



ISLINGTON MILL - 294

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- Existing "privy block"
- Existing stair tower.
- Existing infill between lift shaft and
privy block at certain floors.
- Existing redundant lift shaft. Lift shaft
overrun to be demolished in part, refer to
drawings.
- B&B under Islington Mill
ownership
- South elevation showing communal
courtyard within Islington Mill
(IMAC) ownership. NB: cobbled
surface to courtyard.

FIG: EX.01



- Stone copings to parapet around
stair tower roof.
- Existing water tank to top of privy
block outside of scope of works.
- Existing redundant lift shaft. Lift
shaft overrun to be demolished in
part, refer to drawings.
- Existing relief brick work from
previous historic stair tower. Roof
gutter kicks in to run around this
feature and is to be replicated in the
proposed.

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FIG: EX.02

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Alleyway /narrowing between
Islington Mill and the B&B

FIG: EX.03



Redundant water tank to top of
privy block outside of scope of
works.

Metal access stair to water tank to
be removed as part of this tender.

'Engine House' alongside BnB
within Islington Mill (IMAC)
ownership

Existing redundant external stair.
Stair does not provide access due to
being structurally unsafe and is not
to be used for any part of the
construction period.

Car park outside of Islington Mill
ownership.

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FIG: EX.04

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North elevation to James Street.

Existing stir tower in contrasting brick and a later addition to the mill.

'Stables' building outside of Islington Mill (IMAC) ownership

FIG: EX.05



Any gaps/breaks in coping stones to be made good.

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FIG: EX.06



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FIG: EX.07

INTERNAL PHOTOS - DATED. 26.09.2014



Existing hardwood soffit to structural floor boards to be removed throughout 5th floor.

Redundant sprinkler system to be removed throughout

Existing fire alarm system to be removed to allow for works. Specialist contractor to advise on temporary alarm during the works and between phases with proposals to be agreed with the design team.

Existing timber truss

Existing lighting to be removed throughout

Existing cast iron structural columns centred on the building to be retained.

Existing quarry tile floor covering to be protected during the phase of works.

FIG: INT.01 - 5th Floor

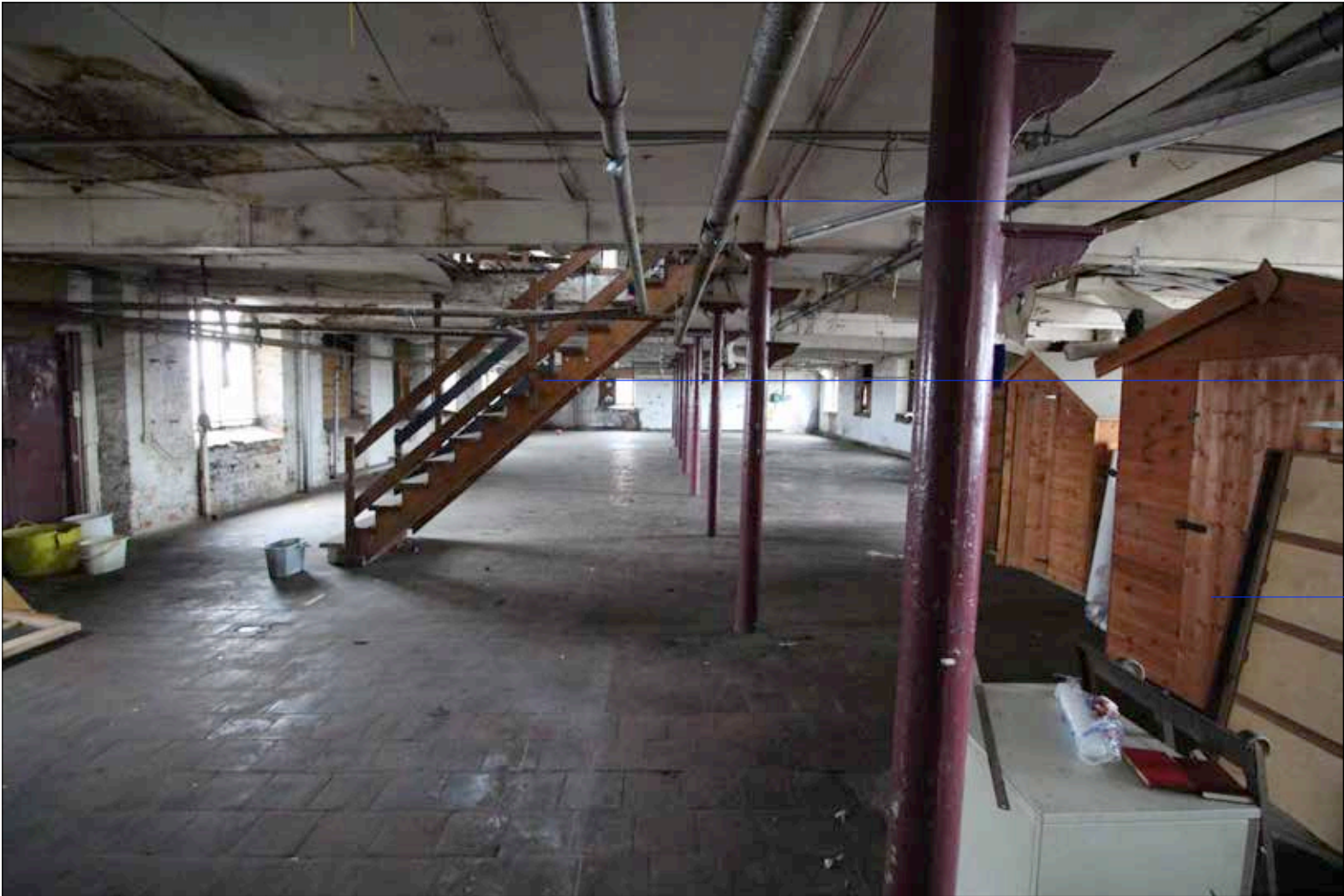
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Redundant sprinkler system to be removed throughout

Existing timber staircase to the 6th floor to be removed. Contractor to ensure that safe access is provided to the 6th floor during the construction phase.

Contractor to allow for the removal & disposal off site of all items stored at 5th floor and 6th floor level within the building. Removal to be determined with client prior to works and confirmed in due course.

FIG: INT.02 - 5th Floor



Existing timber staircase to the 6th floor to be removed. Contractor to ensure that safe access is provided to the 6th floor during the construction phase.

FIG: INT.03 - 5th Floor

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Existing rafters to be replaced in line with structural engineers drawings & specifications.

Existing rooflights to be removed throughout

Existing timber staircase to the 6th floor to be removed. Contractor to ensure that safe access is provided to the 6th floor during the construction phase.

FIG: INT.04 - 5th Floor



Queen post truss

Existing partition to eaves to be removed. Partitions vary in build up from hardwood boarding to lathe and plaster construction.

Existing structural (c.70mm depth) floorboards to be lifted and retained for reuse.

Any existing fixings in the trusses to be sandblasted or appropriately cleaned by specialist and sealed as required.

FIG: INT.05 - 6th Floor

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Existing partition to eaves to be removed. Partitions vary in build up from hardwood boarding to lathe and plaster construction.

Example of queen post truss detailing.

FIG: INT.06 - 6th Floor

FIG: INT.07 - 6th Floor



Evidence of temporary roofing works previously carried out where felting has been adhered to the roof slates.

View of existing roof from 6th floor dormer window. Contractor to remove and dispose of any items on the roof at present.

Existing coping stones to be lifted, cleaned and rebbed. Any new copings stones to be matching to the existing

FIG: INT.08 - 6th Floor

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Redundant sprinkler system to be removed throughout 5th & 6th floors

Existing soffit to stair tower roof in hardboard finish to be removed.

FIG: INT.09 - 6th Floor



Existing rafters to dormer roof to be removed and replaced in line with structural engineers specification and drawings.

FIG: INT.10 - 6th Floor

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FIG: INT.11 - 6th Floor



FIG: INT.12 - 6th Floor



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Existing rooflights to be removed throughout

Existing partition to eaves to be removed. Partitions vary in build up from hardwood boarding to lathe and plaster construction.

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View of existing roof from 6th floor
rooflight.

FIG: INT.13 - 6th Floor



Existing coping stones to be lifted,
cleaned and rebbed. Any new copings
stones to be matching to the existing

FIG: INT.14 - 6th Floor

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View of redundant water tank to privy block from 6th floor rooflight. Water tank outside of scope of works.

Existing access stair to water tank to be removed and disposed of off site.

FIG: INT.15 - 6th Floor

INTERNAL PHOTOS - DATED. 03.03.2020



Collapsed hardwood soffit

Deterioration to the condition of the fifth floor shown. The image shows the worst area affected of water ingress.

FIG: INT.16 - 5th Floor

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FIG: INT.17 - 5th Floor



FIG: INT.18 - 5th Floor



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Collapsed hardwood soffit revealing timber boarding behind to be removed.

Further examples of collapsed hardwood soffit evident across the 5th floor.

Any temporary roofing works to be removed and any fixings into the existing masonry to be removed.

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FIG: INT.19 - 5th Floor



FIG: INT.20 - 5th Floor



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