer to additional information provided by Clancy Consulting

Non-Services Strip-Out

These items are detailed on the attached strip-out drawings, and are limited to non historic fabric.

The strip out includes the following:

Internally:

- contemporary plasterboard, metal studs, suspended ceiling frames and tiles, carpet and underlay, any finishes adhered to metal stud partitions
- Softwood enclosures to cast iron columns, softwood framing out of masonry/timber ceilings and walls
- For other materials, seek advice before removing.
- Where possible, any works which adjoin historic fabric, must be carried out using hand tools only, to avoid unnecessary damage to the original fabric.

The contractor is to ensure that all fixtures and fittings are carted off site through the staircase adjacent to Back Pool Fold. All items to be carefully stored in the centre of a room, away from the walls and bagged up before carting down the staircase. No bags to be left on site and fire escape route to be maintained clear for safety reasons.

Photographs are to be taken throughout the process to keep a record of the fabric as strip out progresses.

Post Strip-Out protection

Leave site fully secure. Ensure temporary fire stopping is in place where strip out has removed this protection.

Making Good

Once all fixtures have been removed allow architect to re-inspect entire exposed fabric to ensure that the fabric is in accordance with drawings.

Following the careful removal of non-historic fixings such as wiring from the existing masonry walls, take photographs and report to the Architect. Fill damaged mortar joints/pointing with a lime: sand mortar – mix to be agreed on site with Architect following site sample. Repairs to brickwork to be carried out with a suitable moulding mortar or indent repair. Details to be agreed with Architect as required. Following careful removal of non-historic fixings such as wiring from the timber members, take photographs and report to Architect

Photographs are to be taken on completion of all strip out works prior to any reinstatement or new finishes being installed.