SHIP CANAL HOUSE

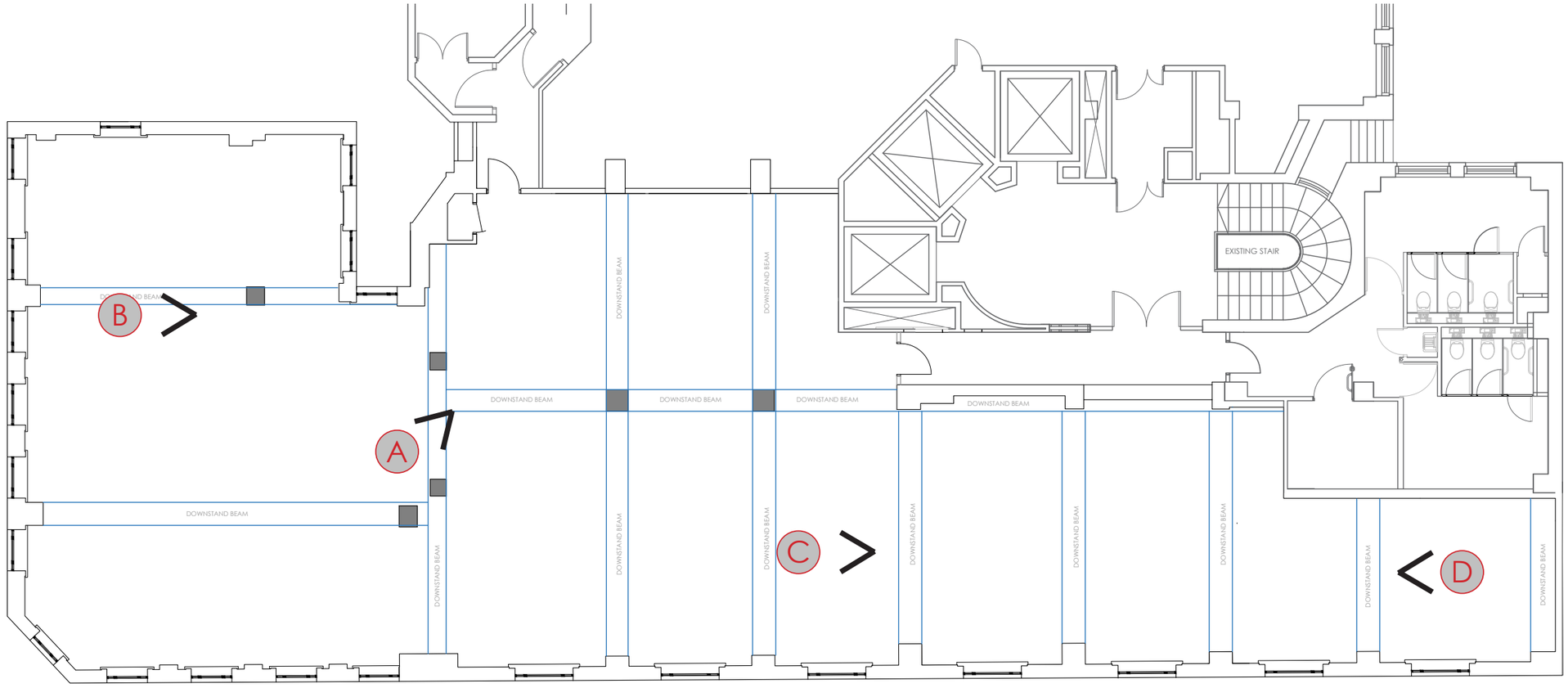
AND

ATLAS CHAMBERS

4th Floor Site condition - Existing beams and soffits

April 22nd 2026

4th Floor SCH
Anticipated Beam Locations [as per heritage submission]



ATLAS CHAMBERS — SHIP CANAL HOUSE

The pre-existing soffit presented as a combination of flush plasterboard soffits and metal ceiling tiles.

The anticipated beam locations were indicated on the drawings based on the evident column locations.

It was noted that these were to be confirmed following stripout.

Prior to works starting on site, sections of existing ceiling were removed to ascertain the condition of the soffit. The area of exploration was confined to the suspended ceiling areas and was hampered by the amount of previous flush plasterboard ceiling. The structural ceiling was inaccessible in these areas.



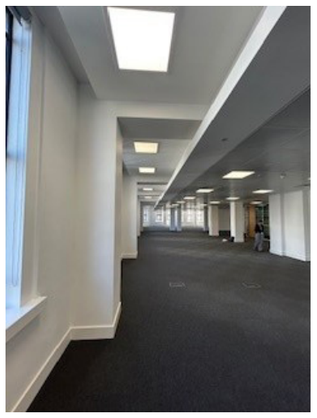
VIEW A



VIEW B



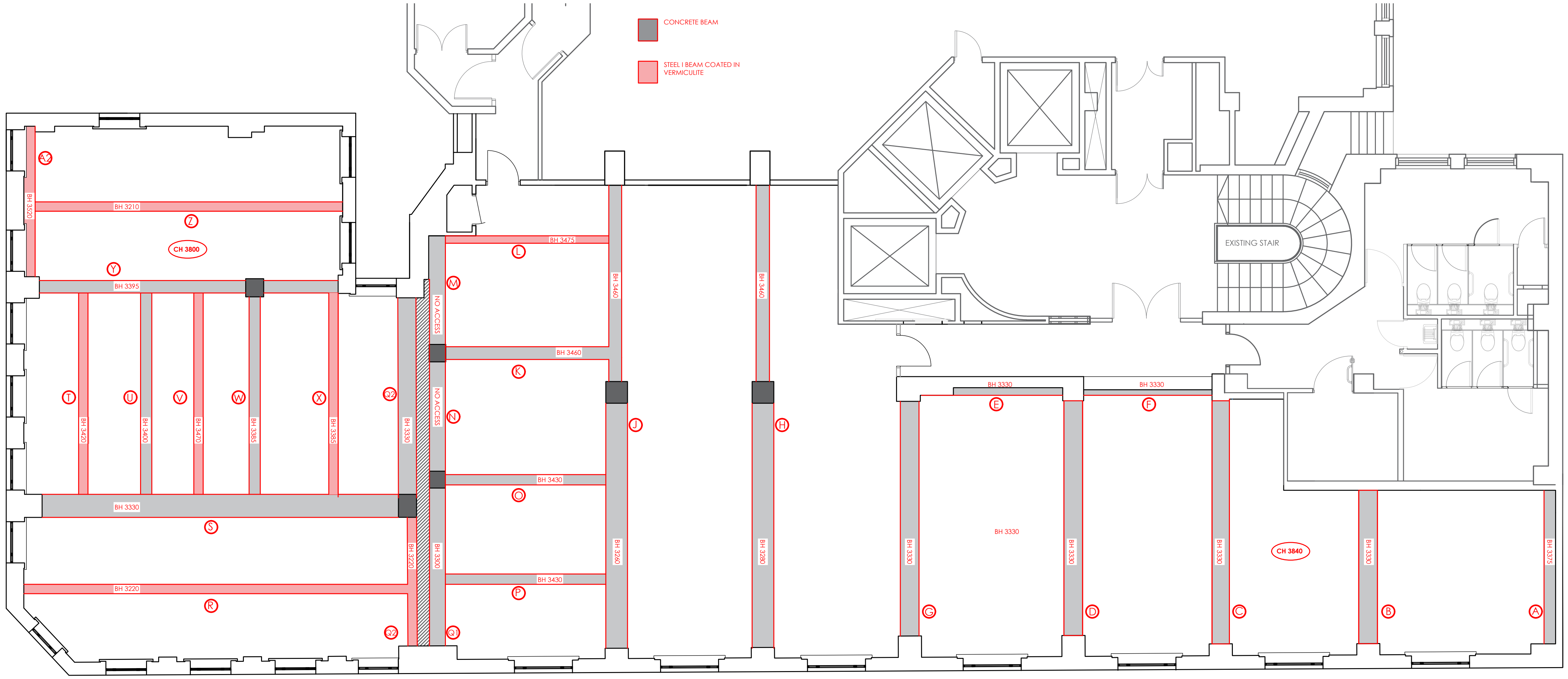
VIEW C



VIEW D

Post Strip-out Findings

Beam locations following strip-out



Following the ceiling stripout additional beams were revealed. These included additional secondary concrete clad steel beams in locations at U&W within Atlas Chambers, and at O, K & P within Ship Canal House demise.

In addition to the concrete clad beams, additional steel 'I' beams were revealed at positions as indicated in pink on the adjacent plan.

These beams were a later addition and were presumably introduced as re-inforcement when the two buildings were converted to a single floorplate.

The 'I' beams have been coated with vermiculite fire protection, but this has deteriorated in several locations leaving the steelwork bare.

ATLAS CHAMBERS — SHIP CANAL HOUSE

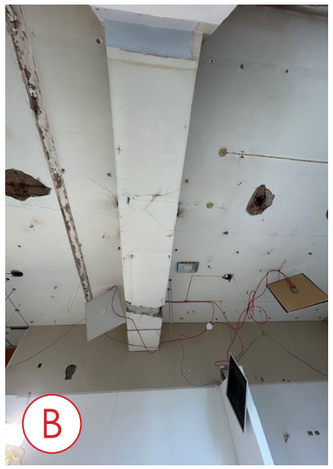




VERMICULITE COATED BEAMS EXPOSED FOLLOWING STRIPOUT

Beam condition (to be read in conjuction with beam location plan)

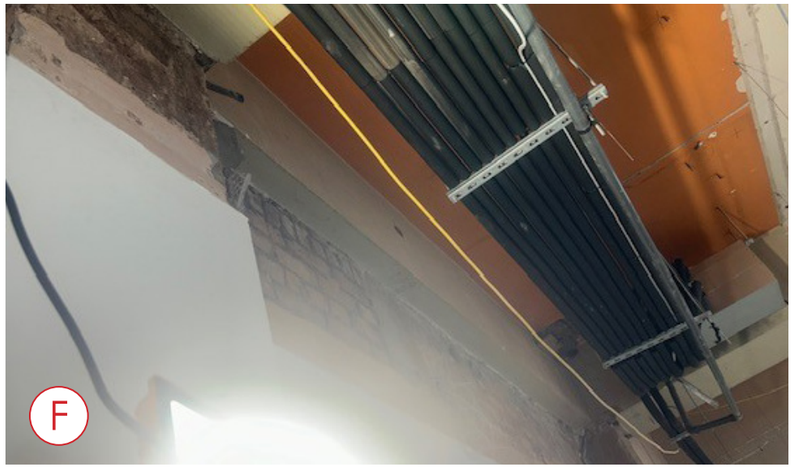




















Beam condition (to be read in conjuction with beam location plan)

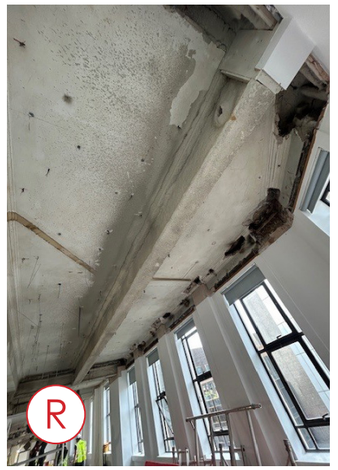


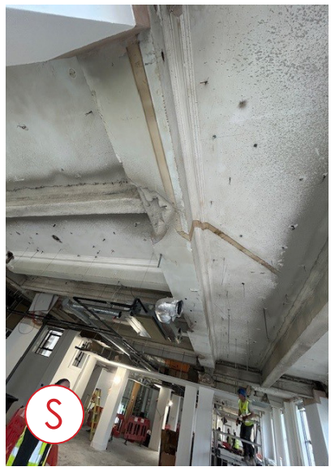




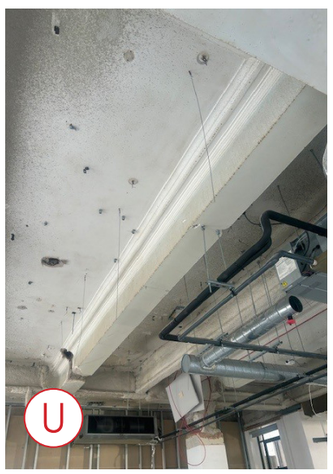


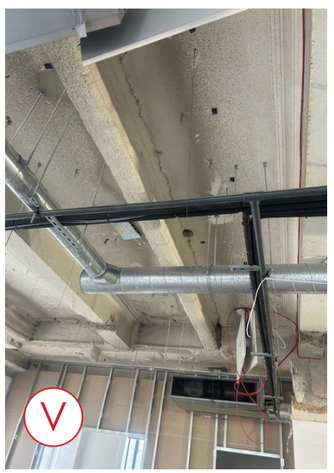


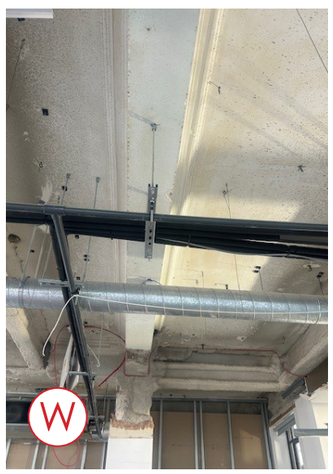




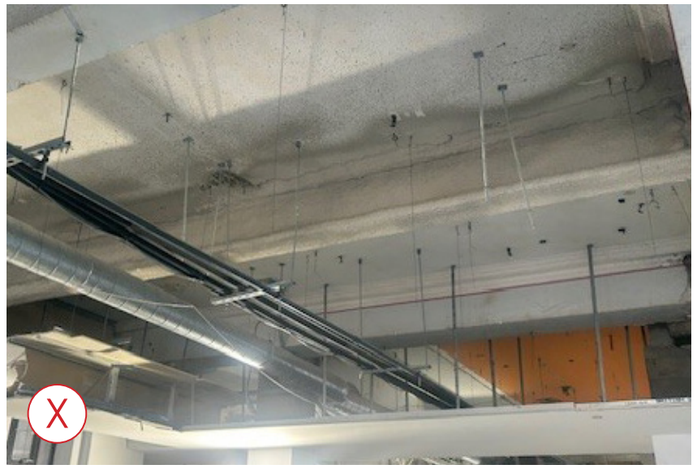








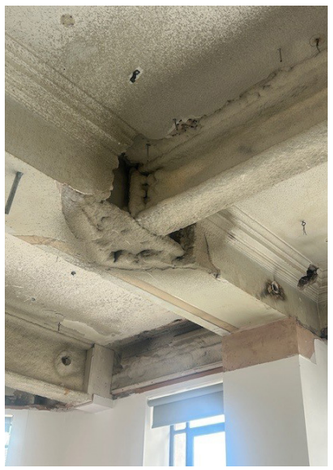
Beam condition (to be read in conjuction with beam location plan)



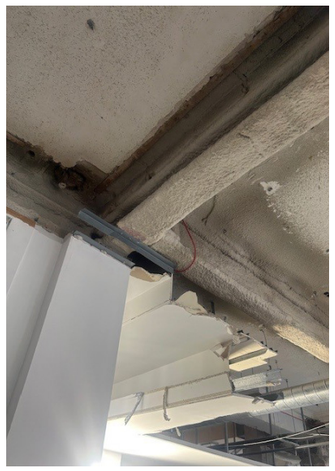






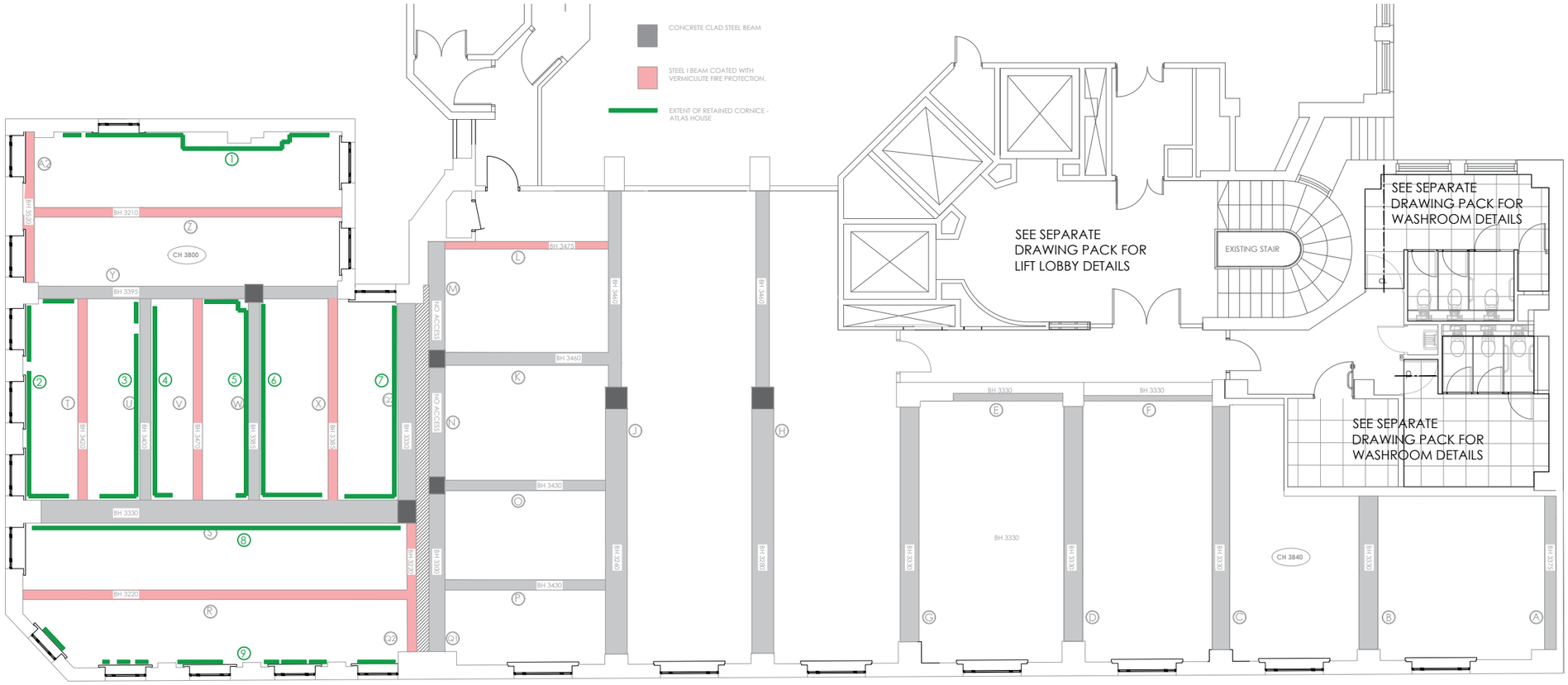


Junction S & T



Junction X & Y

Cornice Locations Following Strip-out









ORIGINAL CEILING CORNICE EXPOSED FOLLOWING STRIPOUT

Following the ceiling stripout, original cornice locations were revealed within the Atlas House section of the floor.

These have generally been unsympathetically removed due to the brutal nature of the works required to include the additional steel beams.

The sections of cornice which do remain do not express the detailing of the ceiling in its original form. The most intact lengths are at position 5, 6 & 8 as indicated on the plan layout.

The cornice at position 1 suggests a previous feature which has been removed. There is no reference to its original purpose.

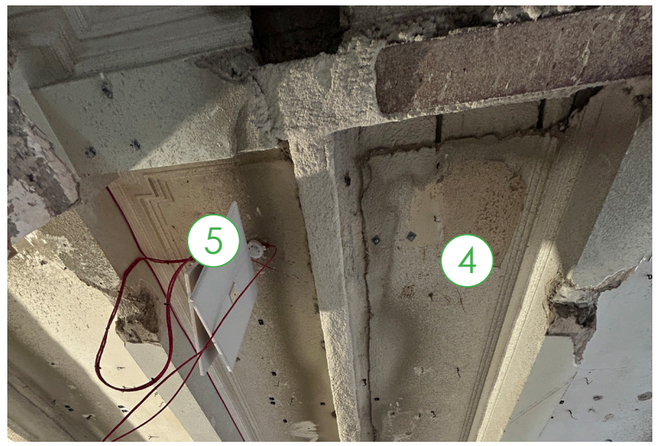
The cornice in position 9 is in particularly bad repair with damaged, interrupted sections over the windows and cornice missing completely from the return pilasters.

Cornice Condition (to be read in conjuction with cornice location plan)



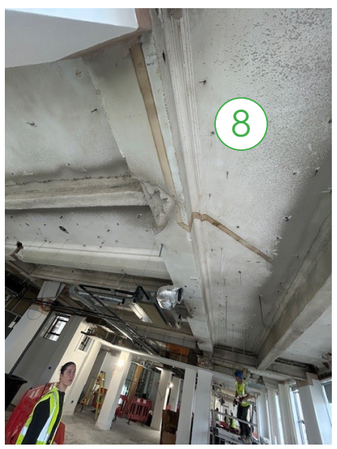












9

